AGENDA

Carlsbad Planning & Zoning Commission Regular Meeting
Janell Whitlock Municipal Complex Council Chambers
114 S. Halagueno Street
Carlsbad, New Mexico
GoToMeeting ID: 265-833-501
US Phone: +1 (312) 757-3121 Access Code: 265-833-501
January 5, 2026 at 5:00 PM

Agenda

1. Roll Call and Determination of Quorum
2. Approval of Meeting Minutes - December 1, 2025
3. Remove from Table a Consideration of approval of the Fuson Tracts Subdivision plat, creating 3 new lots along Hidalgo Road, zoned “R-R” Rural Residential District
4. Consider approval of the Fuson Tracts Subdivision plat, creating 3 new lots along Hidalgo Road, zoned “R-R” Rural Residential District
5. Consider recommendation to City Council regarding a request to change the zoning to approximately 0.35 acres located at 3040 & 3042 Carver St, legally described as Tract 72B & Tract 72C, Tract 72 Subdivision, from “C-2” Commercial 2 District to “R-1” Residential 1 District
6. Consider approval of the Avalon Village Development preliminary plat, creating 98 new lots located in the Carlston Ranch Development, zoned “PUD” Planning Unit Development District
7. Consider approval of the C-Hill Subdivision Unit 1 preliminary plat, creating 10 new lots located north of Church St., west of Miehls Dr., zoned “R-R” Rural Residential District
8. Consider approval of the Carlsbad Municipal Schools Teacherage Development preliminary plat, creating 35 new lots located on Sandy Ridge Dr., zoned “R-2” Residential 2 District
9. Consider approval of the City of Carlsbad Kircher Street Land Division Subdivision plat, creating 2 new lots located on the southeast corner of Kircher St. & Boyd Dr., zoned “R-R” Rural Residential District

10. Report of Summary Review Subdivisions

FOR INFORMATION ONLY

Agendas and City Council minutes are available on the City website: cityofcarlsbadnm.com and may be viewed in the Office of the City Clerk during regular business hours.

PLANNING AND ZONING COMMISSION MEETING SCHEDULE

• Regular Meeting - February 2, 2026 at 5:00 p.m.

If you require a hearing interpreter, language interpreters or auxiliary aids in order to attend and participate in the above meeting, please contact the City Manager's office at (575) 887-1191 at least 48 hours prior to the scheduled meeting time

MINUTES OF THE REGULAR MEETING OF THE

City of Carlsbad
Planning & Zoning Commission

Monday, December 1, 2025 at 5:00 p.m.

Meeting Held in the Janell Whitlock Municipal Complex Council Chambers
114 S. Halagueno St.

CITY OF CARLSBAD
CARLSBAD, NEW MEXICO

PLANNING AND ZONING COMMISSION

Monday, December 1, 2025 at 5:00 PM
Janell Whitlock Municipal Complex Council Chambers
114 S. Halagueno Street Carlsbad, NM 88220

1. Roll call of voting members and determination of quorum

2. Approval of Minutes from the Meeting held November 3, 2025

3. Consider approval of a Variance from Ord. 56-90(b) to allow a zero foot (0 ft) side setback for the property located at 912 Valverde St., zoned “R-1” Residential 1

4. Consider approval of a Variance from Ord. 47-44(d) to allow a land division creating a lot without the minimum one hundred foot (100ft) street frontage for the property located at 1802 N. Canal St., Carlsbad-OUT

5. Consider approval of a Variance from Ord. 47-44(d) to allow a land division creating a lot without the minimum one hundred foot (100ft) street frontage for the property located at 1812 N. Canal St., Carlsbad-OUT

6. Consider approval of a Variance from Ord. 56-90(b) to allow a land division without the minimum one hundred ten foot (110ft) street frontage for the properties located at 1902 Coyote Court and south of 1902 Coyote Court, zoned “R-R” Rural Residential District

7. Consider a recommendation to City Council regarding a request to change the zoning of an approximately 0.18 acres located at 411 E. Church St., legally described as Lots 29, Block 115, Kerr Park Addition Subdivision, from “R-1” Residential 1 District to “C-1” Commercial 1 District

8. Consider a recommendation to City Council regarding a request to change the zoning of an approximately 0.91 acres located at 506 A Center Ave., legally described as Lot 2, Block A, Halls Amended 1-3-5-7 Subdivision, from “I” Industrial to “C-2” Commercial 2 District

9. Consider a recommendation to City Council regarding a request to change the zoning of an approximately 2.57 acres located at 3501 Hidalgo Rd., legally described as

Tract 2, Summary Replat of a Tract of Land Located in the SW ¼, NW ¼, Section 26, Township 22S, Range 26E, from “R-R” Rural Residential District to “C-2” Commercial 2 District

10. Consider a recommendation to City Council regarding a request to change the zoning of an approximately 19.879 acres located at 813 Kircher St., legally described as Tract A1, Land Division Survey of the Lands of Carlsbad Municipal Schools Replat Subdivision, from “C-2” Commercial 2 District to “R-2” Residential 2 District

11. Consider a recommendation to City Council regarding a request to change the zoning of an approximately 34.94 acres located west of 1009 Seneca Ln., legally described as a portion of Tract A, Chesterfield Acres, from “R-R” Rural Residential District to “R-1” Residential 1 District

12. Consider approval of the Tract A, Chesterfield Acres Subdivision Preliminary Plat, creating 95 new lots for residential development

13. Consider approval of the Fuson Tracts Subdivision plat, creating 3 new lots along Hidalgo Road, zoned “R-R” Rural Residential District

14. Consider a recommendation to City Council regarding a request of an Annexation of approximately 4.40 acres located at the southeast corner of N. Canal St. & E. Peach Ln., legally described as Lot 6, Block 11, La Huerta Subdivision

15. Consider a recommendation to City Council regarding a request to apply zoning to approximately 4.40 acres located at the southeast corner of N. Canal St. & E. Peach Ln., legally described as Lot 6, Block 11, La Huerta Subdivision, from County to “R-2” Residential 2 District

16. Consider approval of two Right-of-Way Surveys along Old Cavern Hwy. that will create Tracts 12 and 13, tracts that will be dedicated for use as public right-of-way.

17. Consider a recommendation to City Council regarding the Infrastructure Reimbursement for Southridge Subdivision

18. Consider approval of the proposed 2026 Meeting Dates

19. Report of Summary Review Subdivisions

FOR INFORMATION ONLY

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Or may be viewed in the Office of the City Clerk or at the Carlsbad Public Library during normal and regular business hours

PLANNING AND ZONING COMMISSION MEETING SCHEDULE

• Regular meeting – Monday, January 5, 2026, at 5:00 p.m.

If you require hearing interpreter, language interpreters or auxiliary aids in order to attend and participate in the above meeting, please contact the City Administrator’s office at (575) 887-1191 at least 48 hours prior to the scheduled meeting time.

LINKED MINUTES OF A REGULAR MEETING OF THE PLANNING & ZONING OF THE CITY OF CARLSBAD, NEW MEXICO, HELD IN THE JANELL WHITLOCK MUNICIPAL COMPLEX BUILDING ON DECEMBER 1, 2025, AT 5:00 P.M.

PRESENT:	**JAMES MCCORMICK**	**CHAIRPERSON**
	TRENT CORNUM	**COMMISSIONER**
	VALERIE BRANSON	**COMMISSIONER**
ABSENT:	**LINDA WILSON**	**COMMISSIONER**

ALSO PRESENT:

JEFF PATTERSON	**DIRECTOR**
TRYSHA ORTIZ	**DEPUTY PLANNING DIRECTOR**
DENISE MADRID-BOYEA	**CITY ATTORNEY**
BARBARA HODGSON	**CITY ATTORNEY**
MORGAN FOSTER	**DEPUTY CITY ATTORNEY**
KEN AHRENS	**DEPUTY CITY MANAGER**
WAYNE BALLARD	**2004 PEPPER TREE**
YAMILET DELGADO	**3501 HIDALGO RD**
DAVID GUERRERO	**3501 HIDALGO RD**
DESTRY MCGILVRAY	**904 SANDIA**
IVAN LUNSFORD	**3505 HIDALGO RD**
DONNIE JURNEY	**1002 N. CANAL**
BEVERLY LUNSFORD	**3435 HIDALGO RD**
LARRY LUNSFORD	**3435 HIDALGO RD**
ELIZABETH BUENDIA	**912 VALVERDE**
RAMON BUENDIA	**912 VALVERDE**
AVIS BRIGGS	**3411 HIDALGO RD**
TANNER HOLT	**506 CENTER AVE.**
JASON MALEY	**218 E. PEACH LN.**
MADELINE SPEARMAN	**3423 HIDLAGO RD.**
TARA SPEARMAN	**2615 HERZOG**
MUFFY GONZALEZ	**1515 VERDEL**
JOHN MCCORMICK	**2003 PATRICIA DR.**
RODNEY KARTCHNER	**1812 N. CANAL**
ANGELA HYDE	**4401 BUENDA VIDA CT.**
JEREMY HYDE	**4401 BUENDA VIDA CT.**
JACI BLOSSOM	**116 E. PEACH**
TREY HUGHES	**4501 GRANDI RD.**
MATT NORMAN	**401 W. GREENE**
VERONICA LUNSFORD	**3505 HIDALGO**
DAVID ROYBAL	**PETIGREW & ASSOCIATES *via phone***
GEORGE MUNOZ	**GALLUP, NM *via phone***

Time Stamps and headings below correspond to the recording of the meeting and the recording is hereby made a part of the official record.

0:00:00 Call Meeting to Order

0:00:13 **1. Roll call of Voting Members and Determination of Quorum**

Roll was called, confirming a quorum of commission members. The following members were present: Mr. McCormick, Mr. Cornum, and Ms. Branson. Absent— Ms. Wilson.

0:00:26 **2. Approval of Minutes from the Meeting held November 3, 2025**

0:00:38 **MOTION**
The motion to approve the minutes was made by Mr. Cornum and seconded by Ms. Branson.

0:00:43 **VOTE**
The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, and Ms. Branson. No — None. Absent — Ms. Wilson. Abstained— None. The motion carried.

0:00:54 **Mr. McCormick** asked Mr. Patterson if there were any changes to the agenda before they began. **Mr. Patterson** confirmed that there were indeed changes: items #14 and #15, which pertain to the annexation and zoning located at N. Canal Street and E. Peach Lane, are being removed from the agenda due to a lack of quorum to consider these items.

0:01:28 **3. Consider approval of a Variance from Ord. 56-90(b) to allow a zero (0 ft) side setback for the property located at 912 Valverde St., zoned "R-1" Residential 1**
Mr. Patterson stated that the applicant is requesting a variance from Ordinance 56-90(b) to reduce the required ten-foot street-side setback to zero feet for the property at 912 Valverde St., zoned "R-1" Residential District. The applicant aims to place a 13 ft by 45 ft carport on the Rincon Street side, exceeding the maximum length allowed of 25 ft. The Planning Department recommends denial after review. **Ramon Buendia** would like the carport to protect his vehicles and plans to position it next to his house. He has a fence and wants to extend it toward the front. **Mr. Buendia** confirmed the carport would be made of wood, with a pitched roof that drains north onto the street. **Mr. Cornum** questioned the necessity of a 13-foot width due to the challenges of a zero-foot variance at the property line. **Ms. Buendia** mentioned that there are no neighbors on Rincon blocking visibility. There was no public comment.

0:12:01 **MOTION**
The motion was made by Mr. McCormick and seconded by Mr. Cornum to approve the variance.

0:12:06 **VOTE**
The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, and Ms. Branson. No— None. Absent— Ms. Wilson. Abstained— None. The motion carried.

0:12:37 **4. Consider approval of a Variance from Ord. 47-44(d) to allow a land division creating a lot without the minimum one hundred foot (100 ft) street frontage for the property located at 1802 N. Canal St., Carlsbad-OUT**
Mr. Patterson stated that the applicant is seeking a variance from Ordinance 47-44(d) to create a lot without the required 100 feet of street frontage at 1802 N Canal Street, located outside city limits. The proposed division would create two lots, 8C and 8D, every 1.25 acres, totaling 2.51 acres, serviced by a 30-foot access and utility easement along the north property line. The subdivision ordinance mandates a minimum street frontage of 100 feet outside the city limits. The Planning Department recommends approval of this request after reviewing the application and staff comments. **Mr. McCormick** asked about the turnaround and if the owner of Lot 8B was informed. **Destry McGilvary** noted it belongs to Rodney Kartchner. **Donnie Jurney** mentions that he owns Lots 8A and 8B, and plans to split Lot 8B to provide access to all three properties. **Mr. McCormick** emphasized that access to Lot 8D would be via a private easement that does not meet road standards, and neither the city nor the county will maintain the road. **Mr. McGilvary** said yes. There was no public comment.

0:18:02 **MOTION**

The motion was made by Mr. Cornum and seconded by Ms. Branson to approve the variance request.

0:19:45 **VOTE**
The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, and Ms. Branson. No— None. Absent— Ms. Wilson. Abstained— None. The motion carried.

0:18:24 **5. Consider approval of a Variance from Ord. 47-44(d) to allow a land division creating a lot without the minimum one hundred foot (100 ft) street frontage for the property located at 1812 N. Canal St., Carlsbad-OUT**
Mr. Patterson stated that he is requesting a variance from Ordinance 47-44(d) to allow the creation of a lot that does not meet the minimum required street frontage of 100 feet for the property located outside the city limits at 1812 N Canal Street. This request is related to the previous item discussed. **Mr. McCormick** clarified that Mr. Jurney and Mr. McGilvary have agreed to establish an easement on Mr. Kartchner's property, as discussed in the previous item. Mr. Kartchner has permitted this easement on part of his property, and in turn, Mr. Jurney and Mr. McGilvary will put in an easement to benefit the property located at the back. **Destry McGilvary** said, yes. There were no public comments.

0:20:37 **MOTION**
The motion was made by Mr. Cornum and seconded by Ms. Branson to approve the variance request.

0:20:42 **VOTE**
The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, and Ms. Branson. No— None. Absent— Ms. Wilson. Abstained— none. The motion carried.

0:21:00 **6. Consider approval of a Variance from Ord. 56-90(b) to allow a land division without the minimum one hundred ten foot (110 ft) street frontage for the properties located at 1902 Coyote Court and south of 1902 Coyote Court., zoned "R-R" Rural Residential District**
Mr. Patterson stated that this is a request for a variance from Ordinance 56-90(b) to approve a property split, creating two new parcels at 1902 Coyote Court, which is zoned R-R (Rural Residential District). This split will result in the creation of Tract 1A and Tract 1B, along with a line adjustment between Tract 1B and Tract 2A. Coyote Court is a private road, not a city street, and it provides access to both properties. To proceed with this property split along Coyote Court, a variance must be approved by the Planning and Zoning Commission. After review, the Planning Department recommends approval of the request. **Trey Hughes** stated that these lots are fenced and have an existing paved private road, and that one of the parcels is being sold. **Mr. Patterson** noted that the Planning Department has one request to add a condition that this subdivision along Coyote Court will require an actual installation of a city street. **Mr. McCormick** inquired if the road was paved. **Mr. Hughes** replied that it is a chip seal road. There were no public comments.

0:24:16 **MOTION**
The motion was made by Mr. Cornum and seconded by Ms. Branson to approve the variance request.

0:24:21 **VOTE**
The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, and Ms. Branson. No— None. Absent— Ms. Wilson. Abstained— None. The motion carried.

0:24:36 **7. Consider a recommendation to City Council regarding a request to change the zoning of an approximately 0.18 acres located at 411 E. Church St., legally**

described as Lots 29, Block 115, Kerr Park Addition Subdivision, from "R-1" Residential 1 District to "C-1" Commercial 1 District

Mr. Patterson presented a request to change the zoning of the property located at 411 E. Church St. from "R-1" Residential District to "C-1" Commercial District. The property is legally described as Lot 29, Block 115, Kerr Park Addition Subdivision. The properties to the North, South, and West are zoned as R-1 Residential District, while the properties to the east are zoned as Industrial District. This proposed change would create a spot zone. After a thorough review, the Planning Department recommends approval of the request. **Muffy Gonzalez** mentioned that Wheeler Chiropractic is currently located at this address. A concern regarding the zoning because if the property is purchased and something unfortunate happens, such as a fire or flooding, the current zoning would prohibit rebuilding for commercial use. Instead, it would have to revert to residential zoning. The potential new owner is looking to establish a business on the property, which future owners would also benefit from. There were no public comments regarding this request.

0:29:29 **MOTION**

The motion was made by Ms. Branson and seconded by Mr. Cornum to approve the zone change.

0:29:34 **VOTE**

The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, and Ms. Branson. No— None. Absent— Ms. Wilson. Abstained— None. The motion carried.

0:30:06 **8. Consider a recommendation to City Council regarding a request to change the zoning of an approximately 0.91 acres located at 506 A Center Ave., legally described as Lot 2, Block A, Halls Amended 1-3-5-7 Subdivision, from "I" Industrial to "C-2" Commercial 2 District**

Mr. Patterson stated that this request is for a zone change from the "I" Industrial District to "C-2" Commercial for the property located at 506 A Center Avenue, which is legally described as Lot 2, Block A of the Halls Amended 1-3-5-7 Subdivision. The properties to the North and South are zoned as "I" Industrial District, while the properties to the East are zoned "R-1" Residential District, and those to the West are also in the Industrial District. Although this change would create a spot zone, the allowed uses in the C-2 zone would still be compatible with the surrounding area. The reason for the request is that the Planning Department understands the intention to establish Medical Service Offices on this property, which are not permitted under the current Industrial zoning. Therefore, the request to change the zoning to "C-2" is made. Upon review, the Planning Department recommends approval of this request. **Tanner Holt** mentioned that the tenant planning to move in is Carlsbad Health Care LLC, which will operate as a small office. There were no public comments regarding this request.

0:32:46 **MOTION**

The motion was made by Mr. Cornum and seconded by Ms. Branson to approve the zone change.

0:32:51 **VOTE**

The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, and Ms. Branson. No— None. Absent— Ms. Wilson. Abstained—None. The motion carried.

0:33:26 **9. Consider a recommendation to City Council regarding a request to change the zoning of an approximately 2.57 acres located at 3501 Hidalgo Rd., legally described as Tract 2, Summary Replat of a Tract of Land Located in the SW ¼, NW ¼, Section 26, Township 22S, Range 26E, from "R-R" Rural Residential District to "C-2" Commercial 2 District**

Mr. Patterson stated that this request is for a zone change from "R-R" (Residential District) to "C-2" (Commercial) for the property located at 3501 Hidalgo Rd., which is legally described as Tract 2, Summary Replat of a Tract of Land situated in the SW ¼ of the NW ¼ of Section 26, Township 22S, Range 26E. The surrounding properties are zoned "R-R" (Rural Residential District), and this change would result in a spot zone. The applicant, David Guerrero, has indicated that he currently operates a concrete business at this address, which is prohibited under the existing "R-R" zoning. Changing the zoning to "C-2" would support the type of use that is currently taking place on this property. Upon review, the Planning Department recommends approval of this request. **David Guerrero** stated that he has been operating from this property for about five years. He mentioned that the area is a fenced yard and that they were unaware of the zoning restrictions when they purchased it. They have been storing their equipment there; however, they do not sell anything from this location. Instead, they park their trucks, service them, and then send them out daily to residential job sites. **Mr. McCormick** inquired whether they were only using concrete trucks, to which **Mr. Guerrero** confirmed that this was indeed the case.

Ivan Lunsford a neighbor to the west of Zia Concrete and the previous owner of the property, expressed his concerns. He stated that they maintain the trucks on the property at all hours, using air compressors and jackhammers on the truck drums late into the night, which he finds very intrusive. When he sold the property, he intended for the new owner to install a fence, store concrete trucks, and place a modular home for himself to stay. He also mentioned that he had no contract stipulating the specific operations of the new owner. **Mr. Lunsford** believed the new owner would only store the trucks and not operate a noisy business. He pointed out that there had previously been multiple RV trailers on the property, which he assumed were for employees and created a significant amount of trash that blew into the surrounding area. However, since this zoning issue arose, those trailers have been removed. He fears that if this request is approved, conditions may revert to what they were before.

Beverly Lunsford who resides at 3435 Hidalgo and owns the property at 3429 Hidalgo, expressed her concerns about trash and noise, echoing the sentiments of Mr. Lunsford. She mentioned that there are piles of gravel and sand on the property, and she often finds concrete bags that have blown over and constantly picks them up. Additionally, she stated that mixing concrete is taking place on-site, a practice that she strongly opposes.

Avis Briggs a resident at 3411 Hidalgo, stated that she reached out to Mr. Guerrero to ask about his plans for the property. He told her that he intended to store his trucks there and that he and his family would live on the property with only a minimal number of workers present.

Larry Lunsford a neighbor who has owned nearly all the properties in the area, expressed his concerns about the noise levels. He noted that even he, being hard of hearing, could hear loud disturbances, particularly on holidays like Thanksgiving. He reflected on how the community used to be very quiet but has since been disrupted by banging, scraping sounds, and trash issues. He hopes that if a business operates in the area, it will do so during daylight hours and maintain lower noise levels.

Mr. Guerrero stated that he was unaware of any trash issues and wished he had been notified so that he could address them. He acknowledged a previous noise incident involving a truck, which led to an officer approaching him, but indicated that this issue had not recurred. **Mr. Guerrero** emphasized that they have always been transparent about their activities on the property, stating that they only store their equipment there. He mentioned that they do not keep cement bags on-site because they do not mix by hand; all mixing is done at a concrete plant before loading the trucks. However, he assured the neighbors that he would look into the concerns raised and ensure that they do not continue, expressing his desire not to be seen as an undesirable neighbor. He also expressed disappointment that he was not given the chance to

address these concerns outside of the meeting so that they could have been resolved immediately.

Mr. Cornum asked Mr. Guerrero if he personally lived at the location in question. **Mr. Guerrero** confirmed that he does. **Ivan Lunsford** reported that he has sent Mr. Guerrero multiple text messages complaining about the noise, indicating that this is not a new issue. **Mr. Lunsford** mentioned that, as Larry noted, on Thanksgiving, the bass from their stereos was shaking the walls of his home. **Mr. Lunsford** said he stopped messaging Mr. Guerrero and began calling the police, which likely explains their presence while the workers were jackhammering in the truck. Although the police only came once, the noise issue has been ongoing. **Mr. Lunsford** stated that they haven't been engaging in those noisy activities recently, but as he mentioned, if this zoning change is approved, things may revert to how they were.

Ms. Branson questioned the necessity of a zoning change if they were only parking their vehicles. **Ivan Lunsford** agreed, noting that if there were no signs of a business, a zoning change would not be required. **Mr. Cornum** then asked Mr. Patterson if there were any issues with merely parking the vehicles and maintaining the current zoning. He also inquired about the origins of the zoning change request. **Mr. Patterson** explained that, to his knowledge, complaints had been received by code enforcement regarding activities taking place on the property. There were multiple complaints about the business activities occurring under the existing zoning. The property owner was informed that he had two options: either cease the activities or pursue a zoning change for the property. **Mr. McCormick** remarked that this type of operation does not qualify as a residential business. **Mr. Patterson** confirmed that a large truck operation is not suitable for Rural Residential zoning according to the ordinance.

Mr. Guerrero pointed out that there is an empty lot behind his house and semis traveling along Hidalgo Road all night long. Additionally, there is an RV park across the street and continuous traffic in that area. There are several rock crushers down the road and other businesses contributing to heavy semi traffic throughout the day.

Ivan Lunsford pointed out that all the businesses mentioned by Mr. Guerrero are located in properly zoned areas, situated away from homes and clusters of residential properties. These businesses operate during daylight hours. He emphasized that they load materials from that lot throughout the day. **Mr. Guerrero** clarified that they specifically load rock and sand.

Ms. Briggs reported experiencing incidents where some of Mr. Guerrero's workers were dropped off at the fence throughout the night. Because they parked at the edge of her yard, her dog would bark, prompting her to check outside. On those occasions, she found individuals near the front of Mr. Guerrero's property.

Ms. Briggs recounted an incident involving a man on a motorcycle who had a young lady with him. The young lady fell off the motorcycle and rolled into her ditch. Concerned for her safety, especially since no one had called 911, Ms. Briggs reached out to Mr. Guerrero personally about the situation.

Mr. Cornum informed Mr. Guerrero that, whether he agrees or not, his activities are leaning toward a Commercial or Industrial zoning designation with the bypass in place. He stressed the importance of not infringing on people's livelihoods or homes. **Mr. Cornum** asked if there were any variances the city could enforce, such as limiting activities to daylight hours, to prevent Mr. Guerrero from loading dirt or rock from his facility. He also inquired with Mr. Patterson about whether the request had been approved and if any restrictions could be applied. **Mr. Patterson** responded that no restrictions can be enforced on a zone change. He explained that a zone change cannot come with conditions. Existing provisions in the ordinance address issues such as trash, dust, and noise, which are regulated under certain circumstances; however, a zone

change cannot include additional conditions. **Mr. McCormick** pointed out that if this were a conditional use permit, conditions could be set. **Mr. Patterson** agreed, noting that if the applicant were requesting a conditional use permit, it would be possible to impose limitations on the types of operations allowed.

Ms. Branson expressed her concerns, noting that the applicant appears determined to operate a business at that location. She questioned whether repeatedly calling the police is the most effective solution, as it leads to an unhappy atmosphere for everyone involved. Additionally, she mentioned that although Mr. Cornum stated that industrial development is on the horizon, such development will not take place as long as residents choose to keep their homes and land; it will only occur if they decide to sell.

Ms. Ortiz stated that trucking businesses or truck storage are not allowed under the "R-R" Rural Residential zoning, meaning the application cannot qualify for a conditional use permit. While she mentioned that options involving sand, gravel, caliche, or mining could be considered, they are not directly relevant here. Code enforcement has been monitoring the property to address ongoing business activities in the subdivision. The applicant has struggled to find a valid use to support their request for a conditional use permit or variance.

0:57:57 **MOTION**
The motion to deny this request was made by Ms. Branson and seconded by Mr. Cornum.

0:58:02 **VOTE**
The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, and Ms. Branson. No—None. Absent— Ms. Wilson. Abstained—None. The motion carried

0:58:25 **Mr. Patterson** noted that the City Council would discuss this on January 13, 2026. **Mr. Guerrero** requested a 24-month extension to find a new property for his business. **Ms. Ortiz** stated they would have internal discussions and reach out to Mr. Guerrero.

1:00:55 **10. Consider a recommendation to City Council regarding a request to change the zoning of an approximately 19.879 acres located at 813 Kircher St., legally described as Tract A1, Land Division Survey of the Lands of Carlsbad Municipal Schools Replat Subdivision, from "C-2" Commercial 2 District to "R-2" Residential 2 District**
Mr. Patterson stated that this request is for a zone change from "C-2" Commercial District to "R-2" Residential District for the property located at 813 Kircher St., legally described as Tract A1, Land Division Survey of the Lands of Carlsbad Municipal Schools replat. Tract A1 is currently owned by the City, which is planning to develop housing on the property. Therefore, we need to change the zoning from "C-2" Commercial District to "R-2" Residential District. After review, the Planning Department recommends approval of this request. There were no public comments regarding this proposal.

1:03:58 **MOTION**
The motion was made by Ms. Branson and seconded by Mr. Cornum to approve the zone change.

1:04:03 **VOTE**
The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, and Ms. Branson. No—None. Absent— Ms. Wilson. Abstained—None. The motion carried

1:04:28 **11. Consider a recommendation to City Council regarding a request to change the zoning of an approximately 34.94 acres located west of 1009 Seneca Ln., legally described as a portion of Tract A, Chesterfield Acres, from "R-R" Rural Residential District to "R-1" Residential 1 District**

Mr. Patterson stated that this is a request for a zone change from "R-R" Residential District to "R-1" Residential District, located on Seneca Lane, westbound from South Thomason Road. The surrounding properties are zoned as Rural Residential District, which would create a spot zone. The applicant intends to propose a single-family residential development on the property and would like to change the zoning to "R-1" to increase the density capability. The Planning Department recommends approval of this request. **David Roybal** explained that the property in question will be developed in phases for the requested zone. If approved, it will require a minimum lot size of 6,000 square feet. The entire property would feature approximately 90 parcels, depending on the layout, along with platted city roadways, curb and gutter systems, and drainage retention that meets city requirements, all of which have been reviewed by the city's consultant. **Jeremy Hyde,** a resident of 4401 Buenda Vida Court, expressed his opposition to the new neighborhood being developed in his backyard. He raised concerns about potential issues, including homelessness and drug-related activities, emphasizing that the Police Department is already short-staffed. He believes the city should focus on addressing abandoned homes instead of continuing to build new houses going further out. **Angela Hyde** mentioned a ditch behind their property that frequently sees side-by-sides passing through. She noted the presence of a nearby RV park and the dirt road that leads through the area. According to her, there is constant trash, and the introduction of a new neighborhood would likely worsen this situation. She also highlighted that their area has remained very quiet during their seven years of residence. **Mr. Hyde** stated that while he would accept the construction of three or four homes, he is against the development of a larger subdivision, as he is concerned about maintaining community standards. He referenced the existing Martin Farms Subdivision nearby and pointed out that a new school will be constructed on Old Cavern Highway, which will increase traffic in the area. **Mrs. Hyde** added that their neighborhood already has farm animals and pecan trees adjacent to the empty lot. **Mr. Roybal** acknowledged their concerns but emphasized that they are committed to following all city regulations to develop the subdivision appropriately.

1:16:51 **MOTION**
The motion was made by Mr. Cornum and seconded by Ms. Branson to approve the zone change.

1:16:56 **VOTE**
The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, and Ms. Branson. No—None. Absent— Ms. Wilson. Abstained—None. The motion carried

1:17:22 **12. Consider approval of the Tract A, Chesterfield Acres Subdivision Preliminary Plat, creating 95 new lots for residential development**
Mr. Patterson presented the Preliminary Plat for the Seneca Lane Subdivision in Tract 1 of Chesterfield Acres, proposing 95 new residential lots. The applicant has submitted construction and infrastructure design plans, which are currently under City review. City water and sewer services are available for the development, and the applicant will need to provide models showing usage and load capacities once connected. The development will be phased, starting with the easternmost section along Seneca. As discussed, the lot sizes may decrease after the zone change is approved, allowing for higher density. Access will be from Thomason Road, with additional streets planned for future connections. The Planning Department recommends approval with these conditions:

1. Complete and submit construction plans for City staff review.
2. Provide water and sewer models indicating anticipated usage and load capacities.
3. Submit plans for connecting to City water and sewer services.
4. Collaborate with City staff on infrastructure design and installation.
5. The City's Infrastructure Inspector will oversee installation.
6. City staff will inspect and accept the installed infrastructure.

David Roybal noted the differences in the plans, including updates to roadway layouts to meet new codes. **Mr. Roybal** confirmed they are coordinating with the City to ensure the extension of Seneca connects to other developments. **Jeremy Hyde** said his comments are the same as the previous item.

1:23:11 **MOTION**
The motion was made by Mr. Cornum and seconded by Ms. Branson to approve the preliminary plat.

1:23:16 **VOTE**
The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, and Ms. Branson. No—None. Absent— Ms. Wilson. Abstained—None. The motion carried

1:23:32 **13. Consider approval of the Fuson Tracts Subdivision plat, creating 3 new lots along Hidalgo Road, zoned "R-R" Rural Residential District**
Mr. McCormick mentioned that there were no representatives for this item and recommended tabling it.

1:24:23 **MOTION**
The motion was made by Mr. McCormick and seconded by Mr. Cornum to table until the next meeting.

1:24:28 **VOTE**
The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, and Ms. Branson. No—None. Absent— Ms. Wilson. Abstained—None. The motion carried

1:24:47 **14. Consider a recommendation to City Council regarding a request of an Annexation of approximately 4.40 acres located at the southeast corner of N. Canal St. & E. Peach Ln, legally described as Lot 6, Block 11, La Huerta Subdivision**
Mr. McCormick stated that they will not be discussing this item.

1:24:54 **15. Consider a recommendation to City Council regarding a request to apply zoning to approximately 4.40 acres located at the southeast corner of N. Canal St. & E. Peach Ln, legally described as Lot 6, Block 11, La Huerta Subdivision, from County to "R-2" Residential 2 District**
Mr. McCormick stated that they will not be discussing this item.

1:24:58 **16. Consider approval of two Right-of-Way Surveys along Old Cavern Hwy. that will create Tracts 12 and 13, tracts that will be dedicated for use as public right-of-way.**
Mr. Patterson explained that at the beginning of 2020, the City initiated a process to identify and acquire properties along Old Cavern Highway necessary for completing a 60-foot wide public right-of-way (ROW) for the section of the road located between Farris Street to the north and Chapman Road to the south. The City's surveyor identified portions of Lots 1 and 2 from the Summary Replat of John Gentry Lots, totaling 0.451 acres of property, designated as Tracts 12 and 13 on the attached plats. The City has compensated the property owners, and now the property plats need to be approved and filed with the Eddy County Clerk to facilitate the deed transfer to the City. Although this process has been lengthy, we are currently seeking approval for these two lots. There were no public comments regarding this proposal.

1:27:27 **MOTION**
The motion was made by Mr. Cornum and seconded by Ms. Branson for approval.

1:27:32 **VOTE**
The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, and Ms. Branson. No—None. Absent— Ms. Wilson. Abstained—None. The motion carried

1:27:45 **17. Consider a recommendation to City Council regarding the Infrastructure Reimbursement for Southridge Subdivision**
Mr. Patterson stated this is an application and recommendation for reimbursement for the Southridge Subdivision Development. This subdivision is located along Etter and Davis Street, creating 9 new lots for residential development. The development is still on their way; some things need to be finalized. The developer was able to submit their application, and their cost for the Infrastructure Reimbursement program was established in Res. #2012-19 and updated last year. Res. #2024-34 offers a 15% reimbursement for development on qualifying infrastructure for residential and commercial developments. The Southridge Subdivision development included the following improvements: Installation of ~290 linear feet of water line along with all involved appurtenances, ~360 linear feet of sanitary sewer main along with all appurtenances, ~800 square yards of street construction and pavement, ~650 linear feet of 2" wide curb and gutter, and 290 square yards of concrete sidewalk. In your packet, you'll see the table that goes with this development; a 15% reimbursement of this cost is $102,936.12. This would be the recommendation from the Planning Department to enter an agreement to reimburse that amount to the developer. There were no public comments regarding this proposal.

1:30:41 **MOTION**
The motion was made by Ms. Branson and seconded by Mr. Cornum to approve the Infrastructure Reimbursement.

1:30:41 **VOTE**
The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, and Ms. Branson. No—None. Absent— Ms. Wilson. Abstained—None. The motion carried

1:31:11 **18. Consider approval of the proposed 2026 Meeting Dates**
Ms. Ortiz notes that all dates are the first Monday of each month, except September, which is moved to the following week due to the holiday.

1:31:20 **MOTION**
The motion was made by Mr. Cornum and seconded by Ms. Branson for approval of the proposed 2026 meeting dates.

1:31:25 **VOTE**
The vote was as follows: Yes— Mr. McCormick, Mr. Cornum, and Ms. Branson. No—None. Absent— Ms. Wilson. Abstained—None. The motion carried

1:32:40 **19. Report of Summary Review Subdivisions**
Mr. Patterson reported on the Summary Reviews.

1:33:24 **Adjourn**
There being no further business, the meeting was adjourned at 6:33 p.m.

_____ _____
Chairman Date

CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM

Council Meeting Date: January 5, 2026

DEPARTMENT: Planning & Zoning	**BY**:	**DATE**: 12/30/2025

SUBJECT:
Consider approval of the Fuson Tracts Subdivision plat, creating 3 new lots along Hidalgo Road, zoned "R-R" Rural Residential District

BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.)
SUBJECT: Preliminary Plat for the Fuson Tracts, creating 3 new tracts, located at 3506 Hidalgo Road, pursuant to the Carlsbad Code of Ordinances, Chapter 47.

Owner/Applicant:
Jimmy Fuson
614 Pierce St.
Carlsbad, NM 88220

SYNOPSIS: The applicant is requesting approval of a preliminary plat showing the plans for 3 tracts for development. The property is located at 3506 Hidalgo Rd. Tract 3 will be approximately 1.05 acres or 1.00 acre (clarification needed); Tract 4 will be approximately 1.02 acres; the remaining Tract A will be approximately 7.99 acres.
The proposed tracts all meet the City's minimum acreage requirements and street frontage requirements.

IMPACT: Approval of this request will allow for the potential creation of 3 new tracts for development.
The applicant has not submitted construction plans or infrastructure design plans.

The following *City of Carlsbad Comprehensive Plan 2040* objectives apply to this request:
Chapter 5: Land Use
Objectives:

- *To identify areas of opportunity for infill and redevelopment.*
- *To achieve a more balanced land use mix and increase the supply of commercial properties.*
- *To identify new growth areas that would be appropriate for new residential and commercial development.*

DEPARTMENT RECOMMENDATION:

Based on review of the application and staff comments, planning staff recommends approval with the following conditions:

- The measurements on the plat be corrected; lot sizes and line distances are not matching the descriptions
- The Notes & Observations on the plat be corrected; Building setbacks are incorrect & lot sizes are not matching
- Clarification on the plat regarding the statement intending for the City to supply water
- Correction on the plat misspelling “Hidalgo Road”

DEPARTMENT COMMENTS:

Public Works: Recommend approval

Fire Department: Recommend approval

Legal Department: Recommend approval

Police Department: No comment

Utilities Department: Recommend denial

Planning Division: Recommend approval. See conditions listed above.

Code Enforcement: No comment

Building Department: Recommend approval

Projects Department: Recommend approval

BOARD/COMMISSION/COMMITTEE ACTION:
-

Reviewed by:

City Administrator:	Date:

Attachments:
1. P & Z Application Materials - Preliminary Subdivision - Fuson Tracts

APPLICATION FOR SUBDIVISION APPROVAL

(SEE MUNICIPAL CODE CHAPTER 47 - SUBDIVISION REGULATIONS FOR PLAT REQUIREMENTS)

Application Date: 11 | 14 | 2025

Fee Paid: _____

Application Type and fee:
- ☐ Sketch Plat (no fee)
- ■ Preliminary Plat (1-7 lots: $150.00 + $2.00/lot; 8+ lots: $300.00+$3.00/lot)
- ☐ Final Plat (no fee)
- ☐ Summary Review* ($50.00)

Receipt Date Stamp

Jimmy Fuson NAME OF PROPERTY OWNER	NAME OF DEVELOPER (IF DIFFERENT FROM OWNER)
614 Pierce ADDRESS	ADDRESS
Carlsbad NM 88220 CITY STATE ZIP	CITY STATE ZIP
575-706-5422 PHONE EMAIL	PHONE EMAIL

Location of the property being subdivided: 3506 Hidalgo Rd.

Is the property:

- ■ Within the City of Carlsbad Zoning District:
  - ■ R-R ☐ R-1 ☐ R-2 ☐ C-1 ☐ C-2 ☐ I ☐ PUD
- ☐ Outside the City Limits but within the City's Planning and Platting Jurisdiction (5-Mile Radius)

Existing Use of the Property: residential

Proposed Use of the Property: residential

The Carlsbad Code of Ordinances Chapter 47 - Subdivision Regulations and Section 3-20-1 et. seq. NMSA 1978, regulate the subdivision of land. As the property owner, I understand that all required information must be provided in accordance with these regulations and that the construction of certain public improvements may be required as a condition of plat approval. If these improvements are not already in place and accepted by the City, the applicant must attach a financial guarantee, subject to approval by the City, that these improvements will be completed within 1 (one) calendar year after the date of this application or request a variance by the City Council of the applicable subdivision regulation(s). The justification required for this variance is summarized on the reverse side of this page and must be reviewed by the Planning and Zoning Commission prior to submittal to the City Council.

Jimmy Fuson

SIGNATURE OF PROPERTY OWNER

DOCUMENTATION TO BE SEALED BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, AS APPLICABLE, AND SUBMITTED WITH THIS APPLICATION:

- ☐ A plat of the property to be subdivided prepared in conformance with Chapter 47 of the Carlsbad Code of Ordinances and applicable New Mexico Surveying Law.
- ☐ A scaled drawing locating all existing structures, water and sewer service lines, and other utilities on or serving the property with accurate dimensions from all existing structures to all property lines. The drawing is not required if the property is vacant or otherwise undeveloped.
- ☐ Construction plans defining and illustrating the design and construction requirements for all public improvements required by Chapter 47 of the Carlsbad Code of Ordinances and subject to approval and acceptance by the City (not required for summary review).
- ☐ If applicable, detailed Estimates of Construction Costs for the proposed infrastructure improvements suitable for the preparation of the performance bond typically submitted as the financial guarantee that the infrastructure will be completed (not required for summary review).

*LIMITATION ON THE USE OF SUMMARY REVIEW PROCESS

(AS PER SECTION 3-20-8 NMSA 1978 AND CHAPTER 47 CODE OF ORDINANCES)

Subdivisions submitted for review under this process shall comply with applicable subdivision regulations and are limited to:

1. Subdivisions of not more than two parcels of land;
2. Re-subdivisions, where the combination or recombination of portions of previously planted lots does not increase the total number of lots;
3. Subdivision of two or more parcels of land in areas zoned for industrial use.
4. One per parcel of land per year as calculated from approval date.

VARIANCES

(AS PER CHAPTER 47 SEC. 47-7 CODE OF ORDINANCES)

Whenever, in the opinion of the board of appeals, the strict application of the requirements contained in this chapter would result in extreme practical difficulties or undue misuse of property, the board may modify such requirements as are necessary so that the subdivider is allowed to develop his/her property in a reasonable manner providing that the public interests of the community and its citizens are protected and the general intent and spirit of these regulations are preserved. The board shall grant such a variance or modification only upon determination that:

1. The variance will not be detrimental to the public health, safety and general welfare of the community; and
2. The variance will not adversely affect the reasonable development of adjacent property; and
3. The variance is justified because of topographic or other special conditions unique to the property involved in contradistinction to mere inconvenience or financial disadvantage; and
4. The variance is consistent with the objectives of this chapter and will not have the effect of nullifying the intent or purpose of this chapter or the comprehensive plan; and
5. The variance has been shown to be in the best interest of the general public and not only of interest to the developer, land owner or other interested party; and
6. The hardship must not be pecuniary and must be a direct result of the land location, topography or other characteristic; and
7. Where a variance is requested from the required provision of sidewalks, and ADA compliant, alternative route to the nearest bus stop or school is required. If an alternative route cannot be provided, a variance shall not be approved.

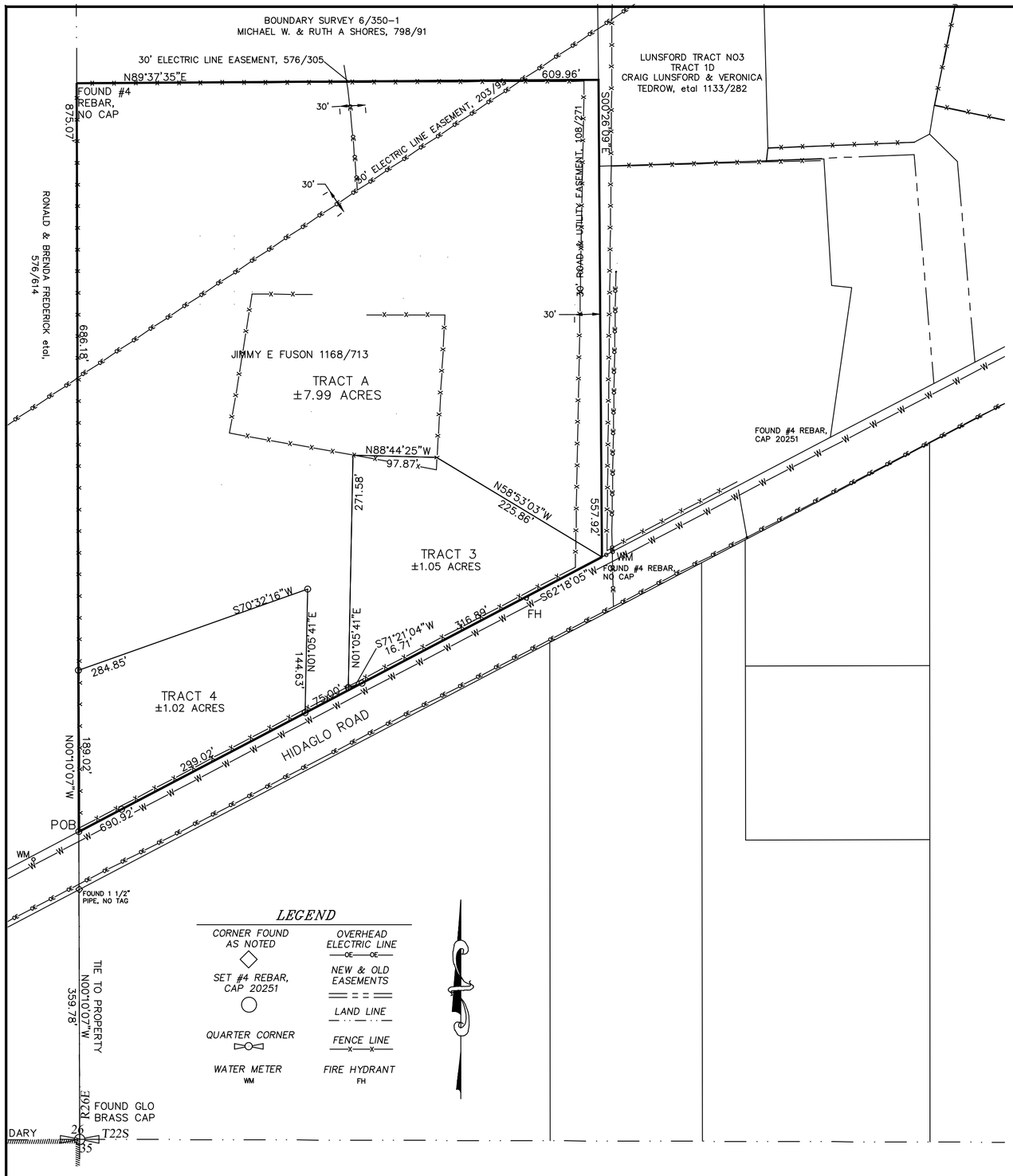
FUSON TRACTS ON HIDALGO ROAD

A DIVISION OF THAT TRACT OF LAND LYING IN THE SE/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, N.M.P.M., EDDY COUNTY, NEW MEXICO, INTO TRACTS BEING CREATED AND DESCRIBED BY ITS PERIMETER AS FOLLOWS:

BEGINNING AT A POINT THAT LIES N00°10'07"W, 359.78 FEET FROM THE SW CORNER OF THE SE/4 OF SAID SECTION 26, TO THE NORTH LINE OF HIDALGO ROAD; THEN N00°10'07"W, CONTINUING ALONG THE WEST LINE OF SAID SE/4, 875.07 FEET; THEN N89°37'35"E, 609.96 FEET; THEN S00°26'09"E, 557.92 FEET TO THE NORTH LINE OF HIDALGO ROAD; THEN S62°18'05"W, ALONG THE NORTH LINE OF HIDALGO ROAD, 690.92 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING ±10.06 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.



LEGEND

CORNER FOUND AS NOTED	OVERHEAD ELECTRIC LINE (OE—OE)
SET #4 REBAR, CAP 20251	NEW & OLD EASEMENTS
QUARTER CORNER	LAND LINE
WATER METER (WM)	FENCE LINE
	FIRE HYDRANT (FH)

100 0 100 200 300

Scale 1" = 100'

JIMMY E FUSON
PO BOX 5009
CARLSBAD, NM 88221-5009

OWNERS STATEMENT AND AFFIDAVIT

STATE OF_____;
:SS
COUNTY OF_____;

THE ABOVE SIGNED BEING FIRST DULY SWORN ON OATH, STATE: AS THE OWNERS AND PROPRIETORS WE HAVE OF OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS AND EASEMENT TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF:

CITY OF CARLSBAD.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED

ACKNOWLEDGMENT:
ON THIS_____ DAY OF_____, 20_____, BEFORE ME PERSONALLY

APPEARED JIMMY E FUSON, KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY, MONTH AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC.

THIS PLAT IS EXEMPT FROM THE STATE SUBDIVISION ACT, AND THE COUNTY SUBDIVISION ORDINANCE, UNDER 47-6-2 DEFINITIONS; THE DIVISION OF LAND WITHIN THE BOUNDARIES OF A MUNICIPALITY.

APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN INSPECTED AND APPROVED BY THE PLANNING AND ZONING COMMISSION, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO DURING A REGULARLY SCHEDULED MEETING ON

THIS_____ DAY OF_____, 20_____.

CHAIRMAN *SECRETARY*

BASIS OF BEARINGS AND DISTANCES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), NEW MEXICO EAST ZONE (NM ZONE 3001).
2. AREAS AND DISTANCES ARE SURFACE MEASUREMENTS. THE DISTANCES ARE MEASURED IN THE US SURVEY FOOT AND DISTANCES ARE SURFACE DISTANCES.
3. ALL MEASUREMENTS WERE MADE ON SEPTEMBER 20, 2024.

NOTES AND OBSERVATIONS:

1. WATER AND ELECTRIC ARE IN THE STREET AT THE FRONT OF THE PROPERTY OR IN AN EASEMENT.
2. THERE ARE NO SIDEWALK OR CURB AND GUTTER AT THE SUBJECT PROPERTY. AND THERE IS ASPHALT IN THE ROADWAY AND DRIVEWAY TO THE NEIGHBORING NORTHERLY PROPERTY.
3. BUILDING SETBACKS ARE:
   FRONT – 50 FEET SIDE – SEE ORDINANCE REAR – 20 FEET SECONDARY STREET – 20 FEET
4. THE SUBJECT PROPERTY LIES IN THE CITY LIMITS OF CARLSBAD.
5. LOTS SIZES ARE:
   TRACT 3–±1.00 ACRES TRACT 4–±1.02 ACRES TRACT A–±7.99 ACRES
6. THE SUBJECT PROPERTY LIES IN FLOODPLAIN "A", WHERE AREAS DO NOT HAVE A DETERMINED BASE FLOOD ELEVATION, ACCORDING TO THE FIRM 35015C1285 D, WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
7. IT IS INTENDED FOR THE CITY OF CARLSBAD TO SUPPLY WATER FOR THE NEW LOTS.

MELVIN R. PYEATT, JR. NEW MEXICO 20251 REGISTERED PROFESSIONAL LAND SURVEYOR

I, MELVIN R. PYEATT, JR., NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 20251, CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS PLAT IS EXEMPTION SURVEY PLAT AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT OF EXISTING TRACT(S) OF LAND. MELVIN R. PYEATT, JR., 423 W. GREENE ST. SUITE 1, CARLSBAD, N.M., 88220, CERTIFICATE NO. 20251, TELE. 575-885-6867, FAX 575-885-6867

STATE OF NEW MEXICO, COUNTY OF EDDY, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON

R&R SURVEYING LLC
A LAND SURVEYING COMPANY
SERVING CARLSBAD AREA FOR 20+ YEARS
423 W. GREEN ST, CARLSBAD, NM 88220

INDEXING INFORMATION FOR COUNTY CLERK

SECTION 26 TOWNSHIP 22 SOUTH RANGE 26 EAST N.M.P.M.	
OWNER:	JIMMY E. FUSON
AREA:	±10.06 ACRES
DATE:	OCTOBER 28, 2025
SUBDIVISION SEE LEGAL DESCRIPTION	

18X24

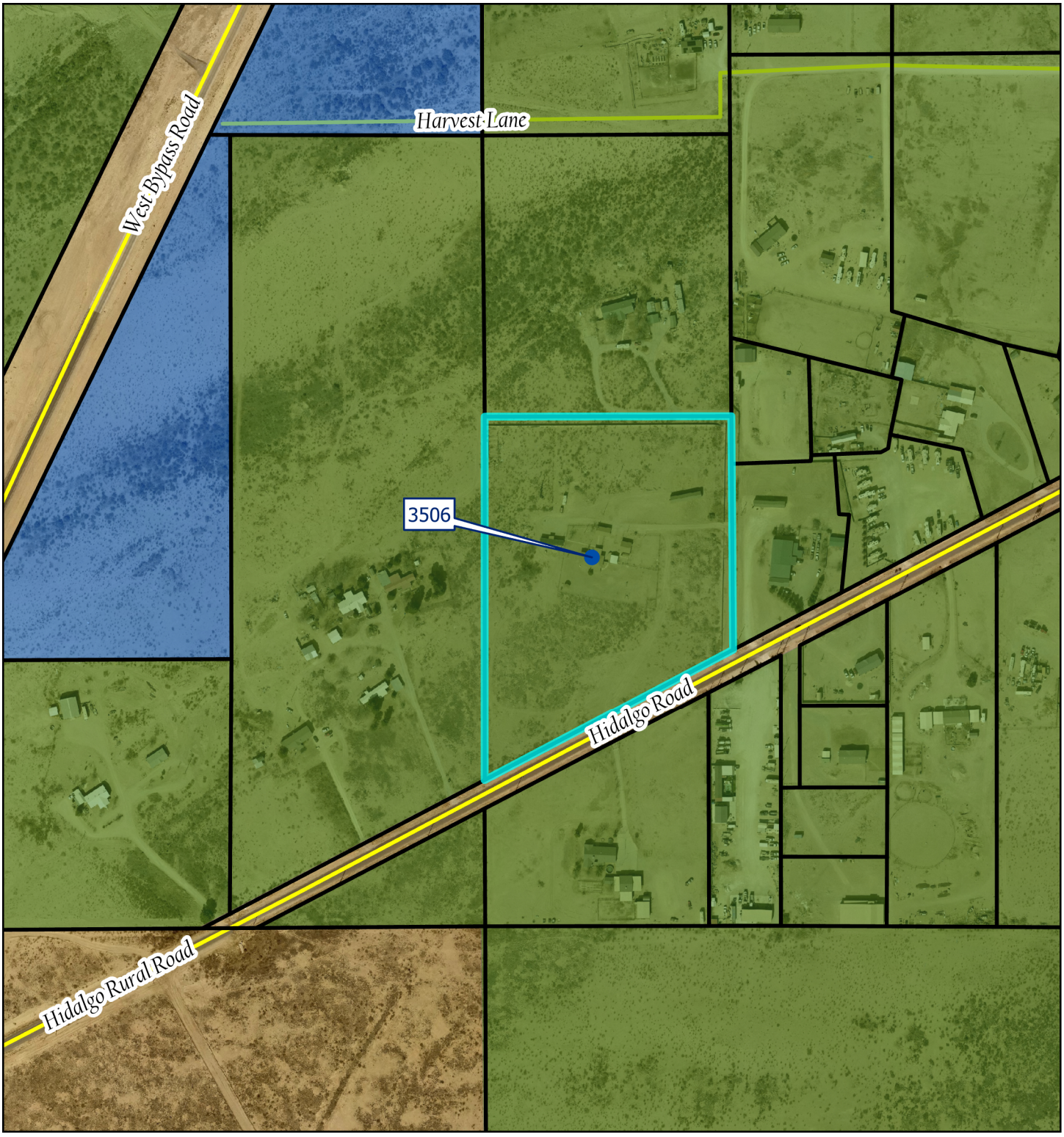
D:\FUSONSR 09202024 TRACT 4 – COPY.DWG

Scale: 1:4,165

1 inch = 347 feet

3506 Hidalgo Rd - Prelim Plat
Carlsbad, NM

Date: 11/17/2025



Carlsbad Address
Parcel
Zoning
C-2
R-R
Polygon Notes

0 175 350 700
Feet

IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.

City of Carlsbad GIS

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CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM

Council Meeting Date: January 5, 2026

DEPARTMENT: Planning & Zoning	**BY**: Trysha Ortiz	**DATE**: 12/30/2025

SUBJECT:
Consider recommendation to City Council regarding a request to change the zoning to approximately 0.35 acres located at 3040 & 3042 Carver St, legally described as Tract 72B & Tract 72C, Tract 72 Subdivision, from “C-2” Commercial 2 District to “R-1” Residential 1 District

BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.)
SYNOPSIS, HISTORY AND IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):

SUBJECT: "R-1" Residential 1 District for approximately 0.35 acre property located at 3040 & 3042 Carver St., legally described as Tract 72B & Tract 72C, Tract 72 Subdivision;, pursuant to Section 3-21-1 et. Seq. NMSA 1978 and Sections 56-150(b) and 56-140(i), Carlsbad Code of Ordinances.

Applicant/Owner:
Gerald B Croley
3040 Carver Street
Carlsbad, NM 88220

The applicant provided the required notification to property owners within 100’ and agreed to post the required sign 5-days prior to the public hearing as required by Sec. 56-140(i). The City will notify the property owners’ 15-days prior to the City Council hearing and publish notification in the newspaper 30-days prior to said hearing.

SYNOPSIS: Request for Zone Change from “C-2” Commercial District to “R-1” Residential for the 0.35 acre property located at 3040 & 3042 Carver St, legally described as Tract 72B & Tract 72C, Tract 72 Subdivision.
The properties to the south, west and east are zoned C-2 Commercial District. The properties to the north and west are zoned R-1 Residential District. This change would not create a spot zone.

Sec. 56-40(b) of the Zoning Ordinance states:
(b) *Residential 1 (R-1) district.* The residential 1 district is intended to accommodate moderate density single-family residential development and to provide land-use protection for areas that develop in such a manner. There shall be a maximum of one primary residence per lot for R-1 Residential District Zoning.

Comprehensive Plan: Strategy 2040 goals and policies that are applicable to this request are:

Chapter 4: Housing & Neighborhoods
Objectives:

- *To preserve the character, identity, and integrity of established neighborhoods.*
- *To address the current unmet housing needs for all household income levels in Carlsbad.*
- *To encourage the on-going maintenance of rental and owner-occupied properties.*
- *To ensure public reinvestment and improvements in existing neighborhoods.*

Chapter 5: Land Use
Objectives:

- *To address the City's rapid growth rate and resultant need for new residential development.*
- *To identify areas of opportunity for infill and redevelopment.*
- *To identify new growth areas that would be appropriate for new residential and commercial development.*
- *To encourage redevelopment of vacant or underutilized properties for residential, commercial, or mixed-use development.*
-

According to Zoning Ordinance Sec. 56-150(b)(4). Amendments, Findings Required, a statement of fact regarding each of the following findings is required:
An amendment to the Official Zoning Map or to the Text of this Zoning Ordinance must be justified by one or more of the following findings:

(a) The proposed amendment will or will not adversely impact the public health, safety or general welfare and will or will not promote the original purposes of the Zoning Ordinance; and

(b) The proposed amendment responds or does not respond to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance; and

(c) The proposed amendment is or is not necessary in order to respond to State and/or Federal legislation; and

(d) The proposed amendment provides or does not provide additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance; and

(e) The proposed amendment is or is not in substantial compliance with the City's Comprehensive Plan or other City Master Plan; and

(f) The proposed amendment will or will not adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan; and

(g) The proposed amendment is justified in order to correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance; and

(h) The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

DEPARTMENT RECOMMENDATION:
After review of the application and staff comments, planning staff recommends approval of this request based on the following findings:

(a) The proposed amendment **will not** adversely impact the public health, safety or general welfare and **will** promote the original purposes of the Zoning Ordinance; and

(b) The proposed amendment **does** respond to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance; and

(c) The proposed amendment **is not** necessary in order to respond to State and/or Federal legislation; and

(d) The proposed amendment **does** provide additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance; and

(e) The proposed amendment **is** in substantial compliance with the City's Comprehensive Plan or other City Master Plan; and

(f) The proposed amendment **will not** adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan; and

(g) The proposed amendment **will not** correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance; and

(h) The proposed amendment **does** respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

DEPARTMENT COMMENTS:
Public Works: Recommends approval
Utilities Department: Recommends approval if requirements can be met. No sewer is currently available. Recommends installing an easement to the south and a lift station. Septic not allowed due to lot size.
Building Department: Recommends approval
Fire Department: Recommends approval
Code Enforcement: No comment
Legal Department: Recommends approval
Planning Department: Recommend approval
Police Department: Recommend approval
Project Department: Recommend approval

BOARD/COMMISSION/COMMITTEE ACTION:
-

Reviewed by:

City Administor:	Date:

Attachments:
1. P & Z Application Materials - Zone Change - 3042 Carver St - C2 to R1

CITY OF CARLSBAD
Planning, Engineering, and Regulation Department
PO Box 1569, Carlsbad, NM 88221
Phone (575) 885-1185
Fax (575) 628-8379

RECEIVED
Receipt Date Stamp
DEC 10 2025
Planning, Engineering, & Regulation Department

ZONING CHANGE APPLICATION

Sec. 56-150(b)

Application Date: 12/10/25
Existing Zoning: C-2

Fee Paid ($100.00): 100.00
Proposed Zoning: R-1

APPLICANT INFORMATION:

Gerald B Croley — 3042 Carver Street
NAME — ADDRESS

Carlsbad — NM — 88220
CITY — STATE — ZIP — PHONE — EMAIL

PROPERTY OWNER INFORMATION (attach separate sheet for multiple owners):

NAME — ADDRESS

CITY — STATE — ZIP — PHONE — EMAIL

* A signed affidavit from the property owner(s), consenting to submittal of the application, must be included with the application.

LEGAL DESCRIPTION AND/OR STREET ADDRESS OF PROPERTY (INCLUDE A MEETS AND BOUNDS DESCRIPTION FOR UNPLATTED LAND, ATTACH SEPARATE SHEET, IF NECESSARY):

3042 Carver Street
ADDRESS — **LOT** — **BLOCK** — **SUBDIVISION**

REASON FOR THE REQUEST

An amendment to the Official Zoning Map or to the Text of the Zoning Ordinance must be justified by one or more of the following. Check all that apply:

☑ The proposed amendment will not adversely impact the public health, safety or general welfare and will or will not promote the original purposes of the Zoning Ordinance.

☐ The proposed amendment responds to changed conditions, such as changes in public capital investments, road locations or functional classification, population trends, density, use or further studies that have been completed since adoption of the Zoning Ordinance.

☐ The proposed amendment is necessary in order to respond to State and/or Federal legislation.

☐ The proposed amendment provides additional flexibility in meeting the objectives of this Zoning Ordinance without lowering the standards of the Zoning Ordinance.

☐ The proposed amendment is in substantial compliance with the City's Comprehensive Plan or other City Master Plan.

☐ The proposed amendment will not adversely affect the implementation of the goals and policies of the City's Comprehensive Plan or other City Master Plan.

☐ The proposed amendment will correct a mistake in the Official Zoning Map or the text of the Zoning Ordinance.

☐ The proposed amendment is justified in order to respond to changes in the City's Comprehensive Plan or other City Master Plan including, but not limited to, changes in land use assumptions, surrounding uses, population forecasts, rates of land consumption, anticipated community needs or other factors.

FOR OFFICIAL USE ONLY:

Required prior to P & Z:
Complete Application Including: ☐ Map ☐ Fee ☐ Letter ☐ Notification ☐ Sign Agreement

Required prior to City Council:
Council Hearing Date: _____ Publication Date: _____

Property Owner Notification Sent (within 100' minimum.): _____

☐ ABM ☐ Staff Comments ☐ Application Packet ☐ Draft Ordinance ☐ P&Z Minutes

Council Action: ☐ Approved ☐ Denied ☐ Other Ordinance No.: _____

CITY OF CARLSBAD
AFFIDAVIT BY PROPERTY OWNER(S)

IF AN APPLICATION IS MADE BY SOMEONE OTHER THAN THE PROPERTY OWNER THIS FORM MUST ACCOMPANY THE APPLICATION MATERIALS.

APPLICATION TYPE:

☒ ZONING CHANGE ☐ CONDITIONAL USE ☐ VARIANCE ☐ TEMPORARY USE

STATE OF NEW MEXICO)
) SS
COUNTY OF EDDY)

I (WE) HEREBY CERTIFY that I am (we are) the owners of record of the property described as follows:

ADDRESS OF PROPERTY: 3042 Carver Street Carlsbad, NM 88220
STREET ADDRESS

LEGAL DESSCRPTION: _____
SUBDIVISION BLOCK LOT OR TRACT

I (WE) HAVE AUTHORIZED the following individuals to act as my (our) agent with regard to this application.

AGENT: _____ _____
NAME PHONE

_____
ADDRESS

I (WE) UNDERSTAND, CONCUR AND AFFIRM:

That this application may be approved, approved with conditions or denied and that, as the property owner, it is my responsibility to ensure that any conditions are complied with and to ensure that the property is maintained in a condition so as not to jeopardize the health, safety or welfare of others and that compliance with all applicable City ordinances is required, and

I (WE) HEREBY EXECUTE THIS AFFIDAVIT in support of the proposed application as presented:

OWNER 1:

BY: Gerald B Coley
SIGNATURE

BY: Gerald B Coley
PRINTED NAME

(ADDITIONAL OWNERS: ATTACH SEPARATE SHEETS AS NECESSARY)

ACKNOWLEDGED, SUBSCRIBED, AND SWORN

to before me this 10th **day of** December,

20 25, **by** _____.

Notary Public Crystal T Ramirez

My commission expires: 07-14-2029

STATE OF NEW MEXICO
NOTARY PUBLIC
CRYSTAL T RAMIREZ
Commission # 2006778
My Comm. Exp. 07/14/2029

11-15-16

NOTIFICATION SIGN POSTING AGREEMENT

Notification of Public Hearings before the City of Carlsbad Planning and Zoning Commission is required pursuant to Sec. 56-140(i).

- Signs shall be posted a minimum of 5 days prior to and shall be removed a maximum of 5 days after the public hearing.
- If the sign is not posted as required, the application will be delayed and will not be considered at the public hearing as scheduled.
- The sign shall be posted at the street side property line with a secure stake provided by the applicant.

I have read and understand these requirements. I understand where the sign is to be located and my obligation to post the sign prior to the public hearing and remove it afterwards.

Gerald B Culey

APPLICANT SIGNATURE

DATE

Sign issued by: _____
Staff Member

Notification Agreement Rev. 10/11

11-15-16

Date: 12-10-25

Dear Property Owner,

This letter serves as legal notification of a pending action before the City of Carlsbad Planning and Zoning Commission in accordance with Code of Ordinances Sec. 56-140(i). You are being notified because you are a property owner within one-hundred feet (100') of the subject site.

*Applicant: Gerald B Croley (Name) 3042 Carver st (Address) 575-706-7789 (Phone)

*Subject Site Location: 3042 Carver st

The proposed action is a:

☒ Zoning Change from C-2 to R-1 in accordance with Sec. 56-150(b).

☐ Variance/Appeal from Sec. _____ in accordance with Sec. 56-150(c).
The purpose of the variance/appeal is:

_____

_____

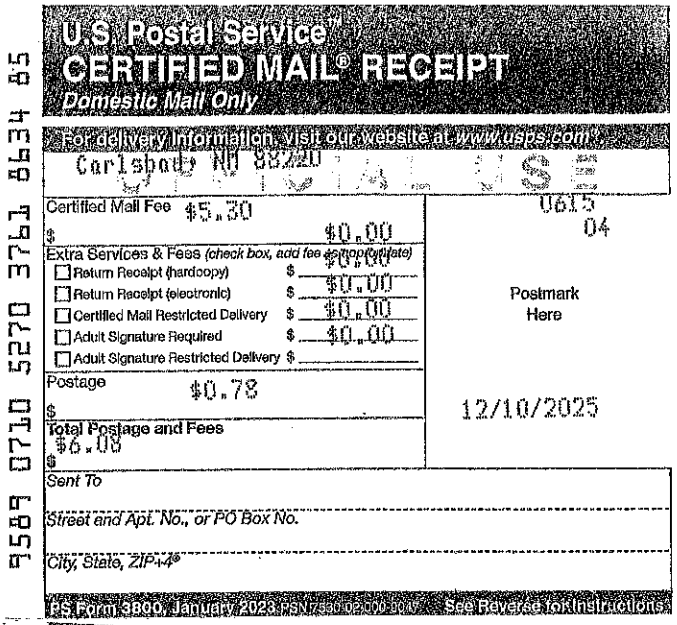
☐ Conditional Use Permit in accordance with Sec. 56-150(f). The purpose of the permit is for a:
- ☐ Home Occupation: _____
- ☐ Other Use: _____

The Planning and Zoning Commission will consider this request at a Public Hearing on:
Date: 1-5-2026
Time: 5:00pm
Place: City Annex Planning Room
114 S. Halagueno St.
Carlsbad, NM 88220

The Code of Ordinances can be found on the City's website www.cityofcarlsbadnm.com.
For details about this request contact the applicant OR contact the City Planner at 575-885-1185 or via email at jepatterson@cityofcarlsbadnm.com.

