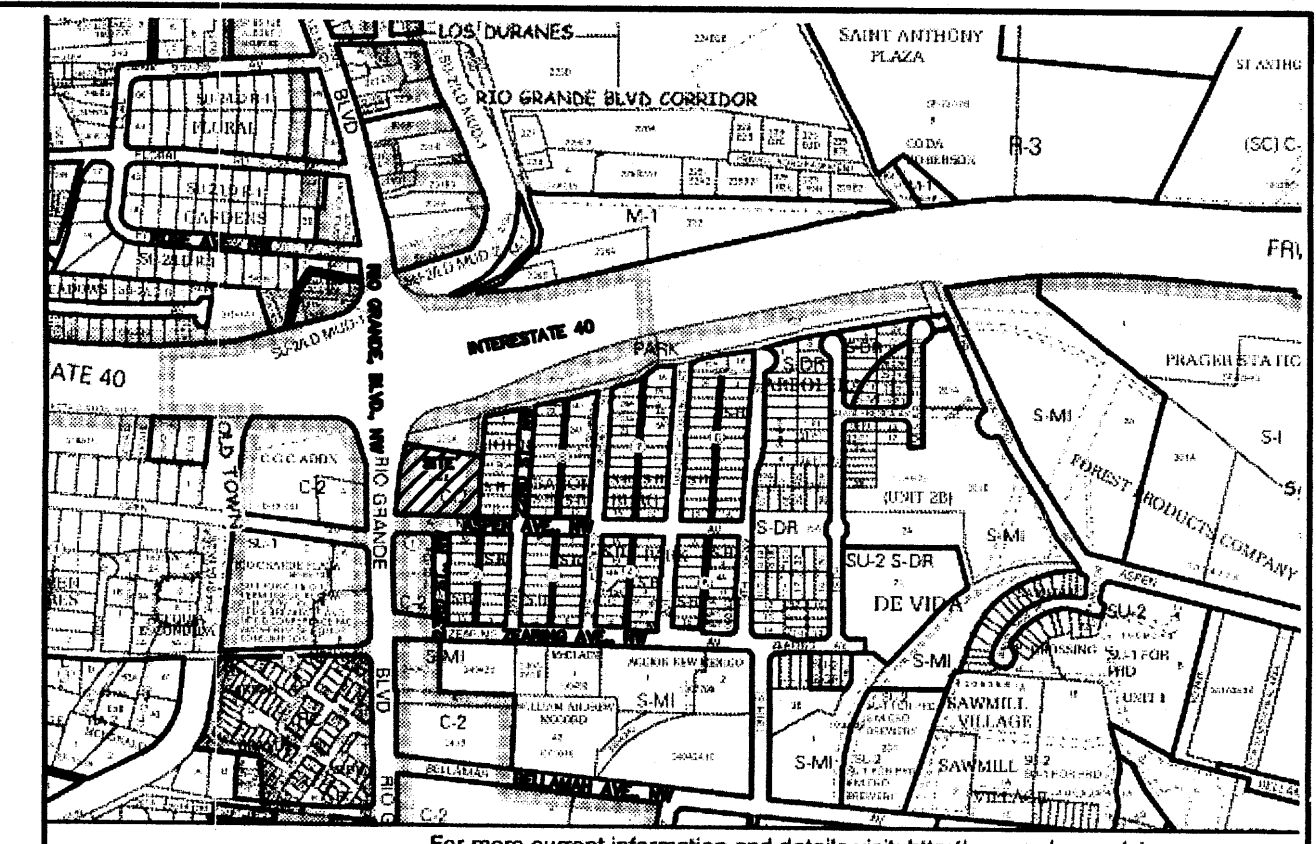
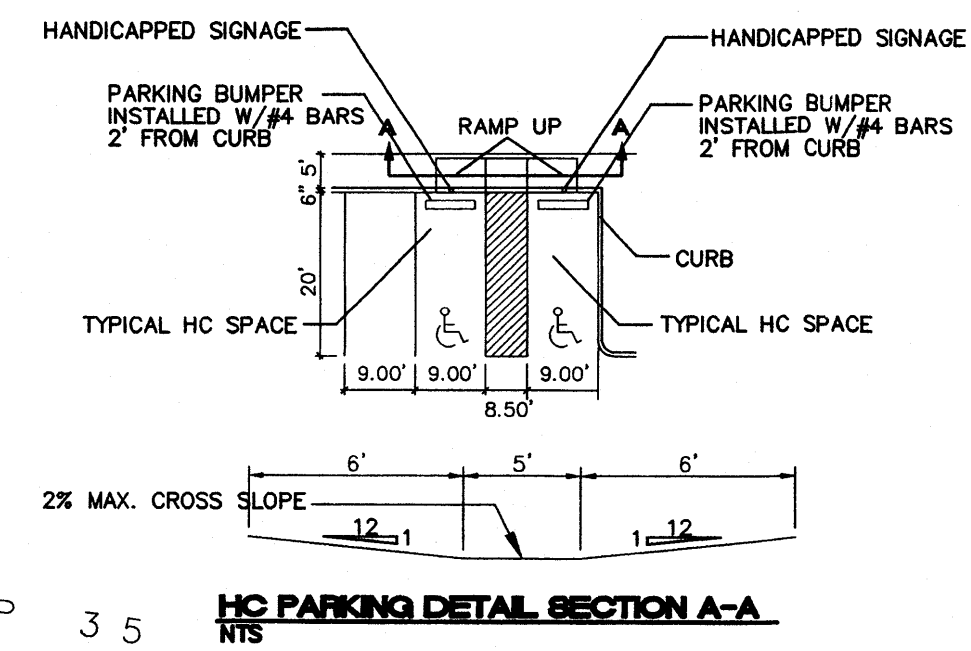