Sincerely, Gerald B Croley

Applicant/Agent



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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Carlsbad NM 88220

OFFICIAL USE

Certified Mail Fee $5.30
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.78
$
Total Postage and Fees $6.08
$

0615
04

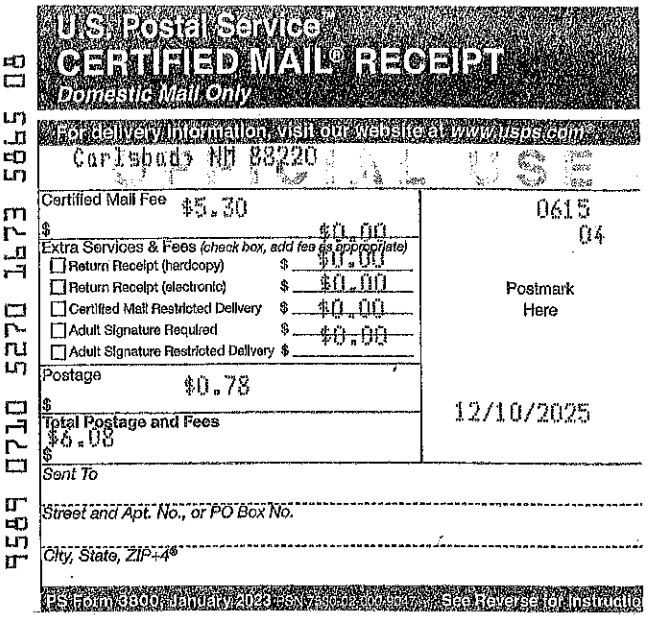
Postmark Here

12/10/2025

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3761 8634 85



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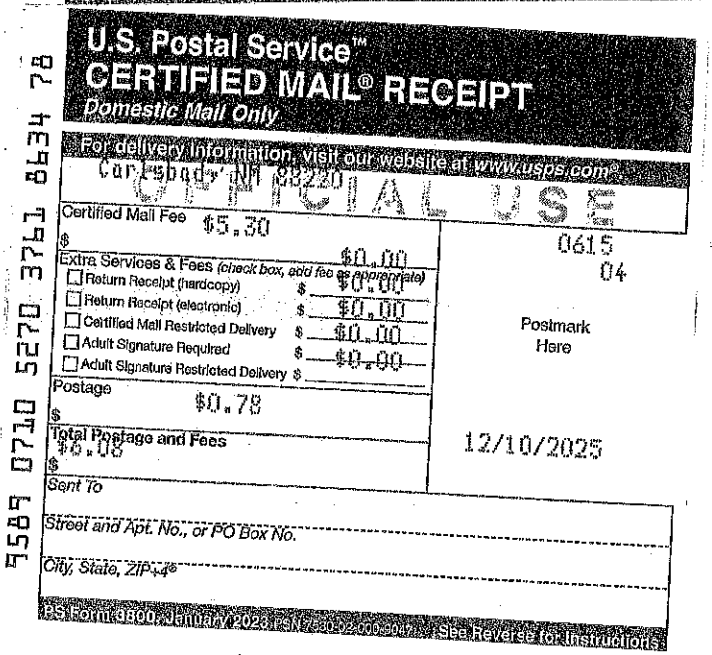
9589 0710 5270 1673 5865 08



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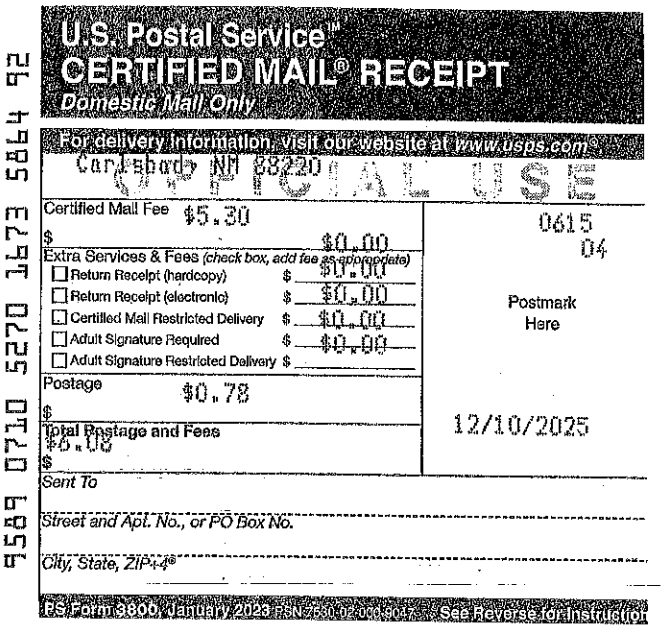

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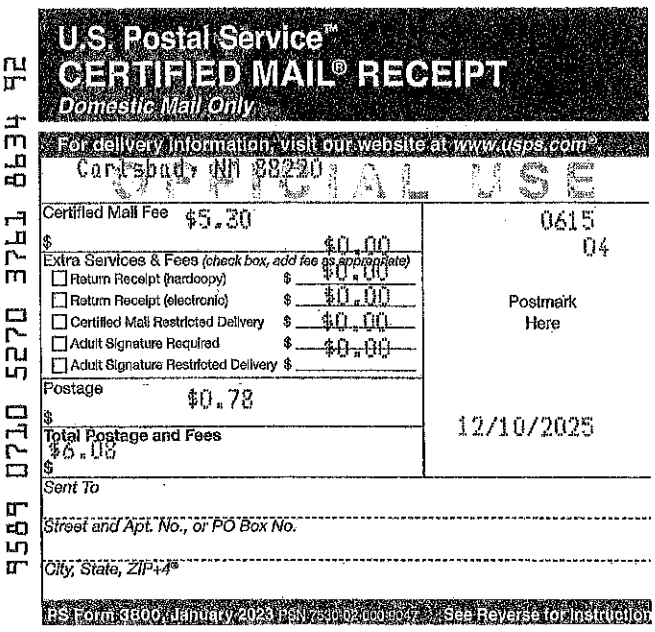

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

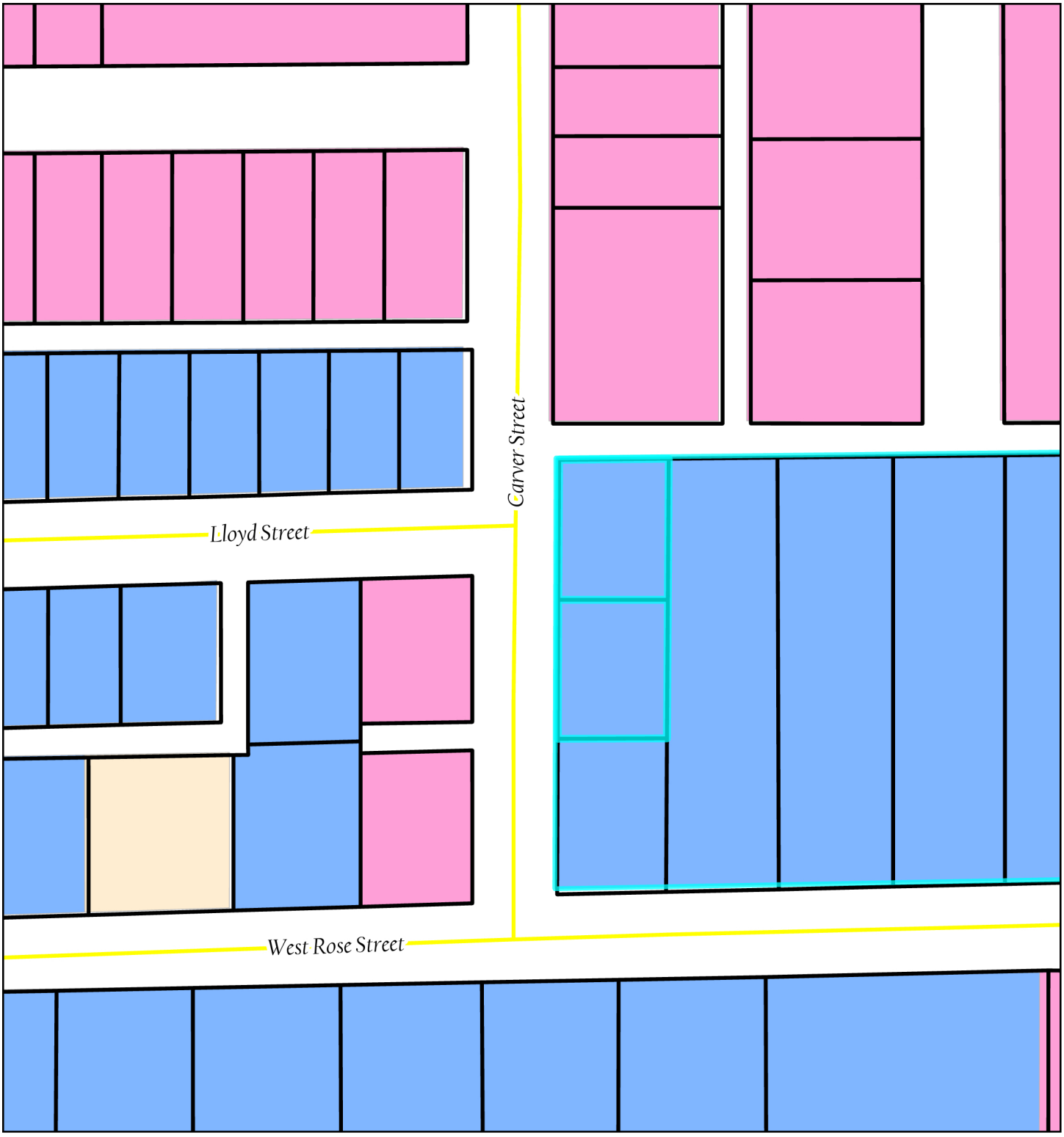
9589 0710 5270 3761 8634 92

Scale: 1:1,200

1 inch = 100 feet

3042 Carver Street - Zone Change
Carlsbad, NM

Date: 12/11/2025



Parcel

Zoning

- C-2
- R-1
- R-2
- Polygon Notes

0 50 100 200

Feet

IMPORTANT: Maps, products and data are NOT surveyor quality and are only to be used as a reference.

City of Carlsbad GIS

N

S

CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM

Council Meeting Date: January 5, 2026

DEPARTMENT: Planning & Zoning	**BY**: Jeff Patterson	**DATE**: 12/30/2025

SUBJECT:
Consider approval of the Avalon Village Development preliminary plat, creating 98 new lots located in the Carlston Ranch Development, zoned “PUD” Planning Unit Development District

BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.)
SUBJECT: Preliminary Plan for the Avalon Village Development, creating 98 new lots for residential development, located within the Carlston Ranch Master Planned Community, pursuant to the Carlsbad Code of Ordinances, Chapter 47.

Applicant:
City of Carlsbad
101 N. Halagueno St.
Carlsbad, NM 88221

Owner:
Hermes Development NM, LLC
2425 E. Camelback Rd. Ste. 880
Phoenix, AZ 85016

SYNOPSIS: The attached subdivision layout proposal has been submitted to the Planning Department by the developers of the Carlston Ranch Master Planned Community project on behalf of the City of Carlsbad. The City is bringing forward the proposal as part of a housing initiative meant to offer new housing units to market as workforce or attainable housing. The City is in negotiations with the Carlston Ranch development team for the donation of two tracts within the Master Planned Community that will serve as the project site. The City will serve as the developer of the new housing project, Avalon Village. Avalon Village will create 98 new lots for residential development.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):
The Avalon Village project will begin with the donation of Tracts 37 and 38 of the Carlston Ranch Master Planned Community. These tracts comprise approximately 20.51 acres of property and lie just east of the intersection of Aviation Way and National Parks Hwy. Initially, these tracts were targeted for light industrial development. However, with the City beginning a housing initiative in 2024 and looking to lead development of new residential projects aimed at creating new workforce-level housing units, the owners and developers of the Carlston Ranch development approached the City with the offer to donate Tracts 37 and 38 to the City to aid in this initiative. A request was submitted to the Planning Director to change the use designation of

these two tracts from Light-Industrial to Single Family Housing, and that request was approved.

Upon approval of the donation agreement, the City will utilize the Avalon Village preliminary plan to create construction plans for the installation of the needed infrastructure for this development. This will include the extension of water and sewer main infrastructure to Tracts 37 and 38 and throughout the development, as well as street, curb & gutter, sidewalk, drainage and grading, green space and landscaping, street light, and other necessary items needed to create a new residential development. The City will serve as the developer of the project, and will arrange the hiring of a contractor to carry out the build of the new neighborhood. The project will be built in two phases. Phase One of the project will create 56 new residential lots for development, and will see the installation of three new streets, including the street listed as “Main One” on the preliminary proposal. This street will be built out completely as a way to guarantee at least two ingress/egress points for the development. Phase One will primarily be built on what is now Tract 38. The City plans to begin this project in early 2026.

The following *City of Carlsbad Comprehensive Plan 2040* objectives apply to this request:
Chapter 5: Land Use
Objectives:

- *To identify areas of opportunity for infill and redevelopment*
- *To achieve a more balanced land use mix and increase the supply of commercial properties.*
- *To identify new growth areas that would be appropriate for new residential and commercial development*

DEPARTMENT RECOMMENDATION:
Based on review of the application and staff comments, planning staff recommends approval.

DEPARTMENT COMMENTS:

Public Works: Recommend approval

Fire Department: Recommend approval

Legal Department: Recommend approval

Police Department: Recommend approval

Utilities Department: Recommend approval

Planning Division: Recommend approval

Code Enforcement: No comment

Building Department: Recommend approval

Projects Department: Recommend approval

BOARD/COMMISSION/COMMITTEE ACTION: -	
Reviewed by:	
City Administor:	Date:

Attachments:

1. P & Z Application Materials - Preliminary Subdivision - Avalon Village

TOTAL LOTS 50' X 90'	99
TOTAL GUEST PARKING SPACES	30
TOTAL LANDSCAPE AREA	277,425 SF

	FIRST PHASE OF HOUSING

NATIONAL PARKS HWY

AVIATON WAY 71

TRACT 34

PARK

GATE

PL

MAIN ONE

TRACT 36

FUTURE FIRE AND POLICE 4,000 SF

TRACT P4

MINI STORAGE

RV AND BOAT STORAGE

549.4'

GATE

GATE

GATE

GATE

EXIT ONLY

MONUMENT SIGN

20'

MAIN ONE

12' UTILITY EASEMENT

STREET ONE

90'

30'

90.0'

50.0'

45.0'

GUEST PARKING

CLUB HOUSE 3,415 SF

POOL

36.0'

TRACT 37

STREET THREE

STREET TWO

POCKET PARK

STREET ONE

CT ONE

PL

MONUMENT SIGN

PARK

TRACT 38

POCKET PARK

PAGODA

45 46 47 48 49 50 51 52 53 44 43 39 40 41 42 38 37 36 35 70 71 72 34 69 68 67 73 33 32 66 74 31 65 75 30 64 76 29 57 56 55 54 58 59 60 61 62 63 28 27 26 25 24 1 2 3 4 5 6 7 8 9 10 11 87 86 85 84 83 82 81 80 79 78 77 88 89 90 91 92 93 94 95 96 97 98 99 12 13 14 15 16 17 18 19 20 21 22 23

CONCEPTUAL SITE PLAN FIRST PHASE

SCALE: 1" = 60'

0 60 120

NOT FOR CONSTRUCTION
RELEASED FOR INTERIM REVIEW BY
JONATHAN MATTHEWS
NM #589

THE DRY LAND
LANDSCAPE ARCHITECTURE
110 MONTECILLO, SUITE B
EL PASO, TEXAS 79912
915.887.7893
INFO@THEDRYLAND.COM

AVALLON VILLAGE

CLIENT: GARY B. LANE
ADDRESS: CARLSTON RANCH SUBDIVISION
CARLSBAD, EDDY COUNTY, NM

PHASE:	CONCEPTUAL SITE PLAN- FIRST PHASE	
100%		
SHEET #:	DATE:	SHEET CODE:
1 OF 1	10.31.25	L-1

0 200 400 800

Feet

Legend

Property Parcel Lines

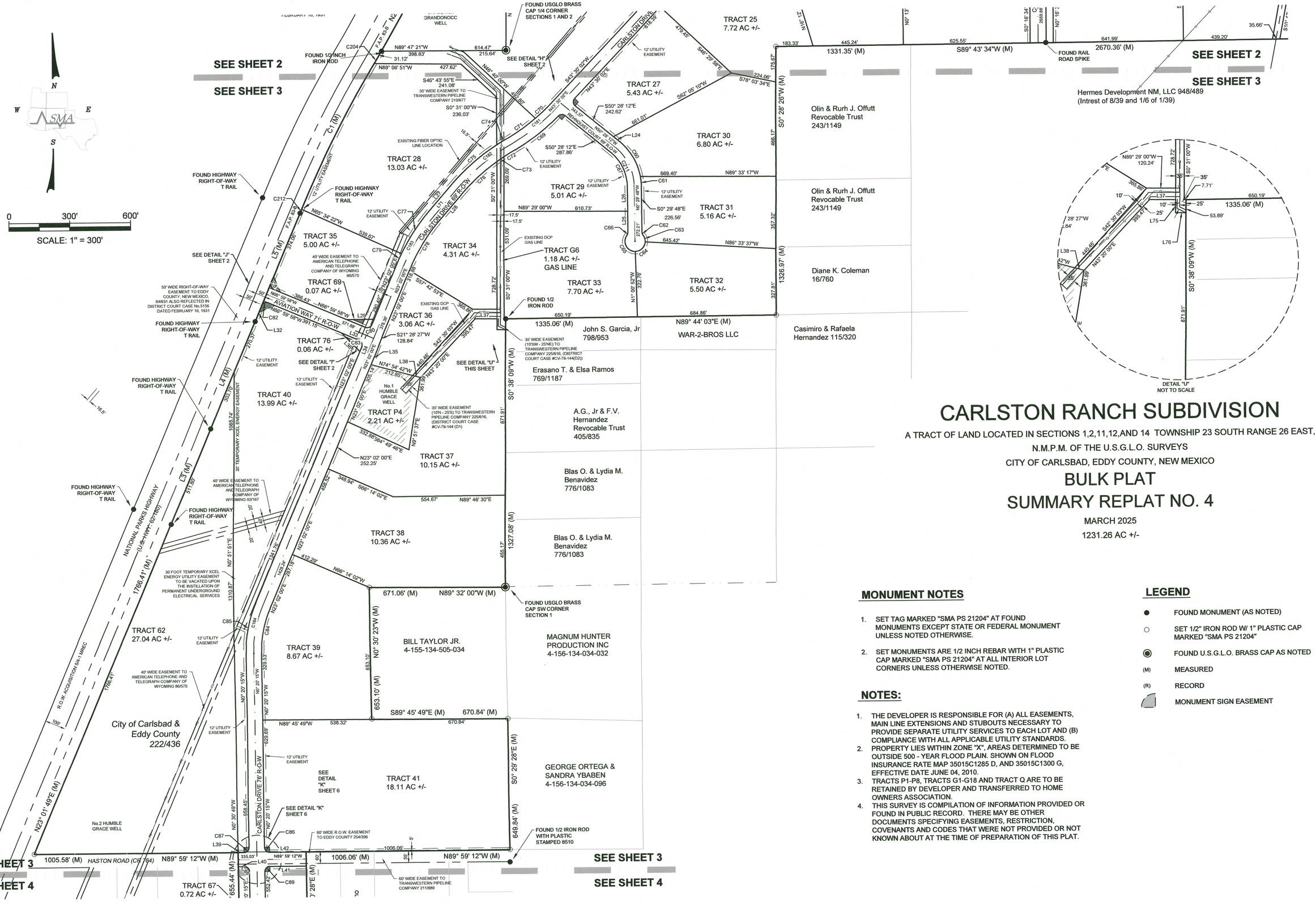
N

0 200 400 800
Feet

Legend

Property Parcel Lines

N



CARLSTON RANCH SUBDIVISION

A TRACT OF LAND LOCATED IN SECTIONS 1,2,11,12,AND 14 TOWNSHIP 23 SOUTH RANGE 26 EAST, N.M.P.M. OF THE U.S.G.L.O. SURVEYS

CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO

BULK PLAT

SUMMARY REPLAT NO. 4

MARCH 2025

1231.26 AC +/-

MONUMENT NOTES

1. SET TAG MARKED "SMA PS 21204" AT FOUND MONUMENTS EXCEPT STATE OR FEDERAL MONUMENT UNLESS NOTED OTHERWISE.
2. SET MONUMENTS ARE 1/2 INCH REBAR WITH 1" PLASTIC CAP MARKED "SMA PS 21204" AT ALL INTERIOR LOT CORNERS UNLESS OTHERWISE NOTED.

NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR (A) ALL EASEMENTS, MAIN LINE EXTENSIONS AND STUBOUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO EACH LOT AND (B) COMPLIANCE WITH ALL APPLICABLE UTILITY STANDARDS.
2. PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 - YEAR FLOOD PLAIN. SHOWN ON FLOOD INSURANCE RATE MAP 35015C1285 D, AND 35015C1300 G, EFFECTIVE DATE JUNE 04, 2010.
3. TRACTS P1-P8, TRACTS G1-G18 AND TRACT Q ARE TO BE RETAINED BY DEVELOPER AND TRANSFERRED TO HOME OWNERS ASSOCIATION.
4. THIS SURVEY IS COMPILATION OF INFORMATION PROVIDED OR FOUND IN PUBLIC RECORD. THERE MAY BE OTHER DOCUMENTS SPECIFYING EASEMENTS, RESTRICTION, COVENANTS AND CODES THAT WERE NOT PROVIDED OR NOT KNOWN ABOUT AT THE TIME OF PREPARATION OF THIS PLAT.

LEGEND

- ● FOUND MONUMENT (AS NOTED)
- ○ SET 1/2" IRON ROD W/ 1" PLASTIC CAP MARKED "SMA PS 21204"
- ◉ FOUND U.S.G.L.O. BRASS CAP AS NOTED
- (M) MEASURED
- (R) RECORD
- MONUMENT SIGN EASEMENT

SMA Engineering Environmental Surveying

SOUDER, MILLER & ASSOCIATES

3500 Sedona Hills Parkway
Las Cruces, NM 88011
Phone (575) 647-0799
Toll Free (800) 647-0799

CARLSTON RANCH SUBDIVISION
CARLSBAD, NEW MEXICO

SUBMITTED BY :
MONTCLAIR DEVELOPMENT CORPORATION INC.
HERMES DEVELOPMENT NM, LLC
GREEN P, G & E

PROJECT NUMBER 9E33182
DATE MARCH 2025
DATE OF SURVEY 03-01-2024
DRAWING FILE
DRAWING NUMBER
3 OF 8

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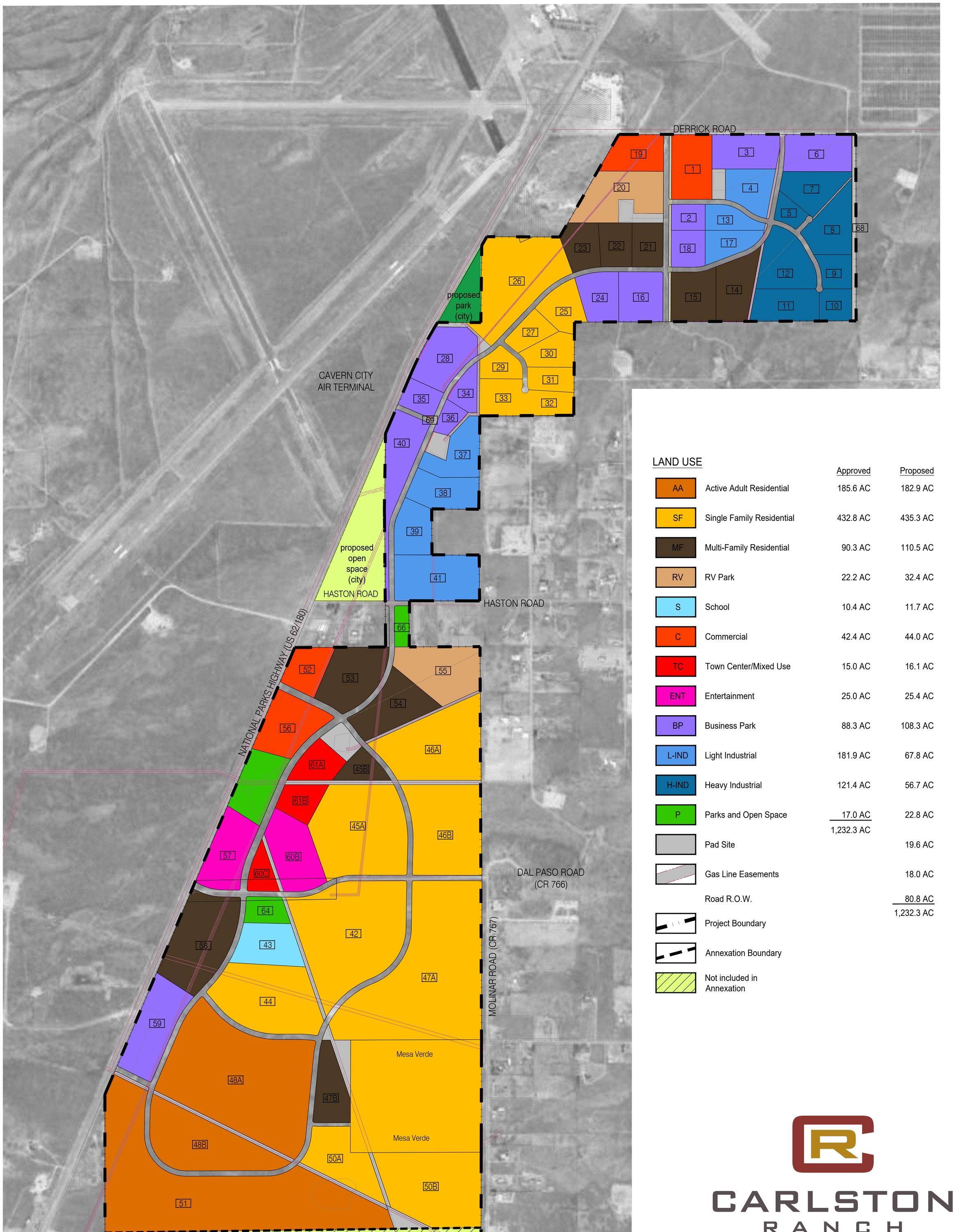
P:\9-Mewborne Oil Easement (9E33182)\Survey\01-DWG\MEWBORNE 1ST GAS\Carlston Ranch Subdivision Replat No.4_ame for monochrome.dwg 3/18/2025 1:25 PM LCF



LAND USE

		Approved	Proposed
AA	Active Adult Residential	185.6 AC	182.9 AC
SF	Single Family Residential	432.8 AC	435.3 AC
MF	Multi-Family Residential	90.3 AC	110.5 AC
RV	RV Park	22.2 AC	32.4 AC
S	School	10.4 AC	11.7 AC
C	Commercial	42.4 AC	44.0 AC
TC	Town Center/Mixed Use	15.0 AC	16.1 AC
ENT	Entertainment	25.0 AC	25.4 AC
BP	Business Park	88.3 AC	108.3 AC
L-IND	Light Industrial	181.9 AC	67.8 AC
H-IND	Heavy Industrial	121.4 AC	56.7 AC
P	Parks and Open Space	17.0 AC	22.8 AC
		1,232.3 AC	
	Pad Site		19.6 AC
	Gas Line Easements		18.0 AC
	Road R.O.W.		80.8 AC
			1,232.3 AC
	Project Boundary		
	Annexation Boundary		
	Not included in Annexation		

CARLSTON RANCH

OWNER
MONTCLAIR DEVELOPMENT CORPORATION
HERMES DEVELOPMENT NM, LLC

PROJECT TEAM
PLANNING/LANDSCAPE ARCHITECTURE
CONSENSUS PLANNING, INC.
ENGINEERING
SOUDER, MILLER & ASSOCIATES

LAND USE PLAN

CONSENSUS PLANNING
NORTH
SCALE: 1" = 200'
100' 0 200'

JULY 27, 2020

CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM

Council Meeting Date: January 5, 2026

DEPARTMENT: Planning & Zoning	**BY**: Jeff Patterson	**DATE**: 12/30/2025

SUBJECT:
Consider approval of the C-Hill Subdivision Unit 1 preliminary plat, creating 10 new lots located north of Church St., west of Miehls Dr., zoned "R-R" Rural Residential District

BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.)
SUBJECT: Preliminary Plat for the C-Hill Subdivision Phase 1, creating 10 new lots for residential development, located north of Church Street and west of Miehls Drive, pursuant to the Carlsbad Code of Ordinances, Chapter 47.

Owner/Applicant:
Carlsbad C Mountain LLC
1880 E Lohman Ave
Las Cruces, NM 88001

SYNOPSIS: The applicant is requesting approval of a preliminary plat showing the plans for 10 lots for residential development. The property is located on the north side of Church Street and west of Miehls Drive along the proposed C-Hill Road. This development will take place in multiple phases.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.): Approval of this request will allow for the potential creation of 10 new lots for residential development.

The applicant has submitted construction plans and infrastructure design plans. The plans are under City review. City water services are available to be extended to the property to service the development. The applicant will need to provide the City with models outlining their estimated use and load capacities when connection to City services is complete.

The following *City of Carlsbad Comprehensive Plan 2040* objectives apply to this request:

Chapter 4: Housing & Neighborhoods
Objectives:

- *To address the current unmet housing needs for all household income levels in Carlsbad.*

Chapter 5: Land Use
Objectives:

- *To address the City's rapid growth rate and resultant need for new residential development.*
- *To identify areas of opportunity for infill and redevelopment.*
- *To identify new growth areas that would be appropriate for new residential and commercial development.*

DEPARTMENT RECOMMENDATION:
Based on review of the application and staff comments, planning staff recommends approval with the following conditions:

1. The developer and engineer shall complete and submit construction plans for review by City staff.
2. The developer shall provide water and sewer models indicating the use and load capacities anticipated upon connection to City services.
3. The developer shall provide plans detailing how the development will provide sewer services.
4. The developer and engineer shall continue to work with City staff regarding the infrastructure installed and the design of the infrastructure.
5. The City's Infrastructure Inspector shall monitor the installation of the approved infrastructure.
6. City staff shall inspect and formally accept the infrastructure installed.

DEPARTMENT COMMENTS:
Public Works: Recommend denial. Drainage plan needs further review.
Fire Department: Recommend denial.
Legal Department: Recommend denial. Single ingress/egress creates public safety issue.
Police Department: Recommend denial.
Utilities Department: Recommend denial - concerns about flow and pressure for domestic use and the fire line.
Planning Division: Recommend denial – Requesting more information about proposed curb and drainage plan. Proposed road name will not work.
Code Enforcement: No comment
Building Department: Recommend approval to Phase 1. Future phases need further review.
Projects Department: Recommend denial. – Requesting more information about the proposed culvert. Rollover curb does not work with proposed drainage plan.

BOARD/COMMISSION/COMMITTEE ACTION:
-

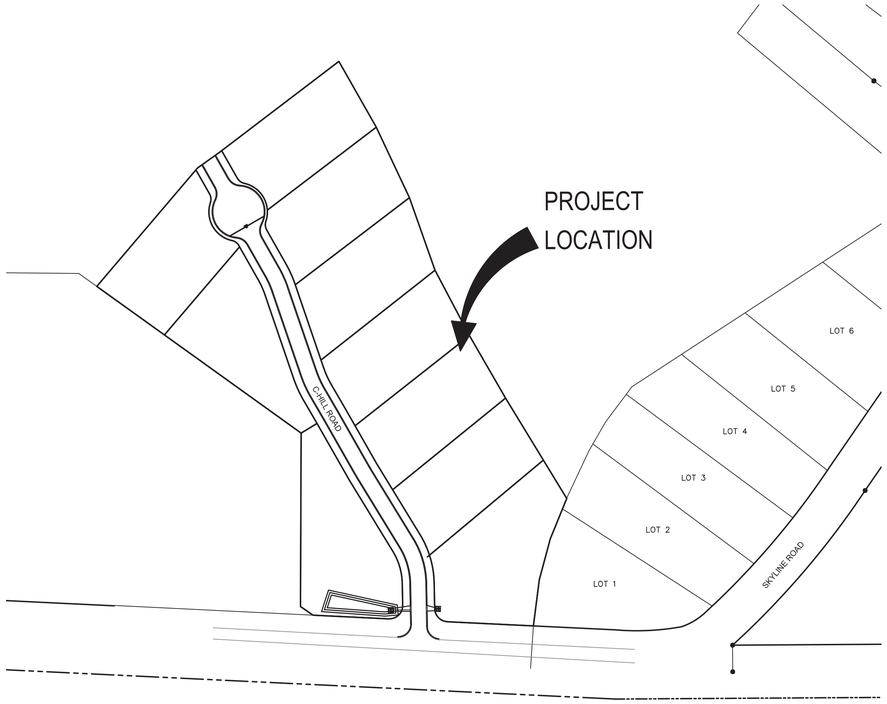
Reviewed by:

City Administor:	Date:

Attachments:
1. P & Z Application Materials - Preliminary Subdivision - C-Hill Subdivision Phase 1

C-HILL SUBDIVISION
PLANS FOR CONSTRUCTION
OCTOBER 2025

INDEX OF SHEETS			
SHEET NUMBER	DESCRIPTION	REV. DATE	DESCRIPTION
C100	TITLE, INDEX, AND VICINITY SHEET		
C200	GENERAL NOTES		
C300	MASTER GRADING PLAN		
C301	GRADING DETAILS		
C302	INTERSECTION DETAILS		
C400	UTILITY PLAN		
C401	UTILITY DETAILS		
C500	PLAN AND PROFILE		



VICINITY MAP: LOCAL AREA MAP
NOT TO SCALE

PROJECT ENGINEER: A&E ENGINEERING

A&E ENGINEERING

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR COMPLYING WITH THE CLC UTILITY BLUE STAKE PROCEDURES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.

THE CONSTRUCTION OF THE SUBDIVISION WILL COMPLY WITH THE CITY OF CALSBAD POLICY FOR SUBSTANTIAL COMPLETION

ENGINEER'S SEAL
ADRIAN RENTERIA
NEW MEXICO
23978
10/31/25
PROFESSIONAL ENGINEER

A&E ENGINEERING

C-HILL SUBDIVISION
COVER SHEET

CHECKED BY:	DATE:
ADRIAN RENTERIA. P.E.	
DRAWN BY:	
CARLOS G.	
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DWG. FILE:	PROJECT #:
	XXX$_2$XX-XX

REVISION #:	REVISION DATE:
1	XX-XX-XXXX

SHEET NO. C100

CITY OF CARLSBAD SPECIFICATIONS FOR THE INSTALLATION OF WATER IMPROVEMENTS

THE FOLLOWING SPECIFICATIONS FOR MATERIALS AND EQUIPMENT TO BE USED IN THE INSTALLATION OF
POTABLE WATER AND SANITARY SEWER IMPROVEMENTS, ARE INTENDED TO BE THE MINIMUM SPECIFICATIONS
TO BE ACCEPTED BY THE CITY. WHERE SPECIFIC ITEMS ARE CALLED FOR BY NAME, MAKE, OR CATALOG NUMBER SUCH REFERENCE SHALL BE INTERPRETED AS ESTABLISHING A STANDARD QUALITY AND
NOT CONSTRUED AS LIMITING COMPETITION. THE USE OF SUBSTITUTES IS PERMISSIBLE IN MOST CASES, PROVIDED WRITTEN REQUEST AND PROPER CERTIFICATIONS ARE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
MATERIALS AND EQUIPMENT USED IN THE INSTALLATION OF WATER AND SEWER IMPROVEMENTS SHALL BE NEW AND UNUSED, MANUFACTURED IN COMPLIANCE WITH STANDARDS PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), THE AMERICAN WATER WORKS ASSOCIATION (AWWA) OR OTHER PUBLISHED APPLICABLE STANDARDS

POTABLE WATER
DISTRIBUTION LINES: 8 INCHES MINIMUM, PVC, SDR 18, CLASS 150, C-900 PUSH GASKETED WATER PIPE (CONNECTION TO EXISTING MAINS IS DONE BY THE CITY UPON REQUEST).
FITTINGS: MECHANICAL JOINT (MJ), CLASS 350 S.S.B. TYPE, DUCTILE IRON PIPE FITTINGS.
FIRE HYDRANT LINES REQUIRE MJ X FLANGE FITTINGS.
GATE VALVES: BONDED RESILIENT SEAT, NON-RAISING STEM TYPE, MECHANICAL JOINT, FUSE BONDED EPOXY COATED INSIDE AND OUT, 2 INCH OPERATING NUT, OPENS COUNTER-CLOCKWISE.
1. VALVES TO BE USED FOR ISOLATION OF MAIN LINES SHALL BE MJ X MJ TYPE.
2. VALVES TO BE USED ON FIRE HYDRANT LINES SHALL BE MJ X FLANGE TYPE.
FIRE HYDRANTS: TYPE MUELLIER SUPER CENTURION 250 OR US PIPE METROPOLITAN M-94
THE COLOR OF THE HYDRANTS SHALL BE CHROME YELLOW.

CITY OF CARLSBAD SPECIFICATIONS FOR HYDROSTATIC TESTING, FLUSHING, DISINFECTION & FLOW TESTING

HYDROSTATIC TESTING
THE CONTRACTOR SHALL BE REQUIRED TO HYDROSTATIC TEST ALL WATER MAINS, LATERALS, DEAD ENDS, AND SERVICE LINES. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF THE WATER DEPT. SUPERINTENDENT OR HIS AUTHORIZED REPRESENTATIVE.
THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NEEDED TO PERFORM THE TEST. IF CONNECTIONS TO THE EXISTING LINES ARE ALLOWED, IT IS WITH THE UNDERSTANDING THAT THE CONTRACTOR ASSUMES ANY RESPONSIBILITY IN CASE OF DAMAGE OR FAILURE OF THE EXISTING SYSTEM. LEAKAGE THROUGH CONNECTIONS TO THE EXISTING LINES, OR LEAKING EXISTING VALVES UNDER THE TEST PRESSURE WILL INVALIDATE THE TEST. THE LINE SHALL BE TESTED AT 150 POUNDS, OR 1.5 TIMES THE NORMAL OPERATING PRESSURE OF THE LINE, WHICH EVER IS GREATER, FOR NOT LESS THAN FOUR HOURS. LEAKAGE SHALL NOT EXCEED 10 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE. THE COST OF TESTING AND FINDING LEAKS, AND RETESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR. WATER FOR TESTING WILL BE FURNISHED BY THE CITY OF CARLSBAD,

TESTING FLUSHING AND DISINFECTING TESTING
MUST FOLLOW AWWA STANDARD FOR WATERLINES

GENERAL CONSTRUCTION NOTES

1. ALL STREET, SIDEWALK, AND UTILITY WORK IS TO BE PERFORMED IN CONFORMANCE WITH CITY OF CARLSBAD STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, UNLESS OTHERWISE PROVIDED.
2. WHEN ABUTTING NEW PAVEMENT TO EXISTING, NEAT CUT BACK EXISTING PAVEMENT TO A NEAT LINE AS REQUIRED TO REMOVE BROKEN OR CRACKED PAVEMENT AND MATCH NEW TO EXISTING. NO SEPARATE PAYMENT WILL BE MADE FOR NEAT CUTTING EXISTING PAVEMENT BUT SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK.
3. THE ENGINEER WILL MAKE AVAILABLE TO THE CONTRACTOR ANY INFORMATION THAT IT OBTAINS FROM ENGINEER INVESTIGATIONS AND OTHER SUPPLEMENTAL INFORMATION OBTAINED FROM UTILITY COMPANIES, PIPELINE OWNERS AND OTHER FACILITY OWNERS THAT HAVE BEEN IDENTIFIED. THE ENGINEER MAKES NO REPRESENTATION AS TO THE VALIDITY OR ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING LOCATIONS FROM UTILITY OWNERS AND MAKING SUCH FURTHER INVESTIGATIONS AS NECESSARY IN ORDER TO LOCATE SUCH PERMANENT AND TEMPORARY UTILITY APPURTENANCES PRIOR TO INITIATING EARTHWORK OPERATIONS.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR EXPLORATORY TRENCHING, IF NECESSARY, TO MORE SPECIFICALLY LOCATE UTILITY LINES. THE COST OF LOCATING UTILITY LINES INCLUDING EXPLORATORY TRENCHING WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION. FOR THE VERIFICATION AND DETERMINATION OF DEPTHS OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CONTACT THE CITY OF CARLSBAD; FOR UTILITY LOCATES PLEASE CONTACT NM ONE CALL 1-800-885-2537.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVALS REQUIRED TO COMPLETE THE PROJECT. ADDITIONAL REMOVALS NOT SHOWN ON THE PLANS WILL BE DESIGNATED BY THE PROJECT MANAGER, REMOVAL OF STRUCTURES AND OBSTRUCTIONS AND THE CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR UNLISTED REMOVALS, ITEMS DESIGNATED FOR REMOVAL WITHOUT SALVAGE, UNSUITABLE CONSTRUCTION MATERIALS AND DEBRIS FROM CLEARING AND GRUBBING ARE TO BE PLACED IN AN ENVIRONMENTALLY SUITABLE DISPOSAL SITE DECIDED UPON AND COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE REGULATORY AGENCIES. THE DETAILS OF DISPOSAL OPERATIONS, BORROW MATERIAL, ROCK AREAS OR AREAS WHICH MAY IMPACT ENDANGERED SPECIES OR ARCHAEOLOGICAL RESOURCES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING AND CLEANUP OF SPILLS ASSOCIATED WITH PROJECT CONSTRUCTION AND SHALL REPORT AND RESPOND TO SPILLS OF HAZARDOUS MATERIALS SUCH AS GASOLINE, DIESEL, MOTOR OILS, SOLVENTS, CHEMICALS, TOXIC AND CORROSIVE SUBSTANCES, ETC., WHICH MAY BE A THREAT TO PUBLIC HEALTH OR THE ENVIRONMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING DISCOVERIES OF PAST SPILLS AND OF CURRENT SPILLS NOT ASSOCIATED WITH CONSTRUCTION. REPORTS SHALL BE MADE IMMEDIATELY TO THE NM ENVIRONMENTAL DEPARTMENT EMERGENCY RESPONSE AT 827-4308 OR 470-3657. THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT PAVEMENT MATERIAL REMOVED ON THE PROJECT BY HAULING TO AN APPROVED LANDFILL; IN ACCORDANCE WITH THE REGULATIONS OF THE NEW MEXICO SOLID WASTE ACT.
7. MAINTENANCE OF RECORD PLANS. THE CONTRACTOR SHALL MAINTAIN AN UP-TO-DATE SET OF RECORD DRAWINGS FOR THE PROJECT. THESE PLANS SHALL BE KEPT CURRENT WITHIN TWO WEEKS AND SHALL BE SUBJECT TO REVIEW BY THE PROJECT REPRESENTATIVE FOR COMPLETENESS ONCE A MONTH. THE FINAL AS-BUILT PLANS SHALL BE SUBMITTED TO THE PROJECT REPRESENTATIVE PRIOR TO FINAL PAYMENT. THIS WORK WILL BE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFORE.
8. QUALITY CONTROL/QUALITY ASSURANCE INCIDENTAL TESTING FOR CONCRETE AND BASE COURSE IS REQUIRED. THE CONTRACTOR SHOULD INCLUDE COSTS FOR QC TESTING WITH THESE ITEMS.
9. THE CONTRACTOR WILL BE PROVIDED AN EROSION CONTROL PLAN BY THE ENGINEER AND WILL BE RESPONSIBLE FOR THE PREPARATION OF THE STORM WATER POLLUTION PREVENTION PLAN FOR HIS EQUIPMENT YARD AND FOR THE INTERIM CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR SHALL PROVIDE THE PAVEMENT DESIGN TO BE USED ON THIS PROJECT TO THE PROJECT ENGINEER FOR APPROVAL.
11. ALL ADA RAMPS ON CORNERS TO BE BUILT AT THE TIME OF ROAD CONSTRUCTION.
12. ALL CONSTRUCTION DETAILS SHALL COMPLY WITH CITY OF CARLSBAD, NEW MEXICO PUBLIC INFRASTRUCTURE SPECIFICATIONS ADOPTED JULY, 2019 (RES. NO 2019-29)

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR COMPLYING WITH THE CITY OF CARLSBAD UTILITY COUNSEL BLUE STAKE PROCEDURES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.

ENGINEER'S SEAL
ADRIAN RENTERIA
NEW MEXICO
19781
PROFESSIONAL ENGINEER
10/31/25

A&E ENGINEERING

C-HILL SUBDIVISION
GENERAL NOTES

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ADRIAN RENTERIA. P.E.	
	DRAWN BY:
	CARLOS G.
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	XXX-XX-XX

REVISION #:	REVISION DATE:
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SHEET NO. C200

GRADING PLAN
SCALE 1" = 40'

0 300' 600'
SCALE: 1" = 40'

ENGINEER'S SEAL
ADRIAN RENTERIA
NEW MEXICO
23978
10/31/25
PROFESSIONAL ENGINEER

A&E ENGINEERING

C-HILL SUBDIVISION
GRADING PLAN

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	DRAWN BY:
	CARLOS G.
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	XXX-XX-XX
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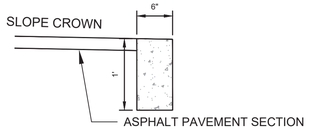
1	XX-XX-XXXX

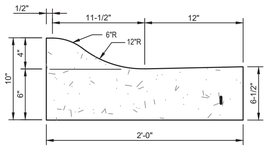
SHEET NO.
C300

TO BE USED TO MAINTAIN THE STREET EDGE & WHEN SIDEWALKS ARE NOT REQUIRED



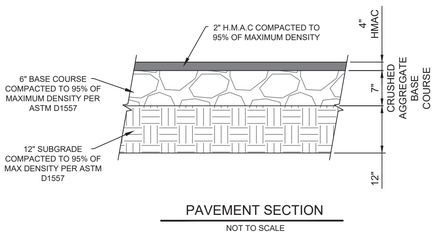
FLUSH CURB

NOT TO SCALE



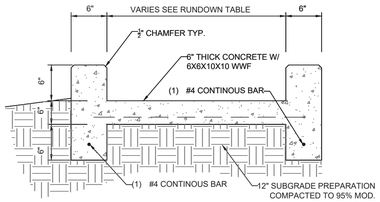
4" ROLLOVER CURB & GUTTER

NOT TO SCALE



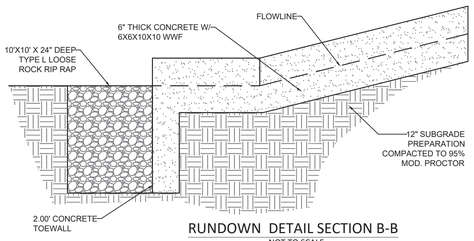
PAVEMENT SECTION

NOT TO SCALE



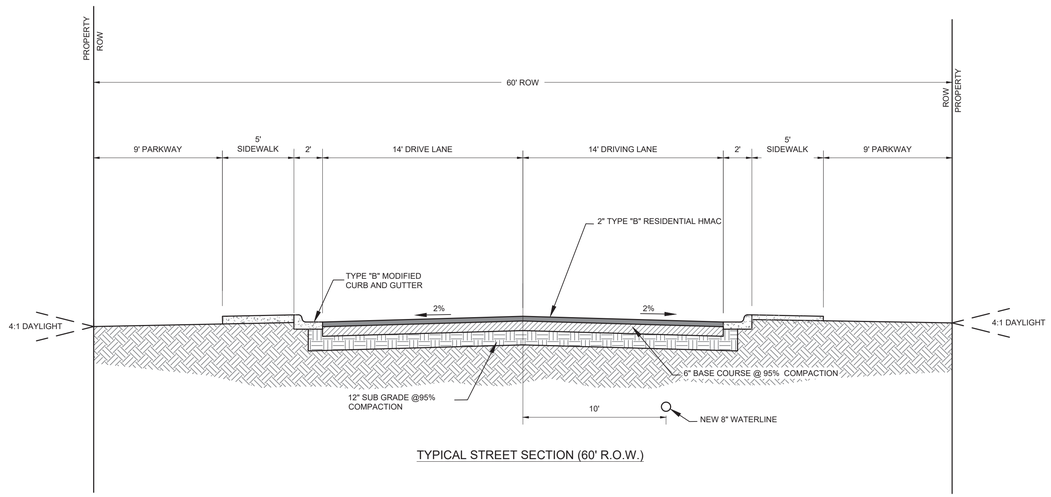
RUNDOWN DETAIL SECTION A-A

NOT TO SCALE

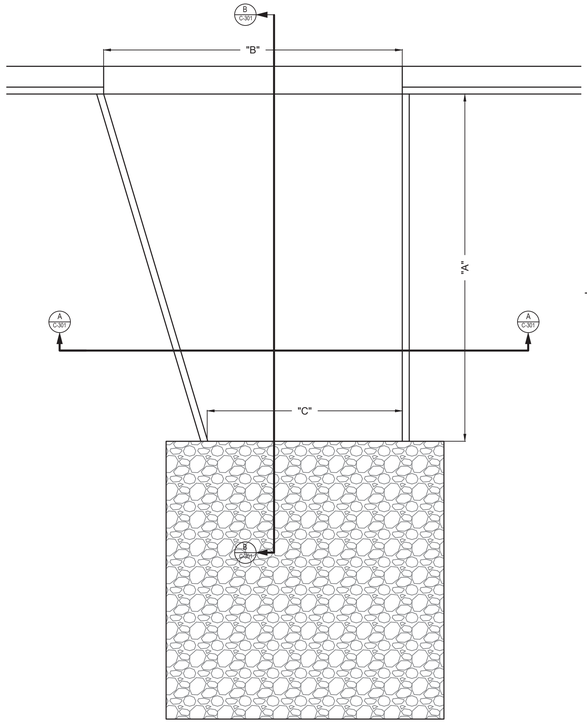


RUNDOWN DETAIL SECTION B-B

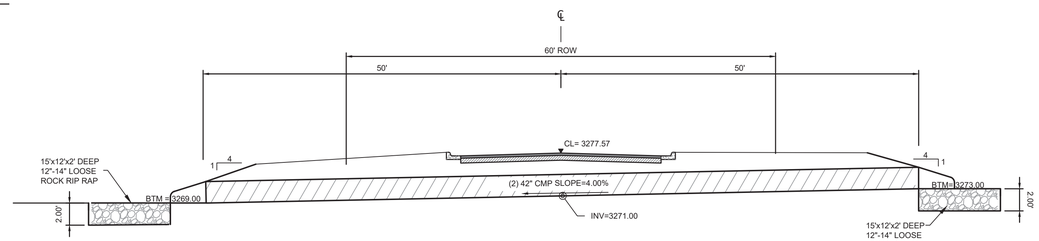
NOT TO SCALE



TYPICAL STREET SECTION (60' R.O.W.)

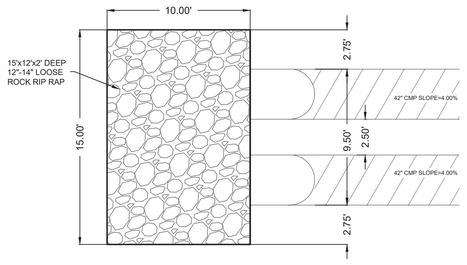


RUNDOWN TABLE			
RUNDOWN	A	B	C
1	31LF	10LF	5LF
2	15LF	10LF	5LF



CULVERT STRUCTURE "A" SECTION C-C

NOT TO SCALE



PIPE END SECTION PLAN VIEW

NOT TO SCALE

ADRIAN RENTERIA NEW MEXICO 23978 10/31/25 PROFESSIONAL ENGINEER ENGINEER'S SEAL

A&E ENGINEERING

C-HILL SUBDIVISION
GRADING DETAILS

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ADRIAN RENTERIA, P.E.	
	DRAWN BY:
	CARLOS G.
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	XXX-XX-XX
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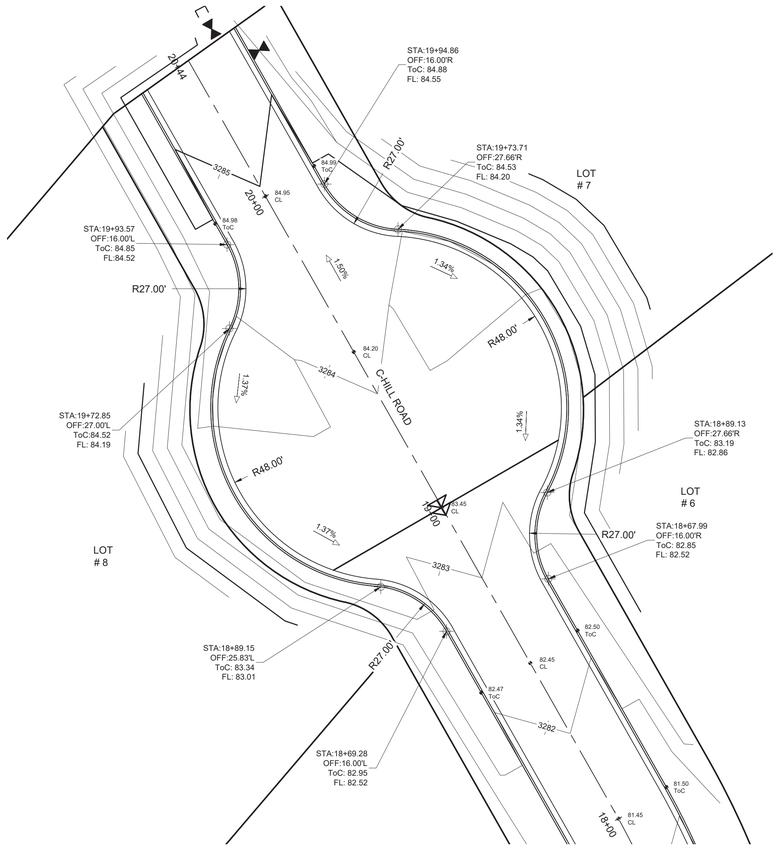
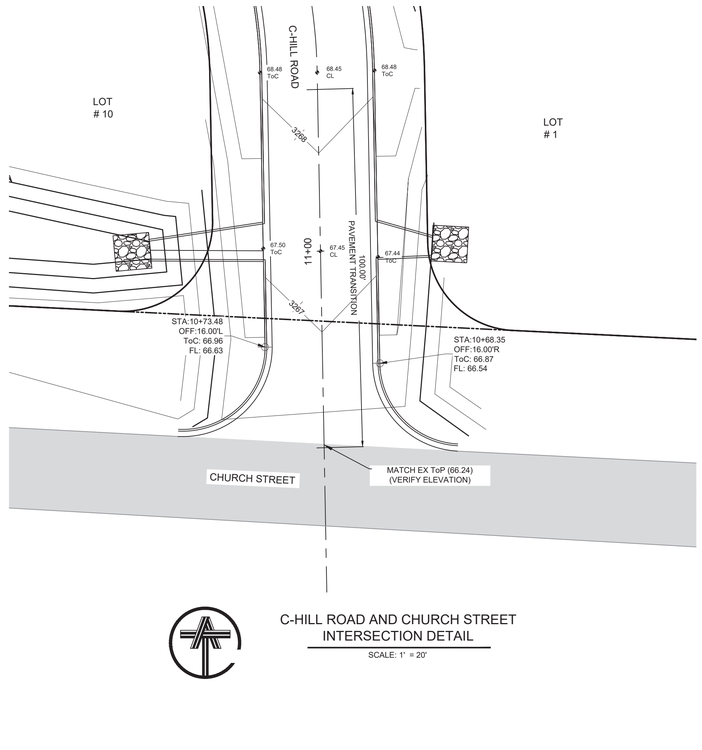
SHEET NO. C301



C-HILL KNUCKLE DETAIL

SCALE: 1" = 20'



C-HILL ROAD AND CHURCH STREET
INTERSECTION DETAIL

SCALE: 1" = 20'

ENGINEER'S SEAL
ADRIAN RENTERIA
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PROFESSIONAL ENGINEER

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INTERSECTION DETAILS

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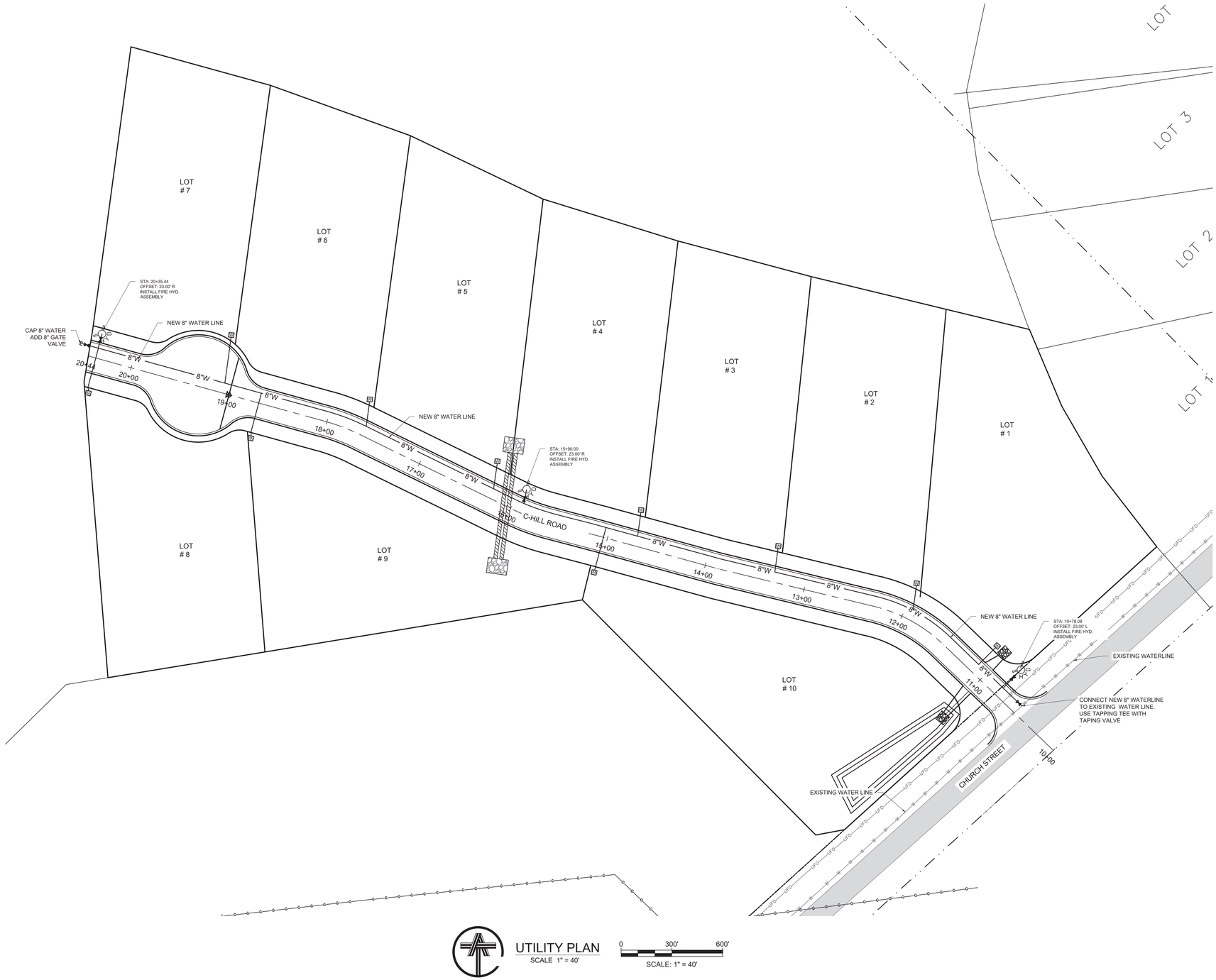
SHEET NO. C302



UTILITY PLAN
SCALE 1" = 40'

0 300' 600'
SCALE: 1" = 40'

LEGEND

—12"W—12"W—	PROPOSED 8" WATER LINE
—12"SS—12"SS—	PROPOSED 8" WATER LINE
—8"SS—8"SS—	PROPOSED 8" WATER LINE
—8"W—8"W—	PROPOSED 8" WATER LINE
—2"G—2"G—	PROPOSED 2" GAS LINE
	PROPOSED 8" X45° BEND
	PROPOSED 8" X90° BEND
	PROPOSED 8"X8"X8" TEE
	PROPOSED WATER METER
	PROPOSED BACKFLOW PREVENTOR
	PROPOSED 8" WATER VALVE
	PROPOSED SEWER CLEANOUT
	PROPOSED SEWER FLOW
	PROPOSED FIRE HYDRANT
— W —	EXISTING WATER LINE
— S —	EXISTING SEWER LINE
— E —	EXISTING ELECTRIC LINE
— G —	EXISTING GAS LINE
	EXISTING 8" TEE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
Ⓢ	EXISTING SEWER MANHOLE

ENGINEER'S SEAL
ADRIAN RENTERIA
NEW MEXICO
23978
10/31/25
PROFESSIONAL ENGINEER

A&E ENGINEERING

C-HILL SUBDIVISION
UTILITY PLAN

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1	XX-XX-XXXX

SHEET NO. C400

CITY OF CARLSBAD
MEGALUG RESTRAINT CHART
LENGTH OF RESTRAINT (LR) FOR C-900 PVC PIPE

PAGE 2 of 2

NOMINAL PIPE SIZE	DEAD ENDS	REDUCERS			
		PIPE SIZE	TO	PIPE SIZE	LR=
Soil Type: CL					
3"	22'				
4"	27'	4"	→	3"	9'
6"	38'	6"	→	4"	20'
8"	50'	8"	→	6"	21'
10"	61'	10"	→	8"	20'
12"	72'	12"	→	10"	35'
Soil Type: ML					
3"	33'				
4"	40'	4"	→	3"	13'
6"	56'	6"	→	4"	29'
8"	73'	8"	→	6"	31'
10"	88'	10"	→	8"	30'
12"	104'	12"	→	10"	51'

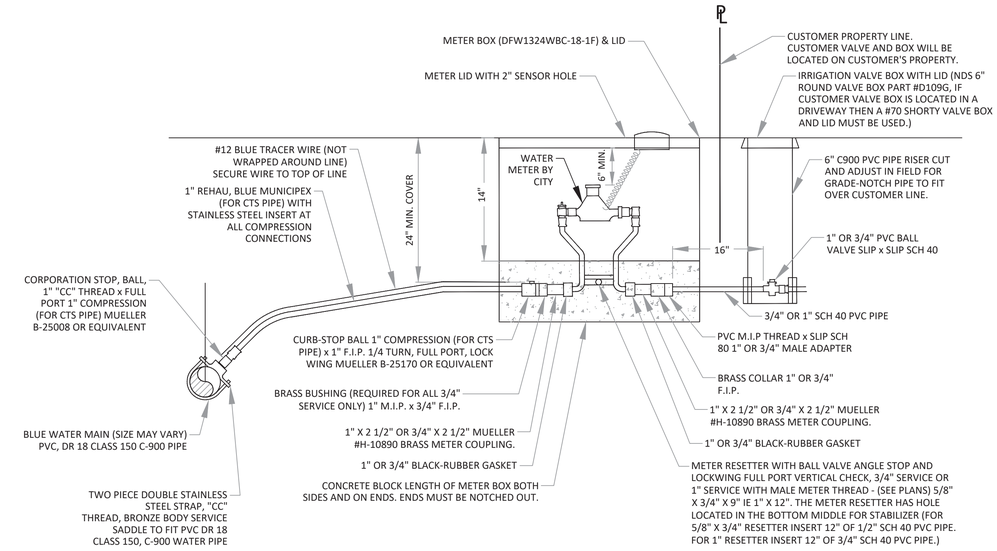
CITY OF CARLSBAD
MEGALUG RESTRAINT CHART
LENGTH OF RESTRAINT (LR) FOR C-900 PVC PIPE

PAGE 1 of 2

NOMINAL PIPE SIZE	HORIZONTAL BENDS			TEES		VERTICAL OFFSETS			
						45° BEND FITTING		22.5° BEND FITTING	
	90° LR =	45° LR =	22.5° LR =	LRN = 5'	LRN = 10'	DOWN BEND	UP BEND	DOWN BEND	UP BEND
Soil Type: CL									
3"	11'	5'	2'	4'	1'	13'	4'	6'	2'
4"	14'	6'	3'	8'	1'	16'	5'	8'	2'
6"	20'	8'	4'	19'	1'	23'	7'	11'	3'
8"	26'	11'	5'	32'	13'	30'	9'	14'	4'
10"	31'	13'	6'	41'	23'	36'	10'	17'	5'
12"	37'	15'	7'	53'	34'	43'	12'	21'	6'
Soil Type: ML									
3"	14'	6'	3'	11'	1'	14'	3'	7'	1'
4"	16'	7'	3'	18'	1'	16'	3'	8'	2'
6"	23'	10'	5'	33'	13'	23'	5'	11'	2'
8"	30'	12'	6'	51'	30'	30'	6'	15'	3'
10"	36'	15'	7'	64'	43'	37'	8'	18'	4'
12"	42'	18'	8'	79'	58'	43'	9'	21'	4'

DESIGN PARAMETERS:
SOIL TYPE= CL, CLAY W/LOW LIQUID LIMIT
SOIL TYPE=ML,SILT LOW W/LOW LIQUID LIMIT
TRENCH TYPE=3
TEST PRESSURE=150 PSI
SAFETY FACTOR=1.5
MINIMUM BURY DEPTH= 4'
VERTICAL CALCULATIONS BASED ON 8' LOW SIDE DEPTH.

LRN=SHORTEST LENGTH OF PIPE RESTRAINED TO THE RUN OF THE TEE FITTING(BOTH SIDES OF TEE).
→ =DIRECTION OF THRUST

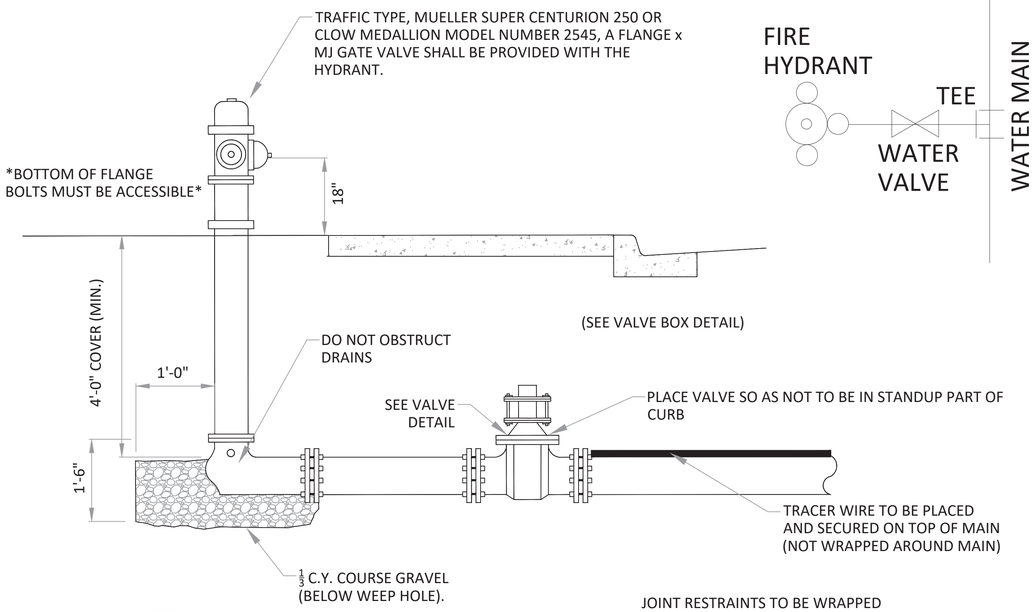


NOTES:
1. ANY DEVIATION OF COMPONENT MODELS SHOWN SHALL BE APPROVED BY THE ENGINEER AND THE CITY OF CARLSBAD.
2. NEW WATER SERVICES TO BE INSTALLED 5'-0" FROM SIDE LOT LINE UNLESS OTHERWISE SHOWN IN THESE PLANS.
3. SERVICE LINE SHALL BE ONE CONTINUOUS PIPE. NO SPLICES WILL BE ACCEPTED. LINE SHALL BE 24" MINIMUM BURIAL.
4. ALL BRASS FITTINGS MUST BE NO LEAD/LOW LEAD.
5. ALL COMPRESSION CONNECTIONS SHALL BE MUELLER 110 CONDUCTIVE COMPRESSION CONNECTION TYPE.
6. EQUIVALENT PARTS AND MATERIALS MAY BE USED IF APPROVED BY THE CITY OF CARLSBAD.

TYPICAL (3/4" TO 1")
WATER SERVICE LATERAL
NOT TO SCALE

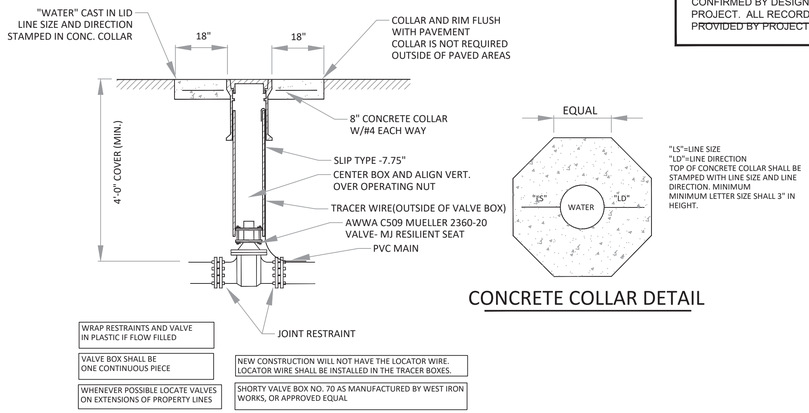
RECORD CONSTRUCTION DRAWINGS

VISUALLY VERIFIABLE CONSTRUCTION IMPROVEMENTS CONFIRMED BY DESIGN ENGINEER AT COMPLETION OF PROJECT. ALL RECORDS OF UNDERGROUND IMPROVEMENTS PROVIDED BY PROJECT CONTRACTOR.



NOTE:
PLACE HYDRANT AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER.

NEW FIRE HYDRANT
CONSTRUCTION DETAIL
NOT TO SCALE



VALVE AND BOX DETAIL
(TYPICAL)

CONCRETE COLLAR DETAIL

ENGINEER'S SEAL
ADRIAN RENTERIA
NEW MEXICO
23978
10/31/25
PROFESSIONAL ENGINEER
A&E ENGINEERING

C-HILL SUBDIVISION
UTILITY DEATILS

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ADRIAN RENTERIA. P.E.	
	DRAWN BY:
	CARLOS G.
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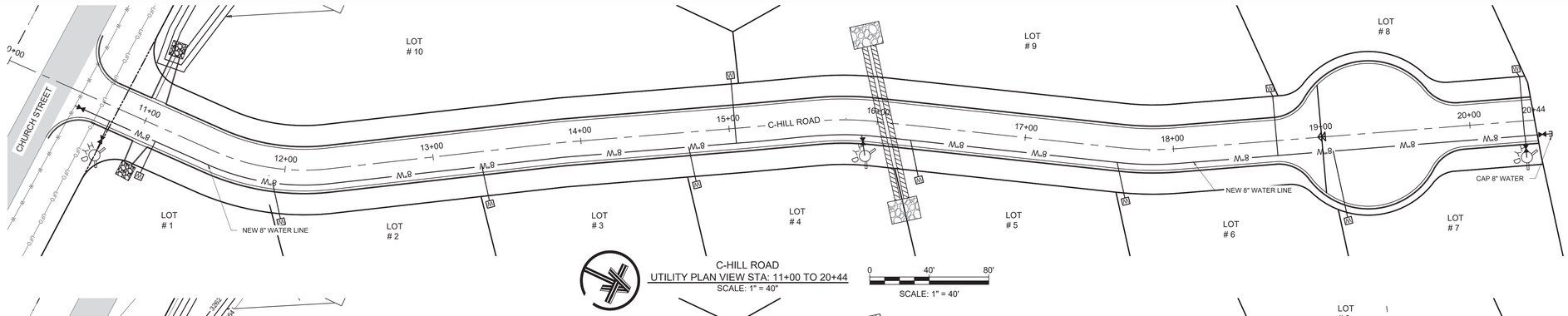
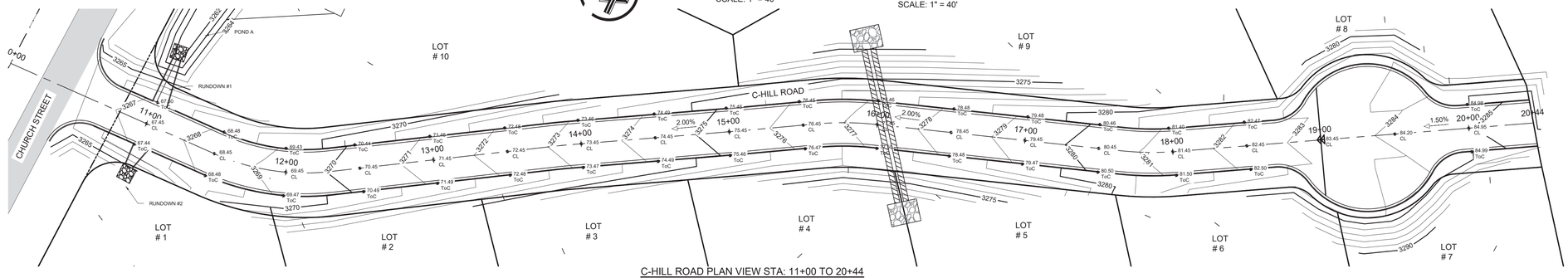
REVISION #:	REVISION DATE:
1	XX-XX-XXXX

SHEET NO. C401

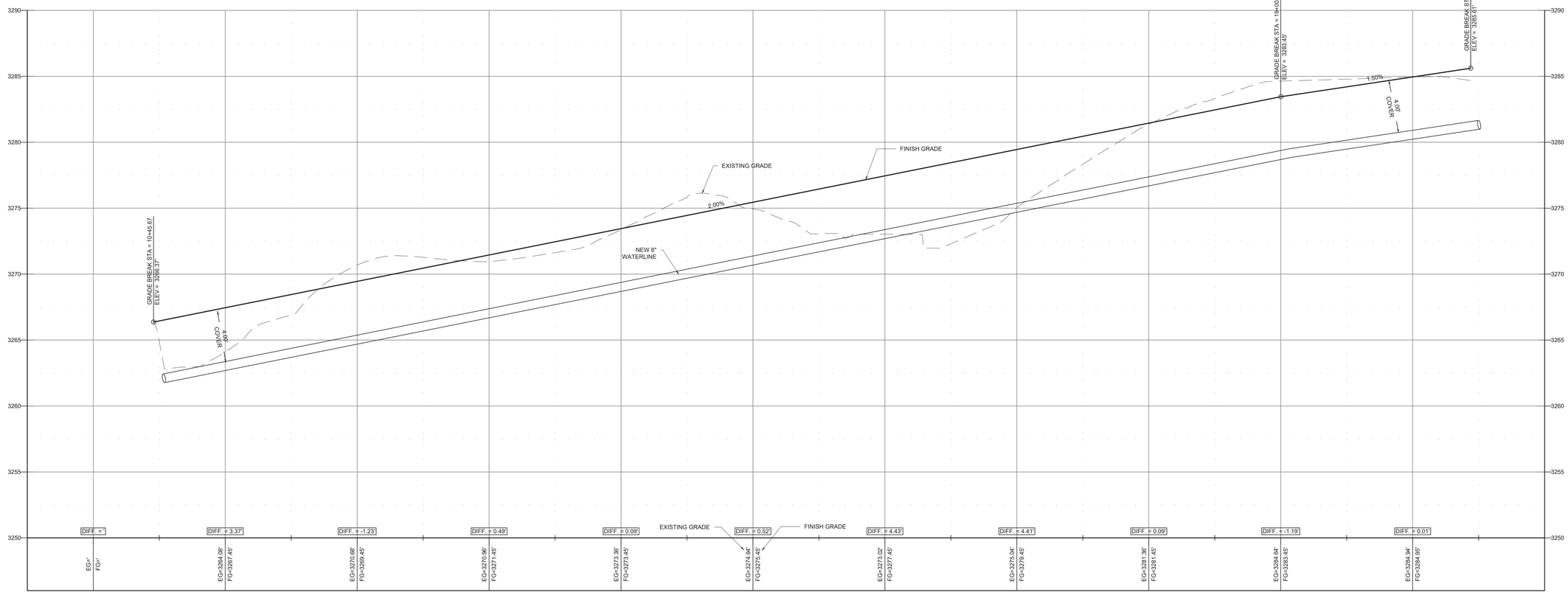


C-HILL ROAD
UTILITY PLAN VIEW STA: 11+00 TO 20+44
SCALE: 1" = 40"

0 40' 80'
SCALE: 1" = 40'



C-HILL ROAD PLAN VIEW STA: 11+00 TO 20+44
SCALE: 1" = 40"



C-HILL ROAD PROFILE VIEW STA: 10+00 TO 20+00
SCALE: HORIZONTAL: 1" = 40"
VERTICAL: 1"=4'

ENGINEER'S SEAL
ADRIAN RENTERIA
NEW MEXICO
23978
10/31/25
PROFESSIONAL ENGINEER

A&E ENGINEERING

C-HILL SUBDIVISION
PLAN AND PROFILE

CHECKED BY:	DATE:
ADRIAN RENTERIA, P.E.	
DRAWN BY:	
CARLOS G.	
--	
--	

DWG. FILE:	PROJECT #:
	XXX-XX-XX

REVISION #:	REVISION DATE:
1	XX-XX-XXXX

SHEET NO. C500

APPLICATION FOR SUBDIVISION APPROVAL

(SEE MUNICIPAL CODE CHAPTER 47 - SUBDIVISION REGULATIONS FOR PLAT REQUIREMENTS)

Application Date: November 3, 2025

Fee Paid: $330.00

Application Type and fee:
- ☐ Sketch Plat (no fee)
- ☒ Preliminary Plat (1-7 lots: $150.00 + $2.00/lot; 8+ lots: $300.00+$3.00/lot)
- ☐ Final Plat (no fee)
- ☐ Summary Review* ($50.00)

RECEIVED
DEC - 9 2025
Receipt Date Stamp
Planning, Engineering & Public Works Dept.

CARLSBAD "C" MOUNTAIN LLC	Ken Thurston Development
NAME OF PROPERTY OWNER	NAME OF DEVELOPER (IF DIFFERENT FROM OWNER)
1880 E. Lohman	1880 E. Lohman
ADDRESS	ADDRESS
Las Cruces, NM 88001	Las Cruces, NM 88001
CITY STATE ZIP	CITY STATE ZIP
PHONE EMAIL	PHONE EMAIL

Location of the property being subdivided: Intersection of Church Street and C-Hill Road

Is the property:

- ☒ Within the City of Carlsbad Zoning District:

  ☐ R-R ☐ R-1 ☐ R-2 ☐ C-1 ☐ C-2 ☐ I ☐ PUD

- ☐ Outside the City Limits but within the City's Planning and Platting Jurisdiction (5-Mile Radius)

Existing Use of the Property: Vacant

Proposed Use of the Property: Residential

The Carlsbad Code of Ordinances Chapter 47 - Subdivision Regulations and Section 3-20-1 et. seq. NMSA 1978, regulate the subdivision of land. As the property owner, I understand that all required information must be provided in accordance with these regulations and that the construction of certain public improvements may be required as a condition of plat approval. If these improvements are not already in place and accepted by the City, the applicant must attach a financial guarantee, subject to approval by the City, that these improvements will be completed within 1 (one) calendar year after the date of this application or request a variance by the City Council of the applicable subdivision regulation(s). The justification required for this variance is summarized on the reverse side of this page and must be reviewed by the Planning and Zoning Commission prior to submittal to the City Council.

SIGNATURE OF PROPERTY OWNER

DOCUMENTATION TO BE SEALED BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, AS APPLICABLE, AND SUBMITTED WITH THIS APPLICATION:

- ☐ A plat of the property to be subdivided prepared in conformance with Chapter 47 of the Carlsbad Code of Ordinances and applicable New Mexico Surveying Law.
- ☐ A scaled drawing locating all existing structures, water and sewer service lines, and other utilities on or serving the property with accurate dimensions from all existing structures to all property lines. The drawing is not required if the property is vacant or otherwise undeveloped.
- ☐ Construction plans defining and illustrating the design and construction requirements for all public improvements required by Chapter 47 of the Carlsbad Code of Ordinances and subject to approval and acceptance by the City (not required for summary review).
- ☐ If applicable, detailed Estimates of Construction Costs for the proposed infrastructure improvements suitable for the preparation of the performance bond typically submitted as the financial guarantee that the infrastructure will be completed (not required for summary review).

*LIMITATION ON THE USE OF SUMMARY REVIEW PROCESS

(AS PER SECTION 3-20-8 NMSA 1978 AND CHAPTER 47 CODE OF ORDINANCES)

Subdivisions submitted for review under this process shall comply with applicable subdivision regulations and are limited to:

1. Subdivisions of not more than two parcels of land;
2. Re-subdivisions, where the combination or recombination of portions of previously planted lots does not increase the total number of lots;
3. Subdivision of two or more parcels of land in areas zoned for industrial use.
4. One per parcel of land per year as calculated from approval date.

VARIANCES

(AS PER CHAPTER 47 SEC. 47-7 CODE OF ORDINANCES)

Whenever, in the opinion of the board of appeals, the strict application of the requirements contained in this chapter would result in extreme practical difficulties or undue misuse of property, the board may modify such requirements as are necessary so that the subdivider is allowed to develop his/her property in a reasonable manner providing that the public interests of the community and its citizens are protected and the general intent and spirit of these regulations are preserved. The board shall grant such a variance or modification only upon determination that:

1. The variance will not be detrimental to the public health, safety and general welfare of the community; and
2. The variance will not adversely affect the reasonable development of adjacent property; and
3. The variance is justified because of topographic or other special conditions unique to the property involved in contradistinction to mere inconvenience or financial disadvantage; and
4. The variance is consistent with the objectives of this chapter and will not have the effect of nullifying the intent or purpose of this chapter or the comprehensive plan; and
5. The variance has been shown to be in the best interest of the general public and not only of interest to the developer, land owner or other interested party; and
6. The hardship must not be pecuniary and must be a direct result of the land location, topography or other characteristic; and
7. Where a variance is requested from the required provision of sidewalks, and ADA compliant, alternative route to the nearest bus stop or school is required. If an alternative route cannot be provided, a variance shall not be approved.

FINAL DRAINAGE STUDY

FOR

C Hill Subdivision

APPROXIMATELY 11 ACRES

PREPARED FOR

Ken Thurston Development

October 2025

Presented to:

CITY OF CARLSBAD ENGINEERING DEPARTMENT.

A&E ENGINEERING

This document was prepared under the supervision and direction of the undersigned whose seal as a Professional Engineer, licensed to practice as such in the State of New Mexico, is affixed be below.

ADRIAN RENTERIA P.E. # 21978

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APPENIDIX E

1. **HYDROCAD HYDRAULICS REPORTS FOR THE 100-YR -STRUCTURE A (CULVERT CROSSING).**

1-INTRODUCTION

This Final Drainage Study was performed for the C Hill Subdivision located west of the City of Carlsbad, New Mexico in Eddy County. The Subdivision consists of an approximately 11-acres of land.

The area is typically desert vegetation with rocky gravelly soil types. Historical runoff flows from east to west. Runoff is collected is shallow concentrated to concentrated flows. The property is located within a FEMA Zone X, which are areas not subject to flooding by the 1% (100-year) annual chance flood. The property is found on FIRM No. 35015C1045D.

The property is being developed into (10) single family residential housing lots with lot sizes ranging from 0.87 to 1.12-acres. It is the intent of this development to retain the increase in storm runoff with a regional pond. Historical runoff will be attenuated in this pond.

On-site storm water collection areas within the property will provide adequate volume for storage to control the storm water collected from the 11-acre site in the 100-year event. The location and type of all drainage structures and storm water collection areas are noted on the developed basin maps in Appendix A.

2-METHODOLOGY

The methodology used to complete this drainage analysis is outlined in the Engineering Field Manual for Conservation Practices, Chapter 2 titled “Peak Rates of Discharge for Small Watersheds” published in 1985 by the United States Department of Agriculture Soil Conservation Services.

The 10- and 100-year frequency precipitations utilized to create the rainfall pattern are 3.64 and 5.93 inches respectively, for a 24-hour period. These values were derived from the NOAA Atlas 14, Volume 1, Version 5. The tabulation of these frequency estimates is made available in Appendix A, Item#1.

3-SCOPE OF INVESTIGATION

The objectives of this investigation are:

- Determine the probable external and internal drainage areas responsible for runoff in the development.
- Determine the probable 10-year volume and flow rates (V-10/Q-10) and 100 year volume and flow rates

(V-100/Q-100) for the external and internal drainage areas for the undeveloped and developed states of the project.

- Determine the size, approximate location and outlet control characteristics of storm water ponding areas that will reduce the developed flow rates for the site to levels at or below the undeveloped flow rates for the site.
- Determine the roadway hydraulic capacity of for 10-year Initial Storm event and the 100-year Major Storm event

4-METEOROLOGICAL & GEOLOGICAL

Carlsbad lies in the northern reaches of the Chihuahuan Desert and situated in the lower Pecos River Valley.

CLIMATE

The climate of the area around the Pecos Valley is mild, arid continental type, which is characterized by fairly hot summers and mild winters with warm spring and fall seasons. The air is normally clear and dry with considerable annual and diurnal fluctuations in temperature. Most of the rainfall occurs in the form of summer thunderstorms. The most active thunderstorm season is typically June to late September. These storms are of short duration and result from convective and/or orographic lifting of air masses. The more intense of these storms follow a period of inflow of warm air originating in the Gulf of Mexico. A moist air mass invading the area from the southeast has shown to be the most likely to produce large scale storm events. Occasional precipitation occurs as a result of an invasion of tropical Pacific air. Frontal activity is most prevalent in the area during western fronts and is accompanied by rain or snow of light intensity.

RAINFALL

Precipitation during the summer months is generally in the form of thundershowers of short duration, resulting from convective orographic lifting or a combination of both. The more intense of these storms follow a period of inflow of warm moist air originating in the Gulf of Mexico, although occasionally precipitation occurs as a result of the invasion of tropical Pacific air. Frontal activity is most prevalent in this area during the winter and early spring, and if moist air is present, it can be accompanied by rain or snow of light to moderate intensity.

The average annual precipitation is approximately 14 inches. It should be noted that approximately 60 percent of the average annual rainfall occur during the period from July through October and the largest amounts occur during July and August when small-area high-intensity thunderstorms are most prevalent. Average annual snowfall for the area is 3 to 4.8-inches.

SOIL INVESTIGATION

HYDROLOGIC SOIL CLASSIFICATION & SOIL DESCRIPTION

The soil within the site, as well as the adjacent areas and watersheds, is composed of Ector Stony Loam (EC), Ector extremely Rock Loam (EE) and Upton gravelly Loam (UG) as defined in the NRCS Web Soil Survey of Dona Ana County Area, New Mexico, as prepared by the United States Department of Agriculture, Soil Conservation Service in cooperation with the United States Department of the Interior, Bureau of Land Management, and the New Mexico Agricultural Experiment Station. A map and breakdown of NRCS information can be found in Appendix A (Items #2).

RUNOFF CURVE NUMBER

The composite CN value (developed CN) for each area was calculated using the contributing lot pad areas, driveways, and street areas. The composite CN for each area was determined with corresponding initial infiltration and time of concentration. Hydrology tables were developed for the project which accounts for the various soil types and areas of the undeveloped and developed areas affecting the project. The CN tables for on-site and offsite basins are available in Appendix A (Item #3 and 4).

SOIL DESCRIPTION

The Soil type found to be on-site and off-site basin are a “Type D” soil type with a curve number (CN) of 88. Depth usually ranges from 0 to a maximum of 60 inches or more. Elevations range from 3,300 feet to 4,800 feet. The average annual precipitation is between 10-18 inches, the average annual temperature is 58-62 degrees, and the average frost-free period is 195-210 days.

5-BASIN PARAMETERS

The pre-development condition of the property and adjacent Right-of-Way is composed of 10.61-acre native desert terrain located on the west side of Carlsbad. The historical runoff flows from east to west and north to south and forms shallow concentrated tributary channel flows. The predeveloped model consists of 2 sub areas onsite and 2 sub areas offsite. The onsite predeveloped basins are shown on sheet DR-1 of Appendix B.

The developed model consists of 4 sub areas in the development. The developed model was created to determine internal flows and storm water ponding volumes required to control the site runoff flows. The onsite developed basins are shown on sheet DR-2 of Appendix B.

6- HYDROLOGY

STORM WATER DRAINAGE CHARACTERISTICS-UNDEVELOPED SITE

The FEMA floodplain map is shown on sheet DR-3 of Appendix B. The area is shown to be in a Zone X which are categorized as areas to be in minimal Flood Hazard.

The runoff from the site is from undeveloped areas made up of desert terrain. The watersheds exhibit sheet flow draining from east to west and north to south. The runoff is slow and abstraction and permeation of the runoff by the gravelly soil is high.

STORM WATER DRAINAGE CHARACTERISTICS-DEVELOPED SITE

The initial runoff from the developed site will be from paved roadways, and excess overflow created by the developed residential lots. The developed street surface flows from the subdivision are proposed to be self-contained and routed to the proposed regional pond. Increase runoff developed by the homes will also be routed to individual on-lot pond constructed at the time of individual lot development.

The lot areas in the subdivision range from 0.87 to 1.12-acres in size. There are 10 residential lots being proposed for the subdivision. The developed areas of the site are comprised of the roadways, driveways and building construction. These areas will be considered to be impervious. The remaining lot areas are proposed to consist of the front and rear yards which are proposed to be desert landscaped with pervious ground lining or left as natural desert areas until residence is constructed.

The project is designed for a crowned sloped urban type road sections with a 4-inch rollover curb and gutter. The proposed storm water pond will utilize controlled release in the event of large storm rainfall/runoff events and will utilize on-site percolation and evaporation to dissipate storm water collected from the site.

DEVELOPED SITE:

Typical Street Area:
Minor Local (60' ROW)
Pavement width = 28-feet
Curb and Gutter= 4-feet
Sidewalk= 10-feet
Parkway Area= 18-feet
Percent impervious= 42/60=98% (used 70% impervious area for calculations)

The table provided in Appendix A Item #5 through #7 outlines the hydrologic summary of the pre-development and post-development basins for the 10-yr and 100-yr storm frequency event.

Existing On-Basin	Area	Volume (AF)		FLOW RATE (cfs)	
	(Acres)	V10	V100	Q10	Q100
E-1	9.31	1.86	3.54	34.84	64.21
E-2	1.31	0.26	0.50	5.17	9.50
Total	10.61	2.12	4.04		

Existing Off-Basin	Area	Volume (AF)		FLOW RATE (cfs)	
	(Acres)	V10	V100	Q10	Q100
OS-1	30.57	6.10	11.61	84.53	156.97
OS-2	10.79	2.15	4.10	36.94	68.30
Total	41.35	8.26	15.71		

Proposed On-Basin	Area	Volume (AF)		FLOW RATE (cfs)	
	(Acres)	V10	V100	Q10	Q100
P-1	5.13	1.03	1.95	20.26	37.19
P-2	1.18	0.31	0.54	4.98	8.29
P-3	2.99	0.60	1.14	11.19	20.62
P-4	1.31	0.26	0.50	5.17	9.50
Total	10.61	2.20	4.12		
Increase Runoff		0.08	0.09		

STORM WATER PONDING AREAS

As part of the project a storm water regional pond is proposed to be located within the subdivision to attenuate increase development runoff. All roadway runoff will be routed to a regional ponding area with volume retaining the calculated 100-year increase runoff. The above table shows an increase in runoff for the 100-year storm event of 0.09-AF.

TABLE 1- PONDING VOLUME SUMMARY

Pond #	Contributing Basin	Development Description	INCREASE VOLUME 100 yr A.F.	VOLUME PROVIDE A.F.
1	P-2	Roadway Development Runoff	0.09	0.14

As can be derived from the above results the volume provided by the pond will be greater than the project increase runoff.

STORM WATER DRAINAGE CHARACTERISTICS OFF-SITE

This offsite historical runoff will be allowed to run through the Development with a Culvert crossing. Below is an outline description of the culvert crossing structure being constructed with the subdivision improvements. A map showing the location of the culvert crossing structure and low water crossings can be found on sheet DR-2. Capacity for the culvert crossing structure was calculated using the Hydraflow Express Extension for Autodesk. The results are provided in Appendix E.

STRUCTURE	DESCRIPTION	AREA (SF)	100-YR FLOW (CFS)	CAPACITY PROVIDED (CFS)
A	(2) 42-INCH CMP	19.24	156.97	160

7-HYDRAULICS

STREETS

Development streets will be utilized to convey storm water flows into ponds. Hydraflow Express Extension of Autodesk Civil 3D was used to determine the street sections needed per Basin. Calculations for the capacity of the street can be found in Appendix D. It was determined that a 4-inch rollover curb with a 32-foot crown pavement section met the requirements for street flow conveyance.

RUNDOWN

Development rundown will be utilized to convey storm water flows into collected from streets into the pond. Hydraflow Express Extension of Autodesk Civil 3D was used to determine the rundown needed per Basin. Calculations for the capacity of the street can be found in Appendix D. It was determined that a 10-feet wide with 6-inch curb met the requirements for flow conveyance.

8-CONCLUSION

As can be derived from the report the increase runoff will be attenuated with a regional pond. Historical flows from offsite Basin OS-1 will be routed through the subdivision. The Hydraulic Analyis has determined that the street flow convenance will meet the maximum encroachment requirements for the Initial and Major Storm Event outlined in City of Carlsbad Design Standards.

End of Report

APPENDIX A

NOAA Atlas 14, Volume 1, Version 5
Location name: Carlsbad, New Mexico, USA*
Latitude: 32.4302°, Longitude: -104.2806°
Elevation: 3287 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

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

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.318** (0.280-0.360)	**0.411** (0.362-0.466)	**0.549** (0.481-0.620)	**0.654** (0.571-0.738)	**0.797** (0.692-0.897)	**0.908** (0.785-1.02)	**1.03** (0.880-1.15)	**1.15** (0.978-1.29)	**1.31** (1.11-1.48)	**1.44** (1.21-1.62)
10-min	**0.484** (0.426-0.548)	**0.626** (0.550-0.709)	**0.836** (0.732-0.943)	**0.996** (0.870-1.12)	**1.21** (1.05-1.36)	**1.38** (1.19-1.56)	**1.56** (1.34-1.76)	**1.74** (1.49-1.96)	**2.00** (1.69-2.25)	**2.19** (1.84-2.47)
15-min	**0.601** (0.528-0.680)	**0.776** (0.682-0.879)	**1.04** (0.907-1.17)	**1.24** (1.08-1.39)	**1.50** (1.30-1.69)	**1.71** (1.48-1.93)	**1.94** (1.66-2.18)	**2.16** (1.84-2.43)	**2.47** (2.09-2.79)	**2.72** (2.28-3.06)
30-min	**0.809** (0.711-0.916)	**1.05** (0.919-1.18)	**1.40** (1.22-1.58)	**1.66** (1.45-1.88)	**2.02** (1.76-2.28)	**2.31** (1.99-2.60)	**2.61** (2.24-2.93)	**2.91** (2.48-3.28)	**3.33** (2.82-3.75)	**3.66** (3.07-4.12)
60-min	**1.00** (0.880-1.13)	**1.29** (1.14-1.46)	**1.73** (1.51-1.95)	**2.06** (1.80-2.32)	**2.50** (2.18-2.82)	**2.86** (2.47-3.21)	**3.23** (2.77-3.63)	**3.61** (3.07-4.06)	**4.12** (3.49-4.64)	**4.53** (3.80-5.10)
2-hr	**1.14** (1.01-1.28)	**1.48** (1.31-1.66)	**2.01** (1.78-2.25)	**2.42** (2.12-2.71)	**2.99** (2.61-3.34)	**3.44** (2.98-3.84)	**3.92** (3.38-4.36)	**4.41** (3.78-4.91)	**5.10** (4.32-5.69)	**5.65** (4.75-6.31)
3-hr	**1.22** (1.08-1.37)	**1.57** (1.41-1.77)	**2.13** (1.89-2.39)	**2.57** (2.27-2.87)	**3.17** (2.80-3.53)	**3.65** (3.20-4.07)	**4.16** (3.62-4.64)	**4.70** (4.05-5.24)	**5.44** (4.63-6.08)	**6.04** (5.10-6.77)
6-hr	**1.39** (1.25-1.56)	**1.80** (1.61-2.02)	**2.41** (2.15-2.70)	**2.89** (2.57-3.23)	**3.57** (3.16-3.98)	**4.12** (3.62-4.59)	**4.69** (4.11-5.23)	**5.30** (4.60-5.90)	**6.16** (5.27-6.87)	**6.84** (5.80-7.65)
12-hr	**1.55** (1.38-1.74)	**2.00** (1.78-2.24)	**2.66** (2.36-2.96)	**3.20** (2.83-3.54)	**3.94** (3.47-4.35)	**4.54** (3.97-5.02)	**5.17** (4.49-5.71)	**5.84** (5.03-6.45)	**6.77** (5.77-7.50)	**7.53** (6.33-8.37)
24-hr	**1.76** (1.59-1.94)	**2.26** (2.05-2.49)	**3.03** (2.74-3.34)	**3.64** (3.29-4.00)	**4.50** (4.04-4.95)	**5.19** (4.64-5.70)	**5.93** (5.25-6.51)	**6.71** (5.89-7.36)	**7.80** (6.76-8.58)	**8.69** (7.45-9.59)
2-day	**1.90** (1.70-2.11)	**2.45** (2.19-2.73)	**3.30** (2.95-3.66)	**3.99** (3.56-4.43)	**4.99** (4.42-5.51)	**5.81** (5.12-6.41)	**6.69** (5.84-7.39)	**7.65** (6.62-8.48)	**9.02** (7.70-10.0)	**10.1** (8.56-11.3)
3-day	**2.02** (1.82-2.26)	**2.61** (2.34-2.91)	**3.52** (3.15-3.93)	**4.27** (3.81-4.75)	**5.34** (4.74-5.92)	**6.22** (5.48-6.89)	**7.18** (6.27-7.94)	**8.20** (7.10-9.11)	**9.68** (8.26-10.8)	**10.9** (9.19-12.2)
4-day	**2.15** (1.93-2.40)	**2.78** (2.48-3.10)	**3.75** (3.35-4.19)	**4.55** (4.06-5.07)	**5.70** (5.05-6.33)	**6.64** (5.84-7.36)	**7.66** (6.69-8.49)	**8.76** (7.58-9.74)	**10.3** (8.83-11.6)	**11.7** (9.82-13.1)
7-day	**2.41** (2.15-2.69)	**3.11** (2.78-3.48)	**4.19** (3.74-4.68)	**5.05** (4.49-5.64)	**6.27** (5.54-6.98)	**7.26** (6.37-8.08)	**8.31** (7.25-9.26)	**9.43** (8.16-10.5)	**11.0** (9.43-12.4)	**12.3** (10.4-13.9)
10-day	**2.66** (2.38-2.98)	**3.43** (3.07-3.84)	**4.62** (4.11-5.16)	**5.56** (4.94-6.22)	**6.90** (6.10-7.70)	**7.99** (7.01-8.89)	**9.14** (7.98-10.2)	**10.4** (8.96-11.6)	**12.1** (10.3-13.6)	**13.5** (11.4-15.2)
20-day	**3.41** (3.07-3.80)	**4.37** (3.92-4.86)	**5.73** (5.14-6.38)	**6.78** (6.06-7.54)	**8.20** (7.29-9.10)	**9.31** (8.24-10.3)	**10.4** (9.19-11.6)	**11.6** (10.2-12.9)	**13.2** (11.4-14.7)	**14.4** (12.4-16.2)
30-day	**3.95** (3.55-4.37)	**5.04** (4.53-5.58)	**6.52** (5.85-7.23)	**7.64** (6.84-8.46)	**9.12** (8.14-10.1)	**10.2** (9.10-11.3)	**11.4** (10.1-12.6)	**12.5** (11.0-13.9)	**14.0** (12.2-15.6)	**15.2** (13.1-17.0)
45-day	**4.63** (4.16-5.15)	**5.91** (5.32-6.57)	**7.63** (6.85-8.48)	**8.92** (8.00-9.90)	**10.6** (9.51-11.8)	**11.9** (10.6-13.3)	**13.2** (11.7-14.7)	**14.6** (12.8-16.2)	**16.3** (14.2-18.2)	**17.6** (15.3-19.8)
60-day	**5.32** (4.81-5.86)	**6.76** (6.12-7.48)	**8.63** (7.79-9.54)	**10.0** (9.03-11.0)	**11.8** (10.6-13.0)	**13.1** (11.7-14.5)	**14.4** (12.8-15.9)	**15.6** (13.9-17.3)	**17.3** (15.2-19.2)	**18.4** (16.2-20.6)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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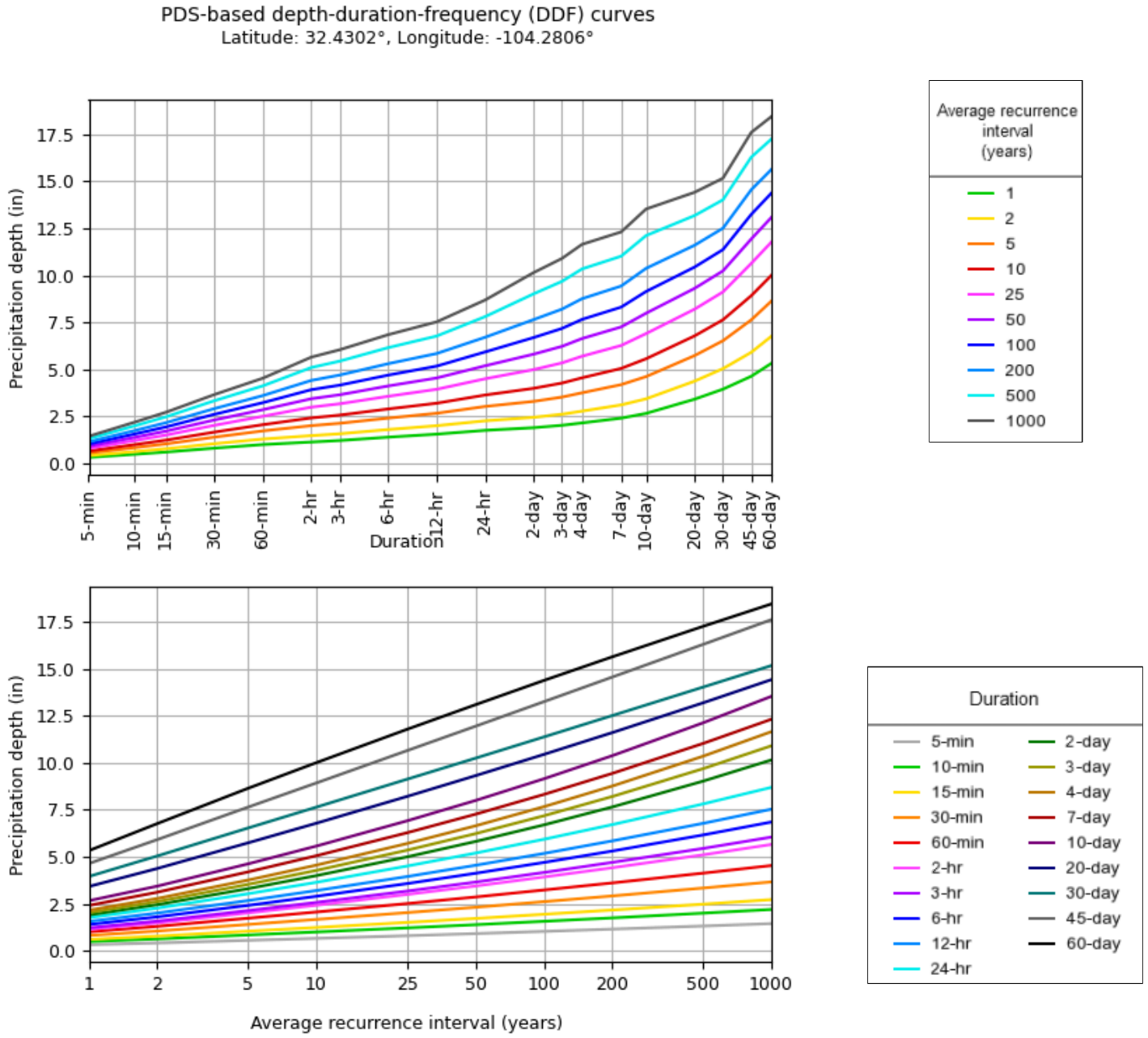
PF graphical



NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Wed Oct 15 00:22:06 2025

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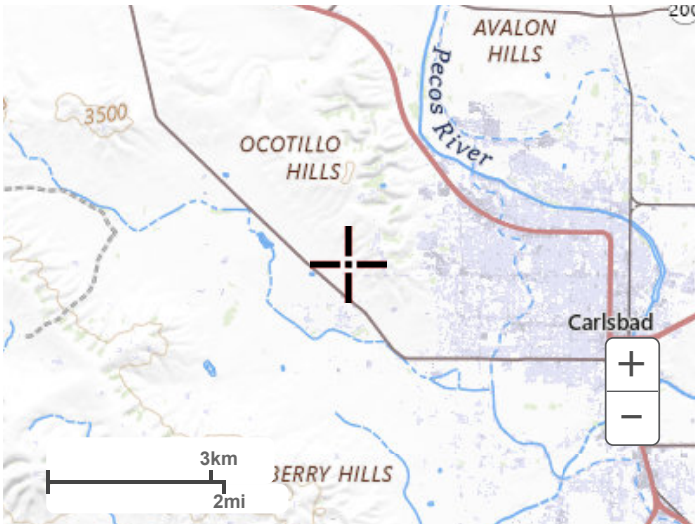
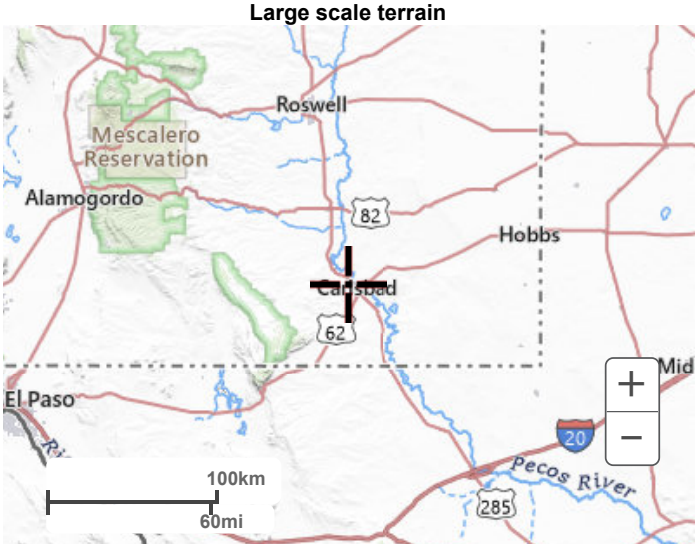
Maps & aerials

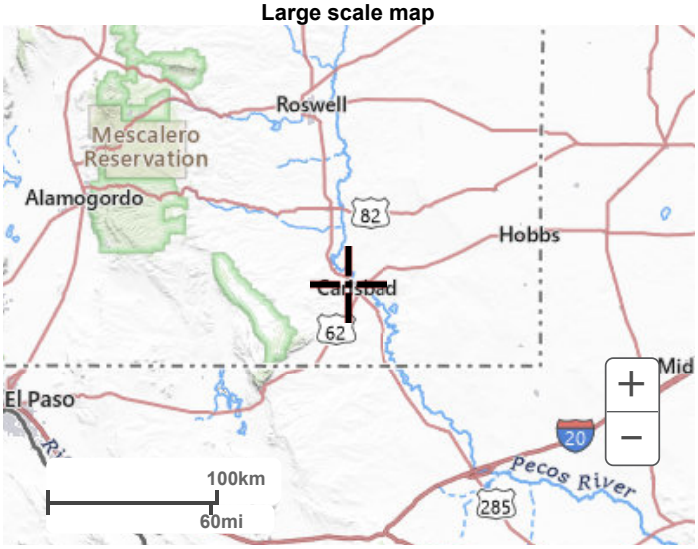
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial

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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Soil Map—Eddy Area, New Mexico
(C-HIII)

Map Scale: 1:6,700 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Eddy Area, New Mexico
Survey Area Data: Version 21, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 12, 2022—Dec 2, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EC	Ector stony loam, 0 to 9 percent slopes	117.7	91.0%
EE	Ector extremely rocky loam, 9 to 25 percent slopes	0.2	0.1%
UG	Upton gravelly loam, 0 to 9 percent slopes	11.5	8.9%
Totals for Area of Interest		**129.4**	**100.0%**

Eddy Area, New Mexico

EC—Ector stony loam, 0 to 9 percent slopes

Map Unit Setting

National map unit symbol: 1w4b
Elevation: 3,300 to 4,800 feet
Mean annual precipitation: 10 to 18 inches
Mean annual air temperature: 58 to 62 degrees F
Frost-free period: 195 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Ector and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ector

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Shoulder, backslope, footslope, toeslope
Landform position (three-dimensional): Side slope, head slope, nose slope, crest
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Residuum weathered from limestone

Typical profile

H1 - 0 to 6 inches: very cobbly loam
H2 - 6 to 60 inches: bedrock

Properties and qualities

Slope: 0 to 9 percent
Depth to restrictive feature: 4 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 60 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Very low (about 0.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: D
Ecological site: R042CY158NM - Very Shallow
Hydric soil rating: No

Data Source Information

Soil Survey Area: Eddy Area, New Mexico
Survey Area Data: Version 21, Sep 9, 2025

Eddy Area, New Mexico

EE—Ector extremely rocky loam, 9 to 25 percent slopes

Map Unit Setting

National map unit symbol: 1w4c
Elevation: 1,600 to 4,800 feet
Mean annual precipitation: 10 to 18 inches
Mean annual air temperature: 58 to 66 degrees F
Frost-free period: 195 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Ector and similar soils: 98 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ector

Setting

Landform: Hills, ridges
Landform position (two-dimensional): Shoulder, backslope, footslope, toeslope
Landform position (three-dimensional): Side slope, head slope, nose slope, crest
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Residuum weathered from limestone

Typical profile

H1 - 0 to 6 inches: very cobbly loam
H2 - 6 to 60 inches: bedrock

Properties and qualities

Slope: 9 to 25 percent
Depth to restrictive feature: 4 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 60 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Very low (about 0.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: R042CY151NM - Limestone Hills
Hydric soil rating: No

Minor Components

Rock outcrop
Percent of map unit: 1 percent
Hydric soil rating: No

Ector
Percent of map unit: 1 percent
Ecological site: R042CY158NM - Very Shallow
Hydric soil rating: No

Data Source Information

Soil Survey Area: Eddy Area, New Mexico
Survey Area Data: Version 21, Sep 9, 2025

Eddy Area, New Mexico

UG—Upton gravelly loam, 0 to 9 percent slopes

Map Unit Setting

National map unit symbol: 1w64
Elevation: 1,100 to 4,400 feet
Mean annual precipitation: 7 to 15 inches
Mean annual air temperature: 60 to 70 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Upton and similar soils: 96 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Upton

Setting

Landform: Fans, ridges
Landform position (three-dimensional): Side slope, rise
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from limestone

Typical profile

H1 - 0 to 9 inches: gravelly loam
H2 - 9 to 13 inches: gravelly loam
H3 - 13 to 21 inches: cemented
H4 - 21 to 60 inches: very gravelly loam

Properties and qualities

Slope: 0 to 9 percent
Depth to restrictive feature: 7 to 20 inches to petrocalcic
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high (0.01 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 75 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Very low (about 1.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: D
Ecological site: R070BC025NM - Shallow
Hydric soil rating: No

Minor Components

Reagan
Percent of map unit: 1 percent
Ecological site: R070BC007NM - Loamy
Hydric soil rating: No

Atoka
Percent of map unit: 1 percent
Ecological site: R070BC007NM - Loamy
Hydric soil rating: No

Atoka
Percent of map unit: 1 percent
Ecological site: R070BC007NM - Loamy
Hydric soil rating: No

Upton
Percent of map unit: 1 percent
Ecological site: R070BC025NM - Shallow
Hydric soil rating: No

Data Source Information

Soil Survey Area: Eddy Area, New Mexico
Survey Area Data: Version 21, Sep 9, 2025

UNDEVELOPED ON-SITE BASIN CN
ITEM #3

DRAINAGE AREA	AREA			EXISTING SOIL TYPE	HYDROLOGICAL SOIL GROUP	CN	CN*SF	COMPOSITE CN
	SF	ACRES	Sq.Mi..					
E-1	405,414	9.31	0.01454	UG-Upton Gravelly and EC Ector Stony Loam	D	88	35,676,432	88
E-2	56,862	1.31	0.00204	UG-Upton Gravelly and EC Ector Stony Loam	D	88	5,003,856	88
TOTAL	462,276	10.61	0.01658					

A&E ENGINEERING

OFF-SITE BASIN CN
ITEM #4

DRAINAGE AREA	AREA			EXISTING SOIL TYPE	HYDROLOGICAL SOIL GROUP	CN	CN*SF	COMPOSITE CN
	SF	ACRES	Sq.Mi..					
OS-1	1,331,468	30.57	0.04776	EC Ector Stony Loam and EE Ector Rocky Loam	D	88	117,169,184	88
OS-2	469,850	10.79	0.01685	EC Ector Stony Loam and EE Ector Rocky Loam	D	88	41,346,800	88
TOTAL	1,801,318	41	0.06461					

A&E ENGINEERING

UNDEVELOPED ON-SITE BASIN HYDROLOGY
ITEM #5

DRAINAGE AREA	AREA			CN-UNDEVELOPED	IMPERVIOUS AREA		CN (COEFICIENT NUMBER)			PREDEVELOPED CONDITIONS (SCS METHOD)					
	SF	ACRES	Sq.Mi..		AREA (DEVELOPED)	% IMPERVIOUS	IMPERVIOUS	EXISTING	DEVELOPED	S	Ia	V_{10} (AF)	V_{100} (AF)	Q_{10} (cfs)	Q_{100} (cfs)
E-1	405,414	9.31	0.01454	88		0%	98	88	88	1.36	0.27	1.86	3.54	34.84	64.21
E-2	56,862	1.31	0.00204	88		0%	98	88	88	1.36	0.27	0.26	0.50	5.17	9.50
TOTAL	462,276	10.61	0.02									2.12	4.03		

A&E ENGINEERING

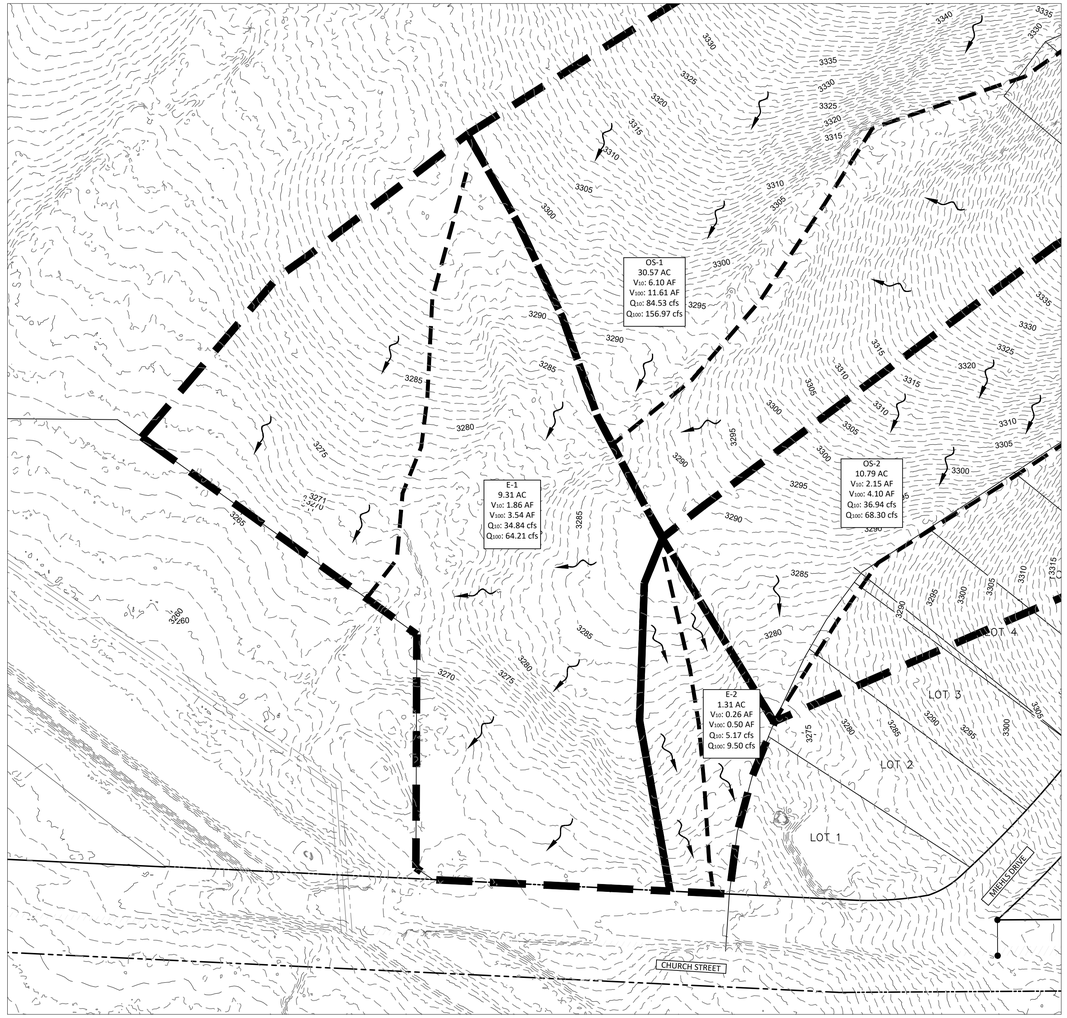
UNDEVELOPED OFF-SITE BASIN HYDROLOGY
ITEM #6

DRAINAGE AREA	AREA			CN-UNDEVELOPED	IMPERVIOUS AREA		CN (COEFICIENT NUMBER)			PREDEVELOPED CONDITIONS (SCS METHOD)					
	SF	ACRES	Sq.Mi..		AREA (DEVELOPED)	% IMPERVIOUS	IMPERVIOUS	EXISTING	DEVELOPED	S	Ia	V_{10} (AF)	V_{100} (AF)	Q_{10} (cfs)	Q_{100} (cfs)
OS-1	1,331,468	30.57	0.04776	88		0%	98	88	88	1.36	0.27	6.10	11.61	84.53	156.97
OS-2	469,850	10.79	0.01685	88		0%	99	88	88	1.36	0.27	2.15	4.10	36.94	68.30
TOTAL		41.35	0.06461									8.26	15.71		

DEVELOPED ON-SITE BASIN HYDROLOGY
ITEM #7

DRAINAGE AREA	AREA			CN-UNDEVELOPED	IMPERVIOUS AREA		CN (COEFICIENT NUMBER)			PREDEVELOPED CONDITIONS (SCS METHOD)				POST-DEVELOPED CONDITIONS (SCS METHOD)						INCREASE RUNOFF	
	SF	ACRES	Sq.Mi..		AREA (DEVELOPED)	% IMPERVIOUS	IMPERVIOUS	EXISTING	DEVELOPED	S	Ia	V_{10} (AF)	V_{100} (AF)	S	Ia	V_{10} (AF)	V_{100} (AF)	Q_{10} (cfs)	Q_{100} (cfs)	V_{10} (AF)	V_{100} (AF)
P-1	223,626	5.13	0.00802	88	0	0%	98	88	88	1.36	0.27	1.03	1.95	1.36	0.27	1.03	1.95	20.26	37.19	0.00	0.00
P-2	51,383	1.18	0.00184	88	40,446	79%	98	88	96	1.36	0.27	0.24	0.45	0.43	0.09	0.31	0.54	4.98	8.29	0.08	0.09
P-3	130,405	2.99	0.00468	88	0	0%	98	88	88	1.36	0.27	0.60	1.14	1.36	0.27	0.60	1.14	11.19	20.62	0.00	0.00
P-4	56,862	1.31	0.00204	88	0	0%	99	88	88	1.36	0.27	0.26	0.50	1.36	0.27	0.26	0.50	5.17	9.50	0.00	0.00
TOTAL	462,276	10.61	0.01									2.12	4.03			2.20	4.12			0.08	0.09

APPENDIX B



UNDEVELOPED ON-SITE BASIN PLAN

SCALE: 1" = 100'

0 100' 200'

SCALE: 1" = 100'

UNDEVELOPED OVERALL BASIN PLAN

SCALE: 1" = 200'

0 200' 400'

SCALE: 1" = 200'

LEGEND

- PROJECT BOUNDARY
- BASIN BOUNDARY
- HYDRAULIC LENGTH
- MAJOR CONTOUR
- MINOR CONTOUR
- FLOW ARROW

ENGINEER'S SEAL

A&E ENGINEERING

C-HILL
UNDEVELOPED BASIN MAP

CHECKED BY:	DATE:
ADRIAN RENTERIA, P.E.	
	DRAWN BY:
	CARLOS G.
	--
	--
DWG. FILE:	PROJECT #:
	XXXₓXX-XX
REVISION #:	REVISION DATE:
1	XX-XX-XXXX

SHEET NO. DR-1

DEVELOPED BASIN PLAN
SCALE: 1" = 60'

0 60' 120'
SCALE: 1" = 60'

LEGEND

- PROJECT BOUNDARY
- BASIN BOUNDARY
- HYDRAULIC LENGTH
- MAJOR CONTOUR
- MINOR CONTOUR
- FLOW ARROW

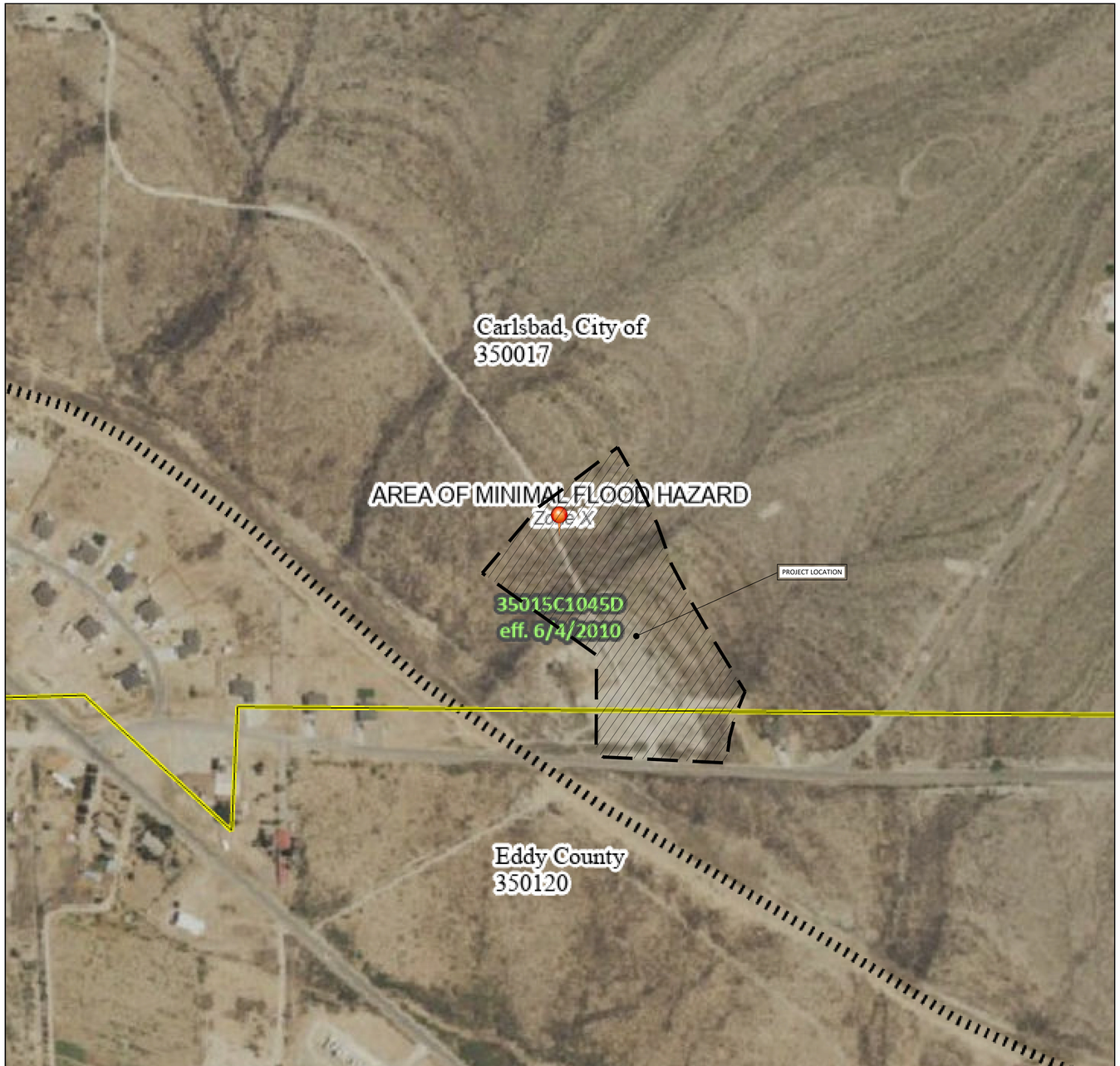
ENGINEER'S SEAL

A&E ENGINEERING

C-HILL
DEVELOPED BASIN MAP

CHECKED BY:	DATE:
ADRIAN RENTERIA, P.E.	
	DRAWN BY:
	CARLOS G.
	--
	--
DWG. FILE:	PROJECT #:
	XXX-XX-XX
REVISION #:	REVISION DATE:
1	XX-XX-XXXX

SHEET NO.
DR-2



FEMA FLOOD ZONE PLAN
SCALE: 1" = 200'

0 200' 400'
SCALE: 1" = 200'

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- 8 — Coastal Transect
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/13/2025 at 2:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ENGINEER'S SEAL

A&E ENGINEERING

C-HILL
FEMA FLOOD ZONE MAP

CHECKED BY:	DATE:
ADRIAN RENTERIA, P.E.	
	DRAWN BY:
	CARLOS G.
	--
	--
DWG. FILE:	PROJECT #:
	XXX-XX-XX
REVISION #:	REVISION DATE:
1	XX-XX-XXXX

SHEET NO. DR-3

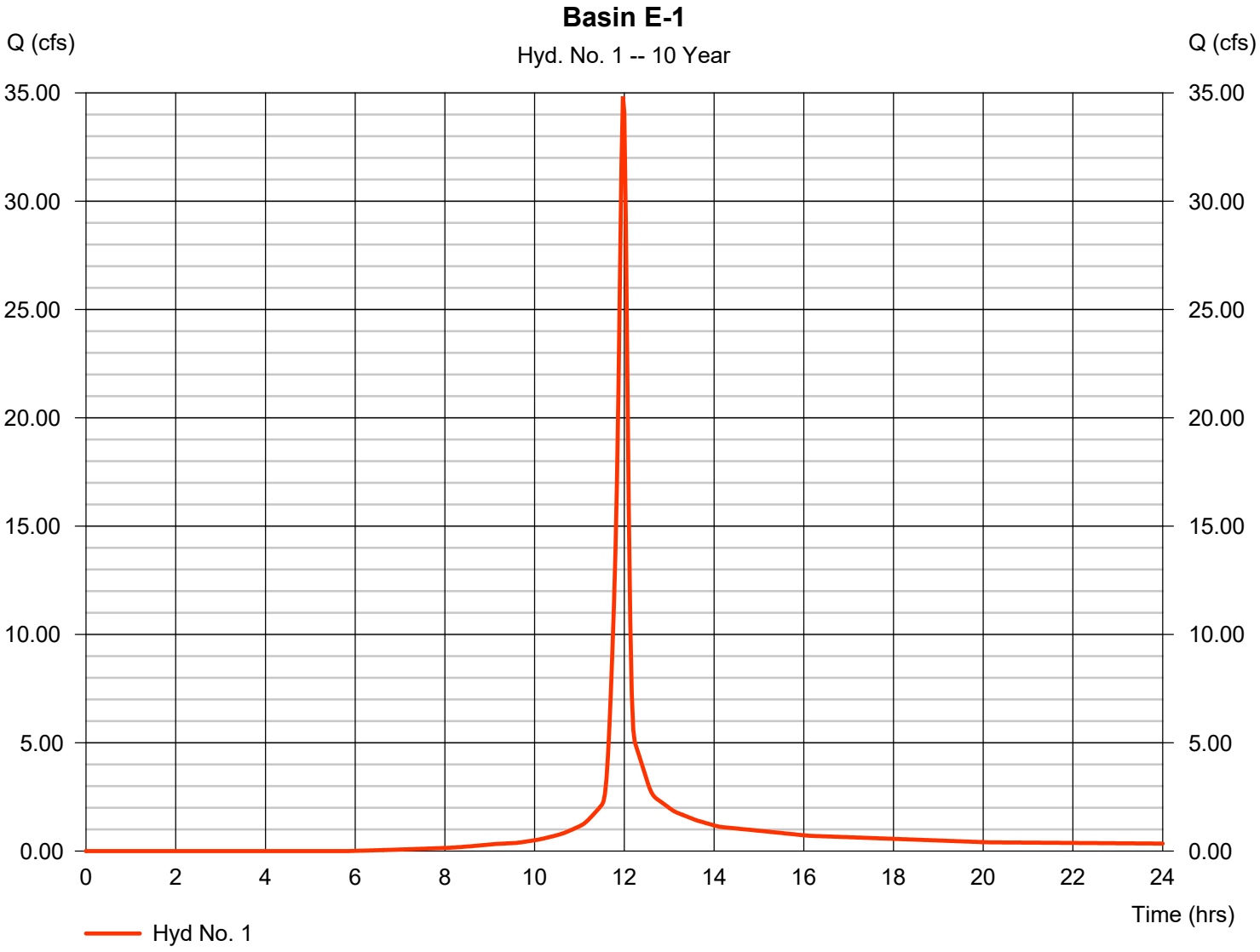
APPENDIX C

Hydrograph Report

Hyd. No. 1

Basin E-1

Hydrograph type	= SCS Runoff	Peak discharge	= 34.84 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 80,997 cuft
Drainage area	= 9.310 ac	Curve number	= 88
Basin Slope	= 5.0 %	Hydraulic length	= 617 ft
Tc method	= LAG	Time of conc. (Tc)	= 7.35 min
Total precip.	= 3.64 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

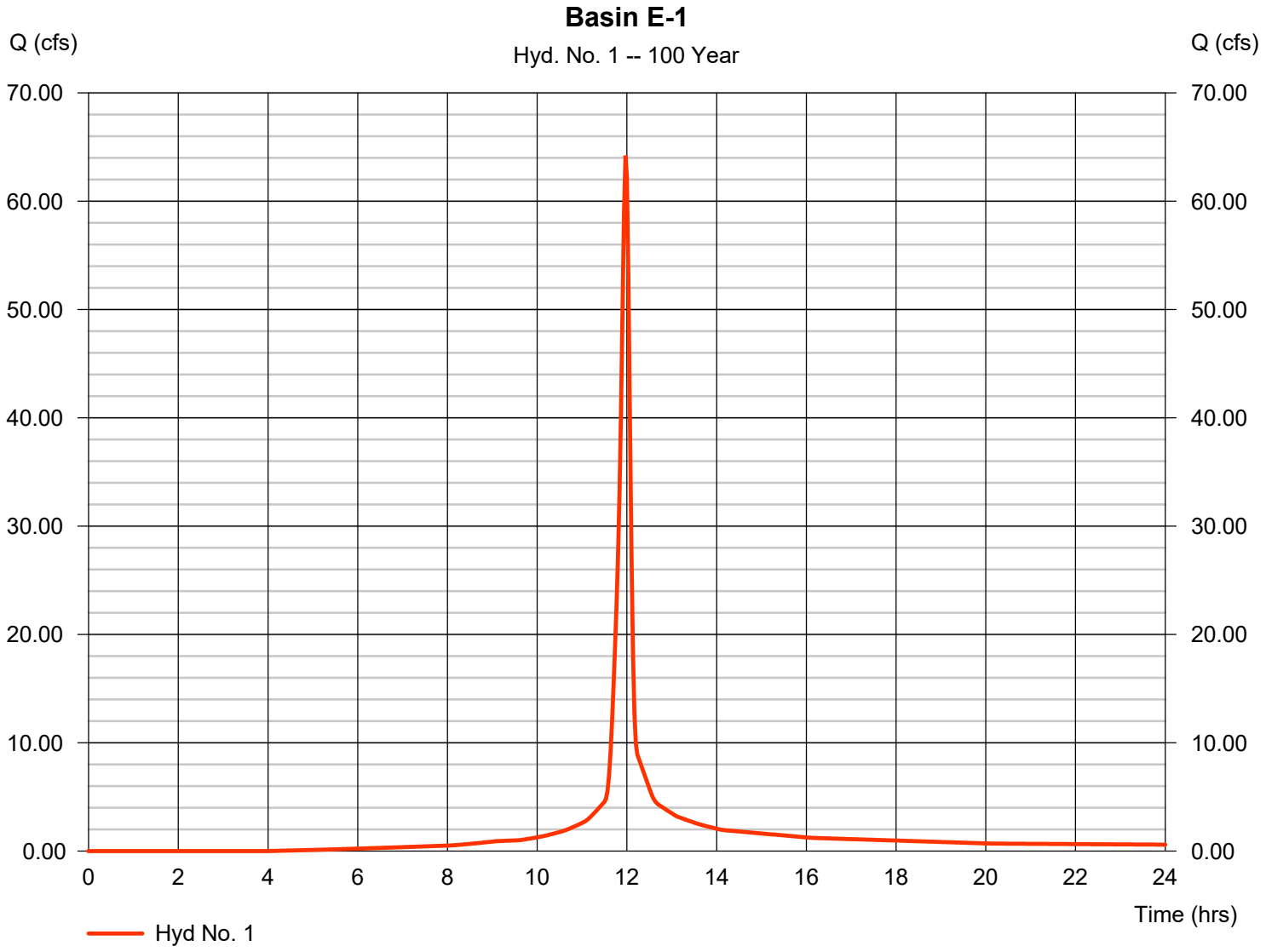


Hydrograph Report

Hyd. No. 1

Basin E-1

Hydrograph type	= SCS Runoff	Peak discharge	= 64.21 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 154,056 cuft
Drainage area	= 9.310 ac	Curve number	= 88
Basin Slope	= 5.0 %	Hydraulic length	= 617 ft
Tc method	= LAG	Time of conc. (Tc)	= 7.35 min
Total precip.	= 5.93 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

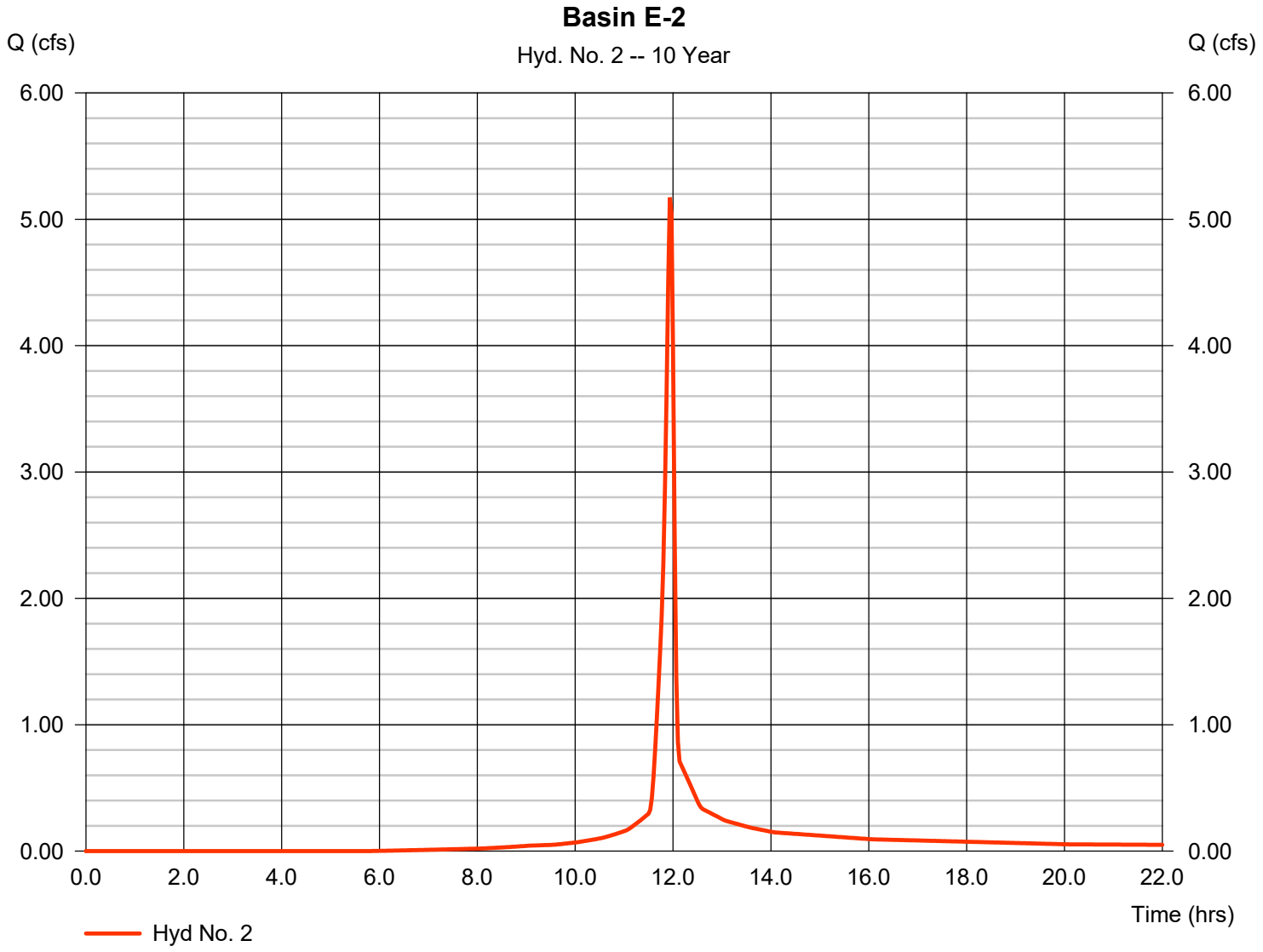


Hydrograph Report

Hyd. No. 2

Basin E-2

Hydrograph type	= SCS Runoff	Peak discharge	= 5.173 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 10,685 cuft
Drainage area	= 1.310 ac	Curve number	= 88
Basin Slope	= 5.0 %	Hydraulic length	= 465 ft
Tc method	= LAG	Time of conc. (Tc)	= 5.86 min
Total precip.	= 3.64 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

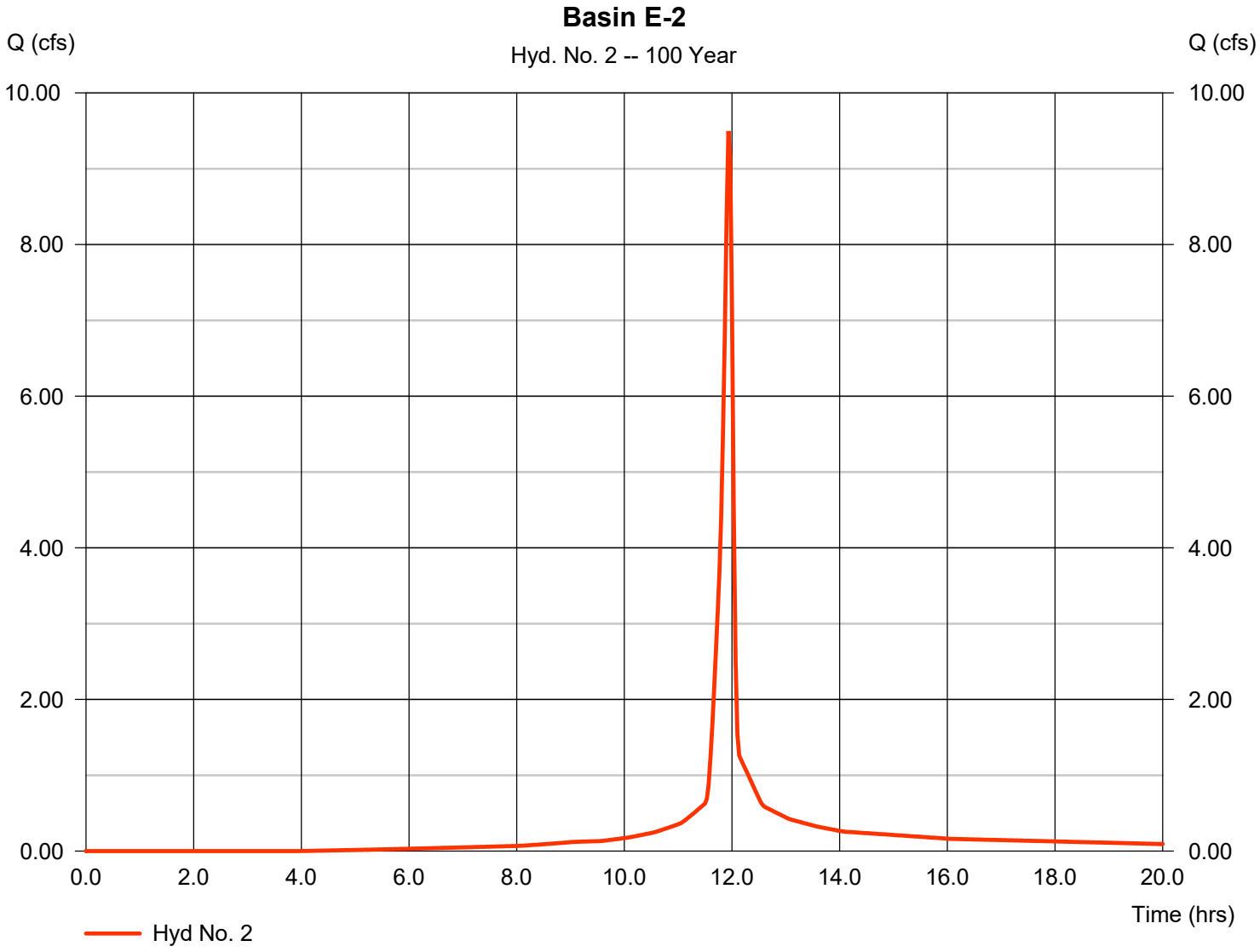


Hydrograph Report

Hyd. No. 2

Basin E-2

Hydrograph type	= SCS Runoff	Peak discharge	= 9.497 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 20,322 cuft
Drainage area	= 1.310 ac	Curve number	= 88
Basin Slope	= 5.0 %	Hydraulic length	= 465 ft
Tc method	= LAG	Time of conc. (Tc)	= 5.86 min
Total precip.	= 5.93 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

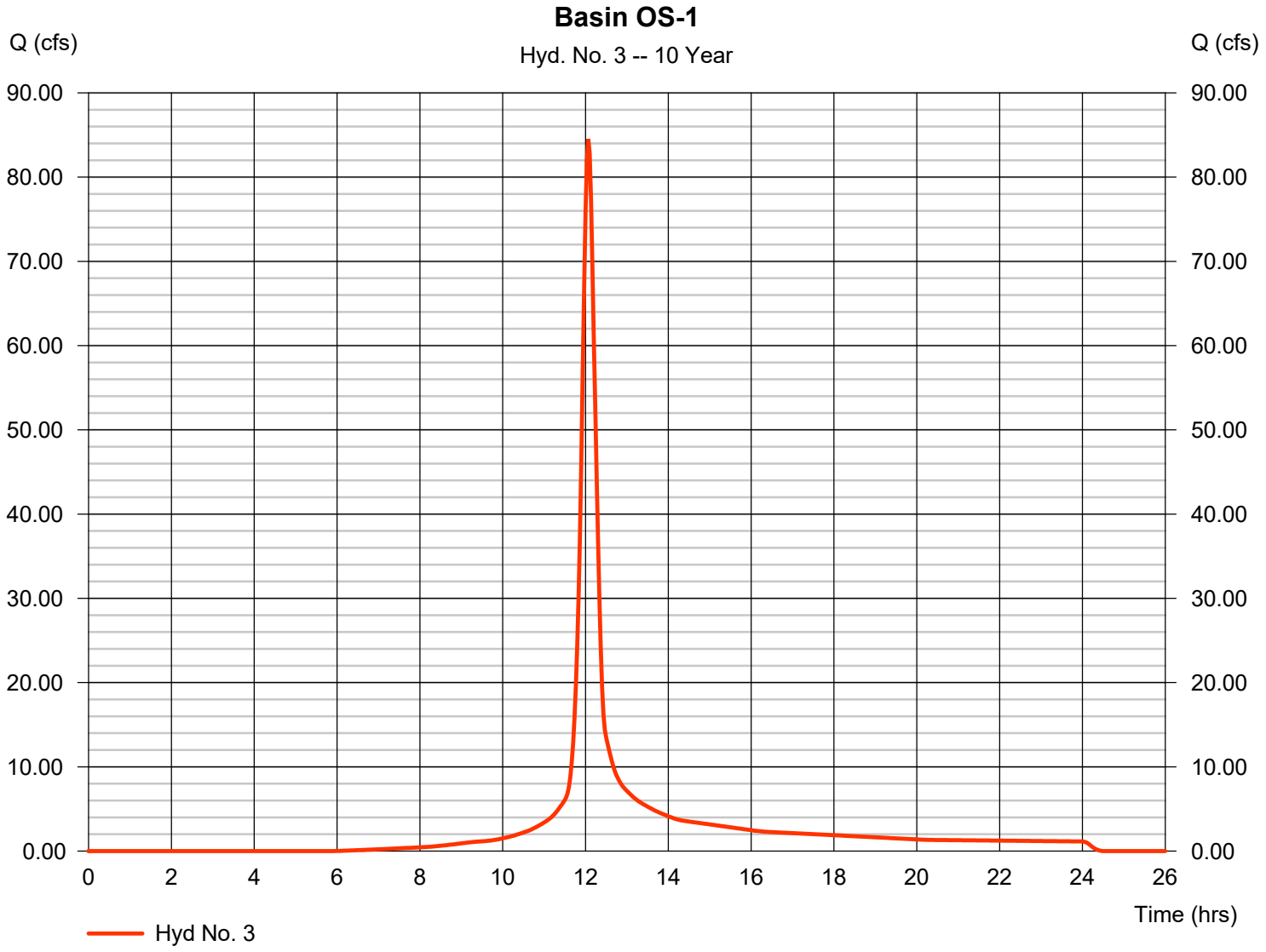


Hydrograph Report

Hyd. No. 3

Basin OS-1

Hydrograph type	=	SCS Runoff	Peak discharge	=	84.53 cfs
Storm frequency	=	10 yrs	Time to peak	=	12.07 hrs
Time interval	=	2 min	Hyd. volume	=	265,959 cuft
Drainage area	=	30.570 ac	Curve number	=	88
Basin Slope	=	6.7 %	Hydraulic length	=	2305 ft
Tc method	=	LAG	Time of conc. (Tc)	=	18.23 min
Total precip.	=	3.64 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



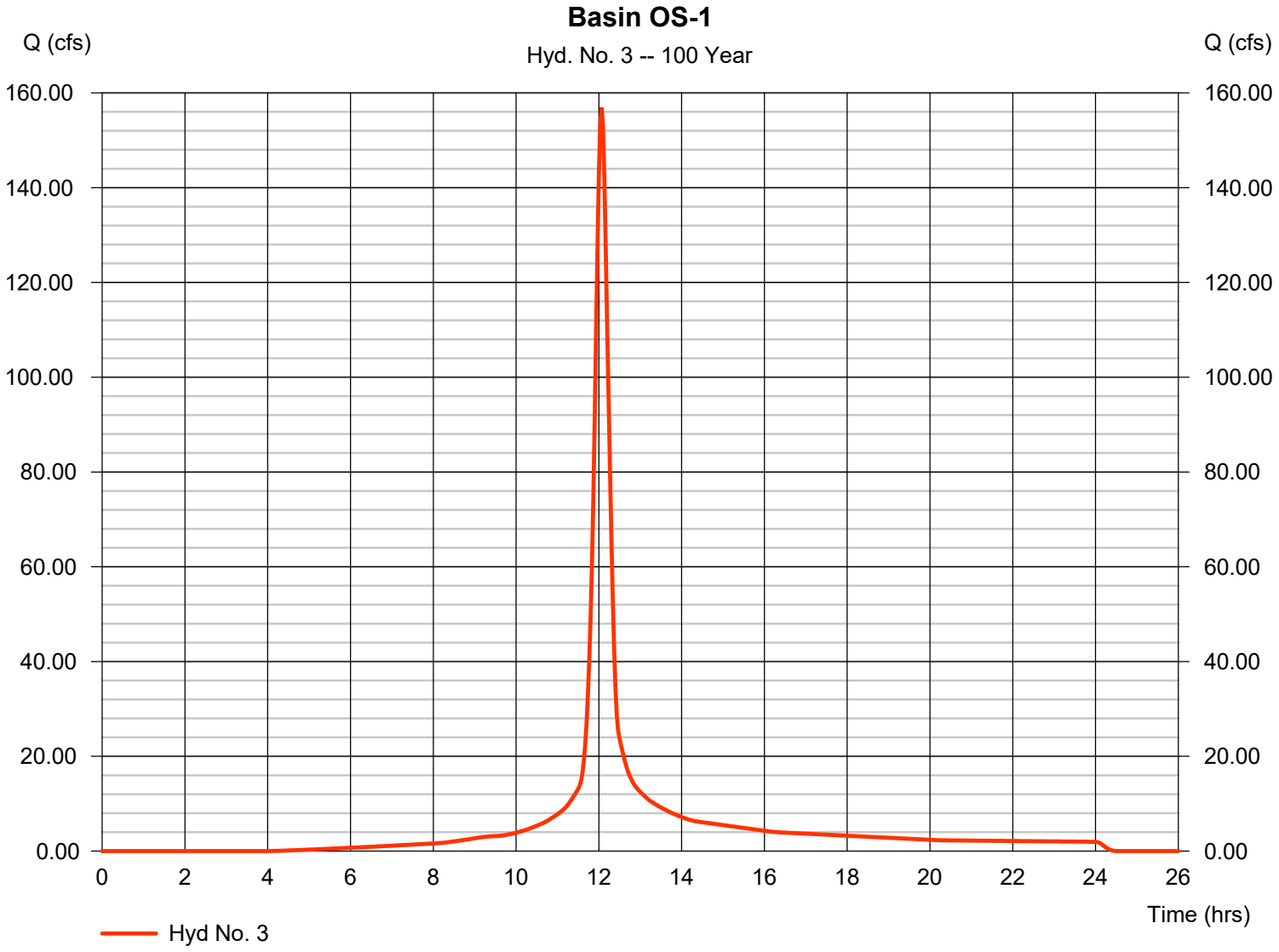
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Thursday, 10 / 23 / 2025

Hyd. No. 3

Basin OS-1

Hydrograph type	= SCS Runoff	Peak discharge	= 156.97 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 505,852 cuft
Drainage area	= 30.570 ac	Curve number	= 88
Basin Slope	= 6.7 %	Hydraulic length	= 2305 ft
Tc method	= LAG	Time of conc. (Tc)	= 18.23 min
Total precip.	= 5.93 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



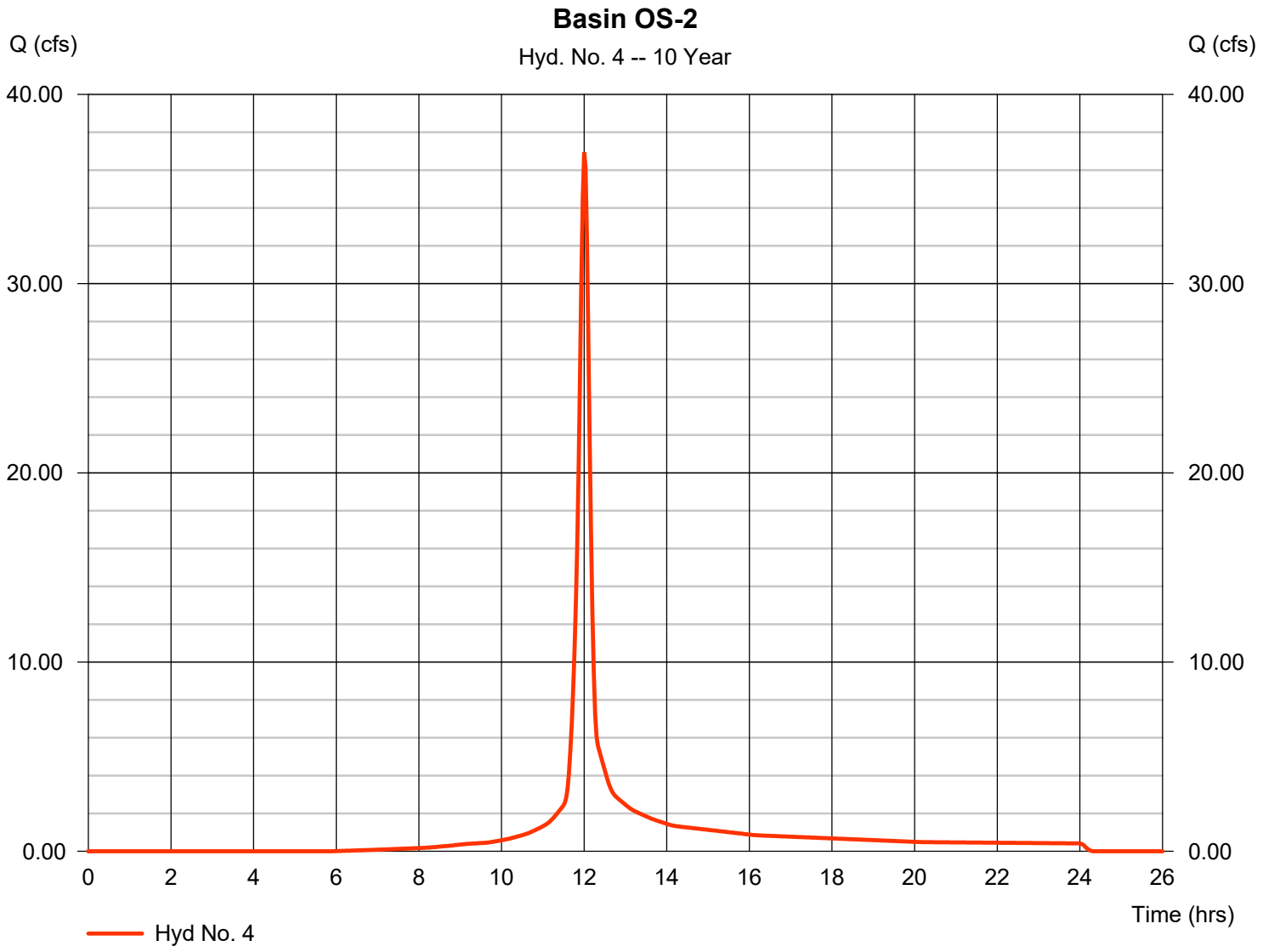
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Thursday, 10 / 23 / 2025

Hyd. No. 4

Basin OS-2

Hydrograph type	= SCS Runoff	Peak discharge	= 36.94 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 96,806 cuft
Drainage area	= 10.790 ac	Curve number	= 88
Basin Slope	= 9.5 %	Hydraulic length	= 1584 ft
Tc method	= LAG	Time of conc. (Tc)	= 11.34 min
Total precip.	= 3.64 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

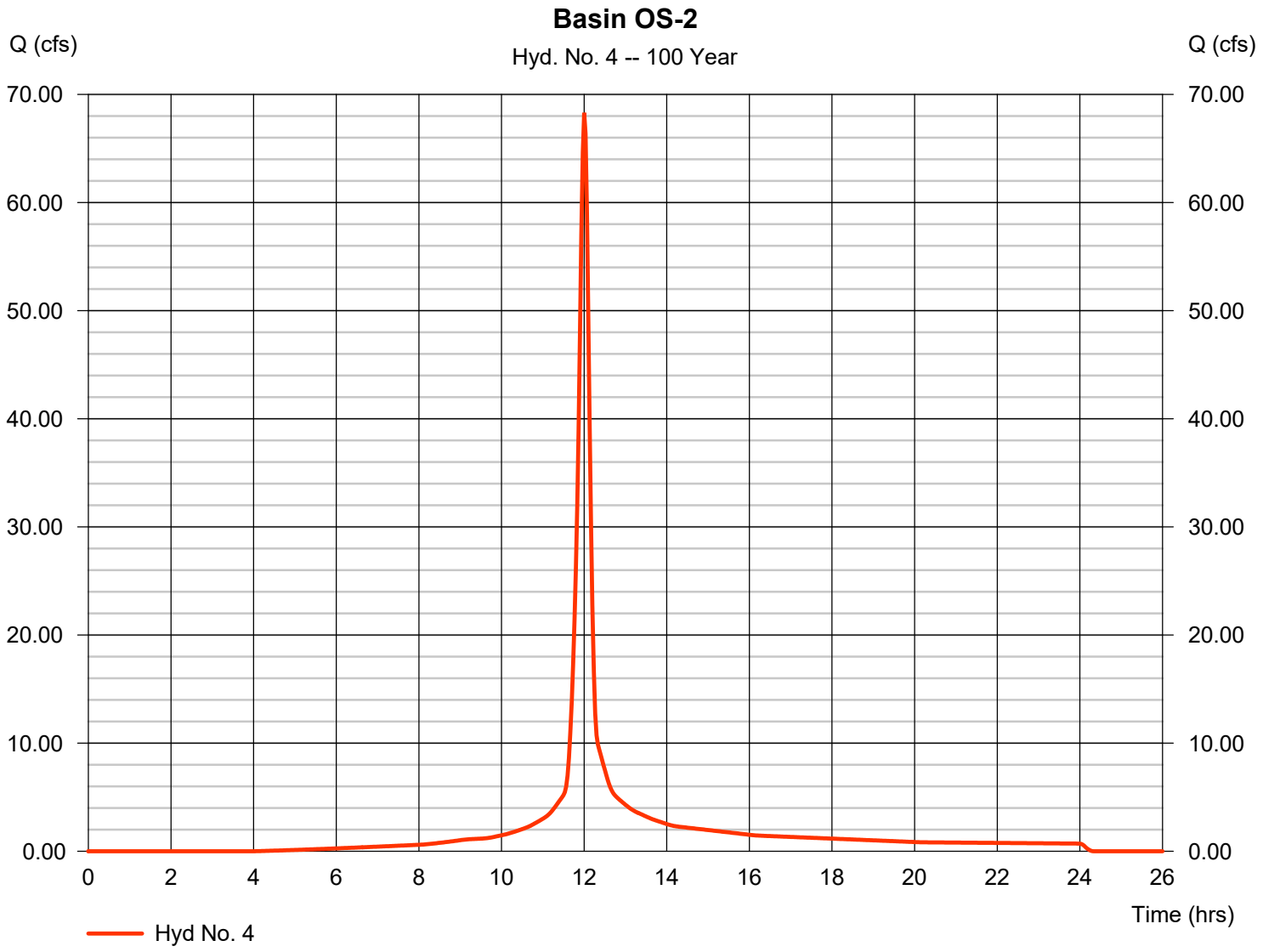


Hydrograph Report

Hyd. No. 4

Basin OS-2

Hydrograph type	= SCS Runoff	Peak discharge	= 68.30 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 184,125 cuft
Drainage area	= 10.790 ac	Curve number	= 88
Basin Slope	= 9.5 %	Hydraulic length	= 1584 ft
Tc method	= LAG	Time of conc. (Tc)	= 11.34 min
Total precip.	= 5.93 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

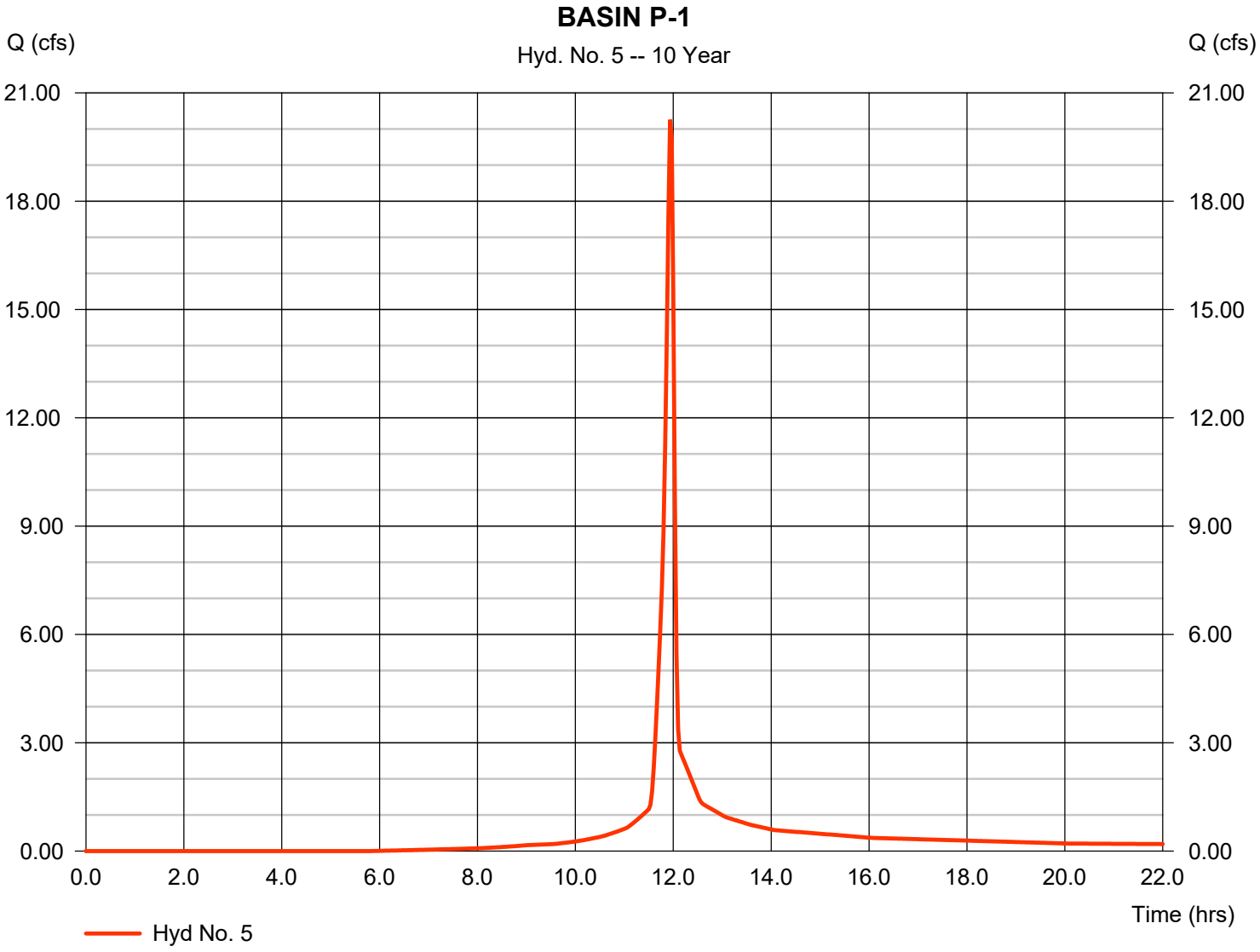


Hydrograph Report

Hyd. No. 5

BASIN P-1

Hydrograph type	= SCS Runoff	Peak discharge	= 20.26 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 41,841 cuft
Drainage area	= 5.130 ac	Curve number	= 88
Basin Slope	= 5.0 %	Hydraulic length	= 512 ft
Tc method	= LAG	Time of conc. (Tc)	= 6.33 min
Total precip.	= 3.64 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

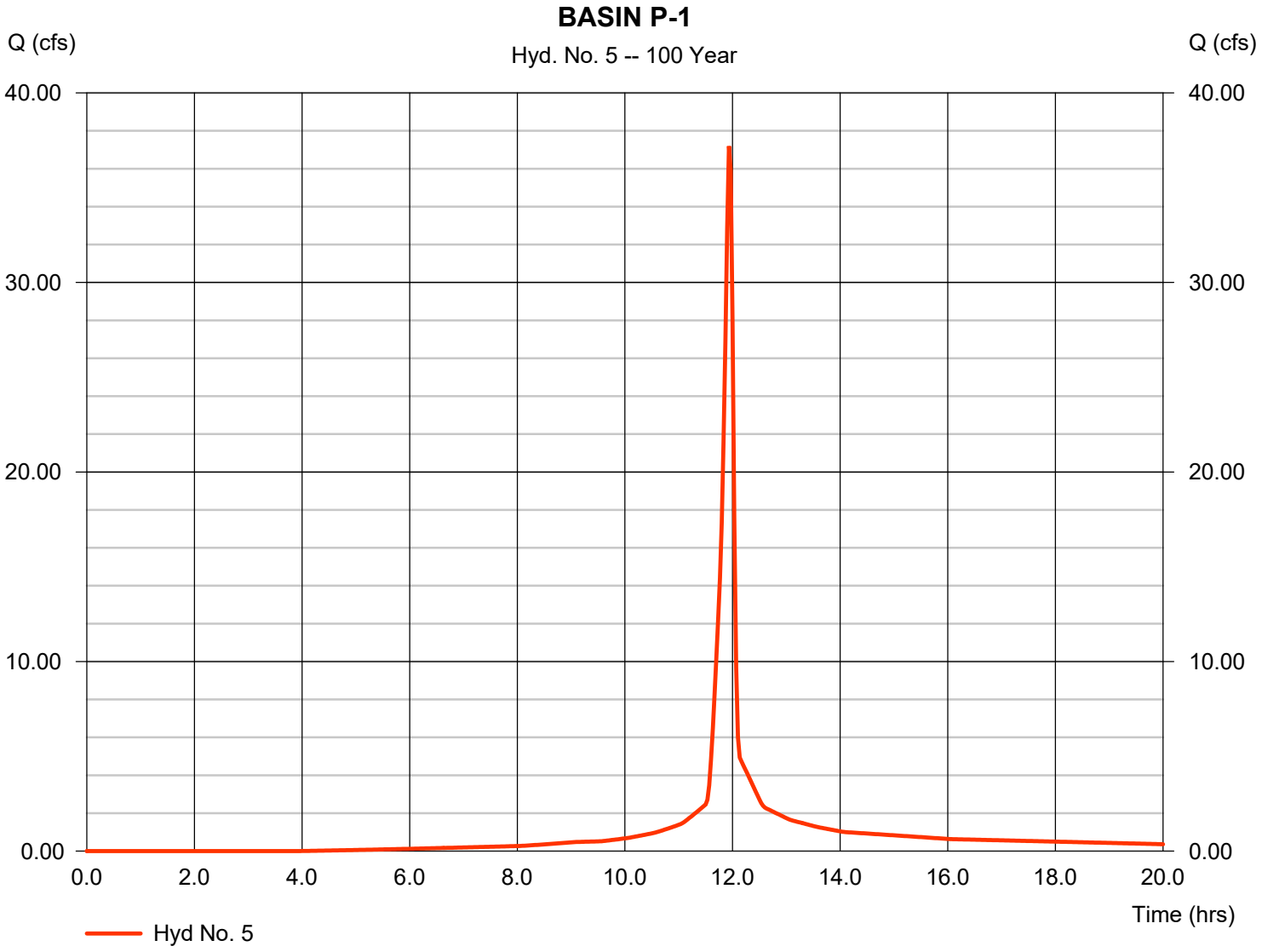


Hydrograph Report

Hyd. No. 5

BASIN P-1

Hydrograph type	= SCS Runoff	Peak discharge	= 37.19 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 79,582 cuft
Drainage area	= 5.130 ac	Curve number	= 88
Basin Slope	= 5.0 %	Hydraulic length	= 512 ft
Tc method	= LAG	Time of conc. (Tc)	= 6.33 min
Total precip.	= 5.93 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

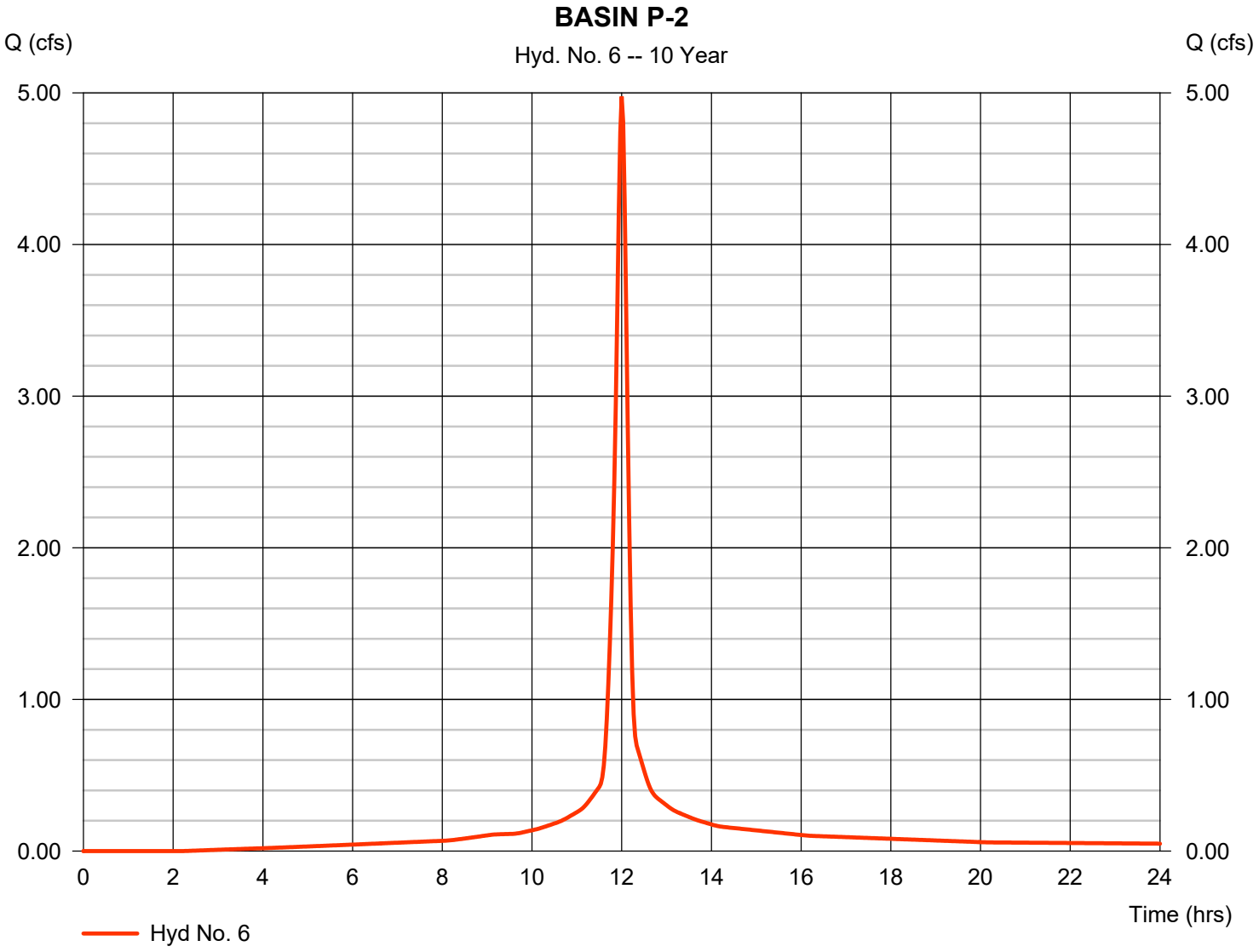


Hydrograph Report

Hyd. No. 6

BASIN P-2

Hydrograph type	= SCS Runoff	Peak discharge	= 4.976 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 14,063 cuft
Drainage area	= 1.180 ac	Curve number	= 96
Basin Slope	= 2.0 %	Hydraulic length	= 957 ft
Tc method	= LAG	Time of conc. (Tc)	= 11.54 min
Total precip.	= 3.64 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

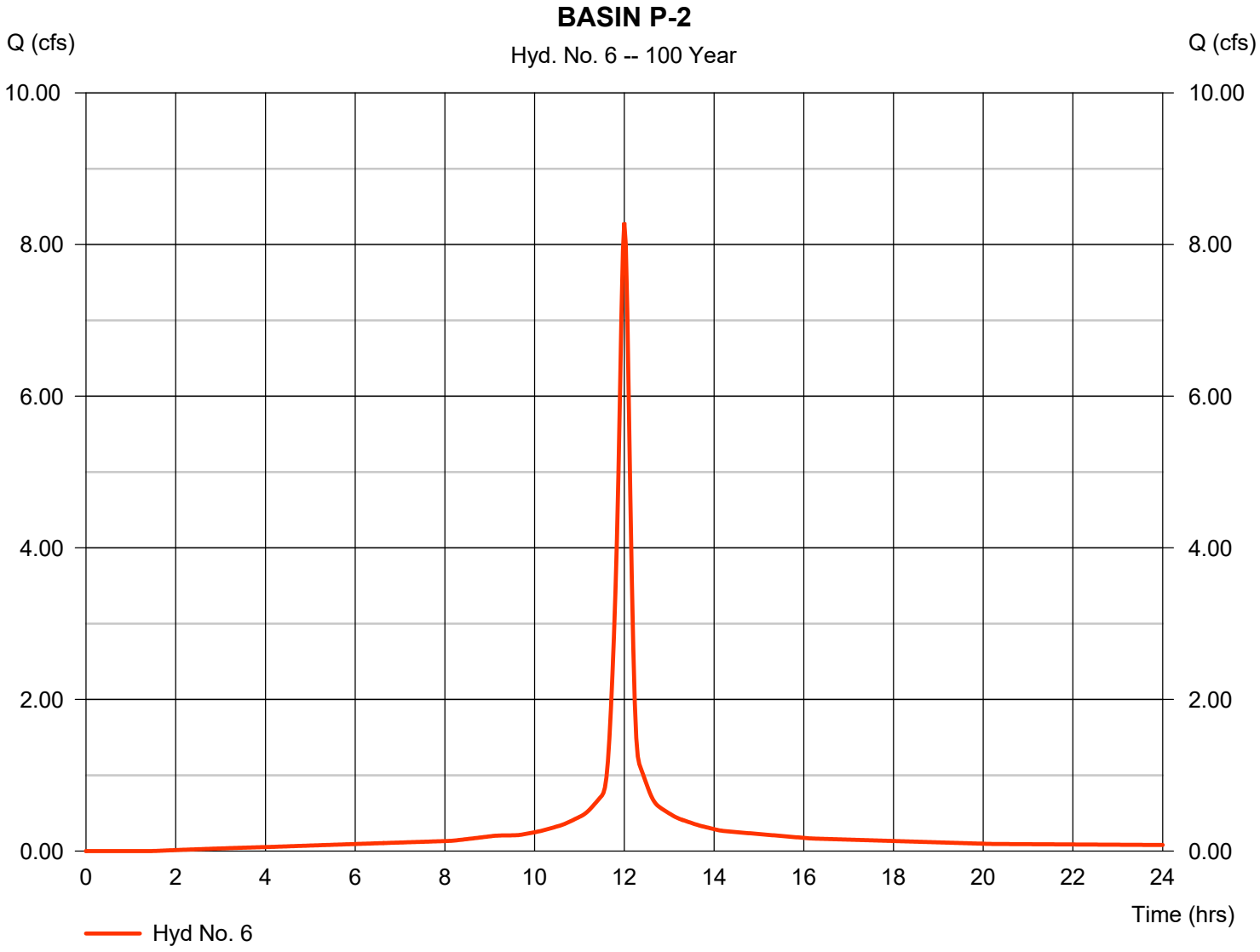


Hydrograph Report

Hyd. No. 6

BASIN P-2

Hydrograph type	= SCS Runoff	Peak discharge	= 8.288 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 24,108 cuft
Drainage area	= 1.180 ac	Curve number	= 96
Basin Slope	= 2.0 %	Hydraulic length	= 957 ft
Tc method	= LAG	Time of conc. (Tc)	= 11.54 min
Total precip.	= 5.93 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

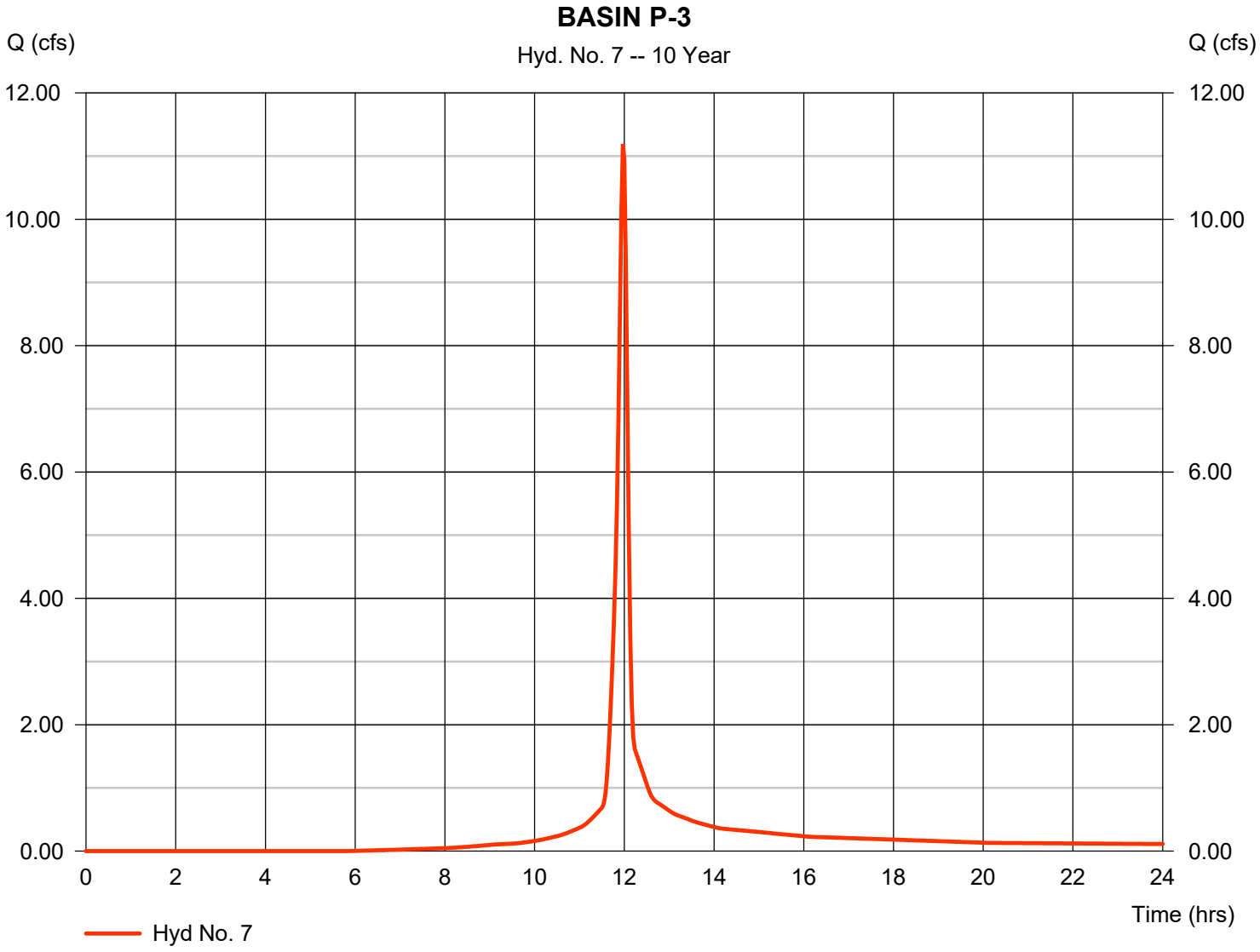


Hydrograph Report

Hyd. No. 7

BASIN P-3

Hydrograph type	= SCS Runoff	Peak discharge	= 11.19 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 26,013 cuft
Drainage area	= 2.990 ac	Curve number	= 88
Basin Slope	= 2.8 %	Hydraulic length	= 470 ft
Tc method	= LAG	Time of conc. (Tc)	= 7.90 min
Total precip.	= 3.64 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



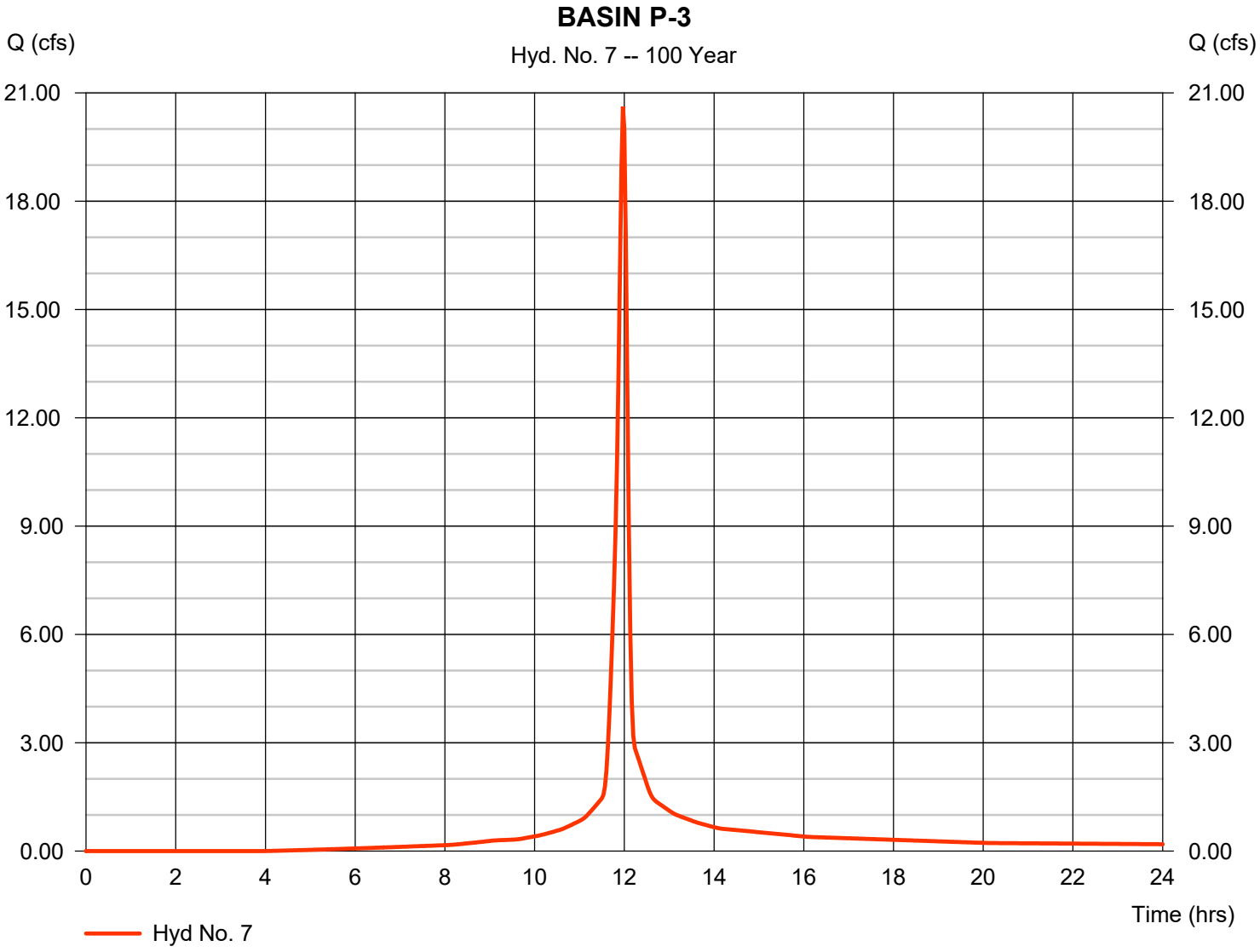
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Thursday, 10 / 23 / 2025

Hyd. No. 7

BASIN P-3

Hydrograph type	= SCS Runoff	Peak discharge	= 20.62 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 49,476 cuft
Drainage area	= 2.990 ac	Curve number	= 88
Basin Slope	= 2.8 %	Hydraulic length	= 470 ft
Tc method	= LAG	Time of conc. (Tc)	= 7.90 min
Total precip.	= 5.93 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

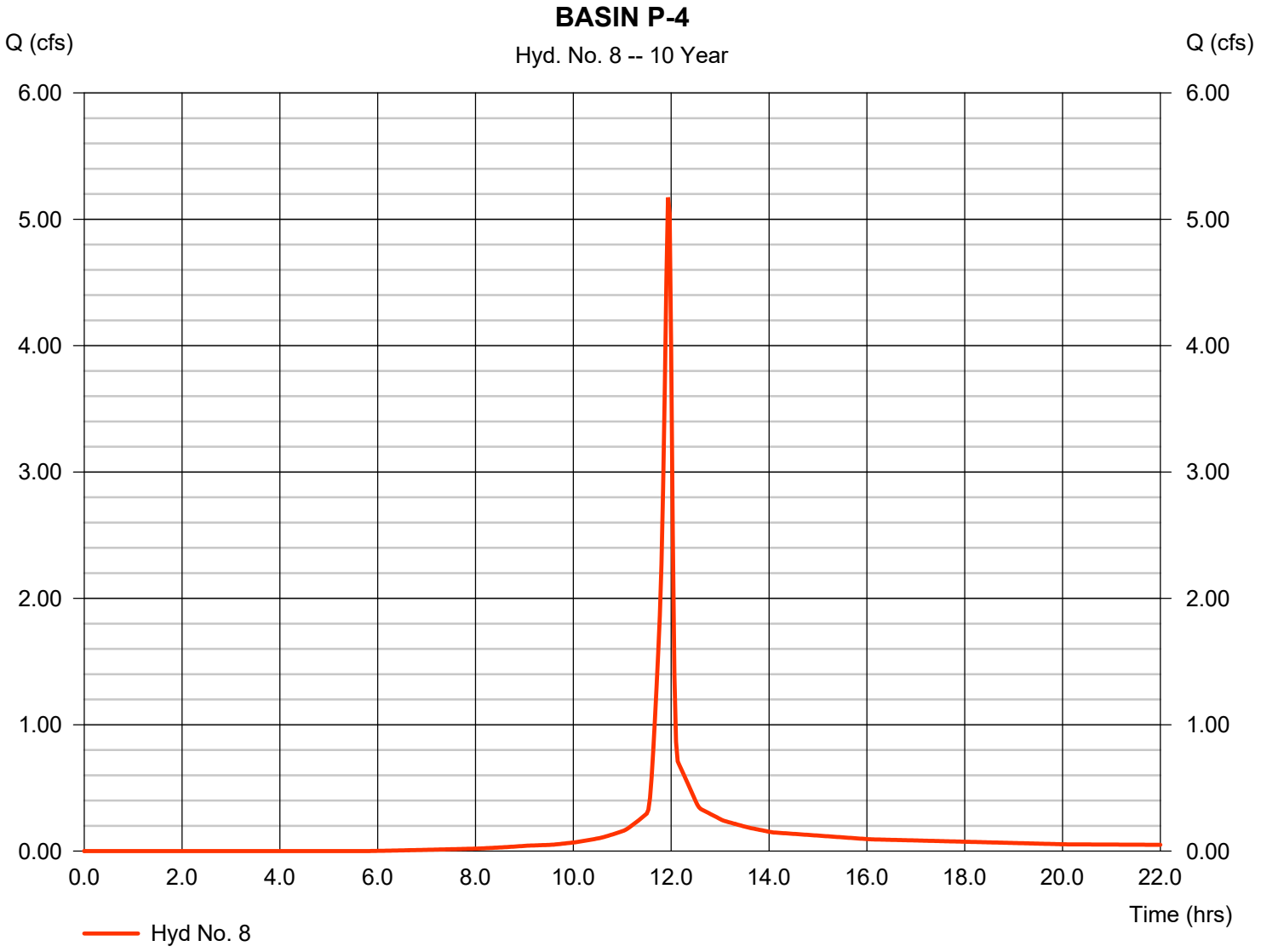


Hydrograph Report

Hyd. No. 8

BASIN P-4

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.173 cfs
Storm frequency	=	10 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	10,685 cuft
Drainage area	=	1.310 ac	Curve number	=	88
Basin Slope	=	5.0 %	Hydraulic length	=	465 ft
Tc method	=	LAG	Time of conc. (Tc)	=	5.86 min
Total precip.	=	3.64 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

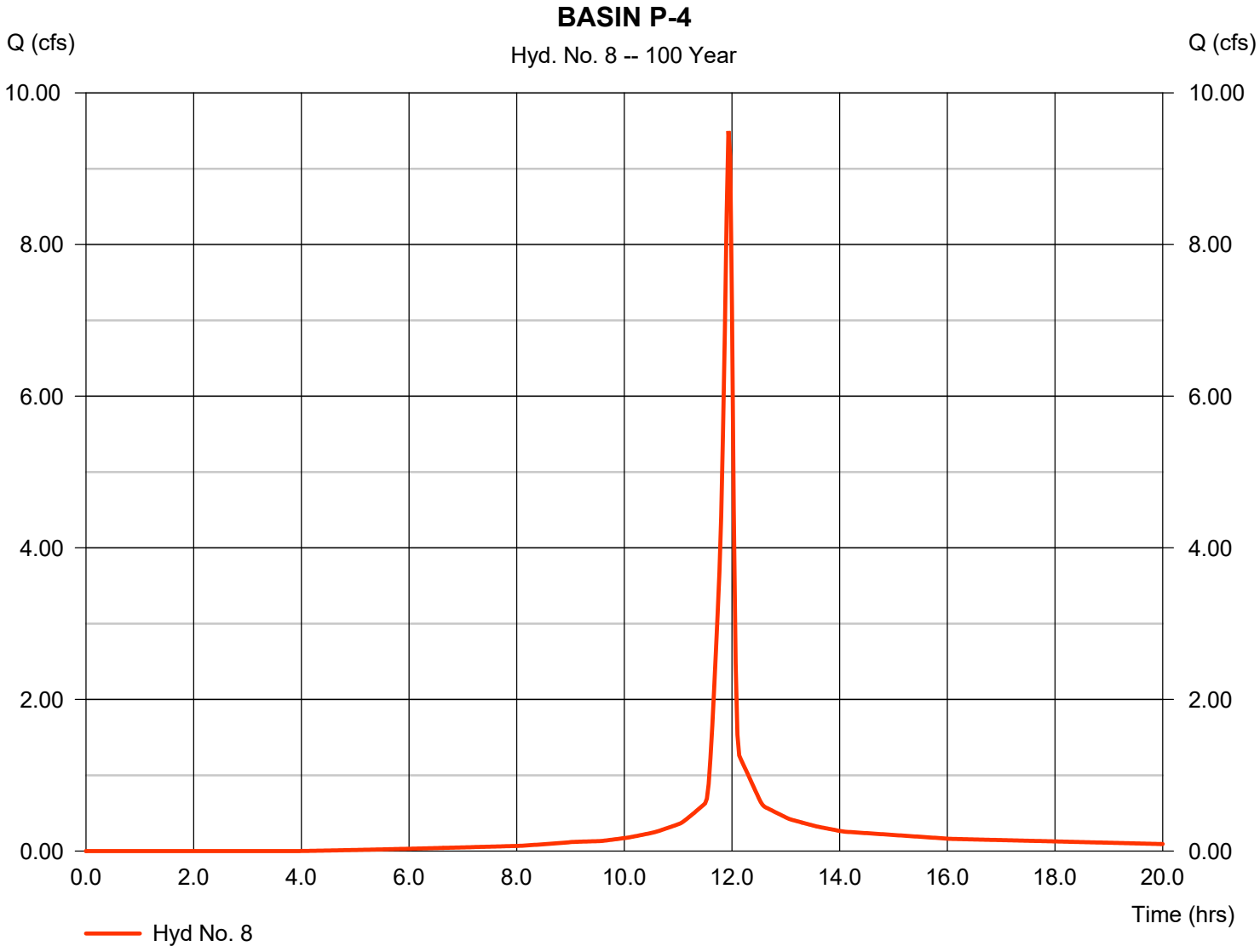


Hydrograph Report

Hyd. No. 8

BASIN P-4

Hydrograph type	=	SCS Runoff	Peak discharge	=	9.497 cfs
Storm frequency	=	100 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	20,322 cuft
Drainage area	=	1.310 ac	Curve number	=	88
Basin Slope	=	5.0 %	Hydraulic length	=	465 ft
Tc method	=	LAG	Time of conc. (Tc)	=	5.86 min
Total precip.	=	5.93 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



APPENDIX D

Channel Report

Basin P-2 10-year (C-Hill Road)

User-defined

Invert Elev (ft)	= 100.00
Slope (%)	= 2.00
N-Value	= 0.013

Calculations

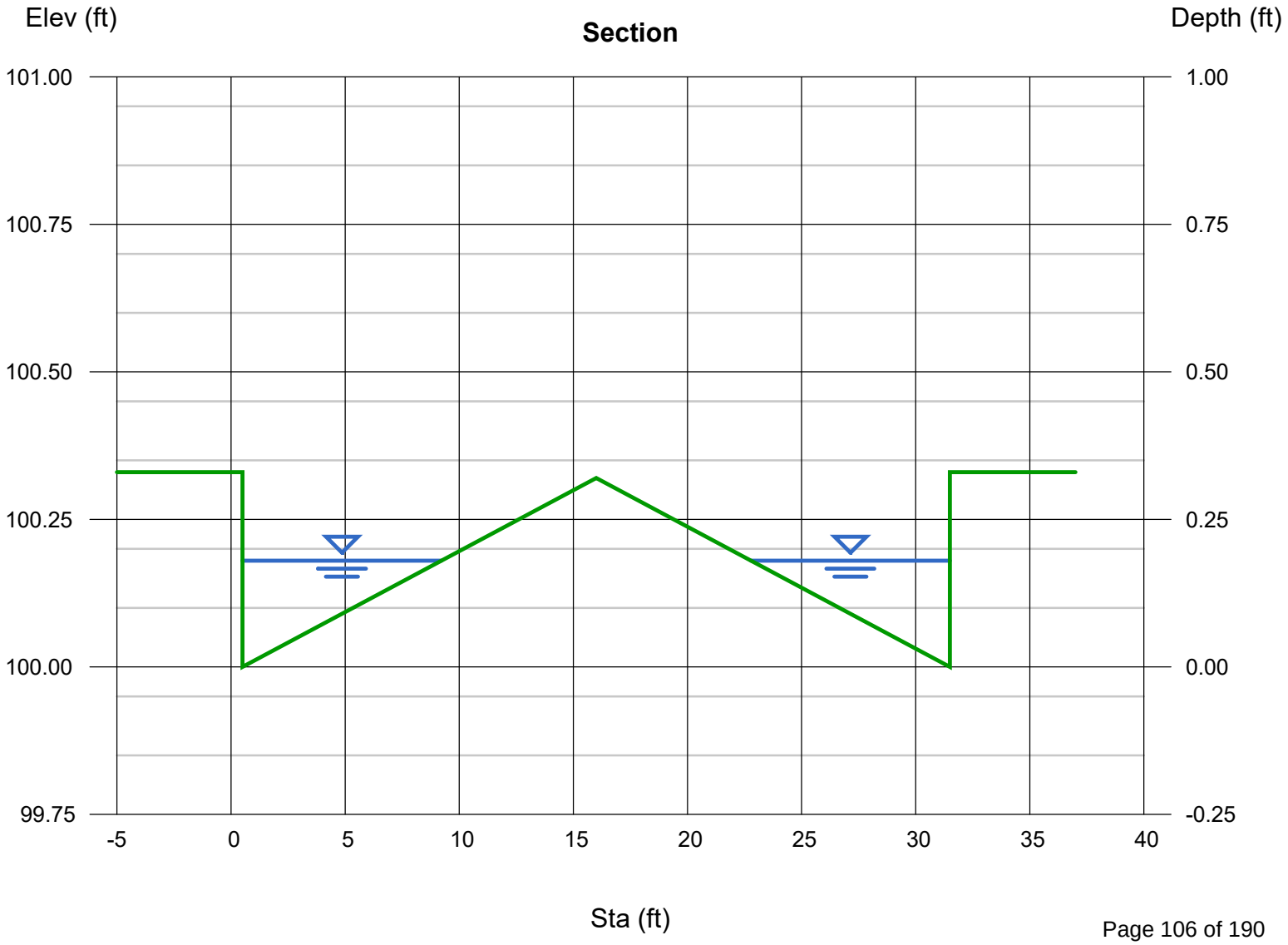
Compute by:	Known Q
Known Q (cfs)	= 4.97

Highlighted

Depth (ft)	= 0.18
Q (cfs)	= 4.970
Area (sqft)	= 1.57
Velocity (ft/s)	= 3.17
Wetted Perim (ft)	= 17.80
Crit Depth, Yc (ft)	= 0.24
Top Width (ft)	= 17.44
EGL (ft)	= 0.34

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

(0.00, 100.33)-(0.50, 100.33, 0.013)-(0.50, 100.00, 0.013)-(16.00, 100.32, 0.013)-(31.50, 100.00, 0.013)-(31.50, 100.33, 0.013)-(32.00, 100.33, 0.013)



Channel Report

Basin P-2 100-year (C-Hill Road)

User-defined

Invert Elev (ft)	= 100.00
Slope (%)	= 2.00
N-Value	= 0.013

Calculations

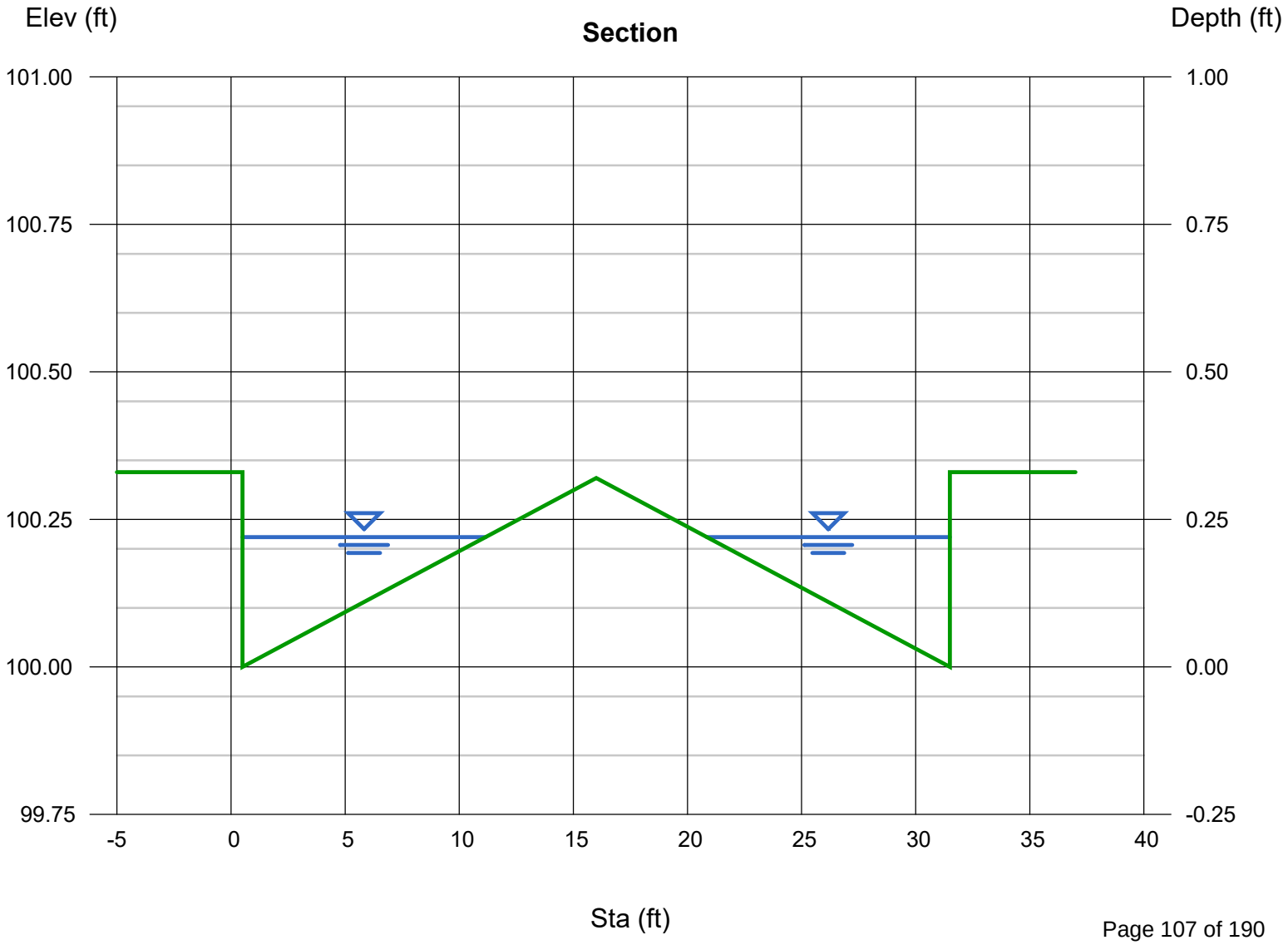
Compute by:	Known Q
Known Q (cfs)	= 8.29

Highlighted

Depth (ft)	= 0.22
Q (cfs)	= 8.288
Area (sqft)	= 2.34
Velocity (ft/s)	= 3.54
Wetted Perim (ft)	= 21.76
Crit Depth, Yc (ft)	= 0.29
Top Width (ft)	= 21.31
EGL (ft)	= 0.41

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

(0.00, 100.33)-(0.50, 100.33, 0.013)-(0.50, 100.00, 0.013)-(16.00, 100.32, 0.013)-(31.50, 100.00, 0.013)-(31.50, 100.33, 0.013)-(32.00, 100.33, 0.013)



Channel Report

Basin P-2 100-year (rundown)

Rectangular

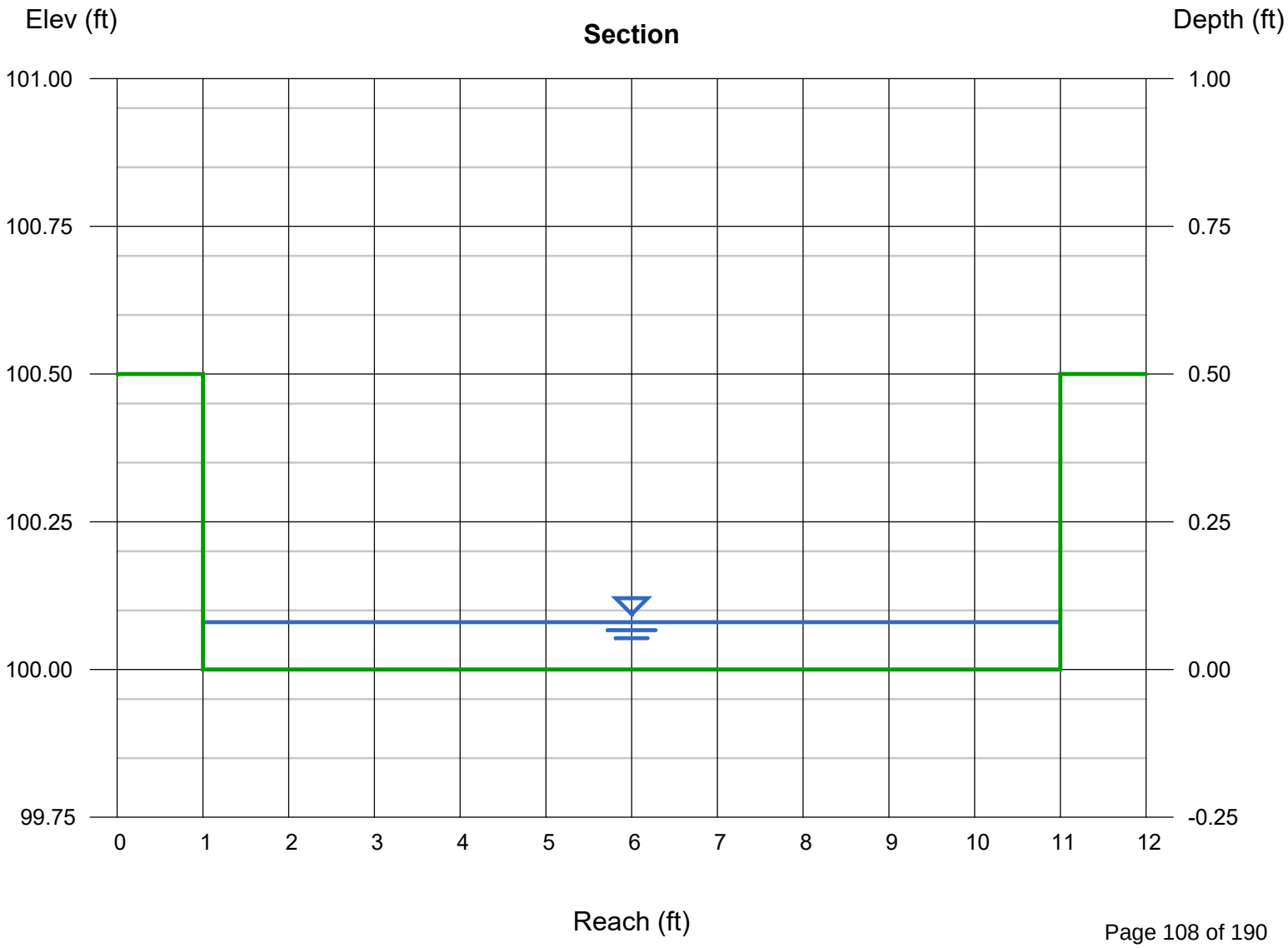
Bottom Width (ft)	= 10.00
Total Depth (ft)	= 0.50
Invert Elev (ft)	= 100.00
Slope (%)	= 25.00
N-Value	= 0.011

Calculations

Compute by:	Known Q
Known Q (cfs)	= 9.00

Highlighted

Depth (ft)	= 0.08
Q (cfs)	= 9.000
Area (sqft)	= 0.80
Velocity (ft/s)	= 11.25
Wetted Perim (ft)	= 10.16
Crit Depth, Yc (ft)	= 0.30
Top Width (ft)	= 10.00
EGL (ft)	= 2.05



APPENDIX E

Culvert Report

STRUCTURE A

Invert Elev Dn (ft)	=	169.00
Pipe Length (ft)	=	100.00
Slope (%)	=	4.00
Invert Elev Up (ft)	=	173.00
Rise (in)	=	42.0
Shape	=	Circular
Span (in)	=	42.0
No. Barrels	=	2
n-Value	=	0.022
Culvert Type	=	Circular Concrete
Culvert Entrance	=	Groove end w/headwall (C)
Coeff. K,M,c,Y,k	=	0.0018, 2, 0.0292, 0.74, 0.2

Embankment

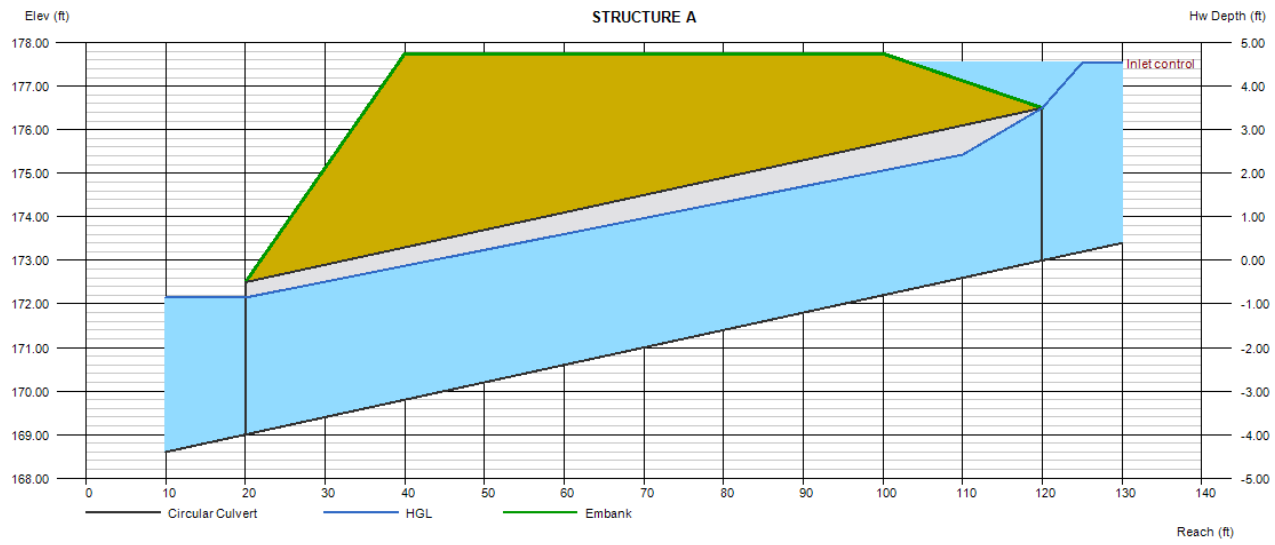
Top Elevation (ft)	=	177.75
Top Width (ft)	=	60.00
Crest Width (ft)	=	100.00

Calculations

Qmin (cfs)	=	10.00
Qmax (cfs)	=	160.00
Tailwater Elev (ft)	=	(dc+D)/2

Highlighted

Qtotal (cfs)	=	160.00
Qpipe (cfs)	=	160.00
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	8.78
Veloc Up (ft/s)	=	9.72
HGL Dn (ft)	=	172.15
HGL Up (ft)	=	175.79
Hw Elev (ft)	=	177.54
Hw/D (ft)	=	1.30
Flow Regime	=	Inlet Control



CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM

Council Meeting Date: January 5, 2026

DEPARTMENT: Planning & Zoning	**BY**: Jeff Patterson	**DATE**: 12/30/2025

SUBJECT:
Consider approval of the Carlsbad Municipal Schools Teacherage Development preliminary plat, creating 35 new lots located on Sandy Ridge Dr., zoned "R-2" Residential 2 District

BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.)
SUBJECT: Preliminary Plat for the Carlsbad Municipal Schools Teacherage Development Subdivision, creating 35 new lots for teacherage/residential development, located on the north side of Sandy Ridge Drive, pursuant to the Carlsbad Code of Ordinances, Chapter 47.

Owner/Applicant:
Carlsbad Municipal Schools
408 N Canyon St
Carlsbad, NM 88220

SYNOPSIS: The applicant is requesting approval of a preliminary plat showing the plans for 35 lots for teacherage/residential development. The property is located on the north side of Sandy Ridge Drive.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):
Approval of this request will allow for the potential creation of 35 new lots for teacherage/residential development.

The applicant has submitted construction plans and infrastructure design plans. The plans are under City review. City water services and City sewer services are available to be extended to the property to service the development. The applicant will need to provide the City with models outlining their estimated use and load capacities when connection to City services is complete. East end of the proposed subdivision is located in the AH flood zone.

The following City of Carlsbad Comprehensive Plan 2040 objectives apply to this request:
Chapter 4: Housing & Neighborhoods
Objectives:
- To address the current unmet housing needs for all household income levels in Carlsbad.

Chapter 5: Land Use
Objectives:
- To address the City's rapid growth rate and resultant need for new residential development.
- To identify areas of opportunity for infill and redevelopment.

• To identify new growth areas that would be appropriate for new residential and commercial development

DEPARTMENT RECOMMENDATION:
Based on review of the application and staff comments, planning staff recommends approval with the following conditions:

1. The developer and engineer shall complete and submit construction plans for review by City staff.
2. The developer shall provide water and sewer models indicating the use and load capacities anticipated upon connection to City services.
3. The developer and engineer shall continue to work with City staff regarding the infrastructure installed and the design of the infrastructure.
4. The City's Infrastructure Inspector shall monitor the installation of the approved infrastructure.
5. City staff shall inspect and formally accept the infrastructure installed.

DEPARTMENT COMMENTS:
Public Works: Recommend approval
Fire Department: Recommend approval
Legal Department: Recommend approval
Police Department: Recommend approval
Utilities Department: Recommend approval. Utility easement needs to be dedicated.
Planning Division: Recommend approval – Proposed R-O-W, utility easements, front and rear setbacks, and frontage on lots 17 and 19 need to be reviewed. Southern lots also have dual frontage. Recommending one way traffic.
Code Enforcement: No comment
Building Department: Recommend approval
Projects Department: Recommend approval

BOARD/COMMISSION/COMMITTEE ACTION:
-

Reviewed by:

City Administor:	Date:

Attachments:
1. P & Z Application Materials - Preliminary Subdivision - Sixth St & Sandyridge

APPLICATION FOR SUBDIVISION APPROVAL

(SEE MUNICIPAL CODE CHAPTER 47 - SUBDIVISION REGULATIONS FOR PLAT REQUIREMENTS)

Application Date: 9/17/2025

Fee Paid: $405.00

Application Type and fee:
- ☐ Sketch Plat (no fee)
- ☒ Preliminary Plat (1-7 lots: $150.00 + $2.00/lot; 8+ lots: $300.00+$3.00/lot)
- ☐ Final Plat (no fee)
- ☐ Summary Review* ($50.00)

DEC – 3 2025
Receipt Date Stamp

Carlsbad Municipal Schools NAME OF PROPERTY OWNER	NAME OF DEVELOPER (IF DIFFERENT FROM OWNER)
408 N. Canyon St. ADDRESS	ADDRESS
Carlsbad NM 88220 CITY STATE ZIP	CITY STATE ZIP
575-234-3300 PHONE EMAIL	PHONE EMAIL

Location of the property being subdivided: 410 S. 6th St.

Is the property:

- ☒ Within the City of Carlsbad Zoning District:
  - ☐ R-R ☐ R-1 ☒ R-2 ☐ C-1 ☐ C-2 ☐ I ☐ PUD
- ☐ Outside the City Limits but within the City's Planning and Platting Jurisdiction (5-Mile Radius)

Existing Use of the Property: Vacant Lot

Proposed Use of the Property: Subdivision/Teacherages

The Carlsbad Code of Ordinances Chapter 47 - Subdivision Regulations and Section 3-20-1 et. seq. NMSA 1978, regulate the subdivision of land. As the property owner, I understand that all required information must be provided in accordance with these regulations and that the construction of certain public improvements may be required as a condition of plat approval. If these improvements are not already in place and accepted by the City, the applicant must attach a financial guarantee, subject to approval by the City, that these improvements will be completed within 1 (one) calendar year after the date of this application or request a variance by the City Council of the applicable subdivision regulation(s). The justification required for this variance is summarized on the reverse side of this page and must be reviewed by the Planning and Zoning Commission prior to submittal to the City Council.

SIGNATURE OF PROPERTY OWNER

DOCUMENTATION TO BE SEALED BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, AS APPLICABLE, AND SUBMITTED WITH THIS APPLICATION:

- ☐ A plat of the property to be subdivided prepared in conformance with Chapter 47 of the Carlsbad Code of Ordinances and applicable New Mexico Surveying Law.
- ☐ A scaled drawing locating all existing structures, water and sewer service lines, and other utilities on or serving the property with accurate dimensions from all existing structures to all property lines. The drawing is not required if the property is vacant or otherwise undeveloped.
- ☐ Construction plans defining and illustrating the design and construction requirements for all public improvements required by Chapter 47 of the Carlsbad Code of Ordinances and subject to approval and acceptance by the City (not required for summary review).
- ☐ If applicable, detailed Estimates of Construction Costs for the proposed infrastructure improvements suitable for the preparation of the performance bond typically submitted as the financial guarantee that the infrastructure will be completed (not required for summary review).

LIMITATION ON THE USE OF SUMMARY REVIEW PROCESS

(AS PER SECTION 3-20-8 NMSA 1978 AND CHAPTER 47 CODE OF ORDINANCES)

Subdivisions submitted for review under this process shall comply with applicable subdivision regulations and are limited to:

1. Subdivisions of not more than two parcels of land;
2. Re-subdivisions, where the combination or recombination of portions of previously planted lots does not increase the total number of lots;
3. Subdivision of two or more parcels of land in areas zoned for industrial use.
4. One per parcel of land per year as calculated from approval date.

VARIANCES

(AS PER CHAPTER 47 SEC. 47-7 CODE OF ORDINANCES)

Whenever, in the opinion of the board of appeals, the strict application of the requirements contained in this chapter would result in extreme practical difficulties or undue misuse of property, the board may modify such requirements as are necessary so that the subdivider is allowed to develop his/her property in a reasonable manner providing that the public interests of the community and its citizens are protected and the general intent and spirit of these regulations are preserved. The board shall grant such a variance or modification only upon determination that:

1. The variance will not be detrimental to the public health, safety and general welfare of the community; and
2. The variance will not adversely affect the reasonable development of adjacent property; and
3. The variance is justified because of topographic or other special conditions unique to the property involved in contradistinction to mere inconvenience or financial disadvantage; and
4. The variance is consistent with the objectives of this chapter and will not have the effect of nullifying the intent or purpose of this chapter or the comprehensive plan; and
5. The variance has been shown to be in the best interest of the general public and not only of interest to the developer, land owner or other interested party; and
6. The hardship must not be pecuniary and must be a direct result of the land location, topography or other characteristic; and
7. Where a variance is requested from the required provision of sidewalks, and ADA compliant, alternative route to the nearest bus stop or school is required. If an alternative route cannot be provided, a variance shall not be approved.

CARLSBAD MUNICIPAL SCHOOLS TEACHERAGE DEVELOPMENT

A PORTION OF THE W 1/2 SW 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST, N.M.P.M.

CARLSBAD — EDDY COUNTY — NEW MEXICO

DEDICATION:

STATE OF NEW MEXICO)
COUNTY OF EDDY)

BE IT KNOWN THAT THE UNDERSIGNED OWNERS AND PROPRIETORS OF A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST, N.M.P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A THE NORTHWEST CORNER OF SANDYRIDGE SUBDIVISION, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SANDYRIDGE DRIVE AND THE EAST RIGHT OF WAY OF SOUTH 6TH STREET; THENCE N01°16'20"E ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 205.85 FEET; THENCE S89°28'22"E A DISTANCE OF 1026.50 FEET TO THE WEST RIGHT OF WAY OF THE C.I.D. SOUTHERN CANAL; THENCE S05°19'14"W ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 206.03 FEET TO THE NORTHEAST CORNER OF SANDYRIDGE SUBDIVISION; THENCE N89°30'10"W ALONG THE NORTH LINE OF SANDYRIDGE SUBDIVISION A DISTANCE OF 1011.96 FEET TO THE POINT OF BEGINNING, CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO. CONTAINING 209.520 SQUARE FEET (4.810 ACRES) MORE OR LESS. HAVE CAUSED THE SAME TO BE PLATTED, WITH THEIR FREE WILL AND DESIRE, INTO WHAT IS KNOWN AND HEREBY DESIGNATED AS CARLSBAD MUNICIPAL SCHOOLS TEACHERAGE DEVELOPMENT, CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO AND ALL EASEMENT AND RIGHTS OF WAY SHOWN HEREIN DEDICATED TO THE USE AND BENEFIT OF THE PUBLIC.

_____
DR. GERRY WASHBURN, SUPERINTENDENT, CARLSBAD MUNICIPAL SCHOOL

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF EDDY)

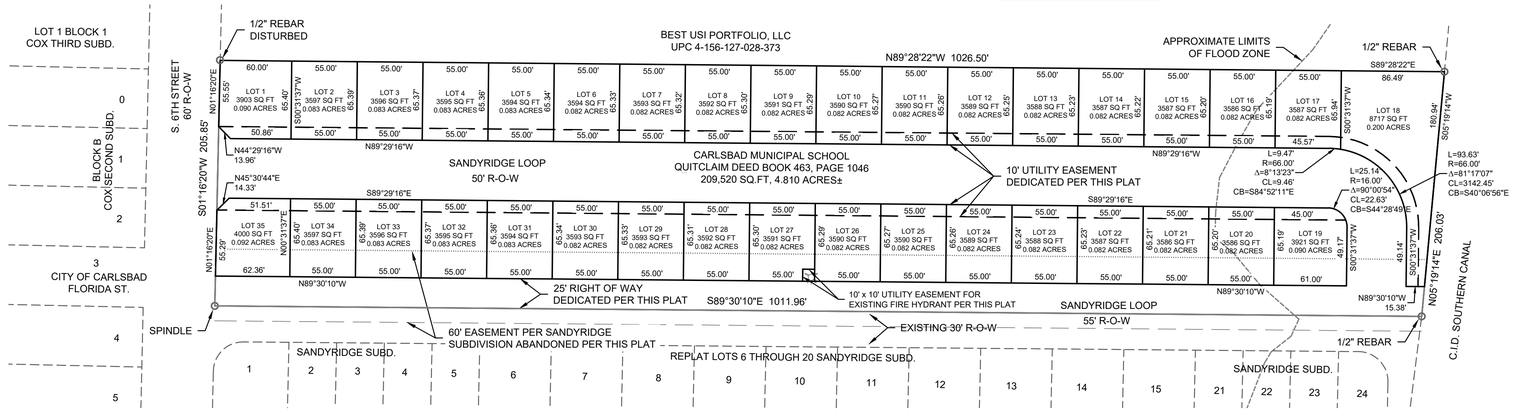
THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE_____DAY OF_____2020,
BY DR. GERRY WASHBURN, SUPERINTENDENT, CARLSBAD MUNICIPAL SCHOOL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

_____

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE ABANDONED
- EASEMENT PER THIS PLAT
- FIRE HYDRANT



AREA REGULATIONS:
THE USE OF THE PROPERTY IN THIS SUBDIVISION SHALL CONFORM TO THE AREA REQUIREMENTS (SETBACKS) FOR RESIDENTIAL ZONE R-2 AS DEFINED IN SECTION 56-90 OF THE CITY OF CARLSBAD CODE OF ORDINANCES: FRONT = 0', SIDE = 5', BACK = 10'. SHOULD ANY PORTION OF THE SUBJECT SUBDIVISION BE UNDEVELOPED AT THE TIME THE REFERENCED ORDINANCE IS SUPERSEDED, THE COMPARABLE REQUIREMENTS OF THE SUPERSEDING ORDINANCE SHALL GOVERN THE DEVELOPMENT OF THE UNDEVELOPED PROPERTY.

NOTES:

1. BEARINGS BASED UPON NEW MEXICO STATE PLANE COORDINATE SYSTEM, GRID ZONE EAST, PER STATIC GPS OBSERVATION. DISTANCES SHOWN ARE MEASURED GROUND DISTANCES. COMBINED SCALE FACTOR = 1.0002360357.
2. RECORD AND MEASURED DIMENSIONS ARE EQUIVALENT UNLESS OTHERWISE NOTED.
3. UTILITY LINES AND OTHER IMPROVEMENTS ARE NOT SHOWN EXCEPT THOSE WHICH MAY BE INTERPRETED AS A BOUNDARY LINE OR SHOW A LINE OF OCCUPATION.
4. THIS SUBDIVISION LIES WITHIN FLOOD ZONES AH (BFE = 3140') AND X PER FEMA FIRM MAP 35015C1045D DATED JUNE 4, 2010.
5. SET 1/2" REBAR WITH PLASTIC CAP STAMPED "21207" AT LOT CORNERS.

N

0 60' 120'

APPROVAL OF THE CARLSBAD PLANNING AND ZONING COMMISSION

STATE OF NEW MEXICO)
COUNTY OF EDDY)

THIS IS TO CERTIFY THAT THIS FOREGOING CARLSBAD MUNICIPAL SCHOOLS TEACHERAGE DEVELOPMENT, CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, HAS BEEN EXAMINED AND APPROVED BY THE EDDY COUNTY PLANNING AND ZONING COMMISSION, EDDY COUNTY, NEW MEXICO.

_____ CHAIRMAN DATE

_____ SECRETARY DATE

CONCURRENCE

_____ BAJA BROADBAND DATE

_____ NEW MEXICO GAS COMPANY DATE

_____ WINDSTREAM DATE

_____ XCEL ENERGY DATE

SURVEYOR'S CERTIFICATE

I, CASEY K. HUNTER, NEW MEXICO PROFESSIONAL SURVEYOR No.21207, DO HEREBY CERTIFY THAT THIS PROPOSED SUBDIVISION PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS A LAND DIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND IS IN THE JURISDICTION OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO. LAND IS DIVIDED IN ACCORDANCE WITH THE FINAL PLAT AND ALL SIGNATURES WERE OBTAINED AFTER ALL REVISIONS WERE MADE TO THE FINAL PLAT.

CASEY K. HUNTER, P.S. NO. 21207 — 01/06/2020 DATE:
401 PENNSYLVANIA AVE.
ROSWELL, NEW MEXICO 88201
DATE OF SURVEY: 10/15/2019

CASEY K. HUNTER NEW MEXICO 21207 PROFESSIONAL SURVEYOR

INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): CARLSBAD MUNICIPAL SCHOOL
SECTION(S): 1 TOWNSHIP(S): 22S RANGE(S): 26E
SUBDIVISION: N/A

FILING AND RECORDING

FILED FOR RECORD IN THE EDDY COUNTY CLERK'S OFFICE ON THE_____,
DAY OF_____, 2020 AT_____, A.M. P.M. CABINET_____SLIDE_____,
FEE:_____,
RECEIPT#_____,

_____ COUNTY CLERK _____ DEPUTY

DOCUMENTS USED IN PERFORMING THIS SURVEY:

REPLAT OF LOTS 6 THROUGH 20 SANDYRIDGE SUBD, CABINET A, SLIDE 284
SANDYRIDGE SUBD., CABINET A, SLIDE 163
COX SECOND SUBD., MAP BOOK 3, PAGE 226
NATIONAL SELF STORAGE TRACTS, CABINET 3, SLIDE 261-1
COUNTY TAX MAP FOR TRACT NO. 2 REFERENCED IN QUITCLAIM DEED BOOK 463, PAGE 1046
WARRANTY DEED BOOK 356, PAGE 964
QUITCLAIM DEED BOOK 463, PAGE 1046
SPECIAL WARRANTY DEED, BOOK 1099, PAGE 690

SMITH ENGINEERING COMPANY

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NOTE:
PLAT SHOWN FOR REFERENCE ONLY. FILED AND DATED COPY AVAILABLE AT EDDY COUNTY CLERK'S OFFICE.
REFER TO FILED PLAT FOR ALL FINAL EASEMENT LOCATIONS.

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SHT TITLE:
PRELIMINARY PLAT

SHEET 1-3 OF ___

PROJECT NO.
DWN BY
CHKD BY
APVD BY
SEC
SEC

4		
3		
2		
1		
XX-XX-XX	BID DATE	
XX-XX-XX	RELEASE DATE	
DATE	DESCRIPTION	

CARLSBAD MUNICIPAL SCHOOLS TEACHERAGE DEVELOPMENT

410 S SIXTH STREET — CARLSBAD, NEW MEXICO

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Vision for Tomorrow

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Phone: 575-622-8866
www.smithengineering.pro

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FRANCISCO SALYARDY NEW MEXICO 20287 PROFESSIONAL ENGINEER
3/13/20

R:\SEC—PROJECTS\118117-01\CADD\Carlsbad Teachers Subd Plat.dwg Dec 03, 2025 - 7:25am Saved By: lonniew

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION SPECIFICATIONS. UNLESS OTHERWISE STATED OR SHOWN IN THE PROJECT PLANS, ALL WORK PERFORMED AND MATERIALS PROVIDED UNDER THIS CONTRACT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND THE LATEST EDITION OF THE CITY OF CARLSBAD NEW MEXICO PUBLIC INFRASTRUCTURE SPECIFICATIONS.
2. OSHA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970," OR LATEST ADDITION THEREOF.
3. CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE RIGHT-OF-WAY UNLESS THE EQUIPMENT OR MATERIAL IS PROPERLY SHIELDED UTILIZING CURRENT SAFETY DESIGN AND INSTALLATION METHODS. THE SAFETY DESIGN FOR THIS SHIELDING SHALL BE PROVIDED BY THE CONTRACTOR AND MUST BE APPROVED BY THE ENGINEER BEFORE IMPLEMENTING. THERE WILL BE NO DIRECT COMPENSATION FOR THIS SERVICE.
4. CONSTRUCTION LIMITS. THE CONTRACTOR MUST CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY.
5. DISPOSAL SITES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL SITES THAT ARE ENVIRONMENTALLY SUITABLE FOR DISPOSAL OF ITEMS NOT SPECIFIED TO BE SALVAGED. THE CONTRACTOR IS EXPECTED TO ABIDE BY ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS IN OBTAINING THE NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND/OR PRIVATE PROPERTY OWNERS. ALL COSTS ASSOCIATED WITH OBTAINING THESE PERMITS SHALL BE INCIDENTAL TO THE COMPLETION OF THE PROJECT AND NO DIRECT MEASUREMENT OR PAYMENT SHALL BE MADE THEREFORE. THE CONTRACTOR SHALL PROVIDE THE PROJECT MANAGER WITH COPIES OF ALL PERTINENT INFORMATION, AGREEMENTS, AND PERMITS RELATED TO DISPOSAL SITE UTILIZED. BORROW MATERIAL, ROCK WASTE, AND VEGETATIVE DEBRIS CANNOT BE PLACED IN WETLANDS, ARROYOS, OR AREAS THAT MAY IMPACT THREATENED OR ENDANGERED SPECIES. ARCHAEOLOGICAL AND ENVIRONMENTAL CLEARANCES MUST BE OBTAINED BEFORE DISPOSAL OR REMOVAL OF WORK BY THE CONTRACTOR.
6. INCIDENTAL CONSTRUCTION. THERE WILL BE NO MEASUREMENT OR PAYMENT FOR ANY ITEMS OF WORK NOT SPECIFICALLY LISTED IN THE BID PROPOSAL. ALL OTHER ITEMS OF WORK OR MATERIALS SHOWN AS REQUIRED TO COMPLETE THE PROJECT SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OR TO OTHER ITEMS OF WORK.
7. PROTECTION WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF HIS WORK FROM RAINFALL, STORM DRAINAGE, OR FLOOD SO THAT IT DOES NOT DELAY CONSTRUCTION OR DAMAGE COMPLETED WORK OR DOWNSTREAM PROPERTIES.
8. EPA STORM WATER DISCHARGE REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO APPLICABLE PORTIONS OF THE EPA STORM WATER DISCHARGE REGULATIONS.
9. DUST ABATEMENT. THE CONTRACTOR SHALL USE WATERING EQUIPMENT FOR DUST POLLUTION ABATEMENT AS REQUIRED OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
10. VERIFICATION. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS SHOWN ON PLANS AND REPORT ANY DISCREPANCIES TO ENGINEER IMMEDIATELY.
11. EXISTING UTILITIES. ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN THE FIELD, PRIOR TO CONSTRUCTION, SO THAT GRADE ADJUSTMENTS CAN BE MADE BY DESIGN PROFESSIONAL IF NECESSARY.
12. TRAFFIC CONTROL DEVICES. ALL TRAFFIC CONTROL DEVICES INSTALLED OR USED DURING THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION. THE CONTRACTOR SHALL PREPARE AND SUBMIT FOR APPROVAL BY THE ENGINEER, TRAFFIC CONTROL PLAN AND PROJECT SCHEDULE PRIOR TO THE PRE-CONSTRUCTION CONFERENCE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TRAFFIC CONTROL DEVICES 24HRS A DAY AND SHALL PROVIDE THE NAME AND PHONE NUMBER OF THE CONTACT PERSON TO THE CITY, AND ENGINEER.
13. CONSTRUCTION SIGN MAINTENANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONSTRUCTION SIGNS, BARRICADES ETC., FOR THE COMPLETION OF THE PROJECT AND SHALL HAVE PERSONNEL AVAILABLE AT ALL TIMES TO REPAIR AND/OR REPLACE SIGNS AND BARRICADES, ETC. THERE WILL BE NO DIRECT COMPENSATION FOR THIS SERVICE.
14. ACCESS TO LOCAL BUSINESSES AND RESIDENCES. ACCESS SHALL BE KEPT OPEN INSOFAR AS POSSIBLE. ACCESS CLOSURE MUST BE SCHEDULED AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE WITH PROPERTY OWNERS AND APPROVED BY THE ENGINEER. ACCESS FOR FIRE PROTECTION AND EMERGENCY SERVICES MUST BE OPEN AT ALL TIMES. SCHEDULES FOR THE RELEASE OF WORK WILL BE DETERMINED AT THE PRE-CONSTRUCTION CONFERENCE. ADDITIONAL OR SUPPLEMENTAL SCHEDULES MAY BE REQUIRED AS THE PROJECT PROGRESSES, AS REQUESTED BY THE ENGINEER.
15. WARPING OF SLOPE. ALL SIDE SLOPES SHALL BE WARPED WHERE NECESSARY TO STAY WITHIN THE RIGHT-OF-WAY. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE CONSTRUCTION LIMITS OF THE PROJECT AND WILL BE HELD RESPONSIBLE FOR ANY AGREEMENTS NECESSARY OR DAMAGE BY HIS OPERATION TO PUBLIC OR PRIVATE PROPERTY, INCLUDING UTILITIES.
16. INFORMING THE PUBLIC. THE CONTRACTOR SHALL BE REQUIRED TO KEEP THE PUBLIC INFORMED THROUGH THE LOCAL NEWS MEDIA, FOR THE LIFE OF THE PROJECT, OF THE VARIOUS OPERATIONS INVOLVING STREET OR LANE CLOSURES OR ANY OTHER PERTINENT INFORMATION RELATING TO TRAFFIC MOVEMENT.
17. MIX DESIGNS. THE CONTRACTOR SHALL SUBMIT FOR ENGINEER REVIEW AND APPROVAL OF MIX DESIGNS FOR CONCRETE AND HOT-MIX ASPHALT PRIOR TO BEGINNING CONSTRUCTION.
18. UTILITY LOCATION. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF LOCATION AND ELEVATION OF ALL EXISTING UTILITIES
19. UTILITY RELOCATION. THE CONTRACTOR IS HEREBY ADVISED THAT ANY REQUIRED UTILITY RELOCATION BY THE UTILITY COMPANIES WILL BE DONE CONCURRENTLY WITH CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE FOR UTILITY WORK IN CONJUNCTION WITH HIS OWN WORK AND SHALL BE REQUIRED TO COORDINATE THE SCHEDULING OF WORK WITH THE RESPECTIVE UTILITY COMPANIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES. THE ENGINEER SHALL BE PROMPTLY NOTIFIED OF ANY PROBLEMS OR CONFLICTS THAT ARE ENCOUNTERED. NO CLAIMS FOR DELAYS WILL BE ALLOWED AND THE CONTRACTOR MUST PROVIDE FOR THESE CONTINGENCIES WHEN BIDDING THE PROJECT.
20. REINFORCING BARS. ALL REBAR USED FOR CONCRETE REINFORCEMENT SHALL BE GRADE 60, AND SHALL BE INCIDENTAL TO CONCRETE WORK.
21. DIMENSIONS. ALL DIMENSIONS ARE TO TOP-BACK OF CURB UNLESS OTHERWISE SHOWN.
22. SUBGRADE. ALL SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO 95 % ASTM D1557. ALL SUBGRADE AND BACKFILL SHALL BE COMPACTED IN MAXIMUM 8" LOOSE LIFTS. MOISTURE CONTENT AT THE TIME OF COMPACTION SHALL NOT EXCEED OPTIMUM OR BE LESS THAN 5 PERCENTAGE POINTS BELOW OPTIMUM. DRIVEWAYS, APRONS, FILLETS, CURB AND GUTTER, AND OTHER CONCRETE PAVEMENT SHALL BE PLACED ON 6" OF COMPACTED SUBGRADE.
23. MATERIALS TESTING WILL BE REQUIRED OF ALL WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MINIMUM OF 24 HOURS NOTICE FOR ANY SOILS, ASPHALT OR CONCRETE TESTING SERVICES REQUIRED TO INSURE CONSTRUCTION IS COMPLETED IN ACCORDANCE WITH CONTRACT SPECIFICATIONS.

SUMMARY OF QUANTITIES

Item	Description	Unit	Estimated Qty.
1	Demolition/Removals	LS	1
2	Earthwork/Borrow (Unconsolidated)	CY	2,030
3	Subgrade Prep	SY	3,360
4	6" Base Course	SY	3,360
5	2" SP-IV HMA	SY	3,360
6	Prime Coat	SY	3,360
7	Pavement Patching	SY	40
8	Mountable Concrete 24" Curb and Gutter	LF	2,160
9	6" Concrete Sidewalk	SY	1,200
10	24" Sidewalk Trench	LF	10
11	Standard Concrete 24" Valley Gutter	LF	56
12	Concrete Fillet	EA	3
13	Permanent Traffic Sign (Stop Sign & Post)	EA	2
14	8" PVC C-900 Water Line	LF	1,280
15	Water Service	EA	35
16	8" Water Valve	EA	2
17	Fire Hydrant (incl 6" valve)	EA	3
18	SDR 35 PVC 8" Sanitary Sewer Line	LF	1,030
19	Sanitary Sewer Service	EA	35
20	Sanitary Sewer Manhole (0-6')	EA	4
21	Sanitary Sewer Manhole (6'-10')	EA	1
22	Connect to Existing Water Line	EA	2
23	Connect to Existing Sewer Line	EA	1
24	Trenching for Dry Utilities	LF	940
25	Materials Testing	LS	1
26	Construction Staking	LS	1
27	Traffic Control	LS	1
28	Mobilization	LS	1

ADDITIONAL NOTES:

1. PROJECT SITE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE PROJECT SITE.
2. SIGNS: REMOVAL AND RELOCATION OF TRAFFIC SIGNS WILL BE INCIDENTAL TO PROJECT CONSTRUCTION.
3. DEMOLITION/REMOVALS: ANY EXISTING CURB AND GUTTER, FENCING, MAILBOXES, FIRE HYDRANTS , SIDEWALK, DRIVE PADS TRAFFIC SIGNS, PAVEMENT, ETC... THAT NEED TO BE REMOVED AND OR RELOCATED FOR NEW CONSTRUCTION WILL BE INCIDENTAL TO PROJECT CONSTRUCTION.
4. FITTINGS: ALL FITTINGS IE., ELBOWS, 45s, THRUST BLOCKS, TAPPING SLEEVES/TEES, JOINT RESTRAINTS, ETC., REQUIRED TO MAKE ALL TIE-INS AND CONNECTIONS, REGARDLESS OF LINE SIZE, DEPTH OR TYPE, SHALL BE INCIDENTAL TO PROJECT CONSTRUCTION.
5. UTILITIES: CONTRACTOR SHALL FIELD VERIFY AND PROTECT ALL SUBSURFACE UTILITIES THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL RECORD AND MAKE NOTE OF UTILITY CONFLICTS AND/OR RELOCATIONS ON PROJECT RECORD DRAWINGS.
6. TIE-INS: ALL TIE-INS TO EXISTING WATER MAIN LINES SHALL BE "DRY TAP" ONLY. UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE CITY OF CARLSBAD.
7. PRESSURE TEST: CONTRACTOR RESPONSIBLE FOR STANDARD PRESSURE TESTING PER PROJECT SPECIFICATIONS. HOWEVER, THE CITY OF CARLSBAD WILL NOT ALLOW PRESSURE TESTING OF ANY NEW LINE AGAINST ANY EXISTING WATER VALVES.
8. EXISTING SUB-SURFACE SOIL CONDITIONS: ROCKY SOILS ARE PREVALENT IN THE CARLSBAD AREA AT DEPTHS RELATIVE TO THIS PROJECT. CONTRACTOR MUST FAMILIARIZE HIMSELF WITH SUB-SURFACE CONDITIONS IN THE PROJECT AREA THAT MAY, IN ANY MANNER, AFFECT COST, PROGRESS OF PERFORMANCE OF THE WORK FOR THIS PROJECT.
9. DRY UTILITY TRENCHING: TRENCHING LOCATION OF DRY UTILITIES (POWER, GAS, CABLE, COMMUNICATION, ETC...) SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE TRENCHING LOCATION / DEPTH WITH UTILITY SERVICE PROVIDERS.

811
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UTILITIES

DATA/CABLE TELEVISION/ EMAIL:	WINDSTREAM ULISES LINAREZ HERMES.LINAREZ@WINDSTREAM.COM
	TDS MITCH YOUNG (877) 422-5282
ELECTRICAL:	XCEL ENERGY BILLYE MOSELEY (575) 234-2325
PHONE:	NM GAS COMPANY RONALD HIGGINS (575) 373-5779
WATER:	CITY OF CARLSBAD MIKE ABELL (575) 885-6313
SEWER:	CITY OF CARLSBAD MIKE ABELL (575) 885-6313
STREETS	CITY OF CARLSBAD PAT CASS (575) 885-6262

UTILITY CONTACT INFORMATION SUBJECT TO CHANGE WITH OUT NOTICE.

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SHT TITLE: GENERAL NOTES

SHEET 1-1 OF ___

APPROVED BY: SEC
CHK BY: SEC
DRAWN BY:
PROJECT NO.:

1		
2		
3		
4		
XX-XX-XX	BID DATE	
XX-XX-XX	RELEASE DATE	
DATE	DESCRIPTION	

CARLSBAD MUNICIPAL SCHOOLS
TEACHERAGE DEVELOPMENT

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FRANCISCO SALVARREY NEW MEXICO 20287 PROFESSIONAL ENGINEER
3/13/20

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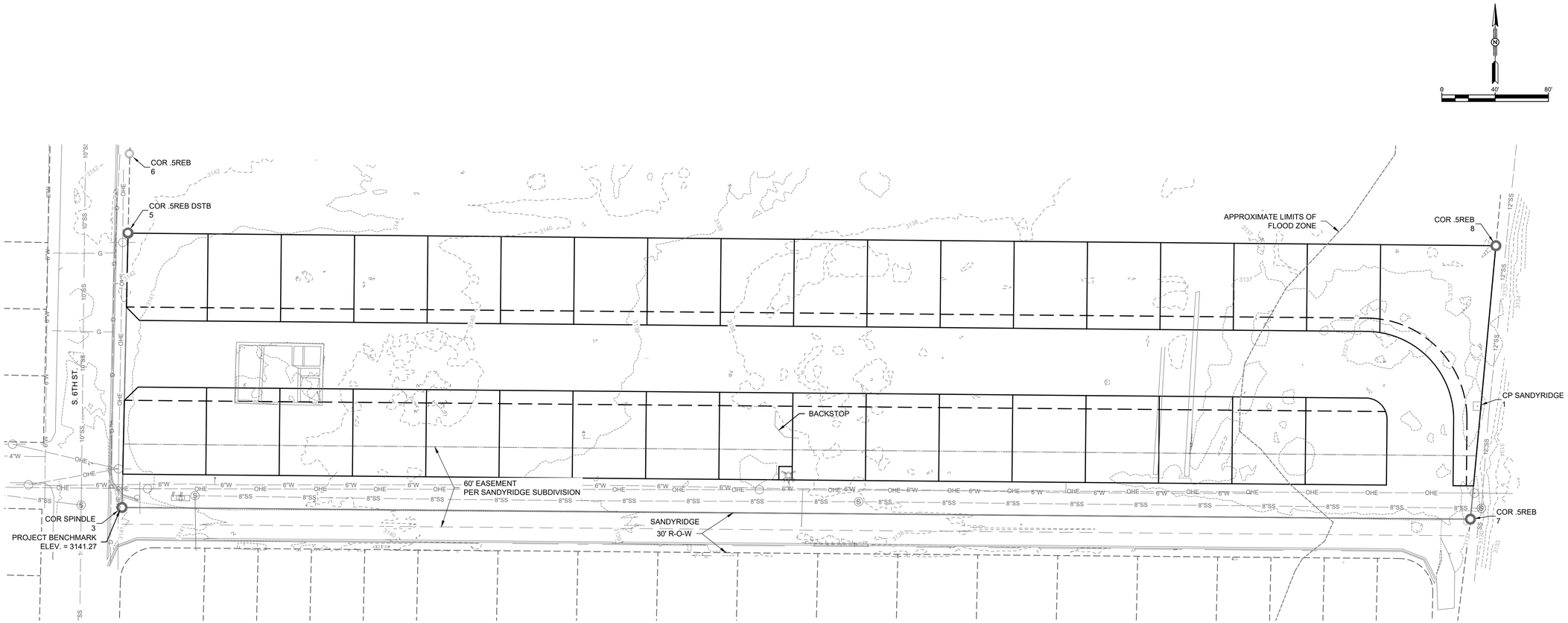

CONTROL POINTS				
Point #	Description	Northing	Easting	Elevation
1	CP SANDYRIDGE	515529.79	566573.74	3137.23
* 2	CP SOUTH OPUS	511900.07	567451.90	3128.09
3	COR SPINDLE	515453.79	565556.56	3141.27
5	COR .5REB DSTB	515659.88	565560.92	3141.90
6	COR .5REB	515719.14	565562.09	3142.98
7	COR .5REB	515445.01	566568.48	3136.56
8	COR .5REB	515650.15	566587.59	3137.60

(* NOT SHOWN ON SHEET)

LEGEND

- APPARENT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING UTILITY EASEMENT LINE
- CURB AND GUTTER
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- SS — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- OHE — OVERHEAD ELECTRIC LINE
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- SURVEY CONTROL POINT (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- SIGN
- UTILITY POLE GUY DOWN
- UTILITY POLE
- MAILBOX

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SHT TITLE:
EXISTING CONDITIONS

SHEET 1-2 OF ___

APPROVED BY: SEC
CHK BY: SEC
PROJECT NO.: SEC

1		
2		
3		
4		
XX-XX-XX	BID DATE	
XX-XX-XX	RELEASE DATE	
DATE	DESCRIPTION	

CARLSBAD MUNICIPAL SCHOOLS
TEACHERAGE DEVELOPMENT

410 S SIXTH STREET — CARLSBAD, NEW MEXICO

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SMTH # 118117-01
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CARLSBAD MUNICIPAL SCHOOLS TEACHERAGE DEVELOPMENT

A PORTION OF THE W 1/2 SW 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST, N.M.P.M.

CARLSBAD — EDDY COUNTY — NEW MEXICO

DEDICATION:

STATE OF NEW MEXICO)
COUNTY OF EDDY)

BE IT KNOWN THAT THE UNDERSIGNED OWNERS AND PROPRIETORS OF A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST, N.M.P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A THE NORTHWEST CORNER OF SANDYRIDGE SUBDIVISION, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SANDYRIDGE DRIVE AND THE EAST RIGHT OF WAY OF SOUTH 6TH STREET; THENCE N01°16'20"E ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 205.85 FEET; THENCE S89°28'22"E A DISTANCE OF 1026.50 FEET TO THE WEST RIGHT OF WAY OF THE C.I.D. SOUTHERN CANAL; THENCE S05°19'14"W ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 206.03 FEET TO THE NORTHEAST CORNER OF SANDYRIDGE SUBDIVISION; THENCE N89°30'10"W ALONG THE NORTH LINE OF SANDYRIDGE SUBDIVISION A DISTANCE OF 1011.96 FEET TO THE POINT OF BEGINNING, CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO CONTAINING 209,520 SQUARE FEET (4.810 ACRES) MORE OR LESS. HAVE CAUSED THE SAME TO BE PLATTED, WITH THEIR FREE WILL AND DESIRE, INTO WHAT IS KNOWN AND HEREBY DESIGNATED AS CARLSBAD MUNICIPAL SCHOOLS TEACHERAGE DEVELOPMENT, CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO AND ALL EASEMENT AND RIGHTS OF WAY SHOWN HEREIN DEDICATED TO THE USE AND BENEFIT OF THE PUBLIC.

_____
DR. GERRY WASHBURN, SUPERINTENDENT, CARLSBAD MUNICIPAL SCHOOL

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF EDDY)

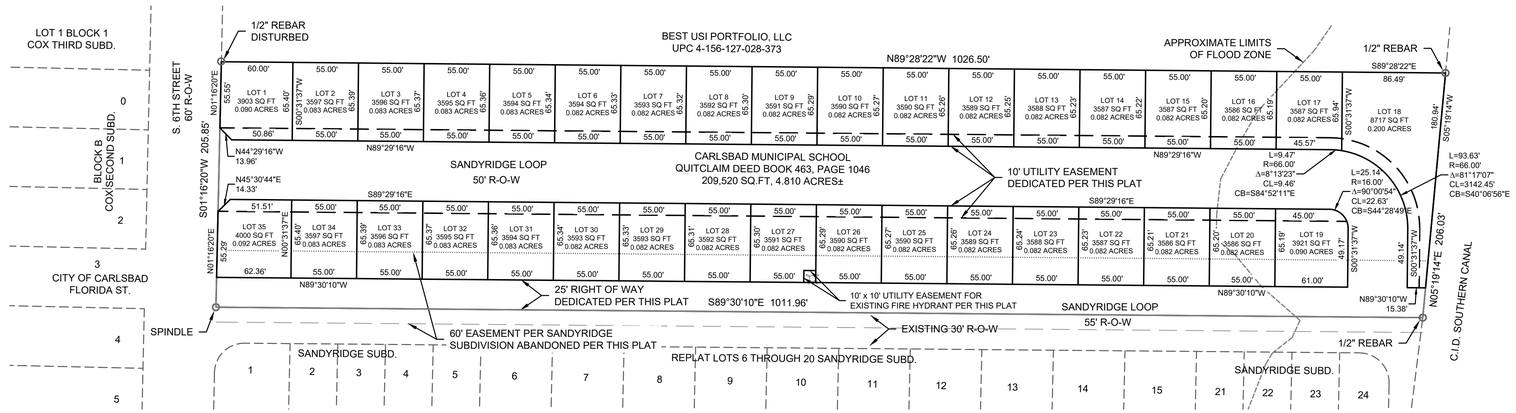
THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE_____DAY OF_____2020,
BY DR. GERRY WASHBURN, SUPERINTENDENT, CARLSBAD MUNICIPAL SCHOOL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

_____

LEGEND

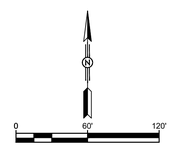
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE ABANDONED
- EASEMENT PER THIS PLAT
- FIRE HYDRANT



AREA REGULATIONS:
THE USE OF THE PROPERTY IN THIS SUBDIVISION SHALL CONFORM TO THE AREA REQUIREMENTS (SETBACKS) FOR RESIDENTIAL ZONE R-2 AS DEFINED IN SECTION 56-90 OF THE CITY OF CARLSBAD CODE OF ORDINANCES: FRONT = 0', SIDE = 5', BACK = 10'. SHOULD ANY PORTION OF THE SUBJECT SUBDIVISION BE UNDEVELOPED AT THE TIME THE REFERENCED ORDINANCE IS SUPERSEDED, THE COMPARABLE REQUIREMENTS OF THE SUPERSEDING ORDINANCE SHALL GOVERN THE DEVELOPMENT OF THE UNDEVELOPED PROPERTY.

NOTES:

1. BEARINGS BASED UPON NEW MEXICO STATE PLANE COORDINATE SYSTEM, GRID ZONE EAST, PER STATIC GPS OBSERVATION. DISTANCES SHOWN ARE MEASURED GROUND DISTANCES. COMBINED SCALE FACTOR = 1.0002360357.
2. RECORD AND MEASURED DIMENSIONS ARE EQUIVALENT UNLESS OTHERWISE NOTED.
3. UTILITY LINES AND OTHER IMPROVEMENTS ARE NOT SHOWN EXCEPT THOSE WHICH MAY BE INTERPRETED AS A BOUNDARY LINE OR SHOW A LINE OF OCCUPATION.
4. THIS SUBDIVISION LIES WITHIN FLOOD ZONES AH (BFE = 3140') AND X PER FEMA FIRM MAP 35015C1045D DATED JUNE 4, 2010.
5. SET 1/2" REBAR WITH PLASTIC CAP STAMPED "21207" AT LOT CORNERS.



APPROVAL OF THE CARLSBAD PLANNING AND ZONING COMMISSION

STATE OF NEW MEXICO)
COUNTY OF EDDY)

THIS IS TO CERTIFY THAT THIS FOREGOING CARLSBAD MUNICIPAL SCHOOLS TEACHERAGE DEVELOPMENT, CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, HAS BEEN EXAMINED AND APPROVED BY THE EDDY COUNTY PLANNING AND ZONING COMMISSION, EDDY COUNTY, NEW MEXICO.

_____ _____
CHAIRMAN DATE

_____ _____
SECRETARY DATE

CONCURRENCE

_____ DATE
BAJA BROADBAND

_____ DATE
NEW MEXICO GAS COMPANY

_____ DATE
WINDSTREAM

_____ DATE
XCEL ENERGY

INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): CARLSBAD MUNICIPAL SCHOOL
SECTION(S): 1 TOWNSHIP(S): 22S RANGE(S): 26E
SUBDIVISION: N/A

FILING AND RECORDING

FILED FOR RECORD IN THE EDDY COUNTY CLERK'S OFFICE ON THE_____,
DAY OF_____, 2020 AT_____, A.M. P.M. CABINET_____SLIDE_____,
FEE:_____,
RECEIPT#_____,

_____ _____
COUNTY CLERK DEPUTY

CASEY K. HUNTER NEW MEXICO 21207 PROFESSIONAL SURVEYOR

SURVEYOR'S CERTIFICATE

I, CASEY K. HUNTER, NEW MEXICO PROFESSIONAL SURVEYOR No.21207, DO HEREBY CERTIFY THAT THIS PROPOSED SUBDIVISION PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS A LAND DIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND IS IN THE JURISDICTION OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO. LAND IS DIVIDED IN ACCORDANCE WITH THE FINAL PLAT AND ALL SIGNATURES WERE OBTAINED AFTER ALL REVISIONS WERE MADE TO THE FINAL PLAT.

_____ 01/06/2020
CASEY K. HUNTER, P.S. NO. 21207 DATE:
401 PENNSYLVANIA AVE.
ROSWELL, NEW MEXICO 88201
DATE OF SURVEY: 10/15/2019

DOCUMENTS USED IN PERFORMING THIS SURVEY:

REPLAT OF LOTS 6 THROUGH 20 SANDYRIDGE SUBD, CABINET A, SLIDE 284
SANDYRIDGE SUBD., CABINET A, SLIDE 163
COX SECOND SUBD., MAP BOOK 3, PAGE 226
NATIONAL SELF STORAGE TRACTS, CABINET 3, SLIDE 261-1
COUNTY TAX MAP FOR TRACT NO. 2 REFERENCED IN QUITCLAIM DEED BOOK 463, PAGE 1046
WARRANTY DEED BOOK 356, PAGE 964
QUITCLAIM DEED BOOK 463, PAGE 1046
SPECIAL WARRANTY DEED, BOOK 1099, PAGE 690

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Roswell, NM 88201
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Fax: (575) 623-3951

NOTE:
PLAT SHOWN FOR REFERENCE ONLY. FILED AND DATED COPY AVAILABLE AT EDDY COUNTY CLERK'S OFFICE.
REFER TO FILED PLAT FOR ALL FINAL EASEMENT LOCATIONS.

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SHT TITLE: PRELIMINARY PLAT

SHEET 1-3 OF ___

PROJECT NO. 118117-01
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APPROVED BY: SEC

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4		
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XX-XX-XX	RELEASE DATE	
DATE	DESCRIPTION	

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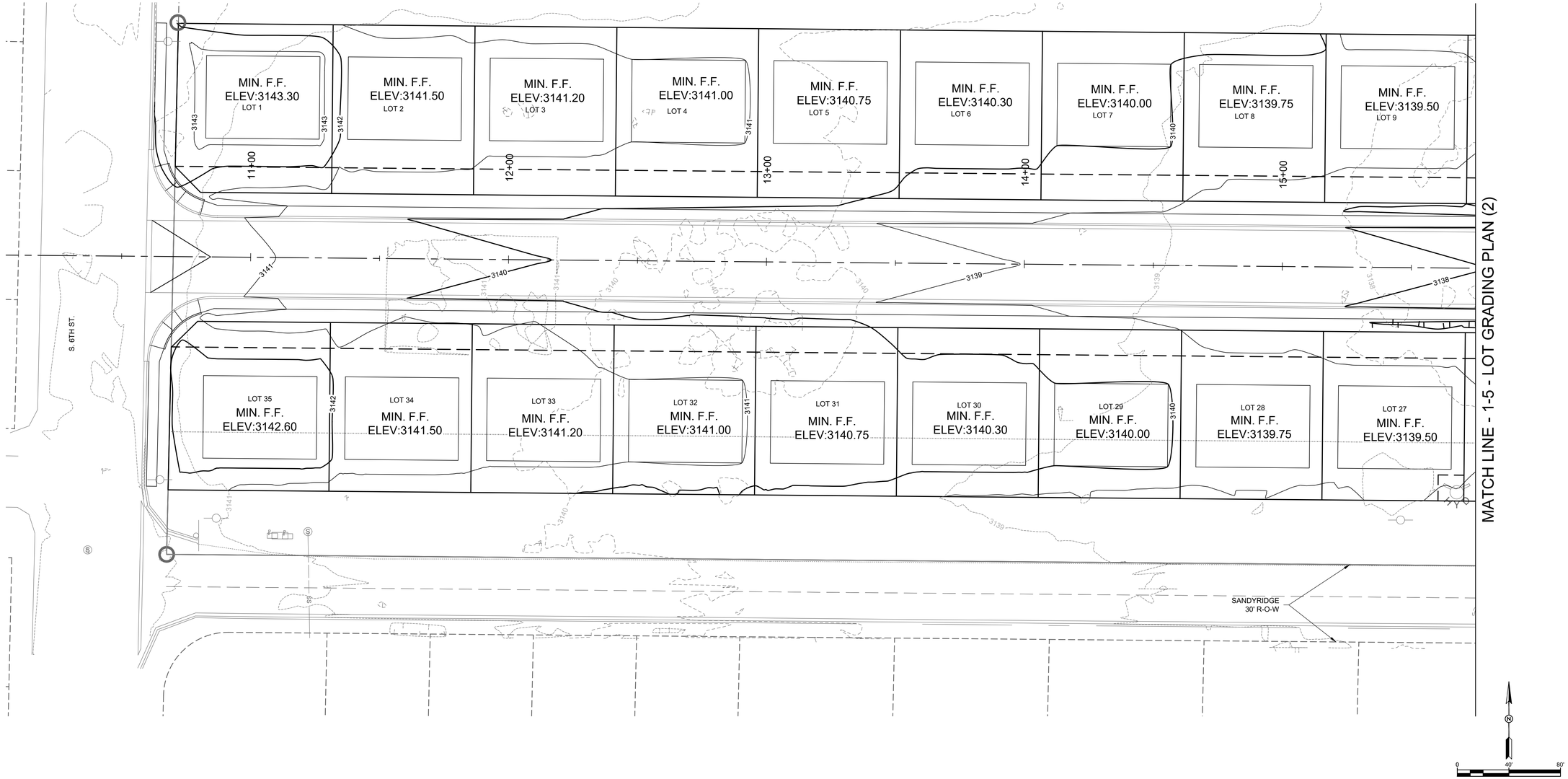

GENERAL NOTE:

1. PAD ELEVATIONS SHOWN OUTSIDE OF FLOOD ZONE AH ARE 12" ABOVE HIGHEST ADJACENT TOP BACK OF CURB .
2. PAD ELEVATIONS WITHIN FLOOD ZONE AH ARE SET TO BASE FLOOD ELEVATION.
3. THE TOTAL OVERALL FILL AMOUNT IS APPROXIMATELY 2,030 CUBIC YARDS OF UNCONSOLIDATED MATERIAL.

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SHT TITLE:
LOT GRADING PLAN

SHEET 1-4 OF ___

APPROVED BY: SSS
CHK'D BY: SSS
DRAWN BY: FSS

	DATE	DESCRIPTION
1		
2		
3		
4		
	XX-XX-XX	BID DATE
	XX-XX-XX	RELEASE DATE

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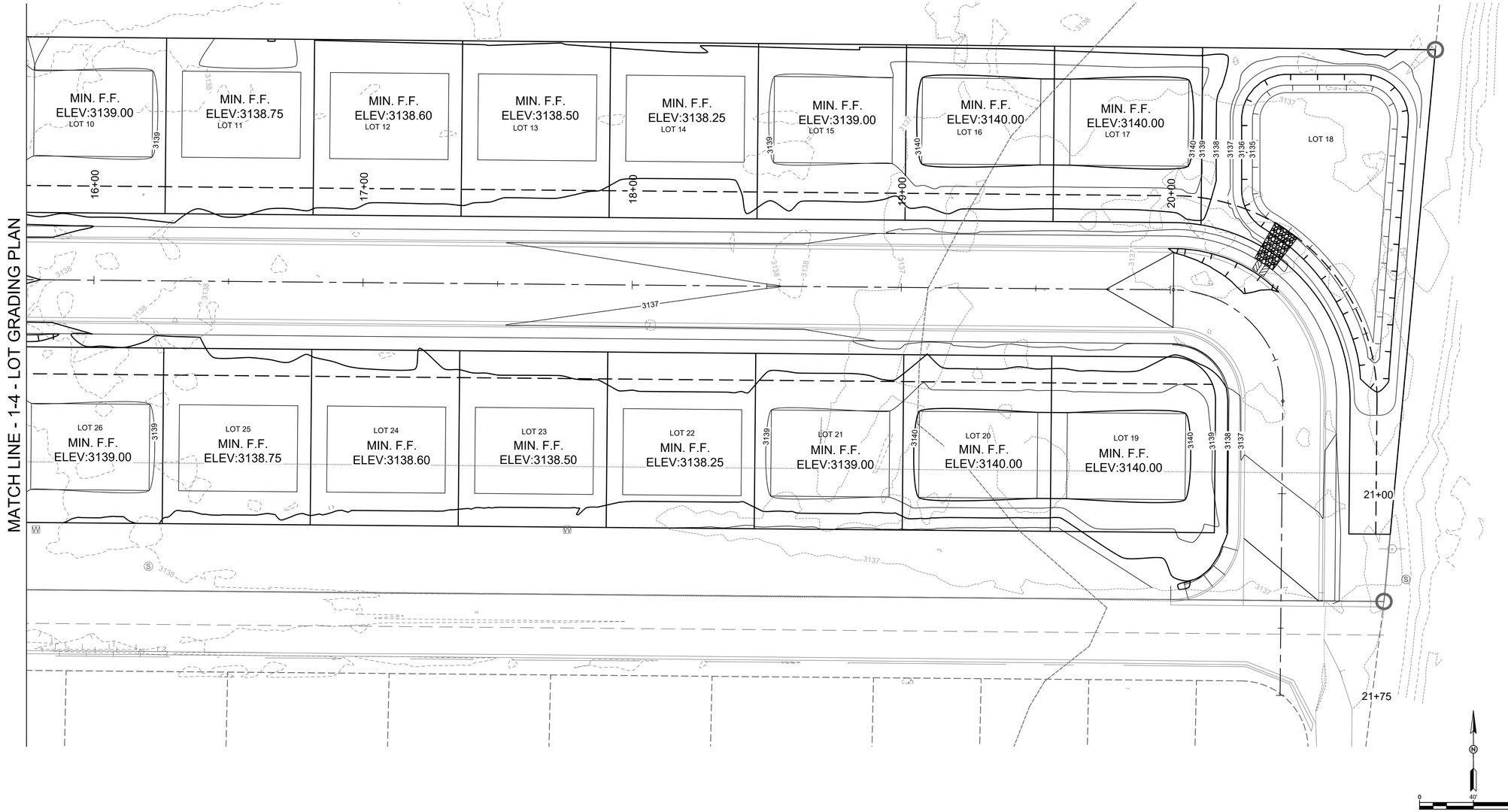

GENERAL NOTE:

1. PAD ELEVATIONS SHOWN OUTSIDE OF FLOOD ZONE AH ARE 12" ABOVE HIGHEST ADJACENT TOP BACK OF CURB .
2. PAD ELEVATIONS WITHIN FLOOD ZONE AH ARE SET TO BASE FLOOD ELEVATION.
3. THE TOTAL OVERALL FILL AMOUNT IS APPROXIMATELY 2,030 CUBIC YARDS OF UNCONSOLIDATED MATERIAL.

SHT TITLE:
LOT GRADING PLAN (2)

SHEET 1-5 OF ___

APPROVED BY: SEC
CHK'D BY: SEC
DRAWN BY: FRANCISCO

1	XX-XX-XX	BID DATE
2	XX-XX-XX	RELEASE DATE
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4		
5		
	DATE	DESCRIPTION

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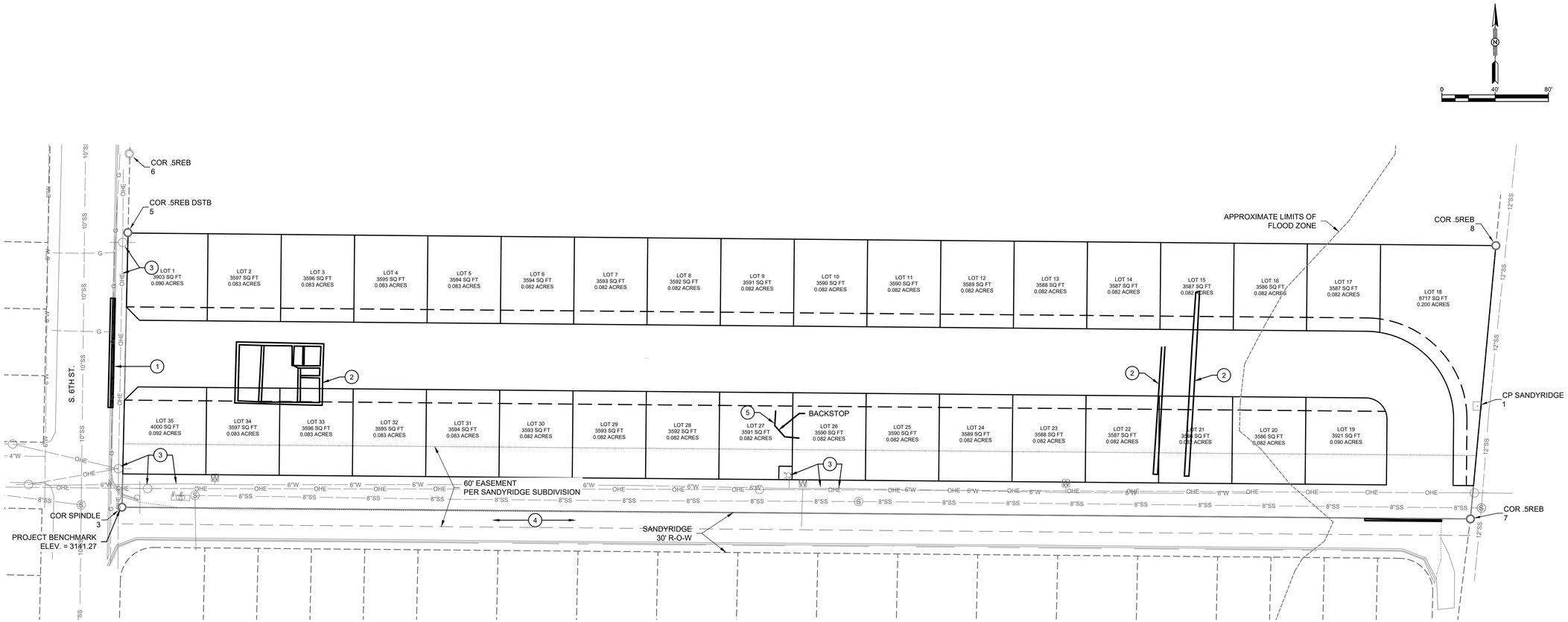

GENERAL UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND DEPTH OF EXISTING UTILITY LINES.
2. CONTRACTOR TO COORDINATE WITH ALL APPROPRIATE UTILITY SERVICE PROVIDERS IN AREA, PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO PROTECT ALL EXISTING UTILITY LINES DURING CONSTRUCTION TO MAINTAIN SERVICES TO ADJACENT PROPERTIES AND FACILITIES.

DEMOLITION KEYED NOTES:

1. CLEAN LINE SAW-CUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER. REFERENCE ROADWAY PLAN AND PROFILE SHEETS FOR EXACT LIMITS.
2. REMOVE EXISTING CONCRETE STRUCTURE / FOUNDATION.
3. EXISTING UNDERGROUND AND OVERHEAD UTILITIES AND APPURTENANCES TO BE PROTECTED DURING ALL CONSTRUCTION ACTIVITIES.
4. EXISTING PAVEMENT SURFACE TO BE PROTECTED DURING ALL CONSTRUCTION ACTIVITIES.
5. REMOVE EXISTING CHAIN-LINK BACKSTOP.

LEGEND

- APPARENT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING UTILITY EASEMENT LINE
- CURB AND GUTTER
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- SURVEY CONTROL POINT (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- SIGN
- UTILITY POLE GUY DOWN
- UTILITY POLE
- MAILBOX

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SHT TITLE:
DEMOLITION PLAN

SHEET 2-1 OF ___

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DRAWN BY:
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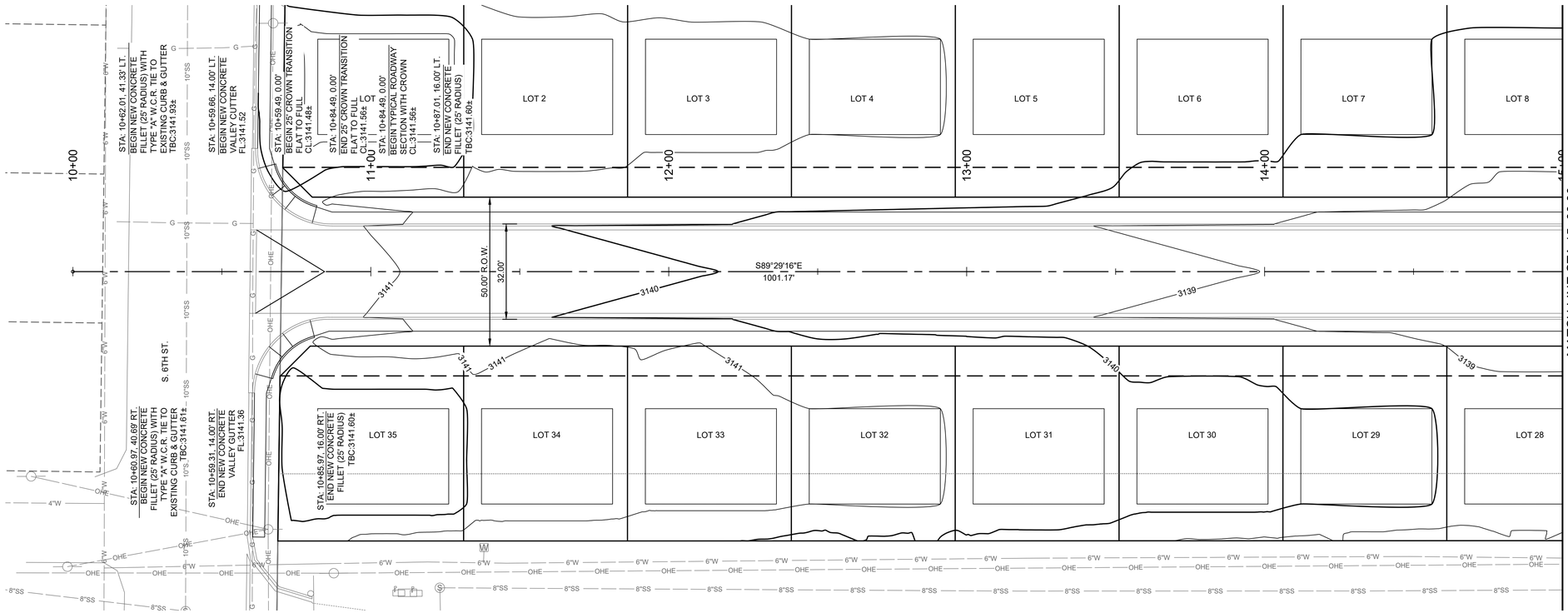

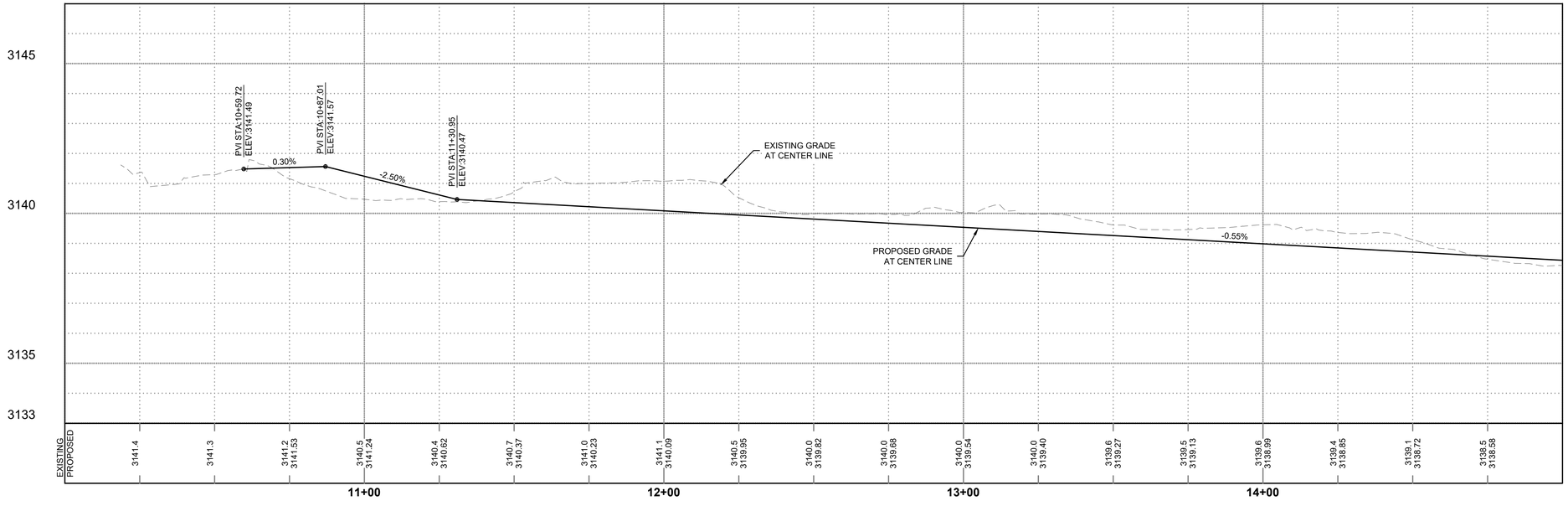

SHT TITLE:
ROADWAY PLAN AND PROFILE - (1)

SHEET 2-2 OF ___

PROJECT NO. 118117-01
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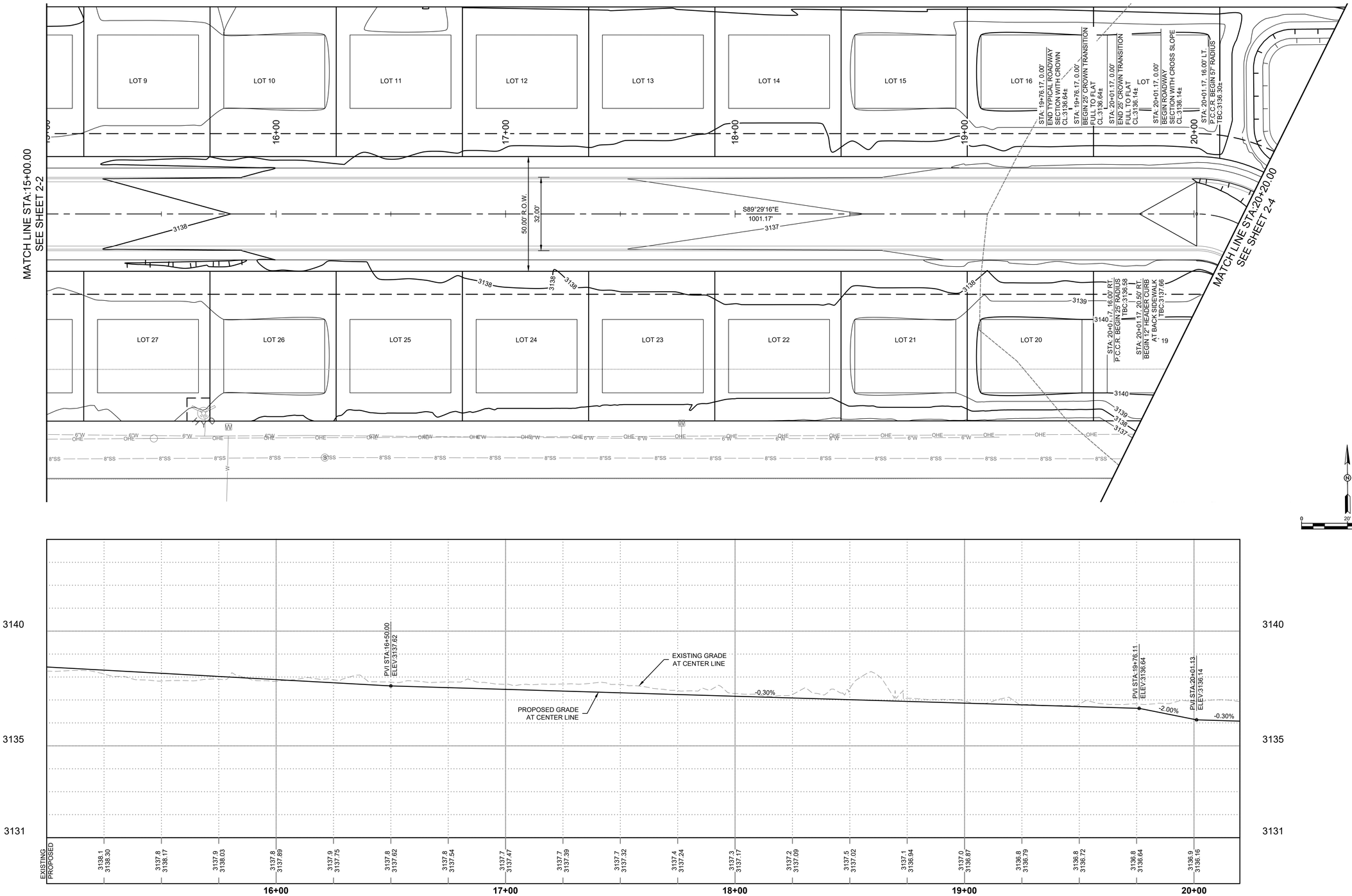

SHT TITLE:
ROADWAY
PLAN AND
PROFILE - (2)

SHEET 2-3 OF ___

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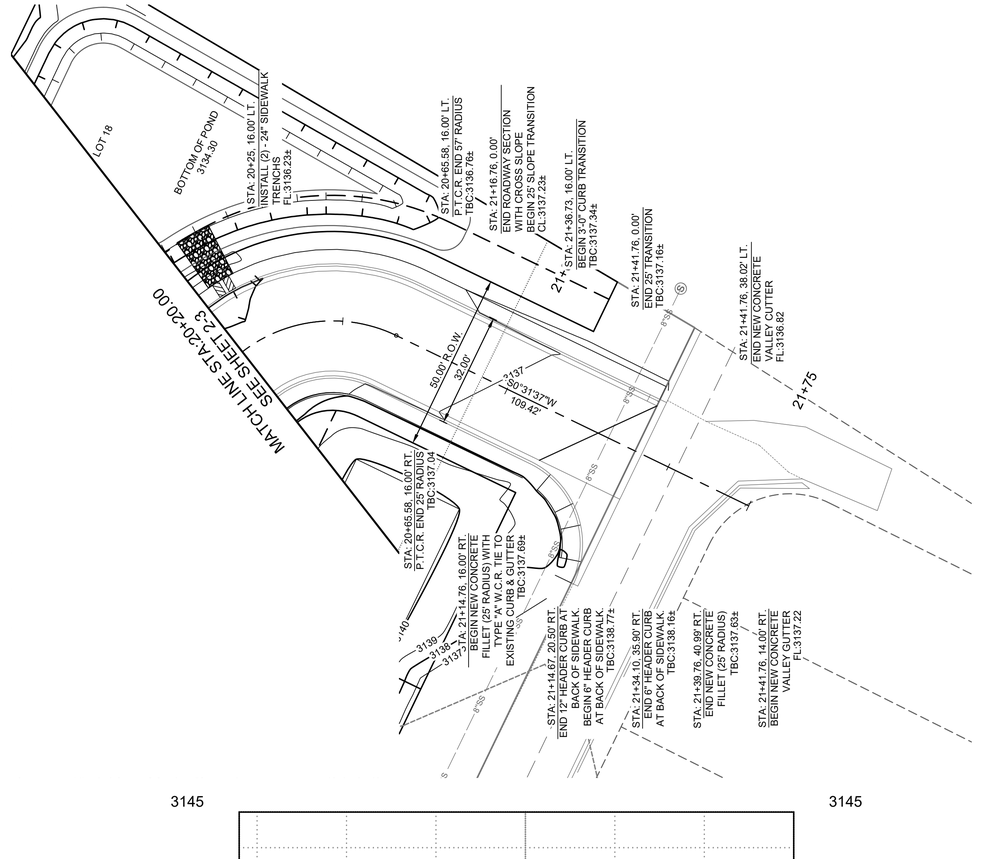

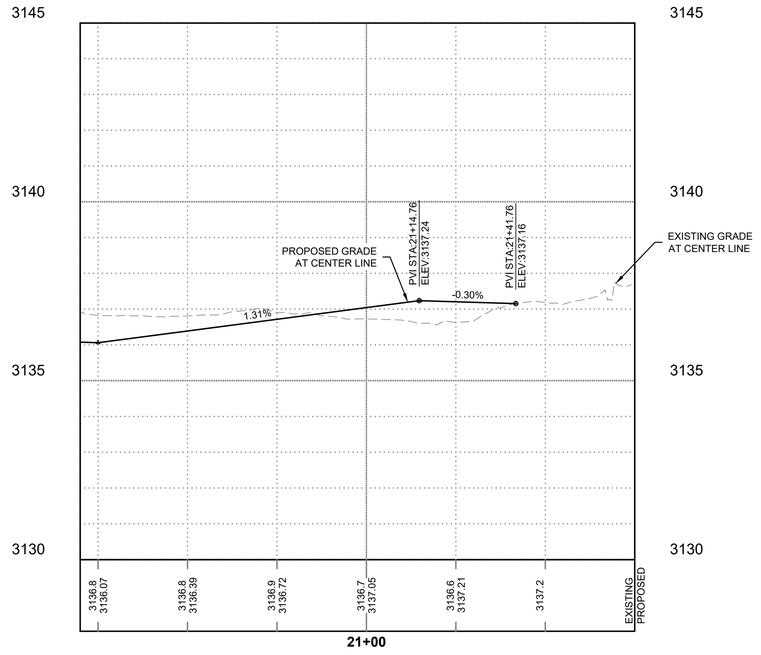

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SHT TITLE:
ROADWAY
PLAN AND
PROFILE - (3)

SHEET 2-4 OF ___

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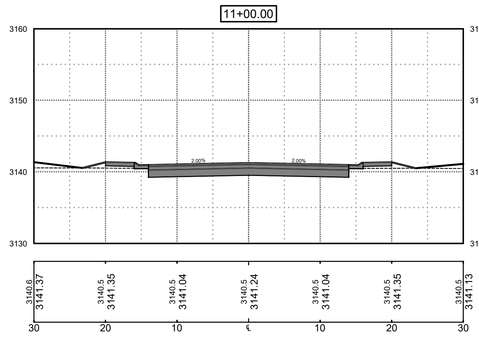

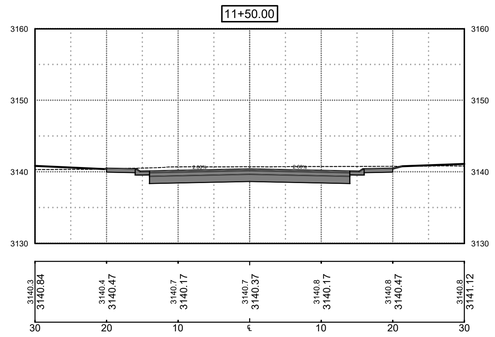

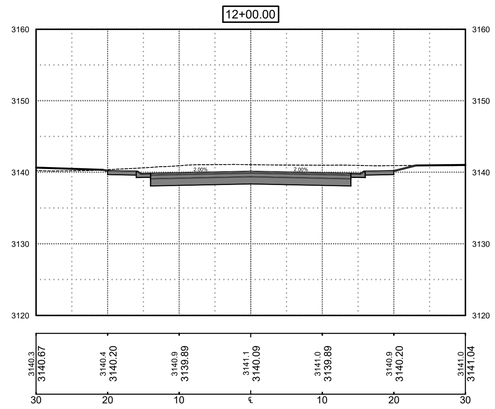

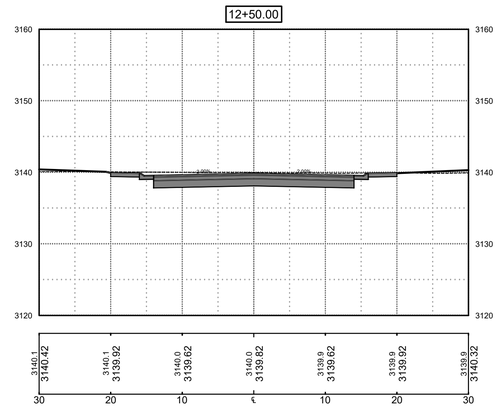

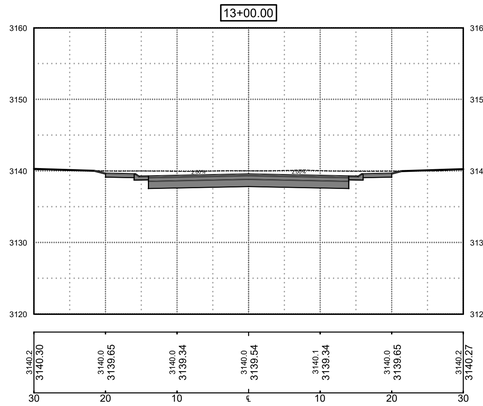

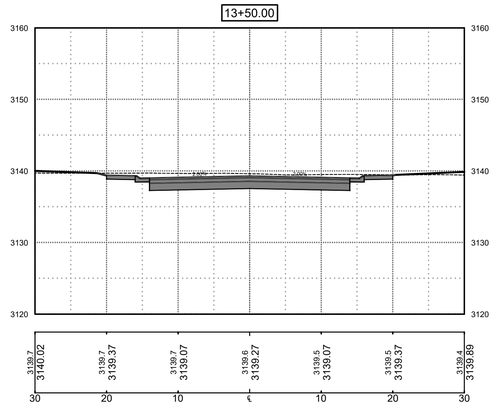

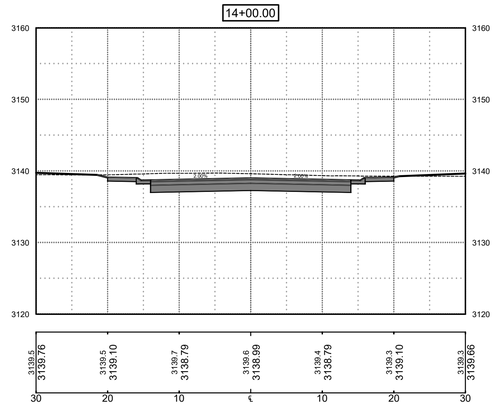

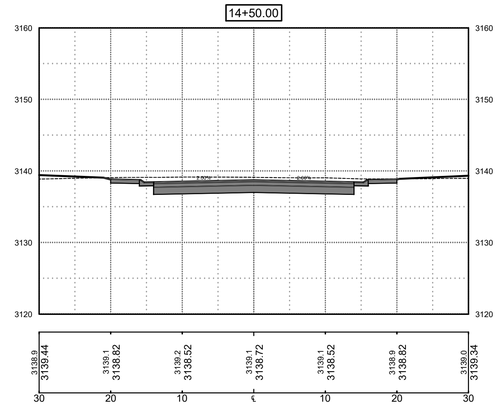

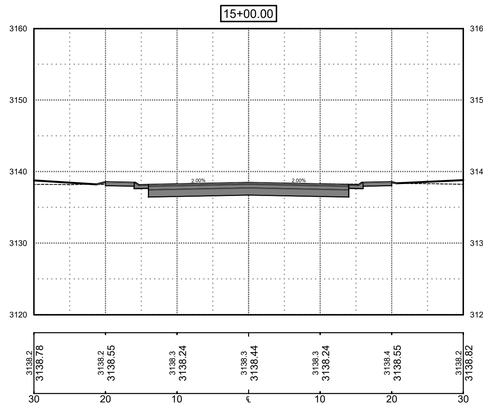

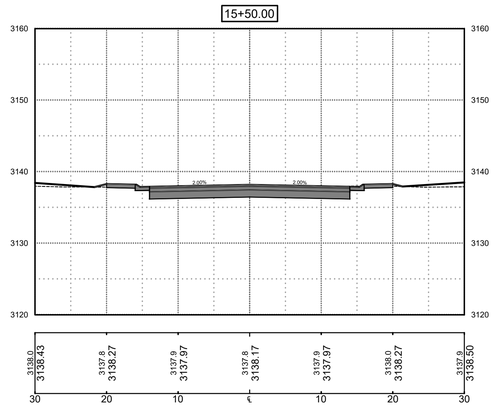

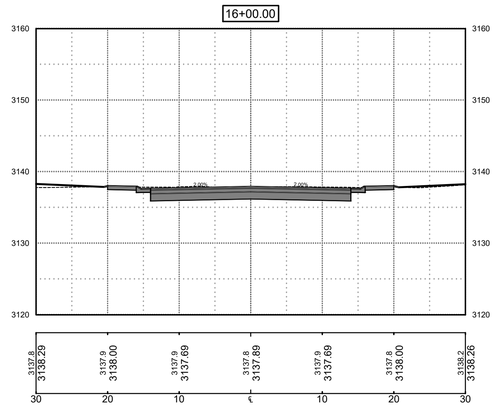

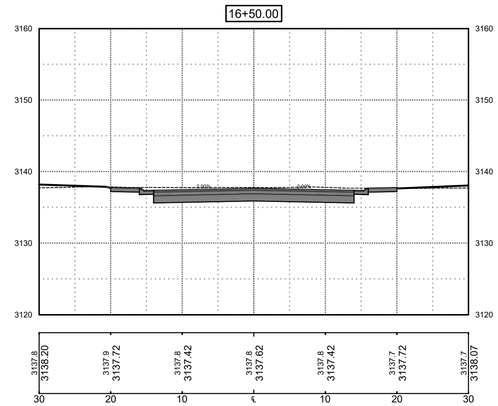

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SHT TITLE:
ROADWAY CROSS SECTIONS

SHEET 2-5 OF ___

XX-XX-XX	BID DATE
XX-XX-XX	RELEASE DATE
DATE	DESCRIPTION

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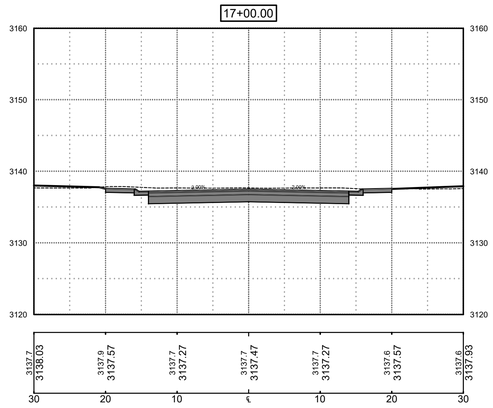

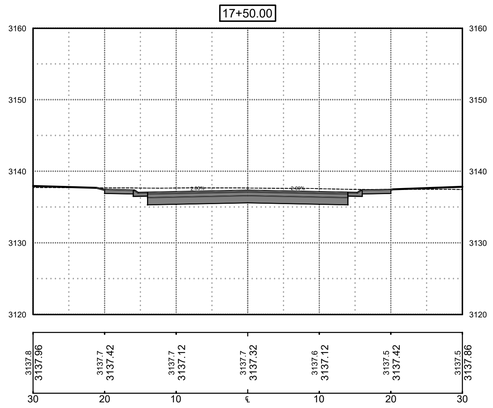

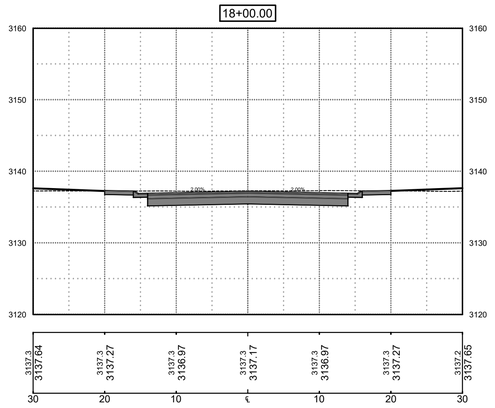

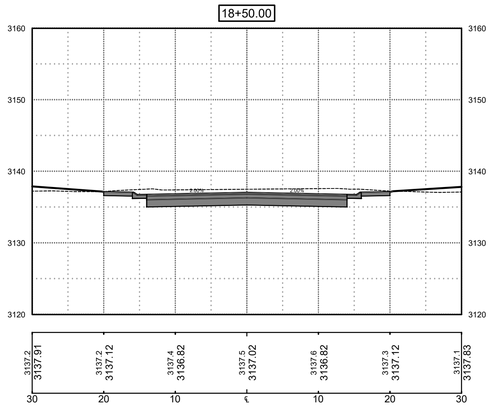

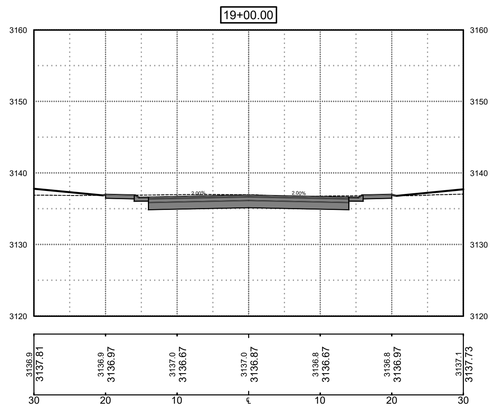

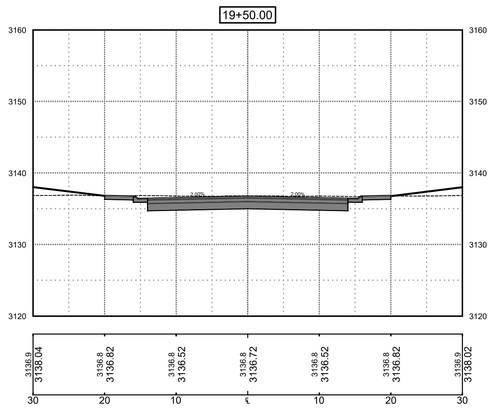

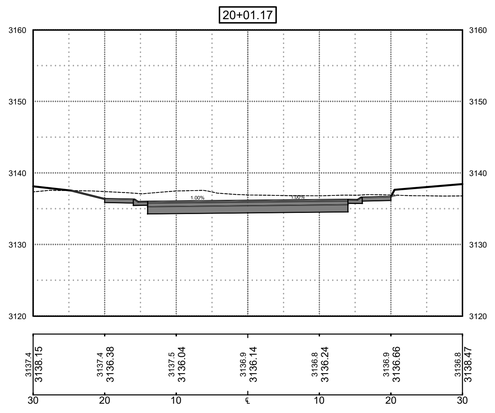

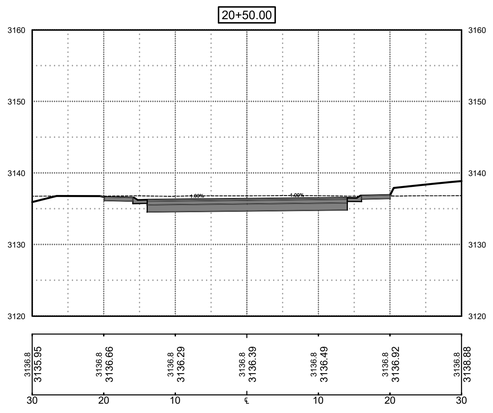

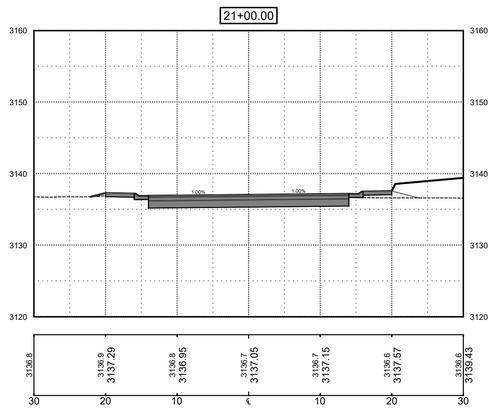

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SHT TITLE:
ROADWAY CROSS SECTIONS (2)

SHEET 2-6 OF ___

XX-XX-XX	BID DATE
XX-XX-XX	RELEASE DATE
DATE	DESCRIPTION

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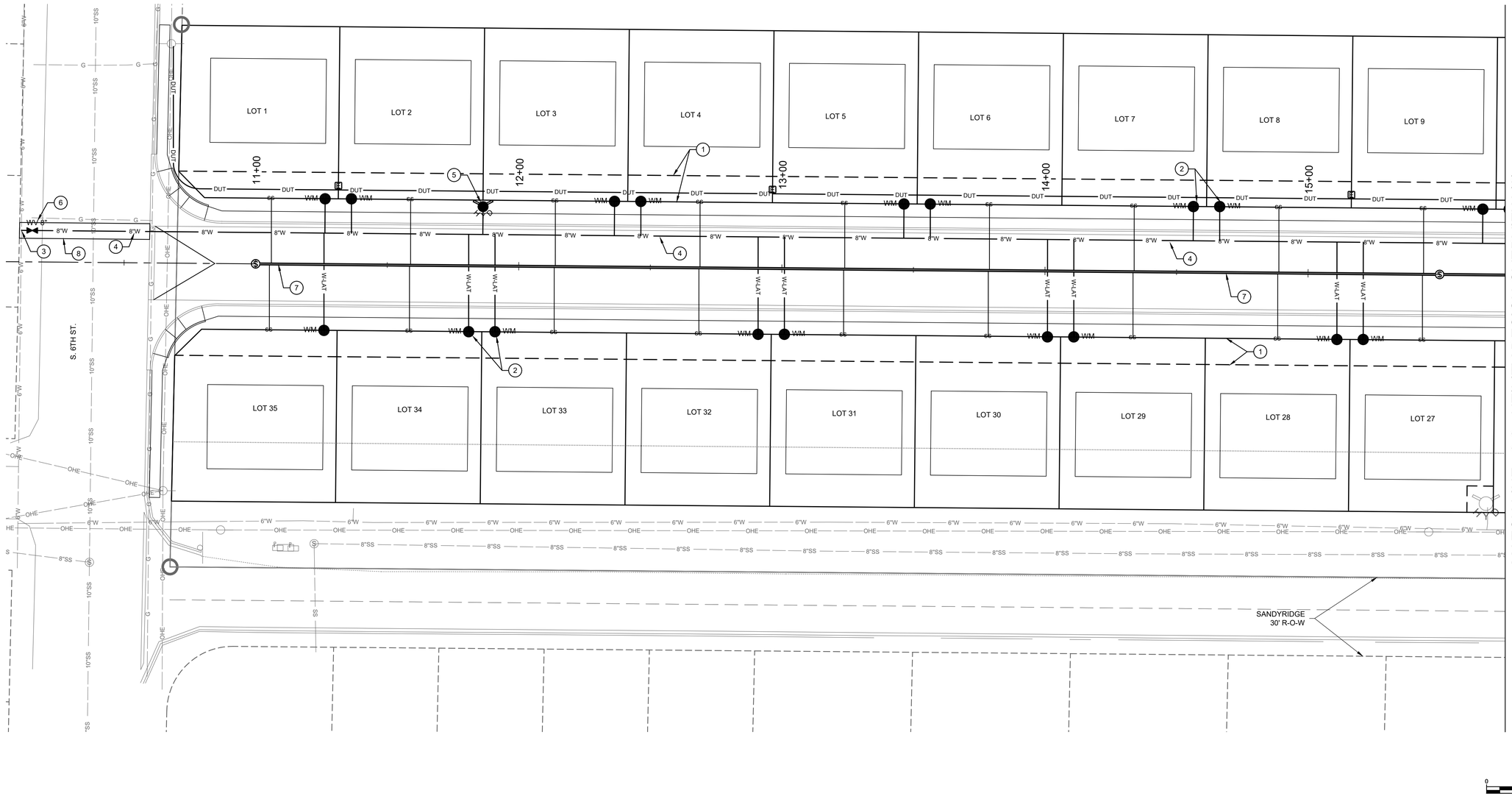

KEYED NOTES:

1. 10' UTILITY EASEMENT PER SUBDIVISION PLAT.
2. TYPICAL 1" WATER SERVICE AND METER BOX. REFERENCE DETAIL 2, SHEET 4-5.
3. TIE TO EXISTING WATER LINE WITH NEW 8" PVC C-900 DR-18 WATER LINE AND (1) 8" GATE VALVE AND VALVE BOX.
4. INSTALL NEW 8" PVC C-900 DR-18 WATER LINE. 4'-0" MINIMUM BURY. REFERENCE DETAIL SHEET 4-5.
5. INSTALL STANDARD FIRE HYDRANT ASSEMBLY. REFERENCE DETAIL 1, SHEET 4-5.
6. INSTALL 8" WATER VALVE AND VALVE BOX. REFERENCE DETAIL 4, SHEET 4-5.
7. SANITARY SEWER SYSTEM, REFERENCE PLAN AND PROFILE DESIGN SHEETS 3-3, 3-4 & 3-5.
8. CLEAN-LINE SAWCUT EXISTING PAVEMENT FOR UTILITY TRENCH. INSTALL PAVEMENT PATCH PER CITY OF CARLSBAD PUBLIC INFRASTRUCTURE SPECIFICATIONS.

GENERAL NOTE:

1. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND DEPTH OF EXISTING UTILITY LINES. (INCIDENTAL TO PROJECT)
2. CONTRACTOR TO COORDINATE WITH THE CITY WATER DEPT. AND ALL APPROPRIATE UTILITY OWNERS AS REQUIRED, PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO PROTECT ALL EXISTING UTILITY LINES DURING CONSTRUCTION TO MAINTAIN SERVICES TO EXISTING PROPERTIES.
4. ALL WATER SERVICES INSTALLED SHALL INCLUDE A METER BOX.
5. CONTRACTOR TO DEVELOP TRAFFIC CONTROL PLAN AND SUBMIT PLAN TO CITY AND ENGINEER FOR REVIEW AND APPROVAL BEFORE STARTING ANY WORK IN PUBLIC RIGHT-OF-WAY.

LEGEND

- 8"W — PROPOSED 8" WATER LINE
- WV 8" — PROPOSED WATER VALVE (SIZE AS SHOWN)
- W — PROPOSED WATER SERVICE LATERAL AND METER
- 6"W — PROPOSED FIRE HYDRANT ASSEMBLY AND 6" SERVICE LATERAL
- W — EXISTING WATER MAIN
- SS — PROPOSED SEWER LINE
- S — PROPOSED SEWER MANHOLE
- S-LAT — PROPOSED SEWER LATERAL LOCATION
- DUT — PROPOSED DRY UTILITY TRENCH

GENERAL NOTE:
NEW WATER SERVICES TO BE INSTALLED 5'-0" FROM SIDE LOT LINE UNLESS OTHERWISE SHOWN IN THESE PLANS.

SHT TITLE:
UTILITY DESIGN OVERVIEW

SHEET 3-1 OF ___

1		
2		
3		
4	XX-XX-XX	BID DATE
	XX-XX-XX	RELEASE DATE
	DATE	DESCRIPTION

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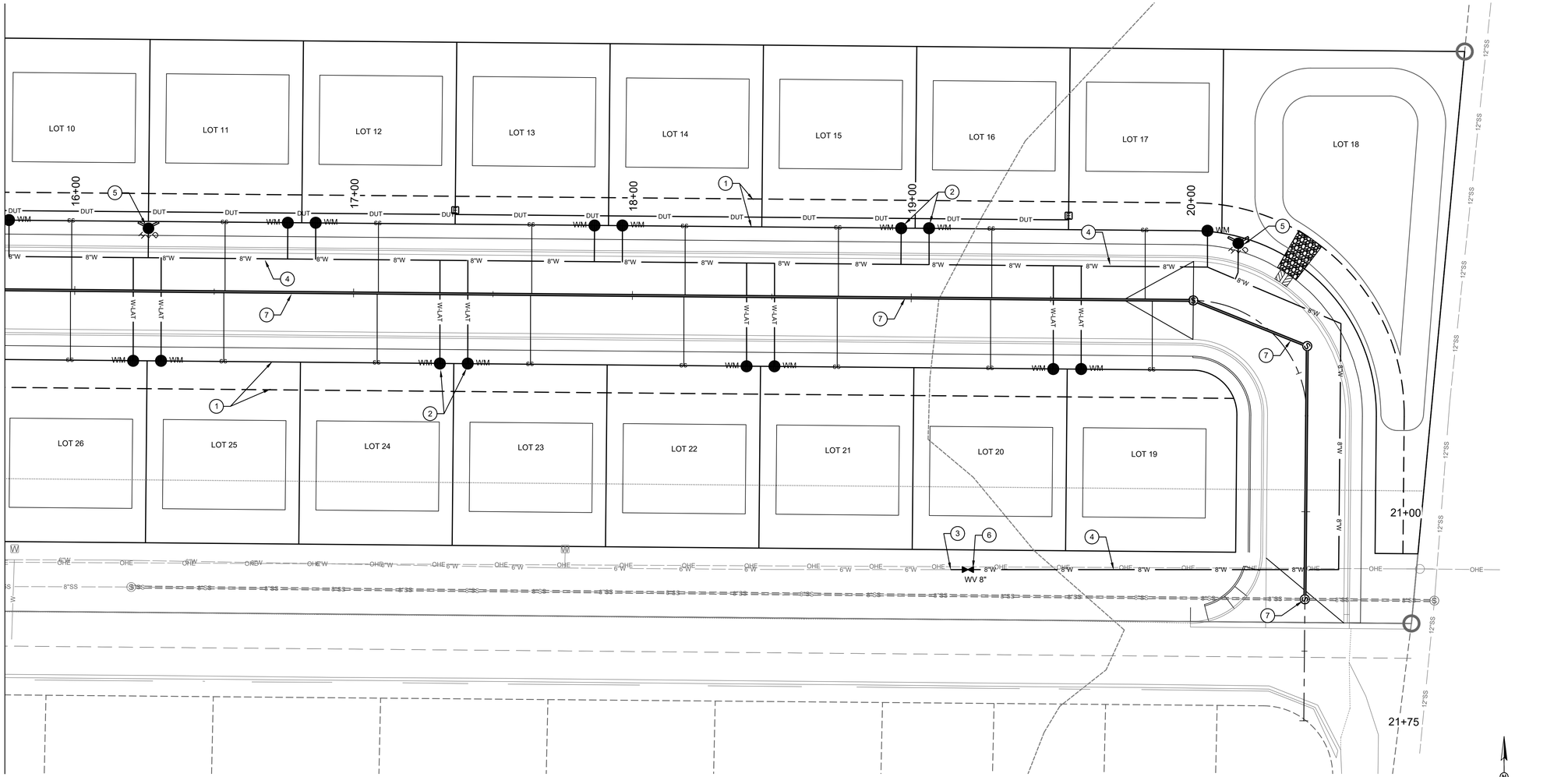
MATCH LINE - 3-1 - UTILITY DESIGN OVERVIEW



KEYED NOTES:

1. 10' UTILITY EASEMENT PER SUBDIVISION PLAT.
2. TYPICAL 1" WATER SERVICE AND METER BOX. REFERENCE DETAIL 2, SHEET 4-5.
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6. INSTALL 8" WATER VALVE AND VALVE BOX. REFERENCE DETAIL 4, SHEET 4-5.
7. SANITARY SEWER SYSTEM, REFERENCE PLAN AND PROFILE DESIGN SHEETS 3-3, 3-4 & 3-5.

GENERAL NOTE:

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LEGEND

8"W	PROPOSED 8" WATER LINE
WV 8"	PROPOSED WATER VALVE (SIZE AS SHOWN)
W	PROPOSED WATER SERVICE LATERAL AND METER
6"W	PROPOSED FIRE HYDRANT ASSEMBLY AND 6" SERVICE LATERAL
W	EXISTING WATER MAIN
SS	PROPOSED SEWER LINE
S	PROPOSED SEWER MANHOLE
S-LAT	PROPOSED SEWER LATERAL LOCATION
DUT	PROPOSED DRY UTILITY TRENCH

GENERAL NOTE:
NEW WATER SERVICES TO BE INSTALLED 5'-0" FROM SIDE LOT LINE UNLESS OTHERWISE SHOWN IN THESE PLANS.

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SHT TITLE:
UTILITY DESIGN OVERVIEW (2)
SHEET 3-2 OF ___

APPROVED BY:
CHKD BY:
DRAWN BY:
PROJECT NO.:
SEC
SEC

1		
2		
3		
4		
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	XX-XX-XX	RELEASE DATE
	DATE	DESCRIPTION

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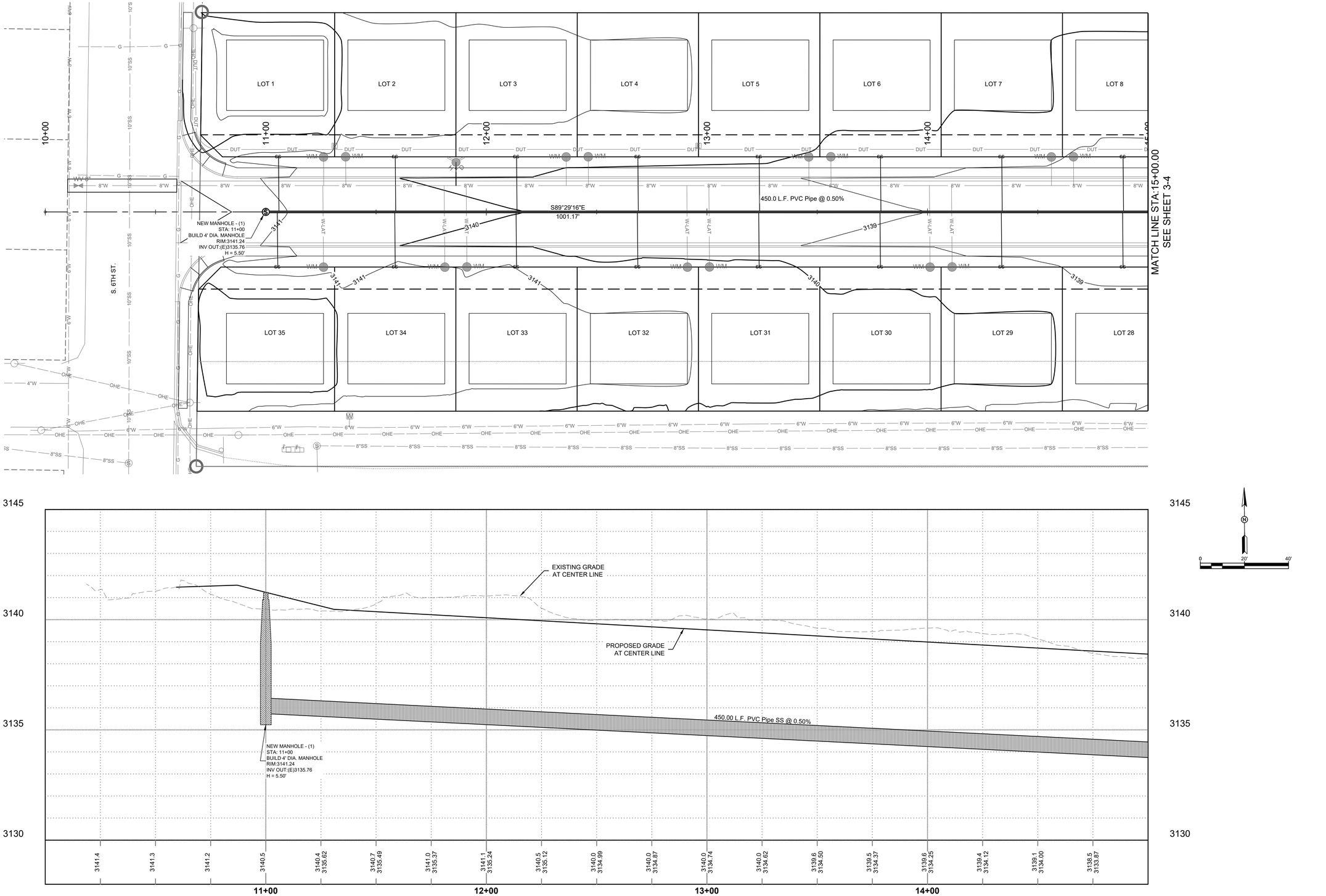

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SHT TITLE:
SEWER PLAN AND PROFILE - (1)

SHEET 3-3 OF ___

DATE	DESCRIPTION
XX-XX-XX	BID DATE
XX-XX-XX	RELEASE DATE

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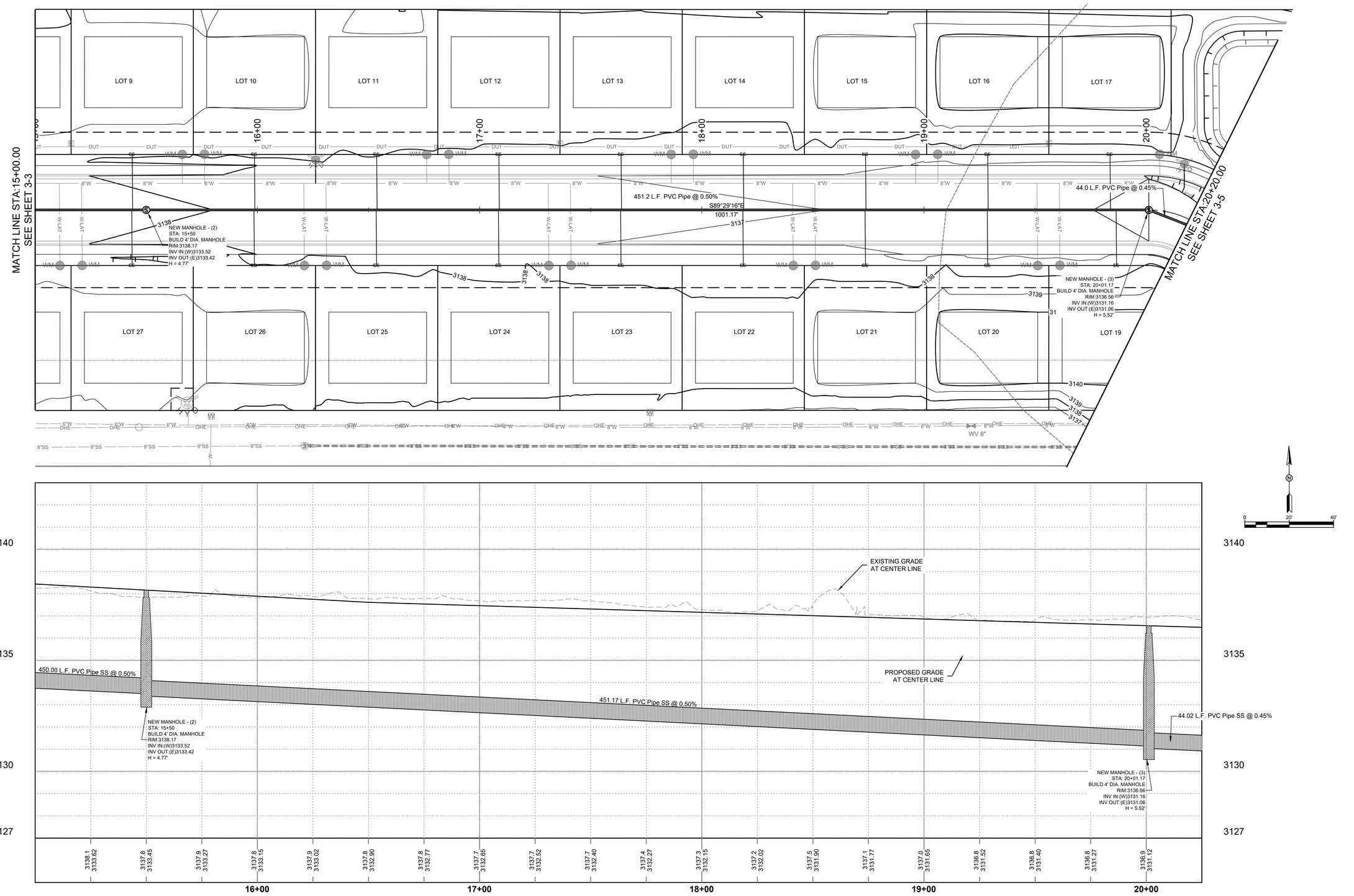

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SHT TITLE:
SEWER PLAN AND PROFILE - (2)

SHEET 3-4 OF ___

	DATE	DESCRIPTION
1	XX-XX-XX	BID DATE
2	XX-XX-XX	RELEASE DATE
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4		
5		

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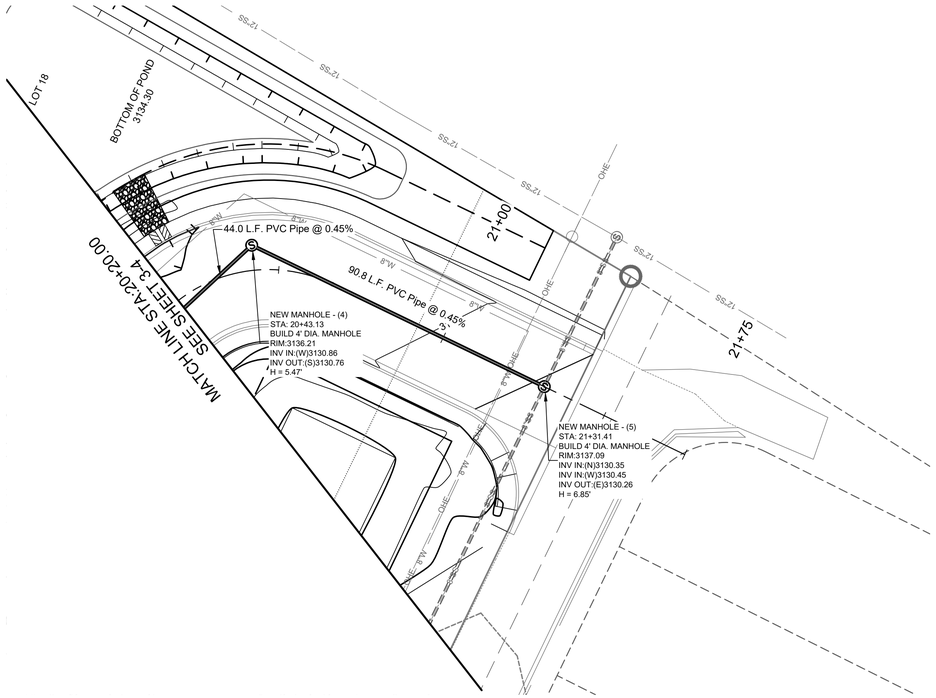

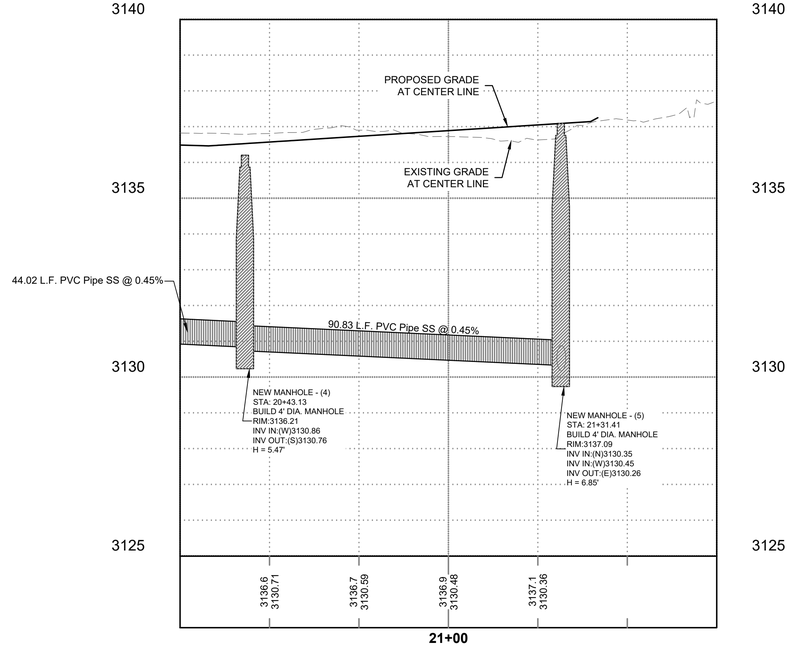

SHT TITLE:
SEWER PLAN AND PROFILE - (3)

SHEET 3-5 OF ___

APPROVED BY: CHK BY: DRAWN BY: PROJECT NO.

SEC SEC

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XX-XX-XX	RELEASE DATE
DATE	DESCRIPTION

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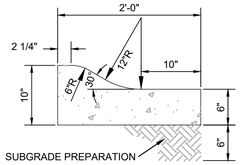
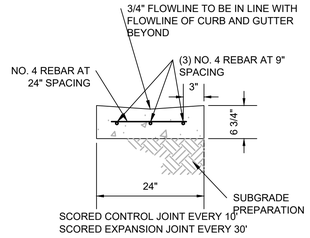
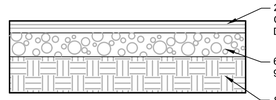


1 / 4-1 24" MOUNTABLE CONCRETE CURB
SCALE: 1" = 1'

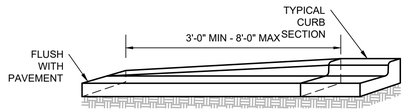


2 / 4-1 24" VALLEY GUTTER
SCALE: 1" = 1'



TYPICAL PAVEMENT SECTION

3 / 4-1 TYPICAL PAVEMENT SECTIONS
SCALE: 1" = 1'

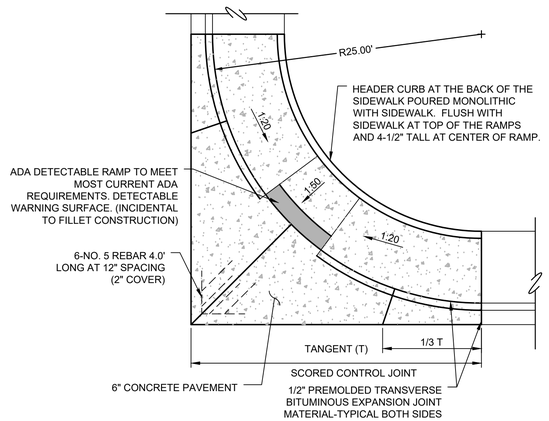


NOTE:
LOCATED AT RAMPS AND FILLETS.

4 / 4-1 CURB TRANSITION DETAIL
SCALE: 1" = 1'

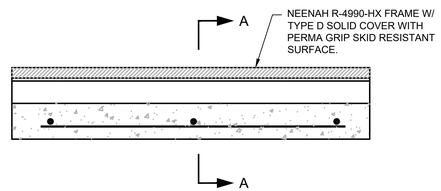
GENERAL CONCRETE CONSTRUCTION NOTES:

1. ALL CONCRETE TO BE AIR-ENTRAINED, 3000 PSI MINIMUM.
2. END OF DAYS POUR, 30 MINUTE INTERRUPTIONS, COLD JOINTS AND DROP INLETS SHALL DETERMINE THE LOCATION OF A CONSTRUCTION JOINT AND A 3/4" TRANSVERSE BITUMINOUS JOINT.
3. ALL SUBGRADE AND BACKFILL SHALL BE COMPACTED TO 95% ASTM D-1557; 90% FOR MATERIAL WITH MORE THAN 35% PASSING THE #200 SIEVE. ALL SUBGRADE AND BACKFILL SHALL BE COMPACTED IN MAXIMUM 8" LOOSE LIFTS. MOISTURE CONTENT AT THE TIME OF COMPACTION SHALL NOT EXCEED OPTIMUM OR BE LESS THAN 5 PERCENTAGE POINTS BELOW OPTIMUM.
4. FILLETS AND OTHER CONCRETE PAVEMENT SHALL BE PLACED ON 6" OF COMPACTED BASE COURSE.
5. EXCAVATION AND BITUMINOUS JOINT TO BE INCLUDED IN UNIT BID PRICE FOR SIDEWALK AND CURB AND GUTTER. SIDEWALK AND CURB AND GUTTER SHALL HAVE 1/2" TRANSVERSE JOINTS AT 10' INTERVALS, AND 1/4" WIDE BY 1" DEEP TRANSVERSE CONTRACTION JOINTS AT 50' INTERVALS.
6. ALL CONCRETE FILLETS AND DRIVE PADS SHALL BE 6" THICK, 3000 PSI CONCRETE WITH 6x6x10 WELDED WIRE FABRIC, UNLESS OTHERWISE SPECIFIED BY ENGINEER.
7. ALL ALLEY PADS SHALL BE 8" THICK, 3000 PSI CONCRETE WITH 6x6x10 WELDED WIRE FABRIC, UNLESS OTHERWISE SPECIFIED BY ENGINEER.
8. 1" BED COURSE AND SUBGRADE PREPARATION IS INCIDENTAL TO SIDEWALK CONSTRUCTION.
9. ALL NEW PEDESTRIAN SIDEWALK TO HAVE NO MORE THAN 2% CROSS SLOPE.
10. ALL SIDEWALKS FOR A RESIDENTIAL DEVELOPMENT SHALL BE 5'-0" WIDE AND 6" THICK, 3000 PSI CONCRETE.
11. HEADER CURB AT FILLETS / RAMPS TO BE INCIDENTAL TO FILLET CONSTRUCTION AND PAID FOR UNDER FILLET BID ITEM.
12. MATERIAL ON WHICH SIDEWALK IS TO BE PLACED SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS PER ASTM D-1557.
13. DUMMY JOINT MAY BE SUBSTITUTED FOR 3/4" TRANSVERSE BITUMINOUS EXPANSION JOINTS ON SLIP-FORMED CURB AND GUTTER.

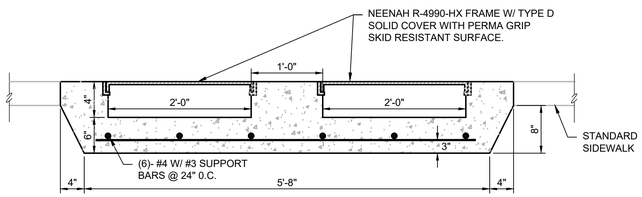


5 / 4-1 TYPE "A" WHEEL CHAIR RAMP WITH CONCRETE FILLET
SCALE: 1" = 5'

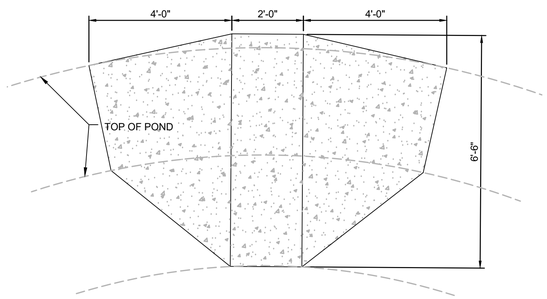
NOTES:
1. CONCRETE HEADER CURB TO BE PAID FOR UNDER FILLET BID ITEM.
2. CONCRETE FILLETS SHALL BE 6" THICK, 3000 PSI CONCRETE WITH 6x6x10 WELDED WIRE FABRIC.



SIDEWALK TRENCH COVER
SCALE: 1" = 1'



6 / 4-1 (2) 24" SIDEWALK TRENCHES
SCALE: 1" = 1'



SCORED CONTROL JOINT EVERY 10'

7 / 4-1 CONCRETE STORM WATER OUTFALL
SCALE: 1" = 1'

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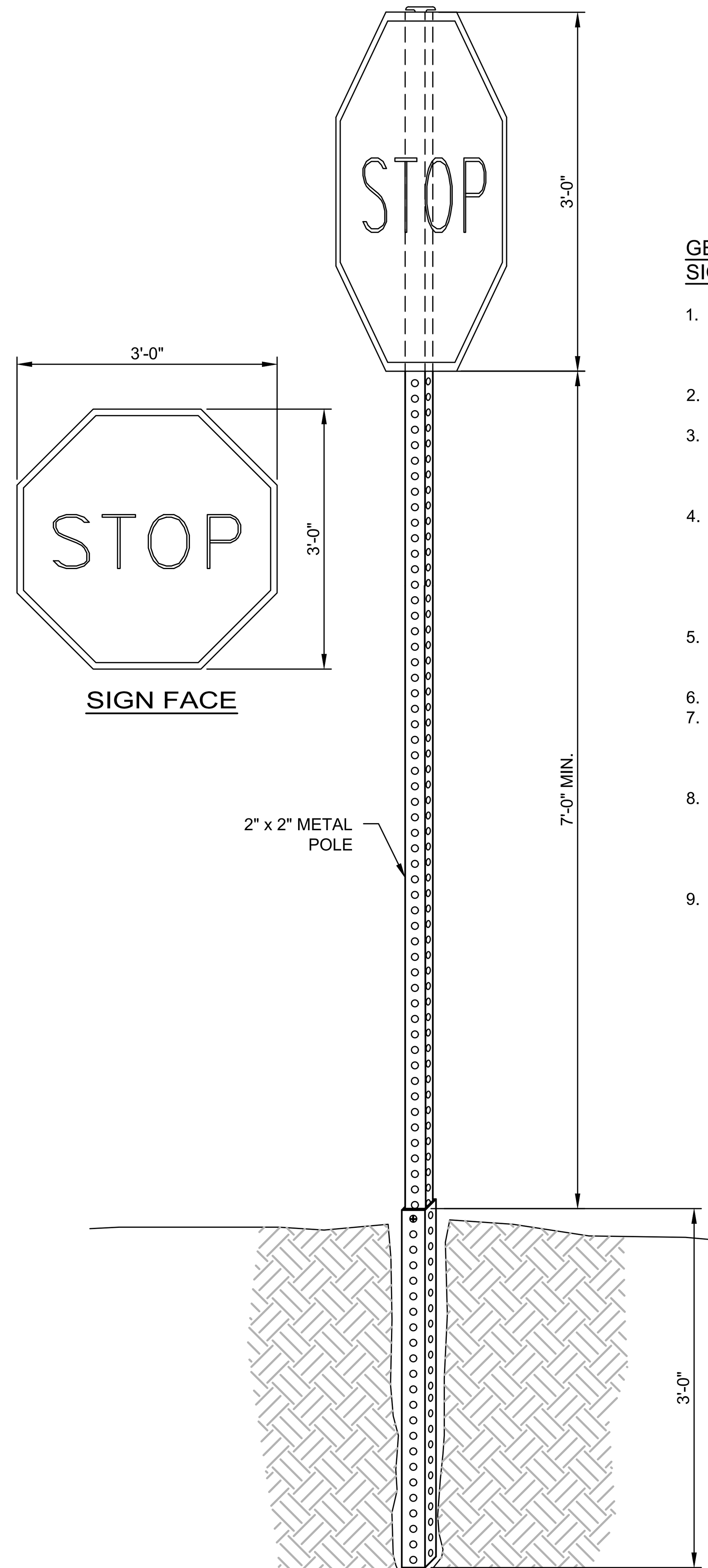
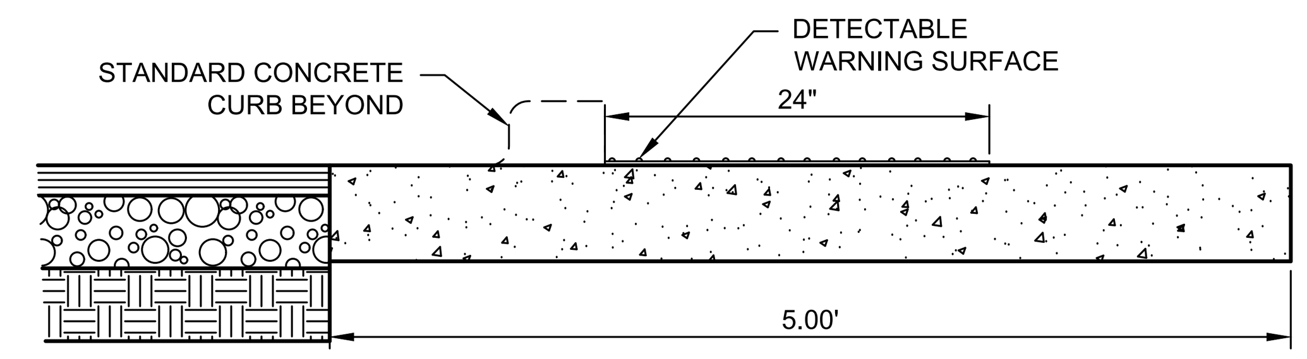


GENERAL NOTES-
SIGNING AND STRIPING NOTES:

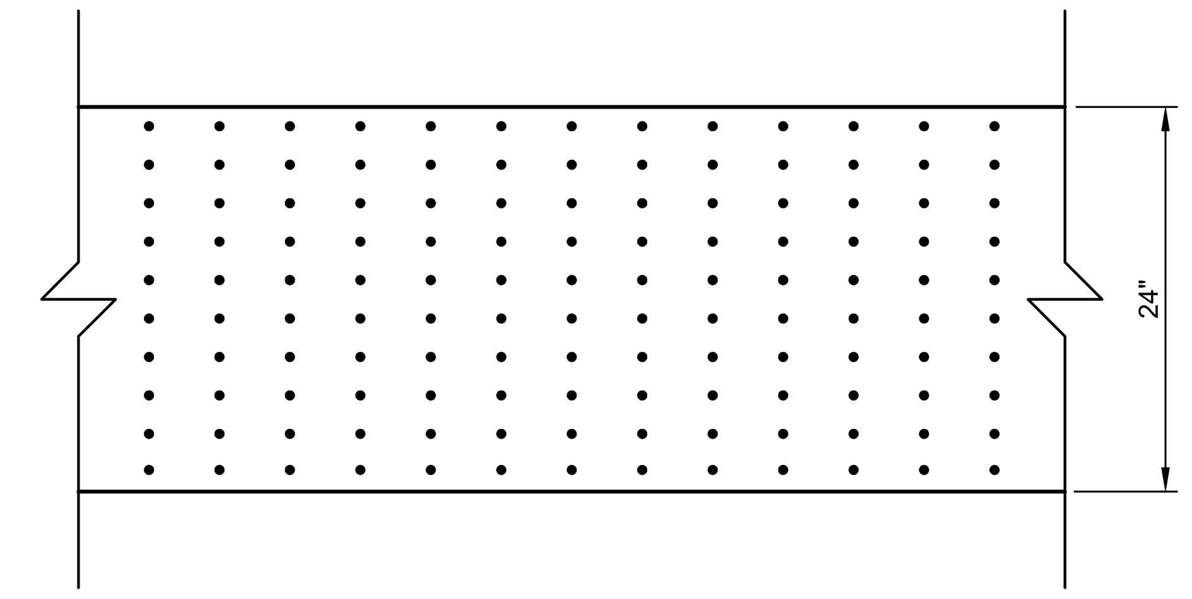
1. ALL SIGNS, UNLESS OTHERWISE SPECIFIED, SHALL HAVE REFLECTIVITY III SHEETING FOR THE LEGEND AND BORDER AND BACKGROUND. ONLY ALUMINUM PANEL SIGNS ARE PERMITTED.
2. QUANTITIES MAY VARY AS FIELD CONDITIONS DICTATE. THE CONTRACTOR WILL BE PAID FOR ACTUAL QUANTITIES USED.
3. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH N.M. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION EDITION, AND THE CURRENT EDITION OF THE M.U.T.C.D., WITH REVISIONS
4. EACH SIGN FACE SHOWN ON PLANS SHALL MEET THE CURRENT SPECIFICATIONS IN THE STANDARD HIGHWAY SIGNS MANUAL FOR PROPER ARRANGEMENT, SPACING OF LETTERS, LETTER HEIGHT, LETTER SERIES, SYMBOLS AND BORDERS FOR THE SPECIFIED SIZE AND MESSAGE AS SHOWN ON PLANS.
5. POST HEIGHTS ARE BASED ON A MINIMUM OF 7 FT. FROM THE BOTTOM OF THE SIGN FACE TO THE TOP OF GRADE SURFACE.
6. SIGNS SHALL BE LOCATED DIRECTLY BEHIND SIDEWALK.
7. ALL SIGNING HARDWARE, INCLUDING BRACKETS, (FOR MOUNTING ALL SIGNS, W1-8-18 BACK TO BACK MOUNTING, ETC.) ARE CONSIDERED INCIDENTAL TO SIGN INSTALLATION. THEREFORE, NO PAYMENT WILL BE MADE.
8. SIGN POSTS MAY BE FLANGED CHANNEL OR SQUARE TUBING AS APPROVED BY THE PROJECT MANAGER. APPROVED ALTERNATIVE POSTS WILL BE PAID FOR AT THE CONTRACT PRICE FOR SIGN POST AND NO ADDITIONAL PAYMENT WILL BE MADE THEREFORE
9. ALL STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH N.M. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION AND CURRENT EDITION OF THE M.U.T.C.D. WITH REVISIONS.

1 / 4-2 **SIGN AND POST INSTALLATION**
SCALE: 1" = 1'



CONTROL JOINTS PLACED IN INCREMENTS EQUALING THE WIDTH OF SIDEWALK

LOCATION

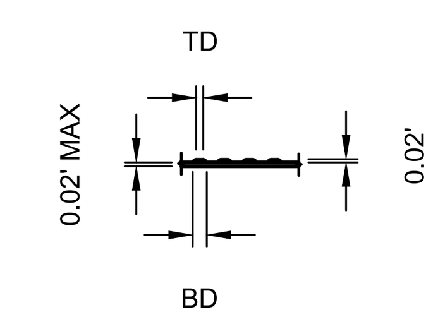


DOME ALIGNMENT
DETECTABLE WARNING SURFACES SHALL EXTEND 24" MIN IN THE DIRECTION OF TRAVEL AND FULL WIDTH OF THE CURB RAMP, LANDING, OR TRANSITION. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE CROSSWALK TO PERMIT WHEELS TO ROLL BETWEEN DOMES.

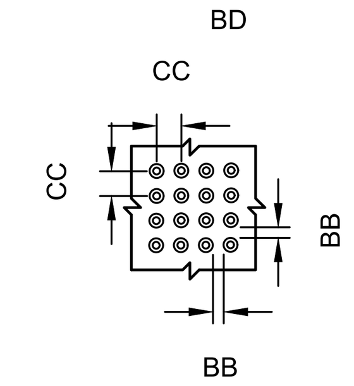
STANDARD DETECTABLE WARNING SURFACE NOTES

LOCATION:
1. DETECTABLE WARNING SURFACE SHALL BE PROVIDED WHERE A CURB RAMP OR LANDING CONNECT TO A CROSSWALK AND/OR PEDESTRIAN ROUTE CROSSING A ROADWAY.
2. DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE CURB LINE.
3. MEDIAN AND REFUGE ISLAND SHALL HAVE DETECTABLE WARNING. DETECTABLE WARNING AT CUT THROUGH SHALL BE SEPARATED BY A 24 INCHES MINIMUM LENGTH OF WALKWAY WITHOUT WARNING.
4. DETECTABLE WARNING SHALL BE REQUIRED ON CUT THROUGH ISLANDS WHERE THE CROSSINGS ARE CONTROLLED BY SIGNALS AND ARE TIMED FOR FULL CROSSING ON MEDIANS LESS THAN 7 INCHES WIDE.

NOTES:
1. DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREET, CURB, OR SIDEWALKS BY ALL PUBLIC AGENCIES AND BY ALL PRIVATE ORGANIZATIONS CONSTRUCTING FACILITIES FOR PUBLIC USE.
2. SIDEWALK RAMPS ARE TO BE LOCATED AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
3. THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.
4. ALL PRODUCTS USED FOR DETECTABLE WARNING SURFACES SHALL BE ON THE NMDOT APPROVED PRODUCT LIST.

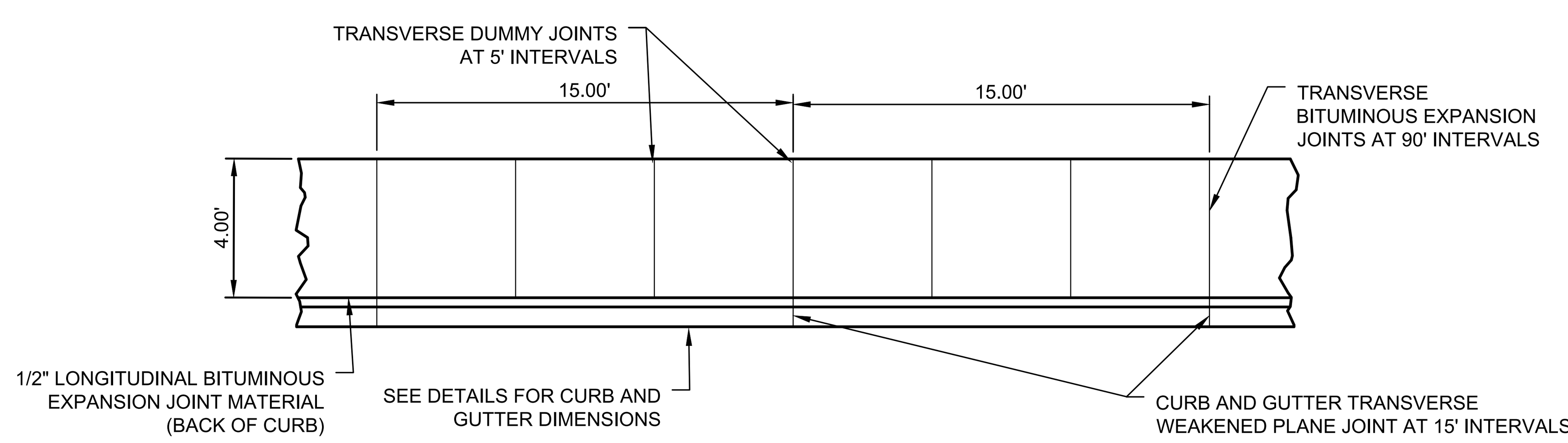


DOME SECTION
BD-BASE DIAMETER
0.9" MIN TO 1.4" MAX
TD-TOP DIAMETER
50% OF BD TO 65% OF BD MAX



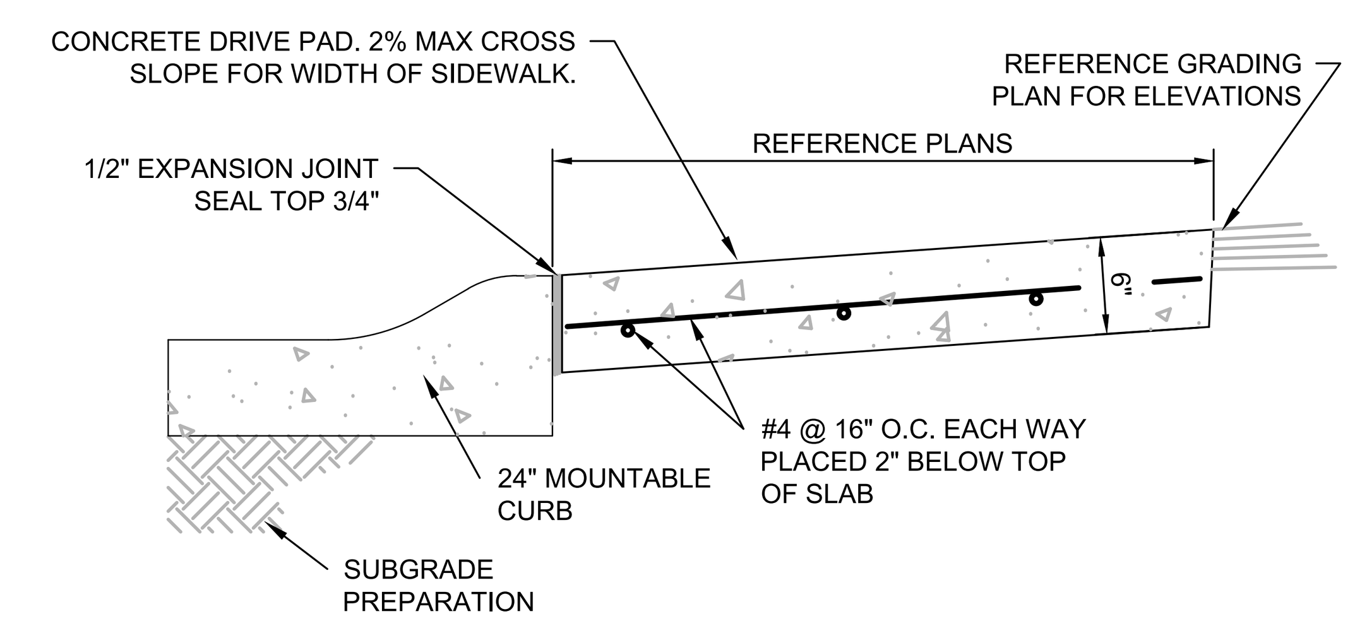
DOME SPACING
CC-CENTER TO CENTER SPACING
1.6" MIN TO 2.4" MAX
BB-BASE TO BASE SPACING
.065" MIN

2 / 4-2 **SIDEWALK WITH DETECTABLE WARNING SURFACE**
SCALE: 1" = 1'



NOTE:
ALL CONCRETE SIDEWALK SHALE BE 5'-0" WIDE 6" THICK.

3 / 4-2 **TYPICAL 6" CONCRETE SIDEWALK**
SCALE: 1" = 5'



4 / 4-2 **TYPICAL DRIVE PAD**
SCALE: 1" = 1'

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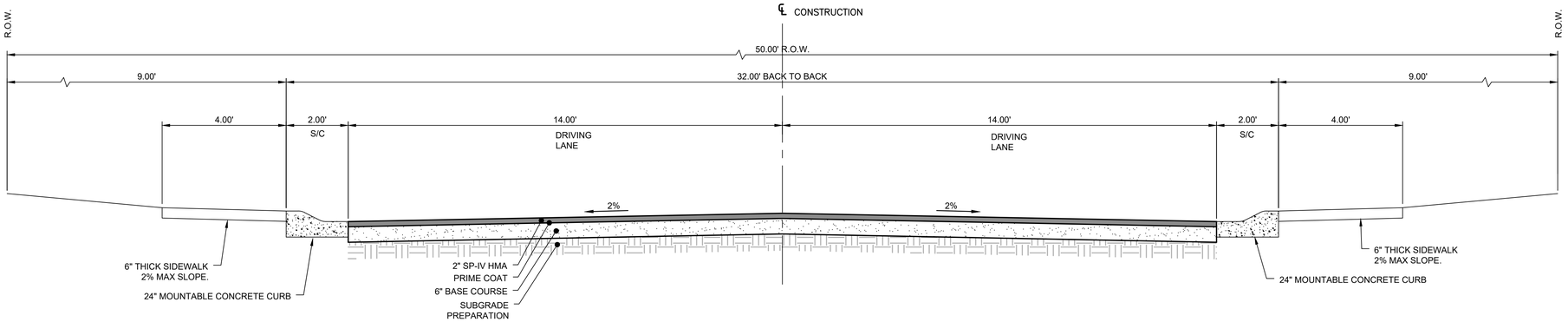
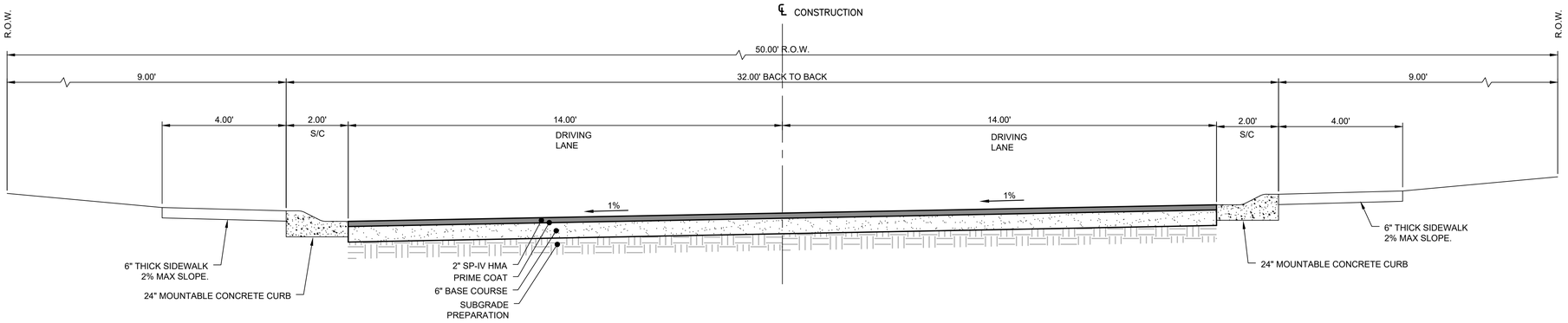


1
4-3

TYPICAL ROADWAY SECTION WITH CROWN

SCALE: 1" = 2'

(STA: 10+84.49 - STA: 19+76.17)



2
4-3

TYPICAL ROADWAY SECTION WITH CROSS SLOPE

SCALE: 1" = 2'

(STA: 20+01.17 - STA: 21+36.73)

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SHT TITLE:
ROADWAY
SECTIONS

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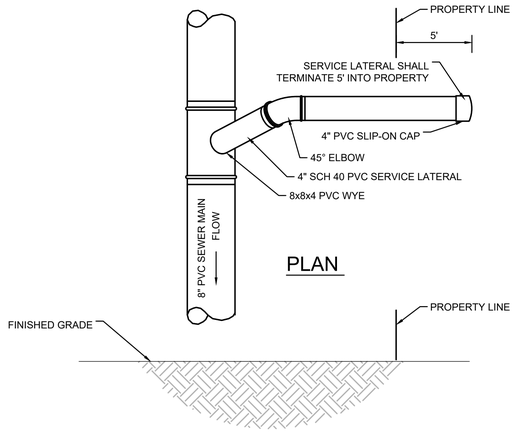
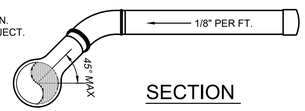
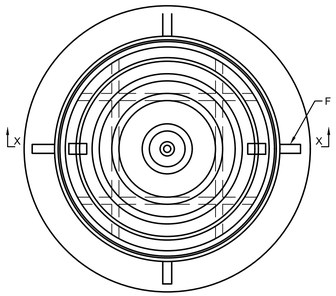


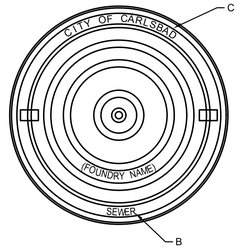
NOTE:
1. TYPICAL MUNICIPAL CONNECTION SHOWN. ALL ITEMS MAY NOT APPLY TO THIS PROJECT.
2. REFERENCE CITY OF CARLSBAD SPECIFICATIONS FOR SANITARY SEWER LATERAL INSTALLATION.



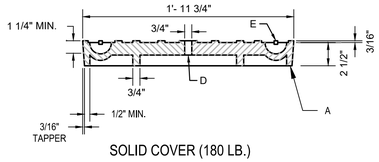
1 / 4-4 TYPICAL SEWER SERVICE LATERAL
SCALE: NTS



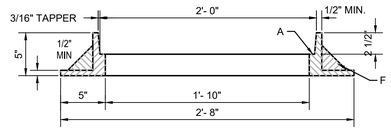
PLAN



LETTERING PLAN



SOLID COVER (180 LB.)



FRAME
SECTION X-X

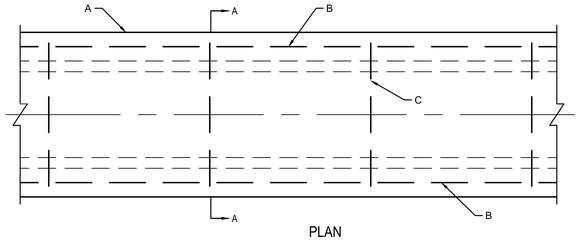
CONSTRUCTION NOTES:
A. MACHINED OR GROUND BEARING SURFACES.
B. "SEWER", "WATER", OR "STORM" CAST ON COVER TO IDENTIFY SANITARY SEWER, WATER OR STORM DRAINAGE SYSTEMS RESPECTIVELY.
C. LETTER SIZE TO BE 1" MIN. IN HEIGHT, TYPICAL.
D. VENT HOLE REQUIRED.
E. MONOLITHIC CAST IRON OR STEEL ROD INSERTS AT MANUFACTURER'S OPTION. IF INSERT IS PROVIDED IT MUST HAVE 3/16" MIN. COVER AND 3/4" END EMBEDMENT IN CASTING.
F. GUSSETS OPTIONAL IF REQUIRED BY MANUFACTURER.

GENERAL NOTES:
1. STANDARD CAST IRON M.H. FRAME AND COVER. WEIGHTS: COVER = 180 LBS., FRAME = 145 LBS. TOTAL = 325 LBS. (TOLERANCE = ±5%)
2. REFERENCE SPEC. SECTION 130.

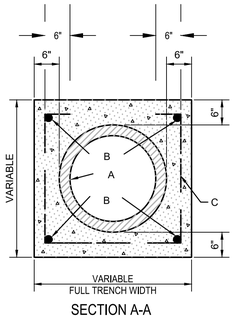
2 / 4-4 TYPICAL MANHOLE FRAME AND COVERS
SCALE: NTS

GENERAL UTILITY CONSTRUCTION NOTES

1. BELL HOLES AT JOINTS SHALL BE HAND EXCAVATED TO PROVIDE AMPLE ROOM TO PROPERLY MAKE UP THE JOINT, BUT IN NO CASE SHALL THERE BE MORE THAN 9" OF UNSUPPORTED LENGTH AT EITHER END OF EACH LENGTH OF PIPE.
2. BOTTOM OF TRENCH IS TO BE EXCAVATED TO A SMOOTH, UNIFORM GRADE AND HAND LEVELED, IF NECESSARY, TO SECURE AN EVEN BEARING SURFACE FOR THEPIPE.
3. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE BEST STANDARD QUALITY AVAILABLE. PVC GRAVITY SEWER PIPE SHALL BE SDR 35 TYPE I, GRADE I, POLYVINYL CHLORIDE ASTM-D-1784 AND SHALL CONFORM TO ASTM SPECIFICATION D-3034 OR EQUAL. ALL SEWER SERVICE LINES SHALL BE SCH 40 PVC. PVC WATER LINE SHALL BE CLASS 150, AWWA C900.
4. WATER SERVICE TAPS SHALL BE MADE WITH A MUELLER SERVICE SADDLE AND MUELLER CORPORATION STOP. ALL SERVICE LINES SHALL TERMINATE WITH A MUELLER CURB STOP AT THE LOCATIONS SHOWN ON THE DRAWINGS. SERVICE LINES SHALL BE AS SPECIFIED ON DRAWINGS.
5. WHERE SANITARY SEWER MAIN CROSSES UNDER A WATER MAIN, THE SEWER LINE SHALL BE COVERED BY A MINIMUM OF 6" OF REINFORCED CONCRETE FOR A 20' DISTANCE, 10' EITHER SIDE OF THE CROSSING.
6. INITIAL BACKFILL SHALL BE IMPORTED MATERIAL OR SOILS TAKEN FROM SPOIL BANK WHICH ARE FREE OF RUBBLE AND ORGANIC MATERIAL AND WHERE NO MATERIAL IS GREATER THAN ONE-QUARTER INCH IN DIAMETER. TYPE I BACKFILL SHALL BE COMPACTED TO TO 100% MAXIMUM DENSITY PER AASHTO T-99.
7. FINAL BACKFILL SHALL BE TAKEN FROM SPOIL BANK, IF FREE OF RUBBLE AND ORGANIC MATERIAL, AND COMPACTED TO 95% MAXIMUM DENSITY PER AASHTO T-99.
8. IF TRENCH DOES NOT LIE UNDER ROADWAY AREAS, THE COMPACTION REQUIREMENTS CAN BE REDUCED TO 90% MAXIMUM DENSITY PER T-99.
9. JOINT RESTRAINTS SHALL BE USED AT ALL BENDS, TEES, DEAD ENDS, REDUCERS, VALVES, FIRE HYDRANTS AND OTHER LOCATIONS AS DESIGNATED BY THE ENGINEER. THE RESTRAINT SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150 PSI. THE RESTRAINT SHALL BE THE EBAA IRON SERIES 1600 OR APPROVED EQUAL.
10. PROVIDE 3' MINIMUM COVER OVER PIPE UNLESS OTHERWISE NOTED ON PLAN SHEET.
11. ALL FITTING AND JOINT RESTRAINTS SHALL BE CONSIDERED AS INCIDENTAL TO THE UTILITY PIPE ITEM.
12. ALL PIPE LENGTH HAS TO BE PAID BY HORIZONTAL LENGTH.
13. ALL WATER MAIN LINES ARE TO BE DISINFECTED AND PRESSURE TESTED PER PROJECT SPECIFICATIONS PRIOR TO CONNECTION TO MUNICIPAL WATER.



PLAN
CONCRETE ENCASEMENT

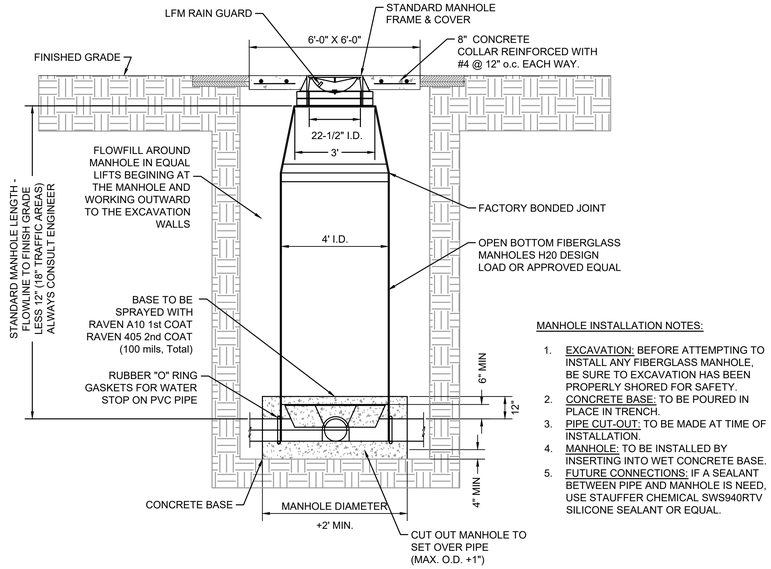


SECTION A-A

GENERAL NOTES:
1. WHERE A WATER LINE PASSES BENEATH OR LESS THAN 18 IN. ABOVE AN EXIST. SEWER LINE, THE SEWER LINE SHALL BE ENCASED IN CONC. 6" THICK AS DETAILED, FOR AT LEAST 10 FT. ON EACH SIDE OF THE WATER LINE. OR THE SEWER LINE SHALL BE D.I. OR C-900 PVC PIPE WITH PRESSURE-TYPE JOINTS FOR AT LEAST 10 FT. ON EACH SIDE OF THE WATER LINE. THIS SHALL ALSO APPLY WHERE A PARALLEL WATER LINE IS LESS THAN 10 FT. HORIZONTALLY AND LESS THAN 2 FT. ABOVE THE SEWER LINE.

CONSTRUCTION NOTES:
A. SANITARY SEWER LINE AS SHOWN ON PLANS.
B. 4- NO. 4 BARS, CONT. WITH 3" CLEARANCE.
C. NO. 4 BARS, AT 36" O.C.

3 / 4-4 SEWER ENCASEMENT DETAIL
SCALE: NTS



MANHOLE INSTALLATION NOTES:
1. EXCAVATION: BEFORE ATTEMPTING TO INSTALL ANY FIBERGLASS MANHOLE, BE SURE TO EXCAVATION HAS BEEN PROPERLY SHORED FOR SAFETY.
2. CONCRETE BASE: TO BE POURED IN PLACE IN TRENCH.
3. PIPE CUT-OUT: TO BE MADE AT TIME OF INSTALLATION.
4. MANHOLE: TO BE INSTALLED BY INSERTING INTO WET CONCRETE BASE.
5. FUTURE CONNECTIONS: IF A SEALANT BETWEEN PIPE AND MANHOLE IS NEED, USE STAUFFER CHEMICAL SWS940RTV SILICONE SEALANT OR EQUAL.

4 / 4-4 FIBERGLASS MANHOLE DETAIL
SCALE: NTS

SHT TITLE:
UTILITY DETAILS (1)
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NEW MEXICO
20287
PROFESSIONAL ENGINEER
3/13/20

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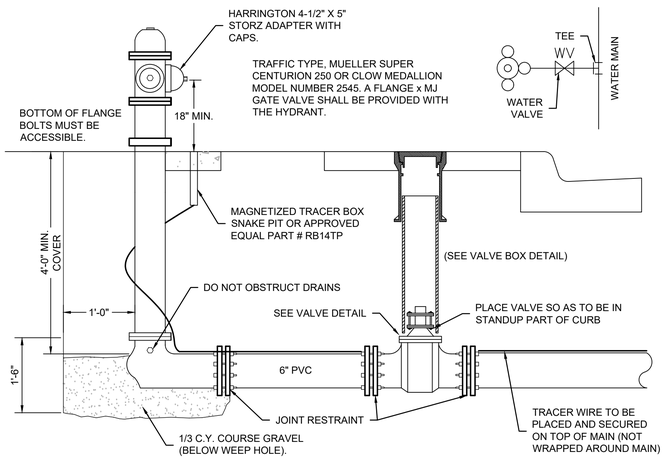
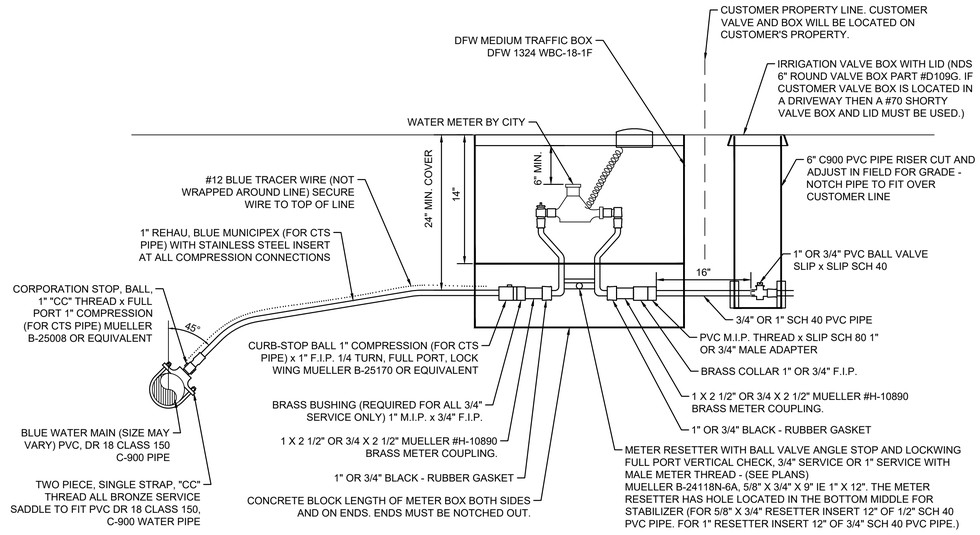


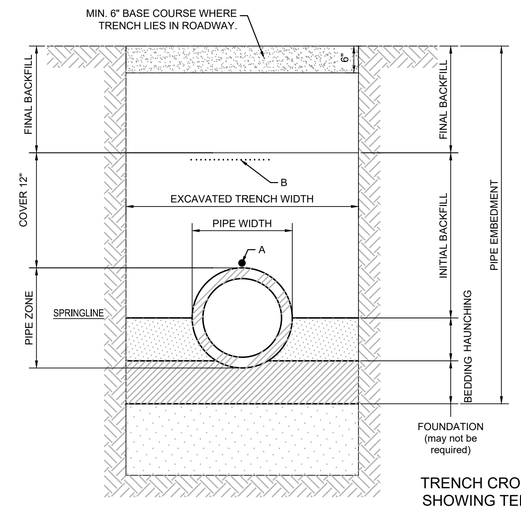
NOTES:
1. PLACE HYDRANT AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER.
2. JOINT RESTRAINTS TO BE WRAPPED IN PLASTIC IF FLOW FILL IS USED.

1 / 4-5 FIRE HYDRANT INSTALLATION
SCALE: NTS



NOTES:
1. ANY DEVIATION OF COMPONENT MODELS SHOWN SHALL BE APPROVED BY THE ENGINEER AND THE CITY OF CARLSBAD.
2. NEW WATER SERVICES TO BE INSTALLED 5'-0" FROM SIDE LOT LINE UNLESS OTHERWISE SHOWN IN THESE PLANS.
3. SERVICE LINE SHALL BE ONE CONTINUOUS PIPE. NO SPLICES WILL BE ACCEPTED. LINE SHALL BE 24" MINIMUM BURIAL.
4. ALL BRASS FITTINGS MUST BE NO LEAD/LOW LEAD.
5. ALL COMPRESSION CONNECTIONS SHALL BE MUELLER 110 CONDUCTIVE COMPRESSION CONNECTION TYPE.
6. EQUIVALENT PARTS AND MATERIALS MAY BE USED OF APPROVED BY THE CITY OF CARLSBAD.

2 / 4-5 3/4" - 1" WATER SERVICE LATERAL
SCALE: NTS

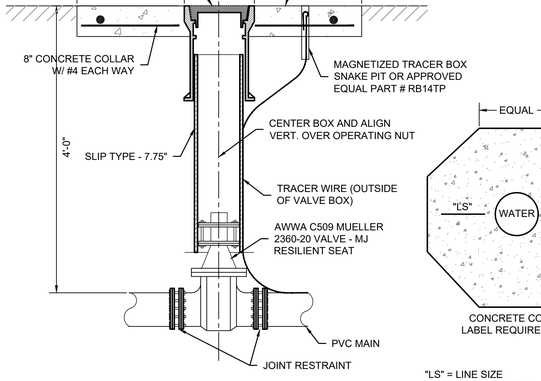


TRENCH CROSS-SECTION SHOWING TERMINOLOGY

NOTE:
1. NEW WATER MAIN LINE TO BE CLASS 150, AWWA C900.
2. WATER MAIN TO BE INSTALLED AT A COVER DEPTH OF 48" MINIMUM.
3. NEW SANITARY SEWER LINE TO BE 8" SDR 35 PVC.
4. MECHANICAL TAMPERS SHALL NOT BE USED IN THE INITIAL BACKFILL REGION FOR FLEXIBLE PIPE, WHEN FLEX PIPE IS USED, CONTRACTOR SHALL, PRIOR TO THE START OF CONSTRUCTION, PROVIDE THE PROPOSED COMPACTION METHOD IN THE INITIAL BACKFILL REGION TO THE ENGINEER FOR APPROVAL.
5. MINIMUM CLASS "C" BEDDING.

CONSTRUCTION NOTES: FOR WATER LINE ONLY-
A. #12 AWG SOLID COPPER WIRE WITH HDPE DIRECT BURIAL TRACER WIRE. BURIAL IN HAUNCHING ZONE CONTINUOUS RUNS TERMINATING IN MAIN LINE VALVE BOXES.
B. MAGNETIC MARKER TAPE MARKED "WATER LINE BURIED BELOW", OR "SEWER LINE BURIED BELOW" WHICH EVER IS APPLICABLE.

3 / 4-5 TYPICAL PIPE TRENCH DETAIL
SCALE: NTS



WRAP RESTRAINTS AND VALVE IN PLASTIC IF FLOW FILLED

VALVE BOX SHALL BE ONE CONTINUOUS PIECE

WHENEVER POSSIBLE LOCATE VALVES ON EXTENSIONS OF PROPERTY LINES

CONCRETE COLLAR LABEL REQUIREMENTS

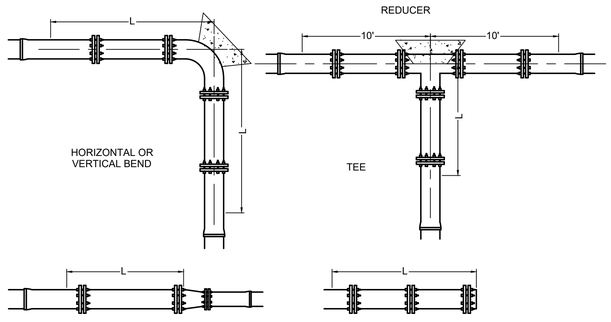
"LS" = LINE SIZE
"LD" = LINE DIRECTION

TOP OF CONCRETE COLLAR SHALL BE STAMPED WITH THE LINE SIZE AND LINE DIRECTION. MINIMUM LETTER SIZE SHALL 3" IN HEIGHT.

SHORTY VALVE BOX NO. 70 AS MANUFACTURED BY WEST IRON WORKS, OR APPROVED EQUAL

NEW CONSTRUCTION WILL HAVE THE LOCATOR WIRE INSTALLED IN THE TRACER BOXES

4 / 4-5 VALVE AND BOX DETAIL
SCALE: NTS



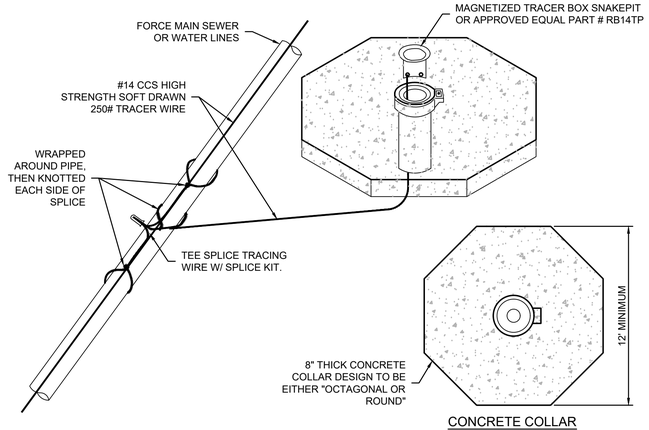
DEAD END

THIS TABLE WAS CALCULATED BASED ON PVC PIPE, BURIED 3' DEEP IN COMPACTED BACKFILL, ASTM SOIL CLASS CL, TEST PRESSURE OF 150 PSI, AND WITH A SAFETY FACTOR OF 1.5. THIS TABLE SHALL ONLY BE USED AS A GUIDE, JOINT RESTRAINTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

L(FT) JOINT RESTRAINT REQUIRED WITHIN L						
PIPE SIZE	BENDS				TEES	DEAD END
	90°	45°	22-1/2°	11-1/4°		
4	11	5	2	1	1	30
6	16	7	3	2	1	42
8	21	9	4	2	1	55
10	25	10	5	2	6	67
12	29	12	6	3	18	80
14	34	14	7	3	30	92
16	38	16	8	4	42	104
18	42	17	8	4	53	116
20	46	19	9	5	65	128
24	54	22	11	5	87	152

NOTES:
1. THE CONTRACTOR SHALL MEET MANUFACTURERS SPECIFICATIONS FOR THE APPLICATION OF ALL MECHANICAL JOINT RESTRAINT LENGTHS.
2. BLOCKING PER APWA 801.12 SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS, CAPS, VALVES, AND PLUGS IN ADDITION TO MECHANICAL JOINT RESTRAINING GLAND KITS AS MANUFACTURED BY EBAA IRON Co.

5 / 4-5 JOINT RESTRAINTS
SCALE: NTS



CONCRETE COLLAR

NOTES:
1. A 8" THICK CONCRETE COLLAR (SAME AS WATER VALVE BOX) SHALL BE INSTALLED WITH THE TRACER BOX. SEE ARTICLE 10 AND ARTICLE 11 FOR TRACER BOX SPACING AND MATERIALS.
2. TEST BOX LOCATION MAY VARY, UP TO 50 FT. FROM FORCED MAIN LINE.
3. REFER TO STANDARDS AND MATERIALS LISTS FOR MATERIALS MATERIALS AND MANUFACTURE'S INSTALLATION INSTRUCTIONS.

6 / 4-5 TRACER BOX
SCALE: NTS

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SHT TITLE: UTILITY DETAILS (2)

SHEET 4-5 OF ___

APPROVED BY: SEC
CHKD BY: SEC
PROJECT NO.

1		
2		
3		
4		
	XX-XX-XX	BID DATE
	XX-XX-XX	RELEASE DATE
	DATE	DESCRIPTION

CARLSBAD MUNICIPAL SCHOOLS
TEACHERAGE DEVELOPMENT

410 S SIXTH STREET — CARLSBAD, NEW MEXICO

SMITH ENGINEERING
SMTH # 118117-01
Solutions for Today... Vision for Tomorrow
401 N Pennsylvania
Roswell, NM 88201
Phone: 575-622-8866
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3/13/20

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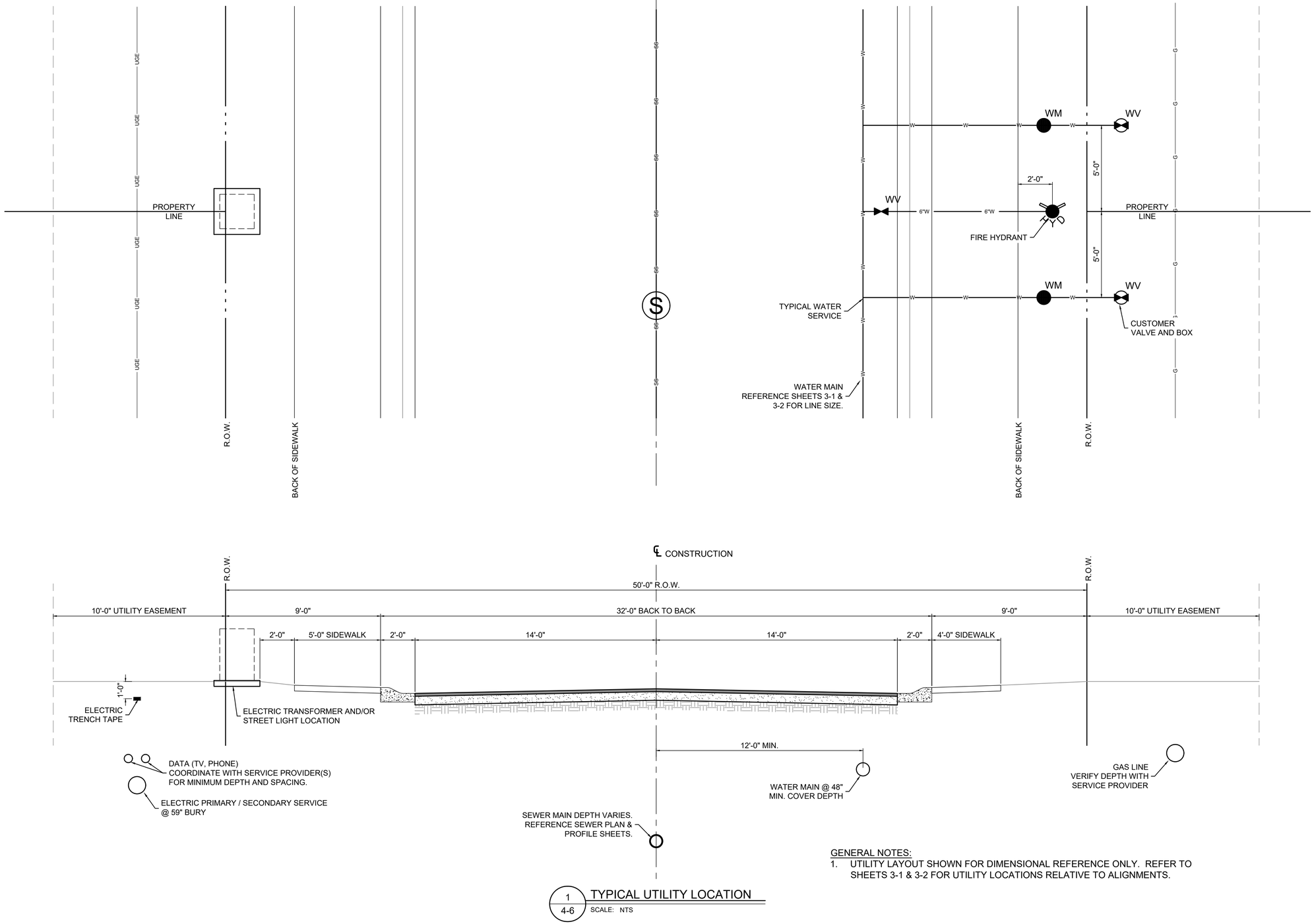

1 / 4-6 TYPICAL UTILITY LOCATION
SCALE: NTS

GENERAL NOTES:
1. UTILITY LAYOUT SHOWN FOR DIMENSIONAL REFERENCE ONLY. REFER TO SHEETS 3-1 & 3-2 FOR UTILITY LOCATIONS RELATIVE TO ALIGNMENTS.

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SHT TITLE:
UTILITY DETAILS (3)

SHEET 4-6 OF ___

DATE	DESCRIPTION
XX-XX-XX	BID DATE
XX-XX-XX	RELEASE DATE

CARLSBAD MUNICIPAL SCHOOLS
TEACHERAGE DEVELOPMENT

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Carlsbad Municipal Schools

Teacherage Development

Carlsbad, NM

Site Traffic Analysis

DECEMBER – 2025

Prepared for:

City of Carlsbad, NM

401 N. Pennsylvania Ave.
Roswell, NM 88201
575-622-8866

Table of Contents

GENERAL

This report presents a site traffic analysis study for the proposed Carlsbad Municipal Schools (CMS) Teacherage Development to be located along Sandy Ridge Drive and South 6th Street in Carlsbad, New Mexico. The purpose of this analysis is to provide the City of Carlsbad with an assessment of any potential traffic impacts associated with the housing development intended for CMS staff.

The proposed project consists of 34 single-family residential lots situated on approximately 4.81 acres on the east side of S. 6th St. The immediate and surrounding land uses consist primarily of existing single-family neighborhoods. A vicinity map of the project area is shown in figure 1.

Figure 1:Vicinity Map

EXISTING ROADWAY CONDITIONS

Sandy Ridge Dr. is a narrow paved, two-lane local roadway with 11' driving lanes. The roadway dead-ends at the Carlsbad Irrigation District (CID) main canal. There is an alley intersecting the road where it terminates at the canal. The pavement surfacing of the roadway is in fair condition. There is curb and gutter running along the south side. It is in good condition.

S. 6th St. is a two-lane major collector roadway with a width of approximately 38 ft. This includes standard curb and gutter on both sides of the roadway. The posted speed limit is 25 mph. The roadway surfacing is in good condition. The intersection of S. 6th St. and Sandy Ridge Dr. is a "T" intersection with a "STOP" condition for Sandy Ridge Dr.

CURRENT TRAFFIC CONDITIONS

NMDOT MS2 Traffic Count Data available on the NMDOT website was used to approximate the current traffic volume on S. 6th St. near the proposed project. Standard tube-style type traffic counters were used to collect the MS2 data. Growth rates were applied to collected data from previous years to project current traffic volume. The estimated annual average daily traffic (AADT) for 6th St. is approximately 4,900 vehicles per day (vpd) adjacent to the project site. The traffic volumes analyzed from the NMDOT MS2 Traffic Count Data are included in Appendix A.

Traffic flow on Sandy Ridge Dr. is minimal and almost exclusively limited to the 17 single family lots that lie along the south side of the road due to the fact that it is a dead-end street. There are no residential lots along the north side.

PROJECTED TRAFFIC CONDITIONS

The new development proposes a new "loop" road from S. 6th St. connecting to the east end of Sandy Ridge Dr. The new road will have a "T" intersection with S. 6th St. and a "STOP" condition similar to that of Sandy Ridge Dr. as well as a "STOP" condition where the new road connects to the east end of Sandy Ridge Dr.

According to estimated traffic counts, the average number of vehicles passing through the intersection of 6th St. and Sandy Ridge Dr. is approximately 4,900 vehicles per day. Based on information from the ITE Trip Generation model, it is estimated that a single-family detached housing development will produce an average rate of 0.77 trips per dwelling unit during the A.M. peak hour and an average rate of 1.02 trips per dwelling unit during the P.M. peak hour. The distribution of trips varies depending on time of day. In the A.M., the distribution of new trips generated is 26% entering and 74% exiting. In the P.M., the distribution of new trips is 64% exiting and 36% exiting.

The proposed teacherage development consists of 34 new single-family residential lots. Using the aforementioned ITE Trip Generation model, the new development is projected to generate 36 additional trips in the A.M. peak hour and 42 additional trips in the P.M. peak hour. The total trips generated is less than 100, therefore the additional traffic volume is expected to have little to no impact on the current traffic flow on both S. 6th St. and Sandy Ridge Dr. The ITE Trip Generation model graphs used for this analysis are included in the Appendix B.

CONCLUSIONS

The existing AADT for S. 6th St. is estimated to be 4,900 vpd. With the addition of only 27 A.M. and 35 P.M. estimated peak hour trips, it is expected that there will be little to no impact to the current traffic flow patterns adjacent to the project site along S. 6th St. and Sandy Ridge Dr. Once the proposed development is built out, there won't be any future expansion to impact the new roadway or Sandy Ridge Dr. due to the local street constraints and the CID main canal bordering the site.

APPENDIX A:
TRAFFIC COUNT DATA

Record 1 of 1 Goto Record go

Location ID	11563	**MPO ID**	
Type	SPOT	**HPMS ID**	
On NHS	No	**On HPMS**	
LRS ID	FL4265P	**LRS Loc Pt.**	0.24402
SF Group	U4-7 (2025)	**Route Type**	Two-Way Roadway
AF Group	U4-7 (2025)	**Route**	FL4265
GF Group	U4-7 (2025)	**Active**	Yes
Class Dist Grp	U4-7 (2025)	**Category**	
Seas Clss Grp	Statewide (2025)		
WIM Group	UR4-7 (2024)		
QC Group	Default		
Fnct'l Class	(4) Minor Arterial	**Milepost**	
Located On	S EIGHTH ST		
Loc On Alias	8TH ST.--CARLSBAD, FROM NM 524 (LEA ST.) NORTHWARD TO US 285 (PIERCE).		

More Detail

STATION DATA

Directions: 2-WAY NEG POS

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2024	4,323[3]		8	52	4,072 (94%)	251 (6%)	Grown from 2023
2023	4,226[3]		8	52	3,986 (94%)	240 (6%)	Grown from 2022
2022	3,961[3]		8	52	3,718 (94%)	243 (6%)	Grown from 2021
2021	3,876[3]		8	52	3,654 (94%)	222 (6%)	Grown from 2020
2020	3,333	253	8	52	2,536 (76%)	797 (24%)	

|<< < > >>| 1-5 of 16

VOLUME COUNT

	Date	Int	Total
	Thu 4/30/2020	15	2,725
	Wed 4/29/2020	15	2,716
	Tue 4/28/2020	15	2,775
	Thu 4/16/2020	15	2,657
	Wed 4/15/2020	15	2,827
	Tue 4/14/2020	15	2,705
	Wed 3/6/2013	60	3,123
	Tue 3/5/2013	60	3,080

VOLUME TREND

Year	Annual Growth
2024	2%
2023	7%
2022	2%
2021	16%
2020	12%
2019	0%
2018	0%
2017	-1%
2016	2%
2015	-1%

|<< < > >>| 1-10 of 15

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Record 1 of 1 Goto Record go

Location ID	11574	**MPO ID**	
Type	SPOT	**HPMS ID**	
On NHS	No	**On HPMS**	
LRS ID	FL4267P	**LRS Loc Pt.**	1.306289
SF Group	U4-7 (2025)	**Route Type**	Two-Way Roadway
AF Group	U4-7 (2025)	**Route**	FL4267
GF Group	U4-7 (2025)	**Active**	Yes
Class Dist Grp	U4-7 (2025)	**Category**	
Seas Clss Grp	Statewide (2025)		
WIM Group	UR4-7 (2024)		
QC Group	Default		
Fnct'l Class	(4) Minor Arterial	**Milepost**	
Located On	W TEXAS ST		
Loc On Alias	JCT. 6TH. STREET.		

More Detail

STATION DATA

Directions: 2-WAY NEG POS

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2024	5,467[3]		10	57	5,150 (94%)	317 (6%)	Grown from 2023
2023	5,344[3]		10	57	5,040 (94%)	304 (6%)	Grown from 2022
2022	5,008[3]		10	57	4,703 (94%)	305 (6%)	Grown from 2021
2021	4,900	506	10	57	4,458 (91%)	442 (9%)	
2020	3,987[3]		10	54	3,708 (93%)	279 (7%)	Grown from 2019

|<< < > >>| 1-5 of 16

VOLUME COUNT

	Date	Int	Total
	Tue 10/19/2021	15	5,517
	Mon 10/18/2021	15	5,575
	Tue 3/5/2013	60	5,035

VOLUME TREND

Year	Annual Growth
2024	2%
2023	7%
2022	2%
2021	23%
2020	-18%
2019	0%
2018	0%
2017	-1%
2016	2%
2015	-1%

|<< < > >>| 1-10 of 15

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Record 1 of 1 Goto Record go

Location ID	11572	**MPO ID**	
Type	SPOT	**HPMS ID**	
On NHS	No	**On HPMS**	
LRS ID	FL4267P	**LRS Loc Pt.**	1.197443
SF Group	U4-7 (2025)	**Route Type**	Two-Way Roadway
AF Group	U4-7 (2025)	**Route**	FL4267
GF Group	U4-7 (2025)	**Active**	Yes
Class Dist Grp	U4-7 (2025)	**Category**	
Seas Clss Grp	Statewide (2025)		
WIM Group	UR4-7 (2024)		
QC Group	Default		
Fnct'l Class	(4) Minor Arterial	**Milepost**	
Located On	W TEXAS ST		
Loc On Alias	JCT. 8TH ST.		

More Detail

STATION DATA

Directions: 2-WAY NEG POS

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2024	3,907[3]		10	51	3,680 (94%)	227 (6%)	Grown from 2023
2023	3,819[3]		10	51	3,602 (94%)	217 (6%)	Grown from 2022
2022	3,579[3]		10	51	3,360 (94%)	219 (6%)	Grown from 2021
2021	3,502	361	10	51	3,271 (93%)	231 (7%)	
2020	2,884[3]		10	54	2,682 (93%)	202 (7%)	Grown from 2019

|<< < > >>| 1-5 of 16

VOLUME COUNT

	Date	Int	Total
	Tue 10/19/2021	15	3,988
	Mon 10/18/2021	15	3,818

VOLUME TREND

Year	Annual Growth
2024	2%
2023	7%
2022	2%
2021	21%
2020	-18%
2019	0%
2018	0%
2017	-1%
2016	2%
2015	-1%

|<< < > >>| 1-10 of 15

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APPENDIX B:

ITE TRIP GENERATION GRAPHS

Single-Family Detached Housing
(210)

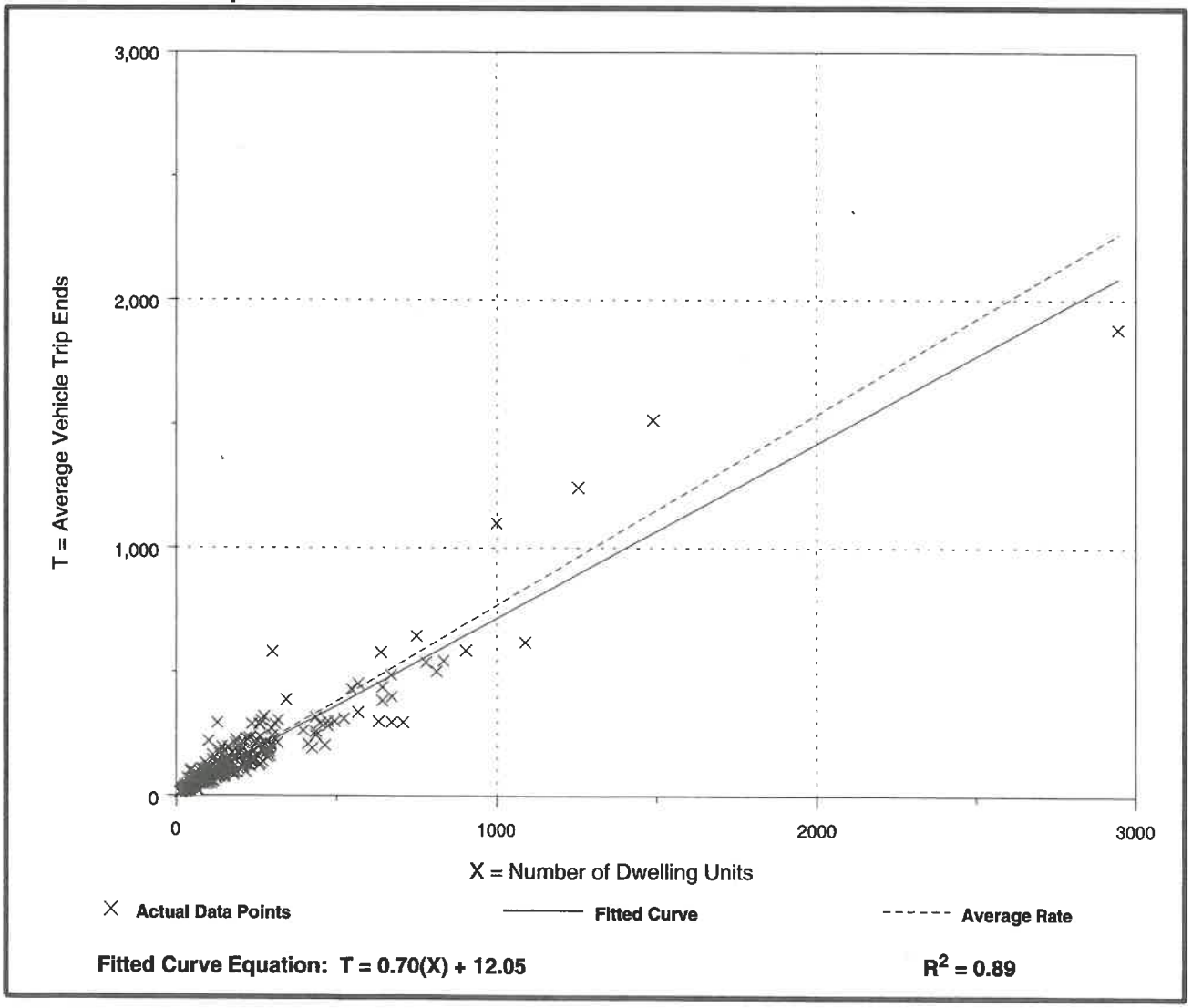
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 335
Avg. Number of Dwelling Units: 183
Directional Distribution: 26% entering, 74% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.33 - 2.27	0.91

Data Plot and Equation



Fitted Curve Equation: T = 0.70(X) + 12.05

R^2 = 0.89

Single-Family Detached Housing
(210)

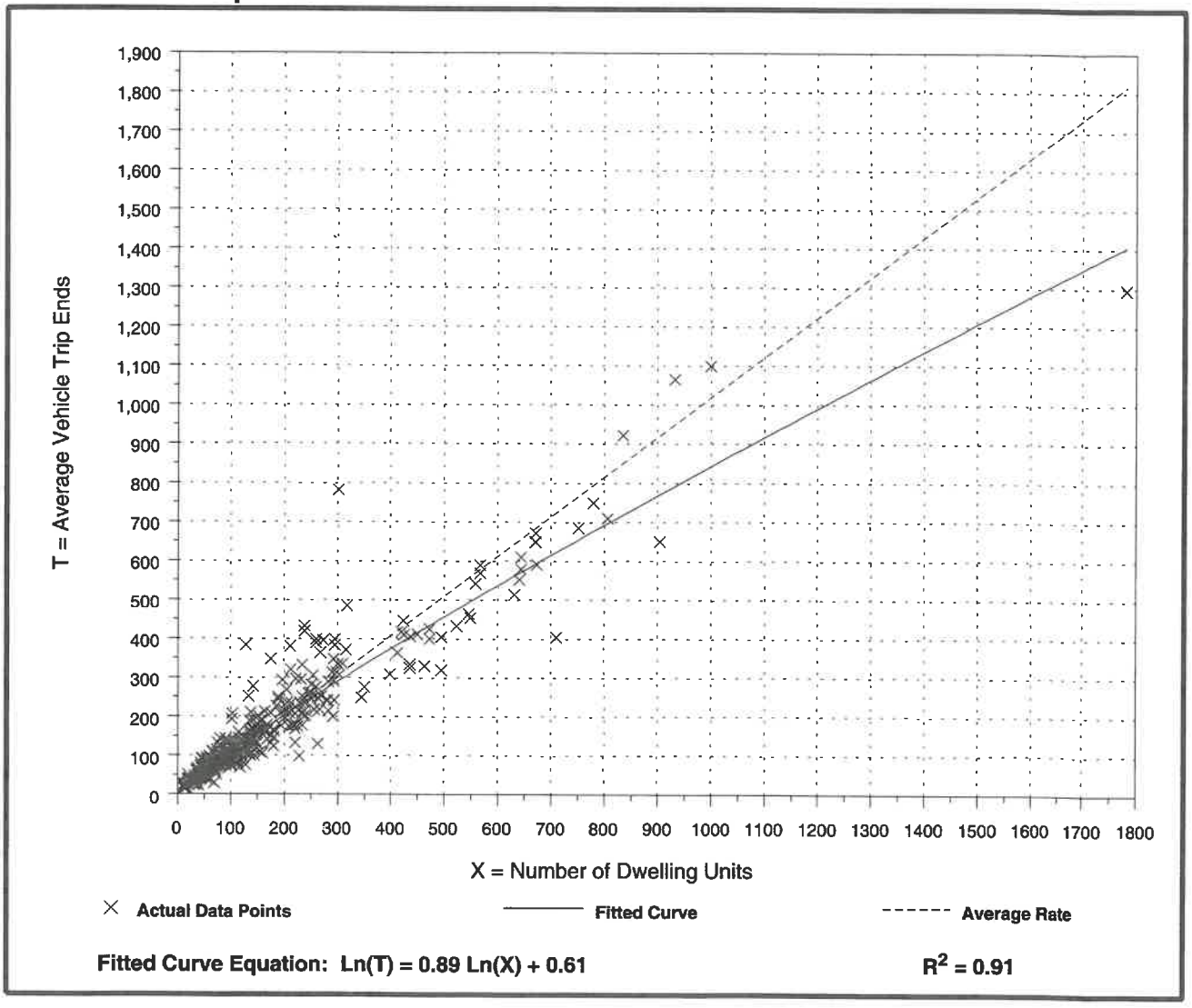
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
P.M. Peak Hour of Generator

Number of Studies: 354
Avg. Number of Dwelling Units: 176
Directional Distribution: 64% entering, 36% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.02	0.42 - 2.98	1.05

Data Plot and Equation



Fitted Curve Equation: $Ln(T) = 0.89\ Ln(X) + 0.61$

$R^2 = 0.91$

PRELIMINARY STORM DRAINAGE ANALYSIS

UPDATED
2/26/2020

CARLSBAD MUNICIPAL SCHOOLS TEACHERAGE DEVELOPMENT CARLSBAD, NEW MEXICO

PREPARED BY:

SMITH ENGINEERING CO.
401 N. Pennsylvania
P.O. BOX 2565
ROSWELL, NM 88202-2565
(575) 622-8866

TABLE OF CONTENTS

APPENDIX

STORM DRAINAGE ANALYSIS
CARLSBAD MUNICIPAL SCHOOLS TEACHERAGE DEVELOPMENT
Carlsbad, New Mexico

1.0 INTRODUCTION

The proposed Carlsbad Municipal Schools Teacherage Development includes an area of 4.81 acres located in a portion of the West ½ of the Southwest ¼ of Section 1, Township 22 South, Range 26 East of Sandy Ridge Subdivision, City of Carlsbad, Eddy County, New Mexico, N.M.P.M. The area is bounded on the North by an empty lot except for the Northwest corner by a commercial property. South 6th Street bounds the property on the West and Sandyridge Street on the South. The Carlsbad Irrigation District (CID) Canal runs along the East boundary line of the property. According to the FEMA maps, approximately 175 feet of the east end of the proposed subdivision is located within a Zone AH. See Appendix A.

2.0 SITE CONDITIONS

The site at one point had a 3,000 square feet structure located on the west end of the property but only the concrete footer remains. The topographic survey located underground and overhead utilities within a sixty-foot easement along Sandyridge Street. These utilities include sanitary sewer, waterline, and overhead electric. The remaining area is undeveloped with well drained loam soils (type Rc) with approximately 60% coverage of native vegetation. See Appendix A for Soil Report.

2.1 SITE TOPOGRAPHY

The site generally slopes from South 6th Street at the west end of the property to the East toward the CID canal. The site elevations vary from an elevation of 3141 feet on the West side to an elevation of 3136 on the East side of the property.

3.0 EXISTING SITE DRAINAGE

The general drainage pattern of the site is from the West to East of the property. Stormwater runoff travels overland along a gradual slope to the Northeast. The runoff is collected along the CID canal which is then discharged into open spaces and parks north of the development. A small portion of the property lies within a Zone AH which can hold a foot of ponding water.

3.1 PROPOSED SITE DRAINAGE

Minimal site grading will be performed with the development of the subdivision except in the Zone AH, which has a Base Flood Elevation (BFE) of 3140'. This area will be raised by one foot and the house pads will need to be set to the BFE. This fill volume will increase the BFE less than one (1') foot as per FEMA regulations. There is a proposed 30-foot-wide roadway section that will connect to existing South 6th Street and will loop around to Sandyridge on the east end. The roadway section will consist of 4" mountable roll-over curb-and-gutter and 4' sidewalk on both sides of the street. The curb-and-gutter roadway system will direct stormwater runoff into a detention pond 3 feet in depth located on the northeast corner of the property. It is anticipated that the 25 and 100-year storm event will overtop the 4" mountable roll-over curb-and-gutter by .04' and .07', respectively, but will be contained between the back of sidewalks. The detention pond is designed for a 100-year storm event and will discharge at the undeveloped 10-year peak flows rate.

3.2 RUNOFF CALCULATIONS

The following design criteria were used in development of the system:
RATIONAL METHOD

$$Q = CIA$$

Q = The peak rate of runoff, in cfs

C = Runoff Coefficients — Existing Undeveloped Conditions = 0.35; Developed Residential Conditions = 0.60

I = The rainfall intensity, in inches/hour — See attached Rainfall Intensity-Duration-Frequency Curves

A = Area of the site in acres

Flow Master software was used to calculate the water levels for the 25 and 100-year storm events. The results are shown in the Appendix of this report.

The expected rate of percolation of the existing soil type in in the range of 0.6 to 2.00 in/hr. Using an average of 1.3 inches per hour the 3 feet of storm water in the detention pond in a 100-year storm event is expected to percolate in approximately 28 hours.

Calculation: 3.0 ft x 12 in/ft = 36 inches
36 in ÷ 1.3 in/hr ≈ 28 hours < 72 hours (3 days) OK

3.3 DRAINAGE BASIN

The entire development sits on one drainage watershed basin approximately 4.81 acres. South 6th Street on the west and Sandyridge Street on south of the property establishes the boundaries in the respective sides. The property line on the north side becomes the boundary on the north and the CID canal on bounds the drainage basin on the east (see Drainage Map). This entire drainage basin will be captured and detained in a pond located in the northeast corner of the property. This pond has been designed to have the capacity for a 100-year storm event. To determine the water levels in the roadway cross section a portion of this watershed was used. This subbasin is bound on the west by a grade break in the roadway section at station 10.84.49 of the plan and profile in the design planset. The front half of the dwellings on both sides of the road created the north and south boundaries. It is assumed that the runoff at the back end of the lots will drain along the fence line toward the detention pond. This subbasin is also bounded on the east at the near the low point of the road where the stormwater discharges into the detention pond. Runoff summaries for the property are shown in the Appendix of this report.

4.0 SUMMARY

The proposed subdivision will generate only slightly higher rates than generated by the current conditions of the site.

Basin 1 (4.81) Area for Detention Pond

Storm Event	Peak Flows (cfs)	
	Undeveloped	Developed
10 year	8.77	
25 year		18.07
100 year		23.31

Need 11,339 cf; Proposed 13,800 cf = OK

The curb-and-gutter roadway section system explained in section 3.1 of this report has the capacity to carry the 25 and 100-year storm events to a detention pond that has a capacity to hold 100-year storm events. The pond will percolate within 28 hours. Therefore, no negative impact on the existing drainage patterns is anticipated.

Submitted By:

Francisco Salvarrey, P.E.
Smith Engineering Co.

APPENDIX

DRAINAGE PLAT

10-YEAR RUNOFF SUMMARY

25-YEAR RUNOFF SUMMARY

100-YEAR RUNOFF SUMMARY

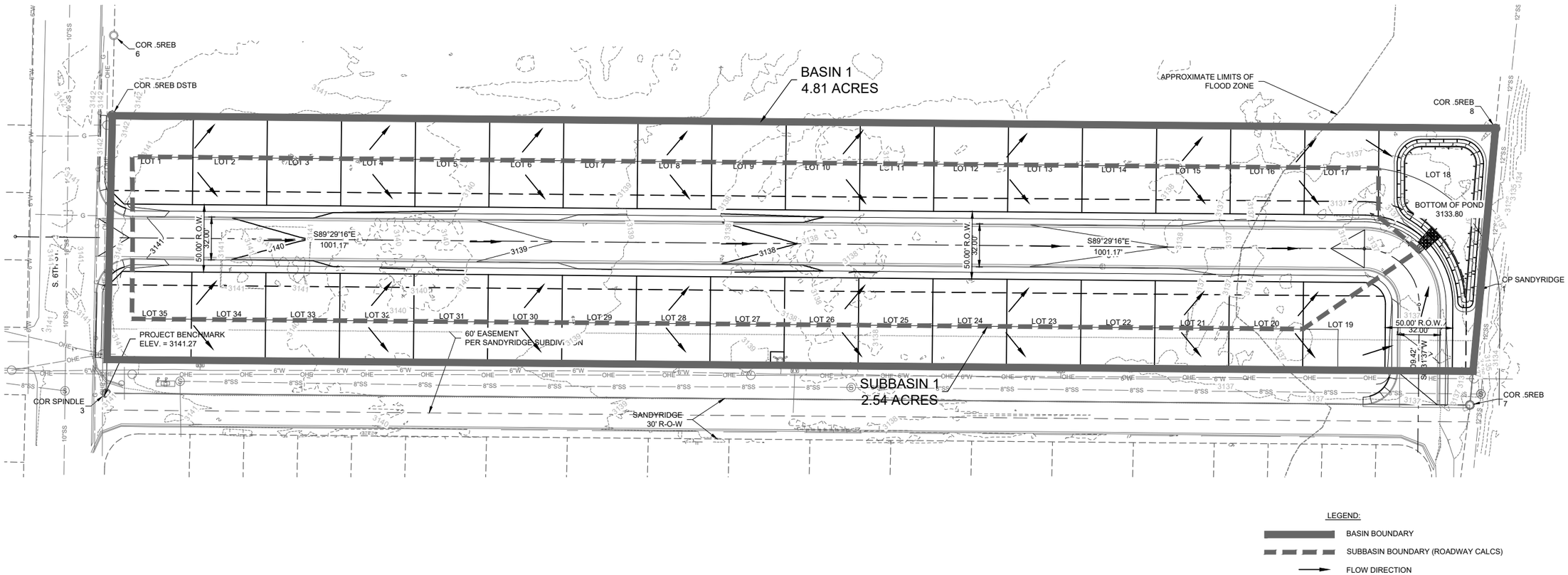
NOAA ATLAS 14, VOLUME 1, VERSION 5

SOILS REPORT

FEMA MAP

ROADWAY WATER LEVEL @ 25-YEAR

ROADWAY WATER LEVEL @ 100-YEAR



LEGEND:

- BASIN BOUNDARY
- SUBBASIN BOUNDARY (ROADWAY CALCS)
- FLOW DIRECTION

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	REVISION DESCRIPTION	DATE	BY
5			
4			
3			
2			
1			

CARLSBAD MUNICIPAL SCHOOLS
6TH STREET SUBDIVISION

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DRAINAGE MAP

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R:\SEC--PROJECTS\118117-01\ENGINEERING\Reports\118117-01_DRAINAGE MAP.dwg Dec 02, 2025 - 4:01pm Saved By: frandaleos

Undeveloped Runoff Calculations

CARLSBAD New Mexico

Carlsbad Municipal Schools

10 YEAR RUNOFF

Outflow (undeveloped)	10 year	
Routing Length (ft)	1050	Longest length that water will travel on undeveloped land
High Elevation (ft)	3141.0	Highest elevation on undeveloped land
Low Elevation (ft)	3136.6	Lowest elevation on undeveloped land
Slope (ft/ft)	0.0042	Slope, Calculated
V (ft/sec)	0.70	Velocity, Calculated
Tc (min)	13	Time of concentration, Calculated
I_{10}	5.21	Intensity, 10 year storm using Tc, NOAA Atlas 14, Volume 1, Version 5
C	0.35	Runoff coefficient, see Figure 403-3
A (ac)	4.8100	number of acres for undeveloped area
Q_O (cfs)	**8.77**	Calculated

Developed Runoff Calculations

CARLSBAD New Mexico

Carlsbad Municipal Schools

25 YEAR RUNOFF

	Pond	Street	
Developed	25 year	25 year	
Routing Length (ft)	1092	1092	Longest length that water will travel on undeveloped land
High Elevation (ft)	3141.0	3141.0	Highest elevation on undeveloped land
Low Elevation (ft)	3136.6	3136.6	Lowest elevation on undeveloped land
Slope (ft/ft)	0.0040	0.0040	Slope, Calculated
V (ft/sec)	0.70	0.70	Velocity, Calculated
Tc (min)	14	14	Time of concentration, Calculated
Ix	6.24	6.24	Intensity, 10 year storm using Tc, NOAA Atlas 14, Volume 1, Version 5
C1 - asphalt, shingle roof	0.95	0.95	Runoff coefficient, see Figure 403-3
C2 - developed, landscape	0.35	0.35	number of acres for undeveloped area
A1 (ac) - asphalt, shingle roof	2.0200	1.5000	Calculated
A2 (ac) - developed, landscape	2.7900	1.0400	Area of landscape on developed land in acres
Q_I (cfs)	**18.07**	**11.16**	calculated

Developed Runoff Calculations

CARLSBAD New Mexico

Carlsbad Municipal Schools

100 YEAR RUNOFF

	Pond	Street	
Inflow (developed)	100year	100 year	
Routing Length (ft)	1092	1092	Longest length that water will travel on undeveloped land
High Elevation (ft)	3141.0	3141.0	Highest elevation on undeveloped land
Low Elevation (ft)	3136.6	3136.6	Lowest elevation on undeveloped land
Slope (ft/ft)	0.0040	0.0040	Slope, Calculated
V (ft/sec)	0.70	0.70	Velocity, Calculated
Tc (min)	14	14	Time of concentration, Calculated
Ix	8.05	8.05	Intensity, 10 year storm using Tc, NOAA Atlas 14, Volume 1, Version 5
C1 - asphalt, shingle roof	0.95	0.95	Runoff coefficient, see Figure 403-3
C2 - developed, landscape	0.35	0.35	number of acres for undeveloped area
A1 (ac) - asphalt, shingle roof	2.0200	1.5000	Calculated
A2 (ac) - developed, landscape	2.7900	1.0400	Area of landscape on developed land in acres
Q_I (cfs)	**23.31**	**14.40**	calculated

NOAA Atlas 14, Volume 1, Version 5
Location name: Carlsbad, New Mexico, USA*
Latitude: 32.4173°, Longitude: -104.2535°
Elevation: 3139 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

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

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**3.82** (3.35-4.31)	**4.93** (4.34-5.56)	**6.58** (5.77-7.39)	**7.84** (6.86-8.80)	**9.54** (8.30-10.7)	**10.9** (9.42-12.2)	**12.3** (10.6-13.8)	**13.7** (11.7-15.4)	**15.7** (13.3-17.6)	**17.3** (14.5-19.4)
10-min	**2.90** (2.55-3.28)	**3.75** (3.30-4.23)	**5.00** (4.39-5.63)	**5.97** (5.22-6.70)	**7.26** (6.32-8.14)	**8.28** (7.16-9.28)	**9.36** (8.03-10.5)	**10.5** (8.93-11.7)	**12.0** (10.1-13.4)	**13.1** (11.1-14.8)
15-min	**2.40** (2.11-2.71)	**3.10** (2.73-3.49)	**4.14** (3.63-4.65)	**4.93** (4.32-5.54)	**6.00** (5.22-6.73)	**6.84** (5.92-7.67)	**7.74** (6.64-8.66)	**8.64** (7.38-9.69)	**9.88** (8.37-11.1)	**10.9** (9.13-12.2)
30-min	**1.61** (1.42-1.82)	**2.09** (1.84-2.35)	**2.78** (2.44-3.13)	**3.32** (2.90-3.73)	**4.04** (3.52-4.53)	**4.61** (3.99-5.16)	**5.21** (4.47-5.83)	**5.82** (4.97-6.52)	**6.66** (5.63-7.47)	**7.31** (6.15-8.21)
60-min	**0.999** (0.878-1.13)	**1.29** (1.14-1.46)	**1.72** (1.51-1.94)	**2.05** (1.80-2.31)	**2.50** (2.18-2.80)	**2.85** (2.47-3.20)	**3.22** (2.77-3.61)	**3.60** (3.07-4.04)	**4.12** (3.49-4.62)	**4.52** (3.80-5.08)
2-hr	**0.565** (0.505-0.636)	**0.735** (0.652-0.826)	**1.00** (0.889-1.12)	**1.21** (1.06-1.35)	**1.50** (1.31-1.66)	**1.72** (1.49-1.91)	**1.96** (1.69-2.17)	**2.21** (1.89-2.44)	**2.55** (2.16-2.83)	**2.82** (2.38-3.14)
3-hr	**0.403** (0.359-0.452)	**0.522** (0.468-0.585)	**0.709** (0.632-0.792)	**0.854** (0.758-0.953)	**1.06** (0.934-1.17)	**1.21** (1.07-1.35)	**1.38** (1.21-1.54)	**1.56** (1.35-1.74)	**1.81** (1.55-2.02)	**2.01** (1.70-2.25)
6-hr	**0.231** (0.208-0.258)	**0.299** (0.269-0.335)	**0.401** (0.360-0.448)	**0.483** (0.430-0.537)	**0.595** (0.528-0.661)	**0.687** (0.606-0.763)	**0.784** (0.688-0.869)	**0.885** (0.770-0.982)	**1.03** (0.884-1.14)	**1.14** (0.972-1.27)
12-hr	**0.128** (0.114-0.143)	**0.165** (0.148-0.183)	**0.220** (0.196-0.243)	**0.264** (0.235-0.291)	**0.326** (0.288-0.358)	**0.376** (0.330-0.413)	**0.428** (0.374-0.470)	**0.484** (0.418-0.532)	**0.561** (0.480-0.619)	**0.624** (0.527-0.691)
24-hr	**0.073** (0.066-0.080)	**0.094** (0.085-0.103)	**0.126** (0.114-0.138)	**0.151** (0.137-0.166)	**0.187** (0.168-0.205)	**0.216** (0.193-0.236)	**0.247** (0.219-0.270)	**0.279** (0.246-0.305)	**0.325** (0.282-0.356)	**0.362** (0.311-0.397)
2-day	**0.039** (0.035-0.043)	**0.050** (0.045-0.056)	**0.068** (0.061-0.075)	**0.083** (0.074-0.091)	**0.103** (0.092-0.114)	**0.120** (0.107-0.132)	**0.139** (0.122-0.152)	**0.159** (0.138-0.175)	**0.187** (0.161-0.207)	**0.211** (0.179-0.234)
3-day	**0.028** (0.025-0.031)	**0.036** (0.032-0.040)	**0.048** (0.044-0.054)	**0.059** (0.053-0.065)	**0.074** (0.066-0.081)	**0.086** (0.076-0.094)	**0.099** (0.087-0.109)	**0.113** (0.099-0.125)	**0.134** (0.115-0.148)	**0.151** (0.128-0.168)
4-day	**0.022** (0.020-0.024)	**0.028** (0.025-0.032)	**0.039** (0.035-0.043)	**0.047** (0.042-0.052)	**0.059** (0.052-0.065)	**0.069** (0.061-0.075)	**0.079** (0.069-0.087)	**0.091** (0.079-0.100)	**0.107** (0.092-0.119)	**0.121** (0.102-0.135)
7-day	**0.014** (0.012-0.015)	**0.018** (0.016-0.020)	**0.024** (0.022-0.027)	**0.029** (0.026-0.033)	**0.037** (0.033-0.041)	**0.043** (0.038-0.047)	**0.049** (0.043-0.054)	**0.055** (0.048-0.061)	**0.065** (0.056-0.072)	**0.072** (0.061-0.081)
10-day	**0.011** (0.009-0.012)	**0.014** (0.012-0.015)	**0.019** (0.017-0.021)	**0.023** (0.020-0.025)	**0.028** (0.025-0.031)	**0.033** (0.029-0.036)	**0.037** (0.033-0.041)	**0.043** (0.037-0.047)	**0.050** (0.043-0.055)	**0.056** (0.047-0.062)
20-day	**0.007** (0.006-0.007)	**0.009** (0.008-0.010)	**0.011** (0.010-0.013)	**0.014** (0.012-0.015)	**0.017** (0.015-0.018)	**0.019** (0.017-0.021)	**0.021** (0.019-0.023)	**0.024** (0.021-0.026)	**0.027** (0.023-0.030)	**0.029** (0.025-0.033)
30-day	**0.005** (0.004-0.006)	**0.006** (0.006-0.007)	**0.009** (0.008-0.009)	**0.010** (0.009-0.011)	**0.012** (0.011-0.013)	**0.014** (0.012-0.015)	**0.015** (0.013-0.017)	**0.017** (0.015-0.018)	**0.019** (0.016-0.021)	**0.020** (0.018-0.023)
45-day	**0.004** (0.003-0.004)	**0.005** (0.004-0.006)	**0.007** (0.006-0.007)	**0.008** (0.007-0.009)	**0.009** (0.008-0.010)	**0.010** (0.009-0.012)	**0.012** (0.010-0.013)	**0.013** (0.011-0.014)	**0.014** (0.013-0.016)	**0.016** (0.014-0.018)
60-day	**0.003** (0.003-0.004)	**0.004** (0.004-0.005)	**0.005** (0.005-0.006)	**0.006** (0.006-0.007)	**0.008** (0.007-0.008)	**0.009** (0.008-0.009)	**0.009** (0.008-0.010)	**0.010** (0.009-0.011)	**0.011** (0.010-0.013)	**0.012** (0.011-0.014)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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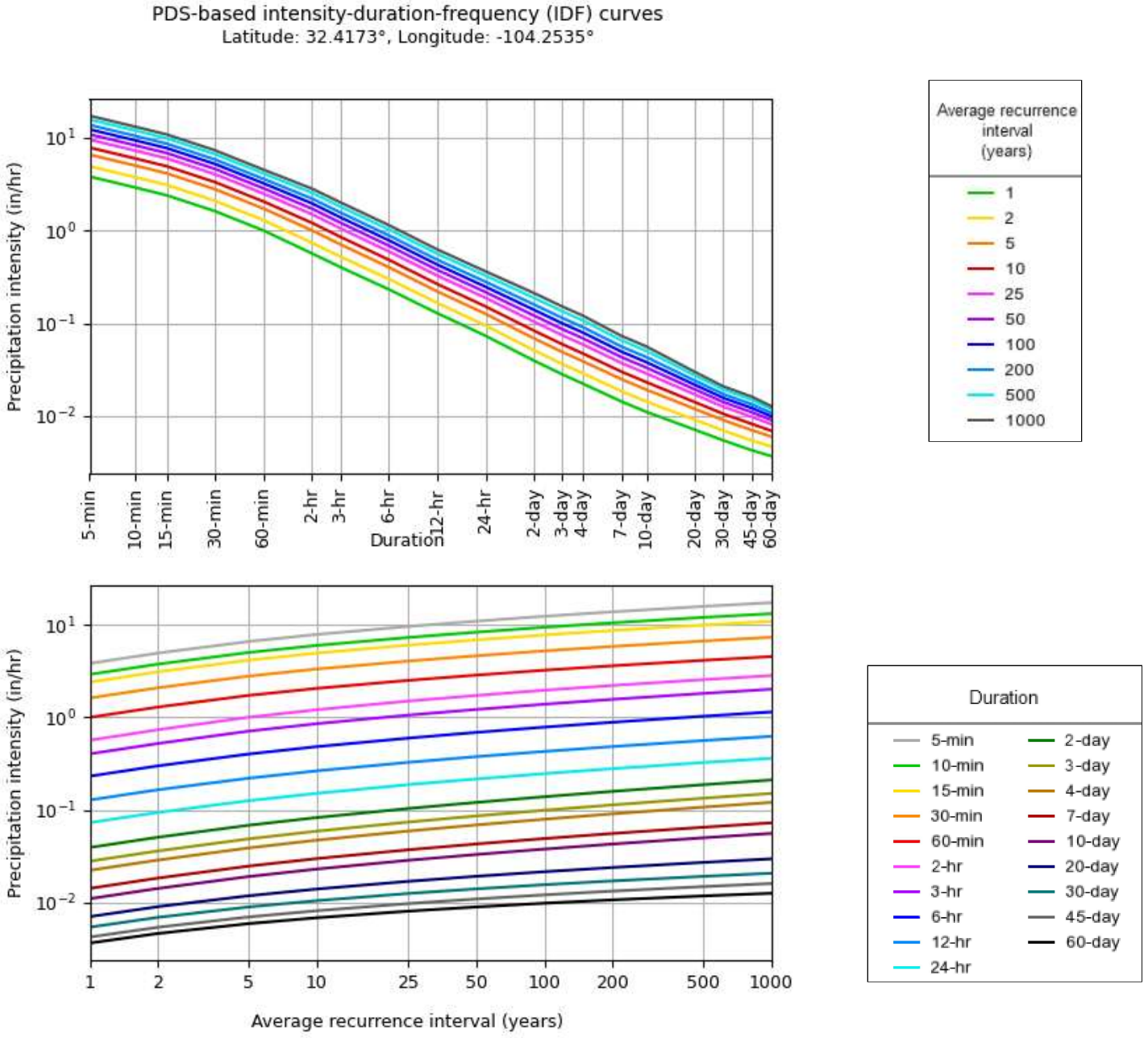
PF graphical



NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Tue Dec 2 23:10:14 2025

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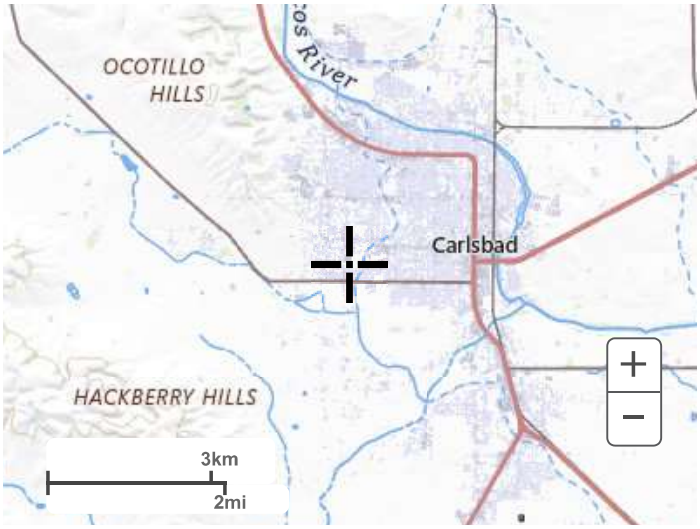
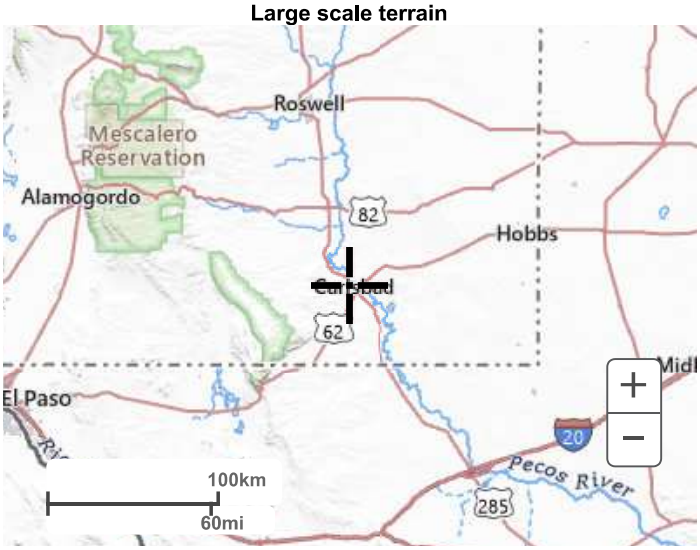
Maps & aerials

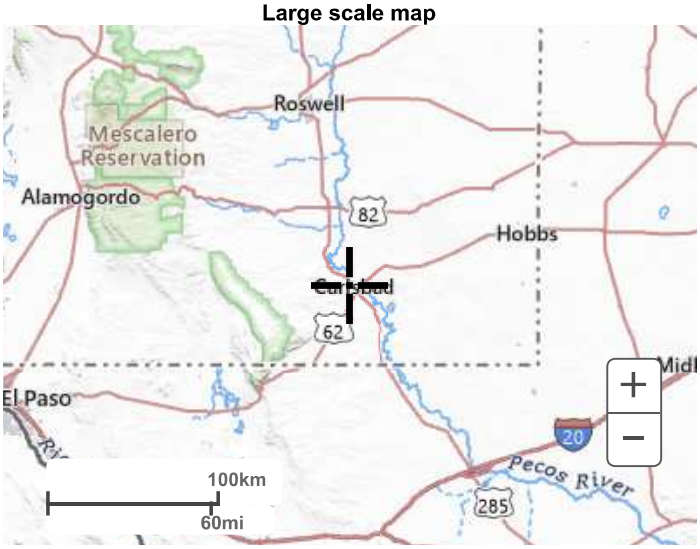
Small scale terrain



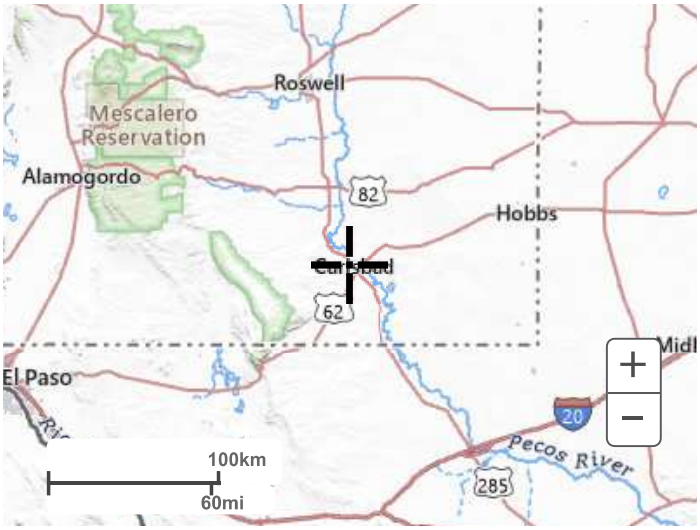
Large scale terrain



Large scale map



Large scale aerial



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United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Eddy Area, New Mexico

Carlsbad Teacher Subdivision

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Soil Map

Map Scale: 1:1,900 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Eddy Area, New Mexico
Survey Area Data: Version 15, Sep 15, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Jun 10, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Rc	Reagan loam, 0 to 1 percent slopes	8.1	100.0%
Totals for Area of Interest		**8.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Eddy Area, New Mexico

Rc—Reagan loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 1w5l
Elevation: 1,100 to 5,300 feet
Mean annual precipitation: 7 to 15 inches
Mean annual air temperature: 57 to 70 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Reagan and similar soils: 97 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Reagan

Setting

Landform: Alluvial fans, fan remnants
Landform position (three-dimensional): Rise
Down-slope shape: Linear, convex
Across-slope shape: Linear
Parent material: Alluvium and/or eolian deposits

Typical profile

H1 - 0 to 8 inches: loam
H2 - 8 to 82 inches: loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 40 percent
Salinity, maximum in profile: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 1.0
Available water storage in profile: Moderate (about 8.2 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: Loamy (R042XC007NM)
Hydric soil rating: No

Minor Components

Reeves

Percent of map unit: 1 percent
Ecological site: Loamy (R042XC007NM)
Hydric soil rating: No

Reagan

Percent of map unit: 1 percent
Ecological site: Loamy (R042XC007NM)
Hydric soil rating: No

Upton

Percent of map unit: 1 percent
Ecological site: Shallow (R042XC025NM)
Hydric soil rating: No

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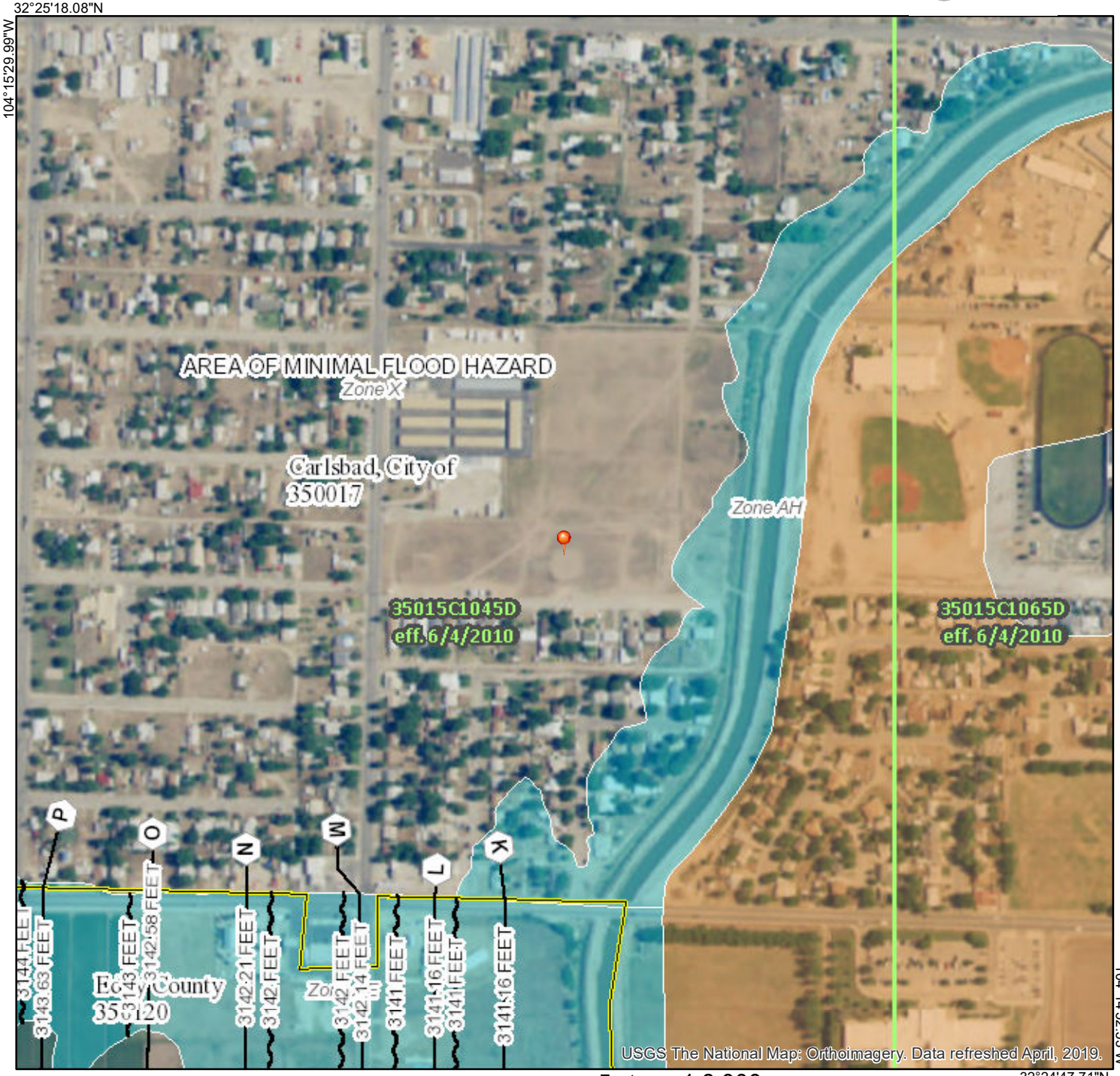
National Flood Hazard Layer FIRMette

FEMA



Feet

0 250 500 1,000 1,500 2,000

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/21/2020 at 12:58:18 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Roadway Water Level 25-yr

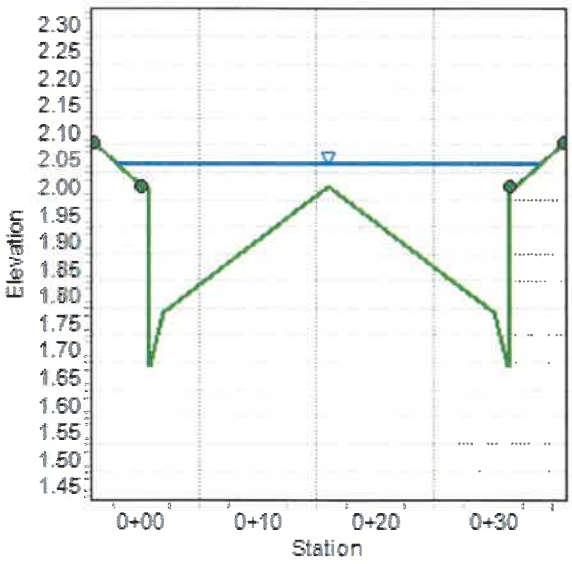
Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Channel Slope	0.00500	ft/ft
Normal Depth	0.37	ft
Discharge	11.77	ft^3/s

Cross Section Image



Roadway Water Level 100-yr

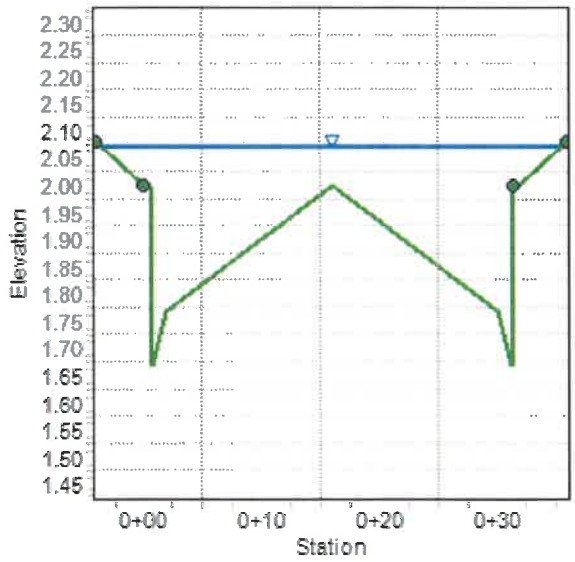
Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Channel Slope	0.00500	ft/ft
Normal Depth	0.40	ft
Discharge	15.08	ft³/s

Cross Section Image



CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM

Council Meeting Date: January 5, 2026

DEPARTMENT: Planning & Zoning	**BY**: Jeff Patterson	**DATE**: 12/30/2025

SUBJECT:
Consider approval of the City of Carlsbad Kircher Street Land Division Subdivision plat, creating 2 new lots located on the southeast corner of Kircher St. & Boyd Dr., zoned “R-R” Rural Residential District

BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.)
SUBJECT: Preliminary Plat for the City of Carlsbad Kircher Street Land Division Subdivision, creating 2 new lots out of Tract A1, located on the southeast corner of Kircher Street and Boyd Drive, pursuant to the Carlsbad Code of Ordinances, Chapter 47.

Owner/Applicant:
City of Carlsbad
408 N Canyon St
Carlsbad, NM 88220

SYNOPSIS: The City of Carlsbad is requesting approval of a preliminary/final plat showing the plans to further subdivide Tract A1 into 2 lots. The property is located on the southeast corner of Kircher Street and Boyd Drive.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE/ETC.):
Approval of this request will allow for the potential creation of 2 new lots.

The City of Carlsbad is requesting to subdivide Tract A1 into two parcels. The property has recently been through the summary plat process. The request to further subdivide requires approval from the Planning & Zoning Commission.

The following *City of Carlsbad Comprehensive Plan 2040* objectives apply to this request:

Chapter 4: Housing & Neighborhoods
Objectives:

- *To address the current unmet housing needs for all household income levels in Carlsbad.*

Chapter 5: Land Use

Objectives:

- *To address the City's rapid growth rate and resultant need for new residential development.*
- *To identify areas of opportunity for infill and redevelopment.*
- *To identify new growth areas that would be appropriate for new residential and commercial development.*

DEPARTMENT RECOMMENDATION:
Based on review of the application and staff comments, planning staff recommends approval.

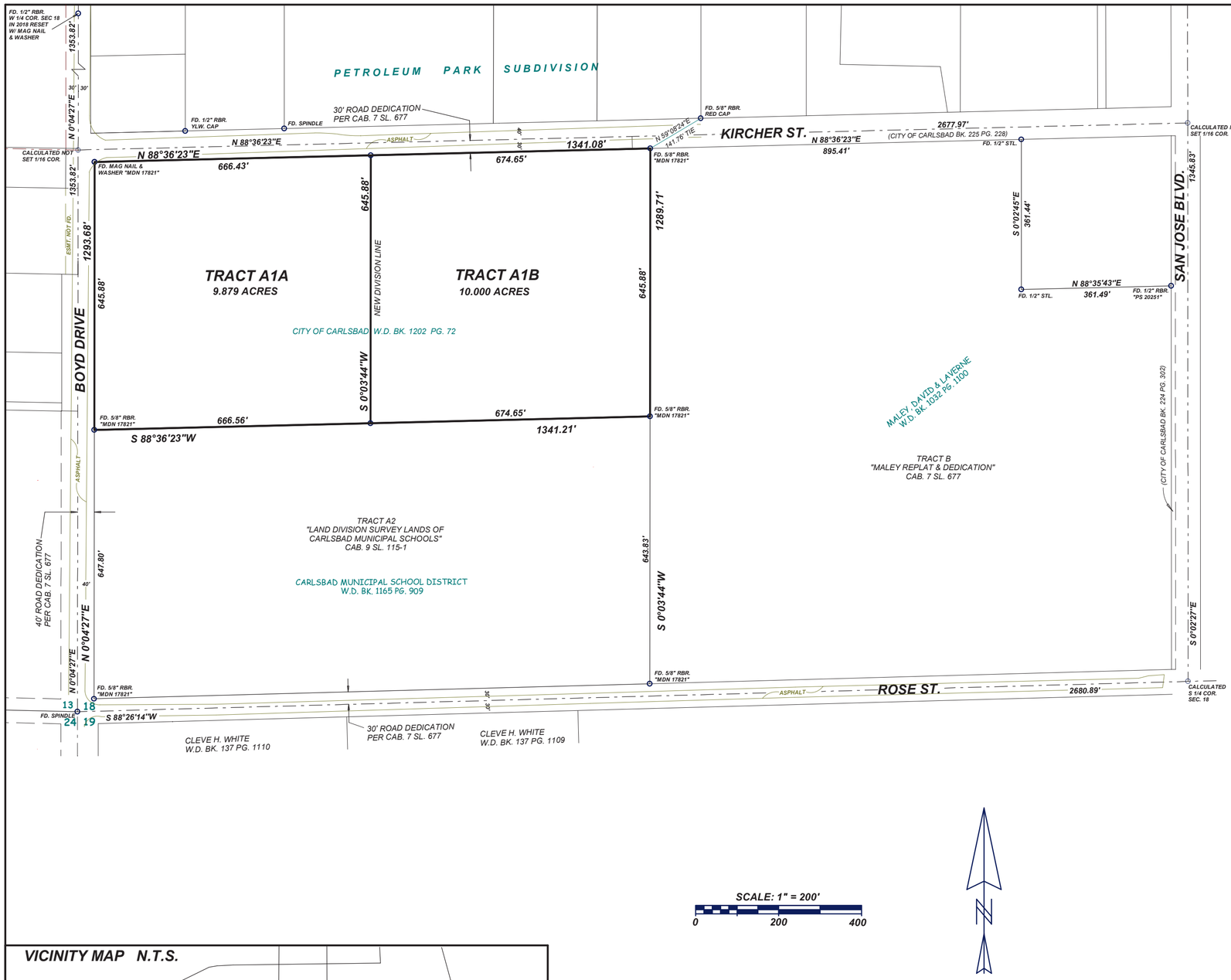
DEPARTMENT COMMENTS:
Public Works: Recommend approval
Fire Department: Recommend approval
Legal Department: Recommend approval
Police Department: Recommend approval
Utilities Department: Recommend approval
Planning Division: Recommend approval
Code Enforcement: No comment
Building Department: No comment
Projects Department: Recommend approval. Drainage will be shared between tracts A1A and A1B.

BOARD/COMMISSION/COMMITTEE ACTION:
-

Reviewed by:

City Administor:	Date:

Attachments:
1. CBADKIRC



CITY OF CARLSBAD KIRCHER ST. LAND DIVISION

COMPRISING OF TRACT A1 OF THE "LAND DIVISION SURVEY LANDS OF CARLSBAD MUNICIPAL SCHOOLS" WITHIN SECTION 18, T22S, R27E, N.M.P.M. CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO NOVEMBER, 2025

DESCRIPTION

COMPRISING OF TRACT A1, AS SUCH TRACT IS SHOWN AND SO DESIGNATED ON THE PLAT OF "LAND DIVISION SURVEY LANDS OF CARLSBAD MUNICIPAL SCHOOLS", IN THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE EDDY COUNTY CLERK ON OCTOBER 06, 2020 IN PLAT CABINET 9 SLIDE 115-1.

DIVIDED AS SHOWN HEREON AND NOW TO BE KNOWN AS TRACT A1A AND TRACT A1B, OF THE "CITY OF CARLSBAD KIRCHER ST. LAND DIVISION" IN THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO ALONG WITH THE FILLING DATE AND PLAT CABINET AND SLIDE NUMBER ASSIGNED TO THIS PLAT.

APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISION, OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO DURING A REGULARLY SCHEDULED MEETING

ON THIS _____ DAY OF _____, 20____.

_____ _____
CHAIRMAN SECRETARY

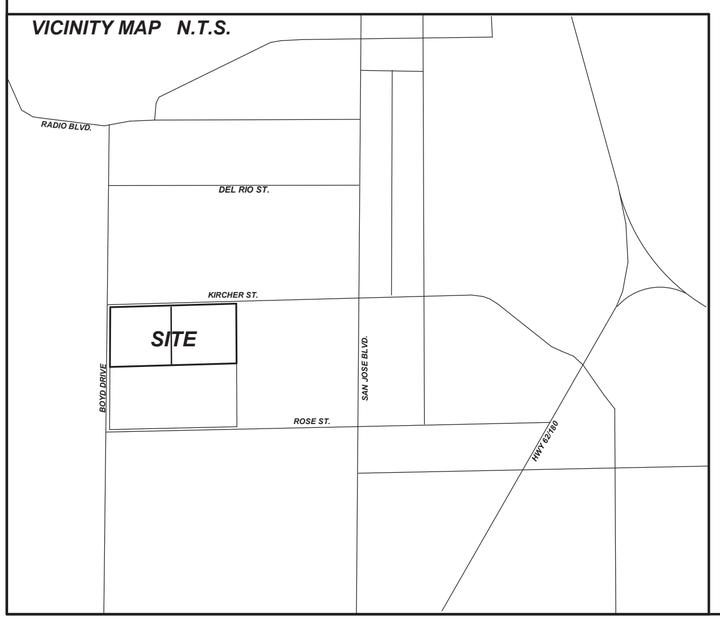
SURVEY NOTES:

1. *Date of field survey November 22, 2025 .*
2. *Unless otherwise noted all property corners are set 5/8" rebars with plastic I.D. caps impressed "MDN 17821"*
3. *Basis of bearings is GRID NM East zone NAD 1983, Distances are ground. Ground to Grid factor = 0.99975958 scaled about an origin of 0,0; convergence = 00°02'05.27"*
4. *The property shown hereon is within flood zone "X" (areas outside of the 0.2% annual chance flood) as shown on F.E.M.A., F.I.R.M. community panel No. 35015C1065D effective June 4, 2010.*
5. *No title commitment nor additional easement documentation was provided for this survey, and all easements may not be shown hereon however the property is subject to all Easements, Conditions, Restrictions and Reserevations of record or in existence.*
6. *Utility locations are based on above ground physical evidence.*
7. *Additional References used: Original GLO Survey Approved/ Accepted 12/12/1882, Plats: Cab. 5 Sl. 270-1, Cab 5 Sl. 793-1, Cab. 6 Sl/ 94-1, Cab. 7. Sl. 274-1, Cab. 7 Sl. 424-1, Cab. 8 Sl. 487-1*
8. *File name: CBADKIRC.ZAK, WINTHAD.CSV*

SCALE: 1" = 200'

0 200 400

VICINITY MAP N.T.S.



OWNERS STATEMENT AND AFFIDAVIT:

The undersigned being first duly sworn on oath, state:

As owner and proprietor I have of my own free will and consent caused this plat with its tracts and existing access to be platted. The property described hereon lies within the platting jurisdiction of the CITY OF CARLSBAD, Eddy County, NM.

_____

Owner(s): Rick Lopez, Mayor City of Carlsbad

State of_____)
SS
County of_____)

The foregoing instrument was ACKNOWLEDGED before me this_____day of

_____, 20____, by_____Rick Lopez_____

My commission expires:_____

Notary Public:_____

SURVEYORS CERTIFICATE

I, Matthew D. Norman, a New Mexico registered Professional Land Surveyor, certify that I conducted and am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, and that this survey and plat meet the Minimum Standards for Surveying in New Mexico.

_____
Matthew D. Norman, P.S. 17821 Date

MATTHEW D. NORMAN NEW MEXICO 17821 REGISTERED PROFESSIONAL SURVEYOR

FILING AND RECORDING INFORMATION

INDEXING INFORMATION FOR COUNTY CLERK

ASSESSED OWNER(S): City of Carlsbad
SECTION(S): 18, T22S, R27E, N.M.P.M.
TOTAL ACREAGE: 19.879 ACRES
SUBDIVISION: N/A

MDN SURVEYING
401 W. GREENE ST.
CARLSBAD, NM 88220
(575) 234-3505

CITY OF CARLSBAD
AGENDA BRIEFING
MEMORANDUM

Council Meeting Date: January 5, 2026

DEPARTMENT:	**BY**: Trysha Ortiz	**DATE**: 12/30/2025
SUBJECT: Report of Summary Review Subdivisions		
BACKGROUND, ANALYSIS AND IMPACT: (Safety and Welfare/Financial/Personnel/Infrastructure/etc.) **SUBJECT:** Report of Summary Review Subdivisions **SYNOPSIS:** The Planning Department has received the following plats and approved them administratively through the Summary Review Process.		
DEPARTMENT RECOMMENDATION:		
BOARD/COMMISSION/COMMITTEE ACTION: -		
Reviewed by: City Administor: / Date:		

Attachments:
1. Right of Way Survey Old Cavern Hwy Tract 12 (Charlet Dedication)
2. Right of Way Survey Old Cavern Hwy Tract 13 (Montoya Dedication)
3. Southridge Subdivision Replat of Los 15, 16, 17 & 18, Block 6
4. Tract 1 Carlsbad Preparatory Academy Replat
5. West of the Pecos Tract B & Tract C, Land Division

RIGHT-OF-WAY SURVEY
OLD CAVERN HWY TRACT 12
DEDICATION FOR PUBLIC USE

WITHIN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 27 EAST, N.M.P.M.
WITHIN THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO
NOVEMBER, 2025

DESCRIPTION TRACT 12:

A certain tract of land situate within the NW1/4 of section 29, T22S, R27E, N.M.P.M., City of Carlsbad, Eddy County, New Mexico, being a portion of the parcel described in Warranty Deed to Deborah Charlet recorded in the office of the County Clerk of Eddy County, New Mexico on June 11, 2012 in Bk. 894 Pg. 715; the parcel to be dedicated to the City of Carlsbad for public use being more particularly described as follows:

Commencing at a steel spindle at the NW corner of said section 29, thence S0°12'30"E, 2007.12' to the point of beginning of the tract being described, thence;
N89°44'28"E, 30.00' to a 1/2" rebar, thence;
S0°12'29"E, 140.06' to a 5/8" rebar with cap stamped "MDN 17821", thence;
S89°43'57"W, 30.00' to the southwest corner, thence;
N0°12'30"W, 140.07' to the northwest corner and point of beginning of the tract herein described and containing 0.096 acres more or less.

OWNERS STATEMENT AND AFFIDAVIT:

The platting shown hereon, including the dedication for public use as shown, is with the free consent and accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. The undersigned owner(s) and proprietor(s) do hereby freely consent to all the foregoing and do represent themselves that I am so authorized to act. the property described hereon lies within the planning and platting jurisdiction of the City of Carlsbad, Eddy County, NM.

Deborah Charlet
Owner(s): (Tract 12) Deborah Charlet

State of NM)
SS
County of Eddy)

The foregoing instrument was acknowledged before me this 26th day of November, 2025, by Deborah Charlet Deborah Charlet.

My commission expires:

Notary Public: Diana Dorado

STATE OF NEW MEXICO
NOTARY PUBLIC
DIANA DORADO
COMMISSION# 1102998
EXP. 04-04-2026

APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, DURING A REGULARLY SCHEDULED MEETING HELD

ON THIS 1st DAY OF December, 2025.

CHAIRMAN **SECRETARY**

SCALE: 1" = 200'
0 200 400

E1/2 NE1/4 SEC. 30, T22S, R27E
BK. 59 PG. 392
BK. 59 PG. 393
BK. 59 PG. 395

SURVEY NOTES:

1. Date of field survey June & July, 2020 & September, 2025
2. Unless otherwise noted all set property corners are 5/8" rebars with plastic cap impressed "MDN 17821".
3. Basis of bearings is GRID NM East zone NAD 1983, Distances are ground. Ground to Grid factor = 0.99976196
4. No title commitment nor easement search was provided for this survey, and therefore all pertinent easements may not be shown hereon. The propoerty shown hereon is subject to all Easements, Conditions, Restrictions, and Reservations of record or in existence. .
5. The property shown hereon is within flood zone "X" not within a Special Flood Hazard Area as shown on F.E.M.A., F.I.R.M. community panel No. 35015C1325D and effective June 4, 2010.
6. OLDCAV12.ZAK & CHAPRW.CSV

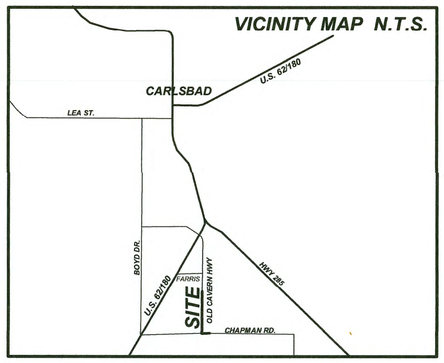
SURVEYORS CERTIFICATE

I, Matthew D. Norman, a New Mexico registered Professional Land Surveyor, certify that I conducted and am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, and that this survey and plat meet the Minimum Standards for Surveying in New Mexico.

Matthew D. Norman, P.S. 17821 11/25/25 Date

MATTHEW D. NORMAN NEW MEXICO 17821 REGISTERED PROFESSIONAL SURVEYOR

VICINITY MAP N.T.S.



FD. 1/2" RBR. S1/4 CORNER SEC. 19
S 87°55'50"W
2673.60'
FD. 5/8" RBR.
30
FD. SPINDLE CUT COMMON TO SEC. 19, 29 & 30
2662.46'
OVERHEAD ELECTRIC
OLD CAVERN HWY
ASPHALT
FD. RBR. W/ 3" A.C. "PS 8510"
LOT 1 WALKER SUBD. CAB. A SLIDE 570-1
29
PENNINGTON, DAVID E 938 / 12
LOT 2 WALKER SUBD. CAB. A SLIDE 570-1
ECHAVARRIA, RICARDO C. 1133 / 697
WALKER FARM ROAD
LOT 3 WALKER SUBD. CAB. A SLIDE 570-1
CARRASCO, ORLANDO & PATRICIA 657 / 825
LOT 4 WALKER SUBD. CAB. A SLIDE 570-1
WASHBURN, JOHNNY & MELISSA 864 / 622
FD. 1/2" RBR.
WALKER #2 SUBDIVISION CAB. 3 SLIDE 468-2 10/3/2006
FD. 1/2" RBR.
FD. 1/2" RBR. "PS 5412"
TR. 2 WALKER TRACTS CAB. 3 SLIDE 008-2 7/10/2001 B/S CAB. 5 SLIDE 475-1
LEWIS, KOBY WAYNE & STEPHANIE MICHELLE 1185 /572
WELL ESMT. BK. 288 PG. 899
15' RD. ESMT. PER CAB. 3 SL. 163-1
FD. 1/2" RBR. "PS 20021"
SENECA LN.
FD. 1/2" RBR.
30' RD. ESMT. PER CAB. A SL. 12-1
WALKER, STEVE & TINA 1057 / 525
WALKER, WILLIAM W. & CHARLA DEANE 1155 / 401
FD. 1/2" RBR.
FD. 1/2" RBR.
30' RD. ESMT. PER CAB. A SL. 12-1
CAMPBELL, RODNEY 1117 / 492
2007.12'
N 89°44'28"E 338.99'
FD. 1/2" RBR.
FD. 1/2" RBR.
N 89°44'28"E 30.00'
S 0°12'29"E 140.06'
LOT 1, JOHN GENTRY LOTS CAB. A SLIDE 777-1 5/13/1999
DEBORAH CHARLET 894 / 715
TRACT 12
(CHARLET DEDICATION)
0.096 ACRES
SET
S 89°43'57"W 30.00'
LOT 2, JOHN GENTRY LOTS CAB. A SLIDE 777-1 5/13/1999
MONTOYA, ABEL 921 / 608
MUNOZ, RODOLFO & LOVELIA 254 / 347
515.28'
N 0°12'30"W
FD. 1/2" RBR.
FD. #5 "MDN 17821"
FD. 5/8" RBR. "MDN 17821"
JOHNSON, COLLIS 1047 / 630
FD. 1/2" RBR.
FD. 5/8" RBR. "MDN 17821"
TR. A1 CAB. 7 SL. 175-1 LYNN, KARRIE J 1100 / 480
"TRACT 1" ON B/S CAB. 7 SL. 34-1 LINDA JURVA 1123 / 297
LYNN, KARRIE J 1090 / 572
TR. B CAB. 6 SL. 63-1 LYNN, KARRIE J 976 / 879
CITY LIMITS
FD. 1/2" RBR.
CACTUS SUBDIVISION CAB. 2 SLIDE 13- 5/6/1966
CITY LIMITS
WIRE FENCE
FD. PK NAIL & WASHER "MDN 17821"
OVERHEAD ELEC.
ASPHALT
1360.32'
FD. SPINDLE
S 87°58'35"W
CHAPMAN ROAD
S 87°58'35"W 1360.45'
FOUND PK WASHER "MDN 17821"
C/4 CORNER SECTION 30, T22S, R27E

FILING AND RECORDING INFORMATION

Reception: 2516050 Cab: 0009 Slide: 0139 Pages: 1
Recorded: 12/09/2025 12:31 PM Fee: $25.00 Bond & Cal
Eddy County, New Mexico – Cara Cooke, County Clerk

INDEXING INFORMATION FOR THE COUNTY CLERK

ASSESSED OWNER(S): DEBORAH CHARLET
SECTION(S): 29, T22S, R27E, N.M.P.M.
SHEET SIZE: 18" X 24"

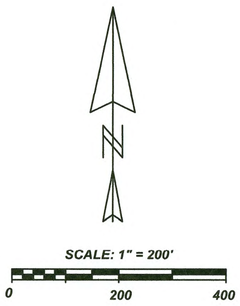
MDN SURVEYING LLC
401 W Greene St.
Carlsbad, NM 88220
(575) 234-3505

OLDCAV12.ZAK CHAPRW.CSV

PAGE 1 OF 1

RIGHT-OF-WAY SURVEY
OLD CAVERN HWY TRACT 13
DEDICATION FOR PUBLIC USE

WITHIN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 27 EAST, N.M.P.M.
WITHIN THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO
NOVEMBER, 2025



DESCRIPTION TRACT 13:

A certain tract of land situate within the NW1/4 of section 29, T22S, R27E, N.M.P.M., City of Carlsbad, Eddy County, New Mexico, being a portion of the parcel described in Quit Claim Deed to Abel Montoya recorded in the office of the County Clerk of Eddy County, New Mexico on January 29, 2013 in Bk. 921 Pg. 608; the parcel to be dedicated to the City of Carlsbad for public use being more particularly described as follows:

Commencing at a steel spindle at the NW corner of said section 29, thence S0°12'30"E, 2147.18' to the point of beginning of the tract being described, thence;
N89°43'57"E, 30.00' to a 5/8" rebar with cap stamped "MDN 17821", thence;
S0°12'30"E, 515.26' to an angle point, thence;
S89°41'29"W, 30.00' to a found spindle, thence;
N0°12'30"W, 515.28' to the northwest corner and point of beginning of the tract herein described and containing 0.355 acres more or less.

OWNERS STATEMENT AND AFFIDAVIT:

The platting shown hereon, including the dedication for public use as shown, is with the free consent and accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. The undersigned owner(s) and proprietor(s) do hereby freely consent to all the foregoing and do represent themselves that I am so authorized to act. the property described hereon lies within the planning and platting jurisdiction of the City of Carlsbad, Eddy County, NM.

Owner(s): (Tract 13) Abel Montoya

State of New Mexico)
SS
County of Eddy)

The foregoing instrument was acknowledged before me this 3rd day of December, 2025, by Abel Montoya.

My commission expires: November 19, 2029

Notary Public: Jennifer M Campos

STATE OF NEW MEXICO
NOTARY PUBLIC
JENNIFER M. CAMPOS
COMMISSION # 1084832
EXPIRES 11/19/2029

APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, DURING A REGULARLY SCHEDULED MEETING HELD

ON THIS 1st DAY OF December, 2025.

CHAIRMAN **SECRETARY**

SURVEY NOTES:

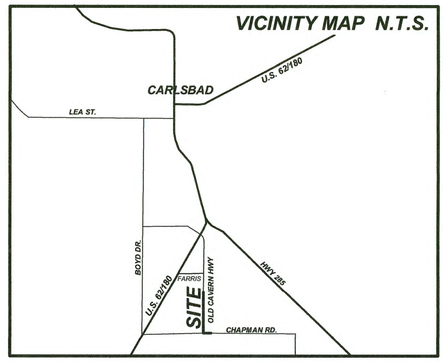
1. Date of field survey June & July, 2020 & September, 2025
2. Unless otherwise noted all set property corners are 5/8" rebars with plastic cap impressed "MDN 17821".
3. Basis of bearings is GRID NM East zone NAD 1983, Distances are ground. Ground to Grid factor = 0.99976196
4. No title commitment nor easement search was provided for this survey, and therefore all pertinent easements may not be shown hereon. The propoerty shown hereon is subject to all Easements, Conditions, Restrictions, and Reservations of record or in existence. .
5. The property shown hereon is within flood zone "X" not within a Special Flood Hazard Area as shown on F.E.M.A., F.I.R.M. community panel No. 35015C1325D and effective June 4, 2010.
6. OLDCAV13.ZAK & CHAPRW.CSV

SURVEYORS CERTIFICATE

I, Matthew D. Norman, a New Mexico registered Professional Land Surveyor, certify that I conducted and am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, and that this survey and plat meet the Minimum Standards for Surveying in New Mexico.

11/25/25
Matthew D. Norman, P.S. 17821 /Date

MATTHEW D. NORMAN
NEW MEXICO
17821
REGISTERED PROFESSIONAL SURVEYOR



FD. 1/2" RBR. S1/4 CORNER SEC. 19
S 87°55'50"W
2673.60'
FD. 5/8" REBAR
30
FD. SPINDLE CCR COMMON TO SEC. 19, 20, 29 & 30
2662.46'
E1/2 NE1/4 SEC. 30, T22S, R27E
BELL ET AL
BK. 59 PG. 392
BK. 59 PG. 393
BK. 59 PG. 395
OVERHEAD ELECTRIC
FD. RBR. W/ 3" A.C. "PS 8510"
LOT 1 WALKER SUBD. CAB. A SLIDE 570-1
29
PENNINGTON, DAVID E 938 / 12
LOT 2 WALKER SUBD. CAB. A SLIDE 570-1
ECHAVARRIA, RICARDO C. 1133 / 697
WALKER FARM ROAD
LOT 3 WALKER SUBD. CAB. A SLIDE 570-1
CARRASCO, ORLANDO & PATRICIA 657 / 825
LOT 4 WALKER SUBD. CAB. A SLIDE 570-1
WASHBURN, JOHNNY & MELISSA 864 / 622
FD. 1/2" RBR.
OLD CAVERN HWY
WALKER #2 SUBDIVISION CAB. 3 SLIDE 468-2 10/3/2006
FD. 1/2" RBR.
FD. 1/2" RBR. "PS 5412"
TR. 2 WALKER TRACTS CAB. 3 SLIDE 508-2 7/10/2001 B/S CAB. 5 SLIDE 475-1
LEWIS, KOBY WAYNE & STEPHANIE MICHELLE 1185 /572
WELL ESMT. BK. 288 PG. 899
15' RD. ESMT. PER CAB. 3 SL. 163-1
FD. 1/2" RBR. "PS 20651"
SENECA LN.
FD. 1/2" RBR.
30' RD. ESMT. PER CAB. A SL. 12-1
WALKER, STEVE & TINA 1057 / 525
WALKER, WILLIAM W. & CHARLA DEANE 1155 / 401
FD. 1/2" RBR.
FD. 1/2" RBR.
30' RD. ESMT. PER CAB. A SL. 12-1
CAMPBELL, RODNEY 1117 / 492
FD. 1/2" RBR.
FD. 1/2" RBR.
LOT 1, JOHN GENTRY LOTS CAB. A SLIDE 777-1 5/13/1999
DEBORAH CHARLET 894 / 715
2147.18'
SET
N 89°43'57"E 30.00'
515.26'
LOT 2, JOHN GENTRY LOTS CAB. A SLIDE 777-1 5/13/1999
MONTOYA, ABEL 921 / 608
MUNOZ, RODOLFO & LOVELIA 254 / 347
TRACT 13
(MONTOYA DEDICATION)
0.355 ACRES
515.28'
N 0°12'30"W
30.00'
SET
S 0°12'30"E
N 89°41'29"E 340.31'
S 89°41'29"W 340.38'
FD. 1/2" RBR. S 8°19'46"E 30.01'
FD. #5 "MDN 17821"
FD. 5/8" RBR. "MDN 17821"
JOHNSON, COLLIS 1047 / 680
FD. 1/2" RBR.
FD. 5/8" RBR. "MDN 17821"
"TRACT 1" ON B/S CAB. 7 SL. 34-1 LINDA JURVA 1123 / 297
TR. A1 CAB. 7 SL. 175-1 LYNN, KARRIE J 1100 / 480
LYNN, KARRIE J 1090 / 572
TR. B CAB. 6 SL. 63-1 LYNN, KARRIE J 976 / 879
CITY LIMITS
FD. 1/2" RBR.
ASPHALT
OVERHEAD ELEC.
WIRE FENCE
FD. PK NAIL & WASHER "MDN 17821"
1360.32'
FD. SPINDLE
S 87°58'35"W
CHAPMAN ROAD
S 87°58'35"W 1360.45'
FOUND PK WASHER "MDN 17821"
C/4 CORNER SECTION 30, T22S, R27E
CACTUS SUBDIVISION CAB. 2 SLIDE 13-5/6/1966
CITY LIMITS

FILING AND RECORDING INFORMATION

Reception: 2516051 Cab: 0009 Slide: 0140 Pages: 1
Recorded: 12/09/2025 12:31 PM Fee: $25.00 Bonez (Seal)
Eddy County, New Mexico ~ Cara Cooke, County Clerk

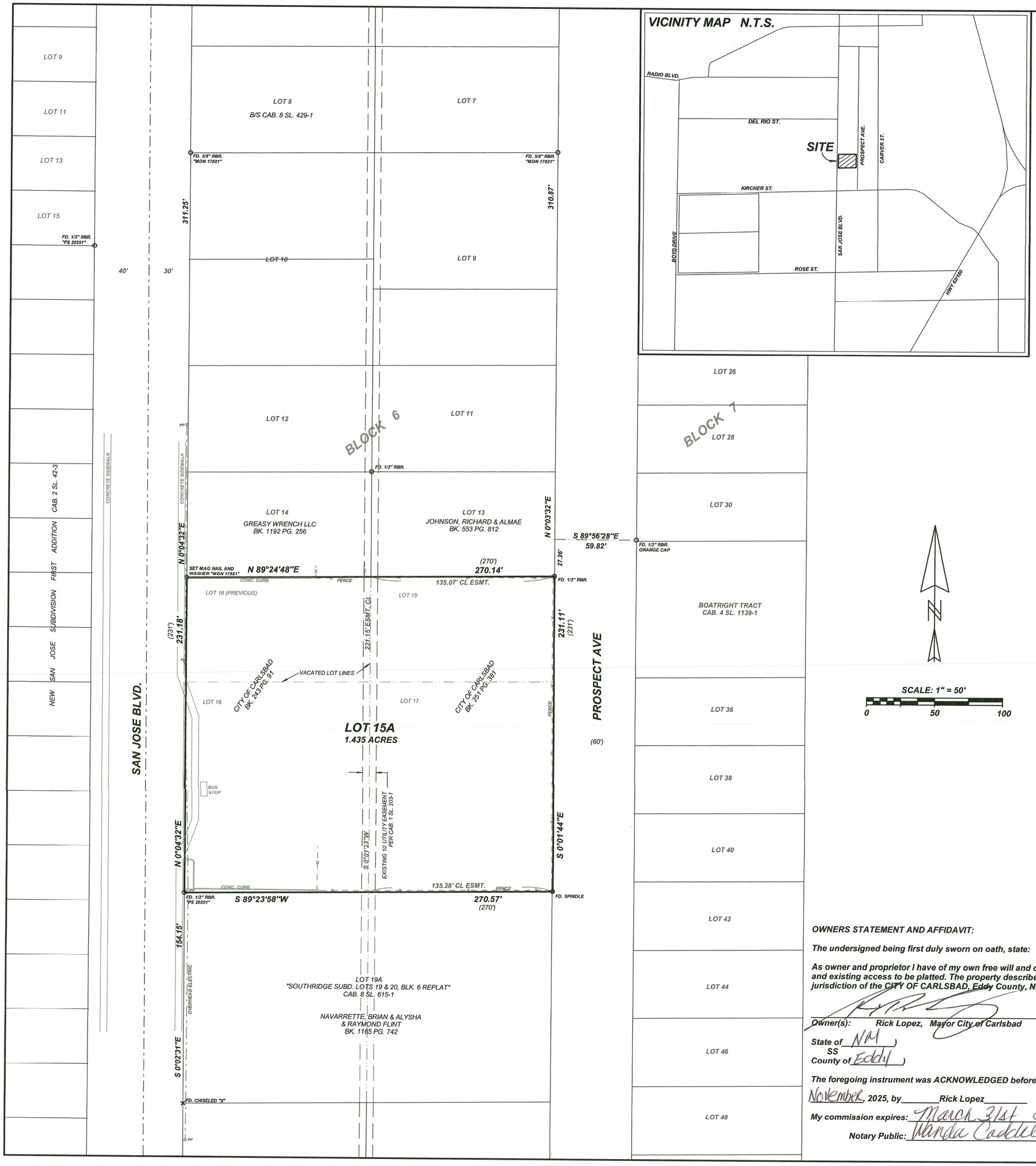
INDEXING INFORMATION FOR THE COUNTY CLERK

ASSESSED OWNER(S): ABEL MONTOYA
SECTION(S): 29, T22S, R27E, N.M.P.M.
SHEET SIZE: 18" X 24"

MDN SURVEYING LLC
401 W Greene St.
Carlsbad, NM 88220
(575) 234-3505

OLDCAV13.ZAK CHAPRW.CSV

PAGE 1 OF 1



SOUTHRIDGE SUBDIVISION
REPLAT OF LOTS 15, 16, 17, & 18, BLOCK 6

WITHIN SECTION 18, T22S, R27E, N.M.P.M.
CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO
NOVEMBER, 2025

DESCRIPTION

LOTS 15, 16, 17, AND 18 WITHIN BLOCK 6, AS SUCH LOTS ARE SHOWN AND SO DESIGNATED ON THE PLAT OF "SOUTHRIDGE SUBDIVISION", IN THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO, SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE EDDY COUNTY CLERK ON MARCH 23, 1951 IN PLAT CABINET 1 SLIDE 203-1.

REPLATTED AS SHOWN HEREON AND NOW TO BE KNOWN AS LOT 15A, OF THE "SOUTHRIDGE SUBDIVISION REPLAT OF LOTS 15, 16, 17, & 18, BLOCK 6" IN THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO ALONG WITH THE FILLING DATE AND PLAT CABINET AND SLIDE NUMBER ASSIGNED TO THIS PLAT.

APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO ON THIS 8 DAY OF December, 2025.

Deputy Planning Director
COMMISSION DESIGNEE

SCALE: 1" = 50'
0 50 100

SURVEY NOTES:

1. *Date of field survey September 22, 2025 .*
2. *Unless otherwise noted all property corners are set 5/8" rebars with plastic I.D. caps impressed "MDN 17821"*
3. *Basis of bearings is GRID NM East zone NAD 1983, Distances are ground. Ground to Grid factor = 0.99975958 scaled about an origin of 0,0; convergence = 00°02'05.27"*
4. *Course data in parenthesis is from plat or record (Cab. 1 Sl. 203-1) when field measured data to found points differ by an amount exceeding accuracy prescribed by the Minimum Standards for Land Surveyors in New Mexico.*
5. *The property shown hereon is within flood zone "X" (areas outside of the 0.2% annual chance flood) as shown on F.E.M.A., F.I.R.M. community panel No. 35015C1065D effective Juno 4, 2010.*
6. *No title commitment nor additional easement documentation was provided for this survey, and all easements may not be shown hereon however the property is subject to all Easements, Conditions, Restrictions and Reserevations of record or in existence.*
7. *File name: SOUTR6RE.ZAK, WINTHAD.CSV*

SURVEYORS CERTIFICATE

I, Matthew D. Norman, a New Mexico registered Professional Land Surveyor, certify that I conducted and am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, and that this survey and plat meet the Minimum Standards for Surveying in New Mexico.

11/19/25
Matthew D. Norman, P.S. 17821 Date

MATTHEW D. NORMAN NEW MEXICO 17821 REGISTERED PROFESSIONAL SURVEYOR

OWNERS STATEMENT AND AFFIDAVIT:

The undersigned being first duly sworn on oath, state:

As owner and proprietor I have of my own free will and consent caused this plat with its lots and existing access to be platted. The property described hereon lies within the platting jurisdiction of the CITY OF CARLSBAD, Eddy County, NM.

Owner(s): Rick Lopez, Mayor City of Carlsbad

State of NM)
SS
County of Eddy)

The foregoing instrument was ACKNOWLEDGED before me this 26th ***day of*** November, ***2025, by*** Rick Lopez

My commission expires: March 31st 2027

Notary Public: Wanda Caddell Aguilar

STATE OF NEW MEXICO
NOTARY PUBLIC
Wanda Caddell Aguilar
COMMISSION# 1140031
EXPIRES: March 31st, 2027

FILING AND RECORDING INFORMATION

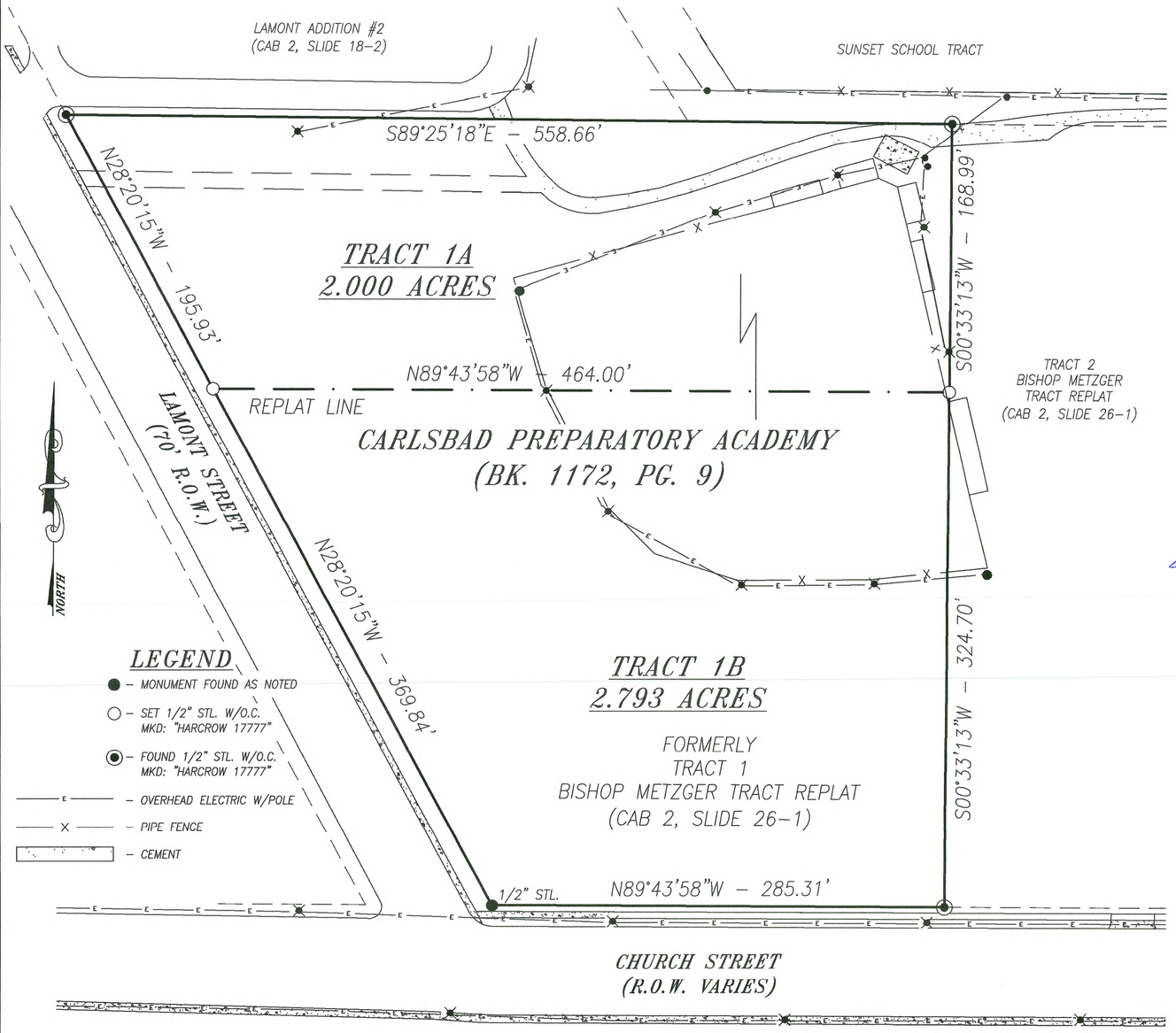
Reception: 2516049 **Cab: 0009 Slide: 0138 Pages: 1**
Recorded: 12/09/2025 12:31 PM Fee: $25.00 Bonsell (Seal)
Eddy County, New Mexico ~ Cara Cooke, County Clerk

INDEXING INFORMATION FOR COUNTY CLERK

ASSESSED OWNER(S): City of Carlsbad
SECTION(S): 18, T22S, R27E, N.M.P.M.
TOTAL ACREAGE: 1.435 ACRES
SUBDIVISION: Southridge

MDN SURVEYING
401 W. GREENE ST.
CARLSBAD, NM 88220
(575) 234-3505

TRACT 1 CARLSBAD PREPARATORY ACADEMY REPLAT



OWNERS STATEMENT AND AFFIDAVIT
STATE OF NEW MEXICO)
COUNTY OF EDDY)

THE UNDERSIGNED BEING FIRST DULY SWORN ON OATH, STATE:

AS OWNER AND PROPRIETOR I HAVE OF MY OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS PROPOSED TRACTS, EXISTING ROAD RIGHT-OF-WAY AND EASEMENT TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO.

_____
THERESE RODRIGUEZ – SECRETARY OF THE BOARD
CARLSBAD PREPARATORY ACADEMY

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF EDDY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THE 16 DAY OF December, 2025 BY **THERESE RODRIGUEZ – SECRETARY OF THE BOARD CARLSBAD PREPARATORY ACADEMY**

_____
NOTARY PUBLIC

APPROVAL BY THE CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS REPLAT HAS BEEN INSPECTED APPROVED BY THE CITY PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, COUNTY OF EDDY, STATE OF NEW MEXICO. ON

THIS 16th DAY OF December, 2025.

STATE OF NEW MEXICO
NOTARY PUBLIC
GWENDOLYN GUTIERREZ
Commission # 1121395
My Comm. Exp. March 25, 2026

_____ Deputy Planning Director
COMMISSION DESIGNEE

SURVEYOR'S CERTIFICATION
I, CHAD HARCROW, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I DIRECTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. IN WITNESS WHEREOF I HEREUNTO SET HAND AND AFFIX MY OFFICIAL SEAL

THIS 15th DAY OF December, 2025.

CHAD L. HARCROW
NEW MEXICO
17777
LICENSED PROFESSIONAL SURVEYOR

_____
CHAD HARCROW N.M.P.S. NO. 17777

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: **THERESE RODRIGUEZ – SECRETARY OF THE BOARD CARLSBAD PREPARATORY ACADEMY**

SECTION: **SECTION 36, TOWNSHIP 21 S, RANGE 26 E**

ACREAGES: **TRACT 1A: 2.000 ACRES**
TRACT 1B: 2.793 ACRES

TOTAL: 4.793 ACRES

NOTES:
1) LOCATIONS OF UTILITIES ARE BASED ON ABOVE GROUND PHYSICAL EVIDENCE.

2) RECORD AND FIELD MEASUREMENTS ARE SIMILAR UNLESS OTHERWISE NOTED.

SUBJECT PROPERTIES:
THE FOREGOING REPLAT OF TRACT 1, BISHOP METZGER TRACT REPLAT AS DESCRIBED BY PLAT IN CABINET 2, SLIDE 26 AND WARRANTY DEED FILED IN BOOK 1172, PAGE 9, OFFICIAL RECORDS OF EDDY COUNTY, NEW MEXICO. TO THE CITY OF CARLSBAD, COUNTY OF EDDY IN **SECTION 36, TOWNSHIP 21 S, RANGE 26 E**

SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS OF RECORD AND IN OPEN VIEW AND EDDY COUNTY PROPERTY TAXES.

FLOOD ZONE:
THIS PROPERTY IS IN FLOOD ZONE (X) as shown on the FEMA, Flood Insurance Rate Map, Community-Panel Number: 35015C1065D, Map Effective: June 4, 2010.

DOCUMENTS USED FOR THIS SURVEY:
BISHOP METZGER TRACT REPLAT (CAB. 2, SLIDE 26–1)
LAMONT ADDITION #2 (CAB. 2, SLIDE 18–2)
WARRANTY DEED (BK. 268, PG. 878)

BASIS OF BEARING:
BEARINGS SHOWN ARE GRID SPC, NEW MEXICO EAST ZONE (3001), NAD 1983. DISTANCES ARE SURFACE VALUES.
CONVERGENCE = –00°02'47.5"

VICINITY MAP
NOT TO SCALE

HARCROW SURVEYING, LLC
2316 W. MAIN ST, ARTESIA, N.M. 88210
PH: (575) 746-2158
c.harcrow@harcrowsurveying.com

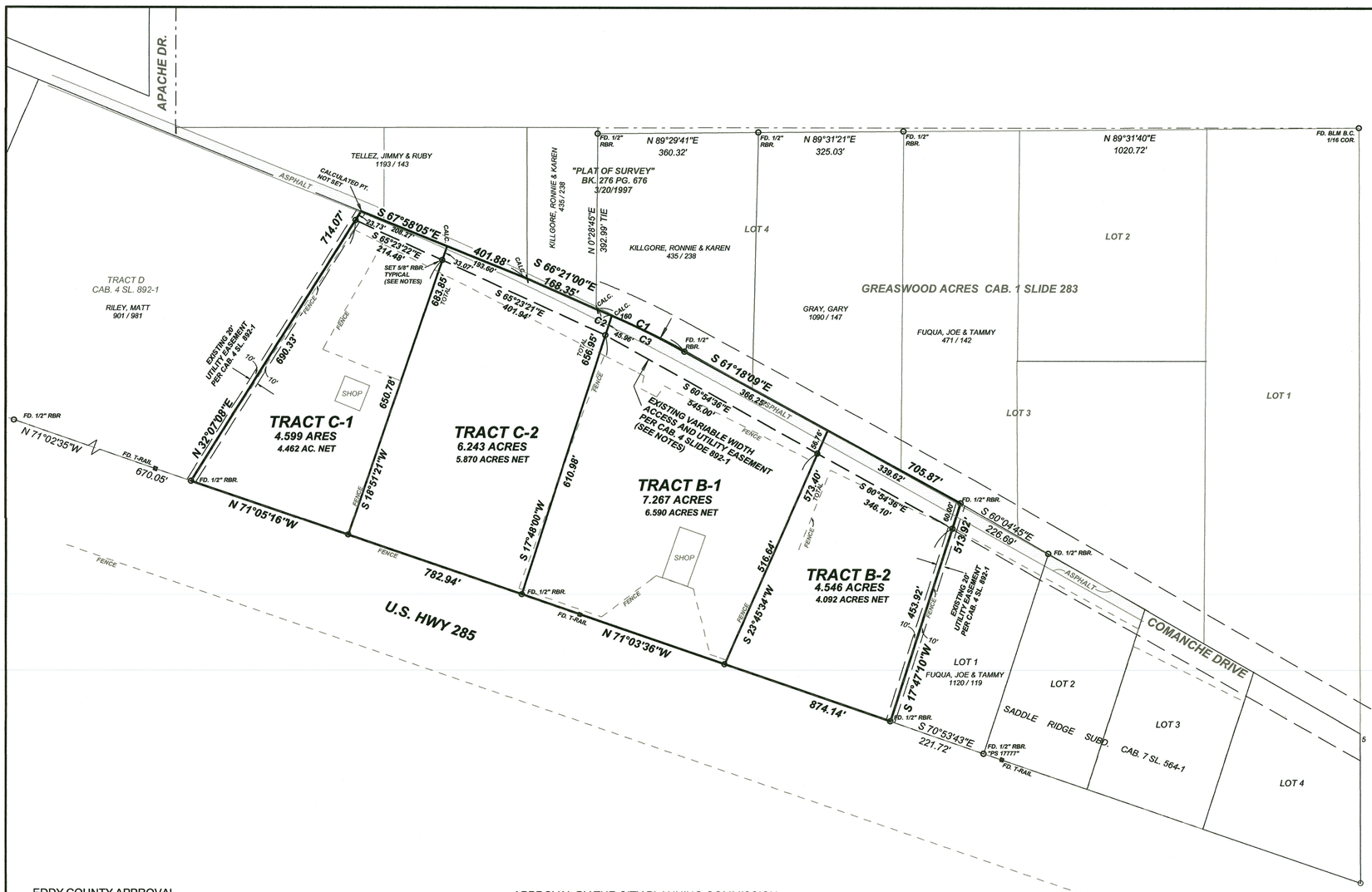
60 0 60 120
SCALE: 1"=60'

FILING AND RECORDING

SURVEY DATE: NOVEMBER 2025	REPLAT
REVISED DRAFTING DATE: DEC. 8, 2025	PAGE: 1 OF 1
APPROVED BY: CH / DRAWN BY: VD	FILE: 25–1451

WEST OF THE PECOS
TRACT B & TRACT C, LAND DIVISION

WITHIN SECTION 17, T21S, R26E, N.M.P.M.
EDDY COUNTY, NEW MEXICO
DECEMBER, 2025



DESCRIPTION:

TRACT B AND TRACT C, AS SUCH TRACTS ARE SHOWN AND SO DESGNATED ON THE PLAT ENTITLED "WEST OF THE PECOS SUBDIVISION" EDDY COUNTY, NEW MEXICO, SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF EDDY COUNTY, NEW MEXICO ON JUNE 6, 2007 IN CABINET 4 SLIDE 892-1;

SAID TRACTS BEING DIVIDED AS SHOWN HEREON AND NOW TO BE KNOWN AS TRACT B-1, TRACT B-2, TRACT C-1, & TRACT C-2 OF THE "WEST OF THE PECOS TRACT B & TRACT C, LAND DIVISION", EDDY COUNTY, NEW MEXICO, ALONG WITH THE FILLING DATE AND PLAT CABINET AND SLIDE NUMBER ASSIGNED TO THIS PLAT.

CLAIM OF EXEMPTION:

THE HEREON DESCRIBED DIVISION IS EXEMPT FROM THE STATE SUBDIVISION ACT, AND THE COUNTY SUBDIVISION ORDINANCE PER THE EDDY COUNTY CLAIM OF SUBDIVISION EXEMPTION NO. 13, WHICH STATES: "the sale lease or other conveyance of a single parcel from a tract of land, except from a tract within a previously approved subdivision, within any five (5) year period provided that a second or subsequent sale, lease or other conveyance from the same tract of land within five (5) years of the first sale, lease or other conveyance shall be subject to the provisions of the New Mexico Subdivision Act and these Regulations; provided further that a survey shall be filed with the County Clerk indicating the five (5) year holding period for both the original tract and the newly created tract."

SURVEY NOTES:

1. *Date of field survey November 19, 2025 .*
2. *Unless otherwise noted all set property corners are 5/8" rebars with plastic I.D. caps impressed "MDN 17821"*
3. *Basis of bearings is GRID NM East zone 3001, NAD 1983, True North can be obtained by applying a convergence angle of 00°03'29.60" at a set control nail located at N32°29'02.30", W104°18'57.22". Distances shown are GROUND; GRID can be obtained by applying a combined factor of 0.99975489 at N 0.00, E0.00*
4. *The property shown hereon is subject to all Easements, Conditions, Restrictions, and Reservations of record or in existence. No title commitment was provided for this survey and all easements may not be shown hereon.*
5. *The property shown hereon is within flood zone "X" (areas outside the 0.2% annual chance floodplain) as shown on F.E.M.A., F.I.R.M. community panel No. 35015C1035D & 35015C1050d, effective June 4, 2010.*
6. *Course data in parenthesis is from plat of record (Cab. 4 Slide 892-1) when field measured data to found points differ by an amount exceeding accuracy prescribed by the Minimum Standards for Land Surveyors in New Mexico.*
7. *The North property line of Tracts C-1, C-2, B-1, & B-2 was determined by retracing the North adoining properties using found monumentation as shown, the previous plat of record Cab. 4 Sl. 892-1 retracement did not appear to consider the N-S depth of the northerly adjoiners. The Access and utility easement line for the South side of Comanche Dr. was retraced holding the previous plat of record dimensions (Cab. 4 Sl. 892-1) as it was the original document creating said easement.*
8. *File name: WOPBC.ZAK, MCNEWT3.CSV Drafted by: M.N.*

EDDY COUNTY APPROVAL

APPROVED AND ACCEPTED BY THE EDDY COUNTY BOARD OF COUNTY COMMISSIONERS OR AGENT

THIS _____DAY OF _____20____

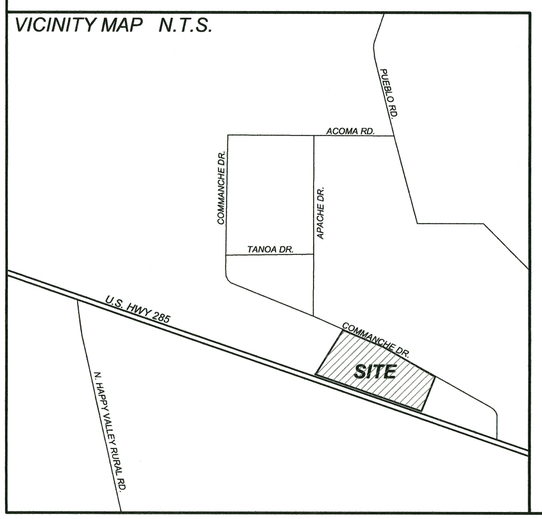
BY: _____ ATTEST:_____
AGENT COUNTY CLERK

APPROVAL BY THE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION, OR ITS DESIGNEE, OF THE CITY OF CARLSBAD, EDDY COUNTY, NEW MEXICO ON THIS 5th DAY OF December, 20 25.

Deputy Planning Director
COMMISSION DESIGNEE

VICINITY MAP N.T.S.



OWNERS STATEMENT AND AFFIDAVIT:

The undersigned being first duly sworn on oath, state:

As owner and proprietor I have of my own free will and consent caused this plat with its tracts and existing access and utility easment to be platted. The property described hereon lies within the platting jurisdiction of EDDY COUNTY and CITY OF CARLSBAD PLANNING JURISDICTION, Eddy County, NM.

Owner(s): Bryan Prouty, Managing Member of Energy Pros, LLC

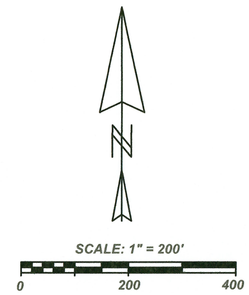
State of NM)
SS
County of Eddy)

The foregoing instrument was ACKNOWLEDGED before me this 22 ***day of*** December, 2025, ***by*** Bryan Prouty

My commission expires: June 28, 2026

Notary Public: Shaundra Norman

SHAUNDRA BETH NORMAN
Notary Public - State of New Mexico
Commission # 1138270
My Comm. Expires Jun 28, 2026



SURVEYORS CERTIFICATE

I, Matthew D. Norman, a New Mexico registered Professional Land Surveyor, certify that I conducted and am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, and that this survey and plat meet the Minimum Standards for Surveying in New Mexico.

Matthew D. Norman, P.S. 17821 — Date 12/11/2025

MATTHEW D. NORMAN
NEW MEXICO
17821
REGISTERED PROFESSIONAL SURVEYOR

ENTITLEMENT OF EXEMPTION FILED ON

THE _____DAY OF _____ 2025 IN BOOK _____PAGE _____OF THE OFFICIAL RECORDS OF EDDY COUNTY

FILING AND RECORDING INFORMATION

INDEXING INFORMATION FOR COUNTY CLERK

ASSESSED OWNER(S): WBS Properties, LLC
SECTION(S): 21, T26S, R17E, N.M.P.M.
TOTAL ACREAGE: 22.655 ACRES
SUBDIVISION: WEST OF THE PECOS

MDN SURVEYING
401 W. GREENE ST.
CARLSBAD, NM 88220
(575) 234-3505