**KEYED NOTES:**

- ASPHALT PAVING AREA, TYP., 3" ASPHALT OVER COMPACTED SUBGRADE.
- LANDSCAPING AREA, TYP.
- NEW 6" SIDEWALK, 6" ABOVE ASPHALT
- 9.00' WIDE X 20' DEEP PARKING SPACES, TYP.
- 9' WIDE X 18' DEEP PARKING SPACES, TYP.
- NEW DRIVEWAY PER COA STD DWG.#2426
- REMOVE EXISTING DRIVEWAY, BUILD C & G AND SIDEWALK PER COA STD DWG. #2415A & 2430
- EXISTING 6' SIDEWALK, TO REMAIN UNDISTURBED
- EXISTING STANDARD CURB & GUTTER
- 6' STRIPPED HC ACCESS WAY, ADA COMPLIANT
- CONCRETE BUMPER INSTALLS, TYP.
- 6' PEDESTRIAN ACCESS WAY WITH SMOOTH TIE-IN INTO EXISTING SIDEWALK
- EXISTING 6' PUBLIC UTILITY EASEMENT
- 6' WIDE HATCHED PEDESTRIAN CROSSING
- NEW TRASH ENCLOSURE PER COA STANDARDS, SEE DETAIL
- HANDICAP SIGN PER COA STANDARDS, MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978, "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING"
- NEW MOTORCYCLE PARKINGS (4'X8' MIN.)
- DIRECTIONAL SIGN
- CLEARANCE SIGN/BAR
- PROPOSED STOP SIGN
- WC RAMP PER COA STANDARD & ADA COMPLIANT
- BICYCLE RACK (2 BICYCLES)
- PROPOSED MEDIAN CURB AND GUTTER TYP., STD DWG # 2415B
- PROPOSED MOUNTABLE CURB, ROLL TYPE, STD. DWG # 2415A
- PROPOSED ACCESS TO CELL TOWER
- MOTORCYCLE PARKING SIGN PER COA STANDARDS
- PROPOSED 6' WIDE PEDESTRIAN WALKWAY
- PROPOSED BOLLARDS
- PROPOSED ATM MACHINE
- EXISTING CMP IRRIGATION PIPE (MRCCD)
- NEW CMP IRRIGATION PIPE (MRCCD)
- EXISTING CATCH BASIN (IRRIGATION) TO BE RELOCATED (MRCCD)
- PROPOSED NEW CATCH BASIN FOR IRRIGATION
- ORDER BOARD AND CANOPY
- PREVIEW BOARD
- EXISTING WOOD FENCE
- EXSIT. WROUGHT IRON FENCE
- EXIST. CHAIN LINK FENCE
- EXIST. POWER POLE, TYP.
- UNI-DIRECTIONAL RAMP PER COA STD DWG #2440 WITH DETECTABLE WARNING
- NEW DRIVEWAY PER COA STD DWG.#2425
- "NO PARKING" WORDS IN CAPITAL LETTERS, EACH MIN. 1 FOOT HIGH AND MIN. 2" WIDE
- PROPOSED PONDING AREA
- RACING STRIPE
- MINI CLEAR SITE TRIANGLE, PLEASE SEE GENERAL NOTE REGARDING CLEAR SITE TRIANGLE
- TURNDOWN SIDEWALK TYP.
- EXISTING CURB RAMP TO REMAIN UNDISTURBED
- CLEAR SITE TRIANGLE, PLEASE SEE GENERAL NOTE REGARDING CLEAR SITE TRIANGLE
- EXISTING MRCCD CATCH BASIN TO REMAIN UNDISTURBED
- STARBUCKS DELIVERY ROUTE
- BURGER KING DELIVERY ROUTE

**GENERAL NOTE:**

"LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA." PLEASE SEE SIGHT DISTANCE EXHIBIT AT STREET INTERSECTIONS FOR CLARIFICATION (THE DEVELOPMENT PROCESS MANUAL, CHAPTER 23, PART B, SECTION 5. A.



**LEGAL DESCRIPTION:**

TRACT 338-B, M.R.G.C.D. MAP 35  
CONTAINING 60,306.32 S.F. ( 1.3844 ACRE )  
ZONING: C-2

**SITE DATA**

PROPOSED USAGE: FAST FOOD/COFFEE SHOP (BURGER KING/STARBUCKS)  
LOT AREA: 60,306.32 S.F. (1.3844 ACRE)

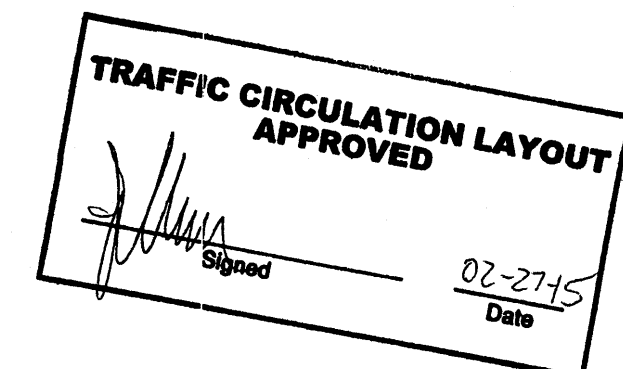
TOTAL BUILDING AREA: 5,200.00 S.F.

**PARKING CALCULATIONS:**

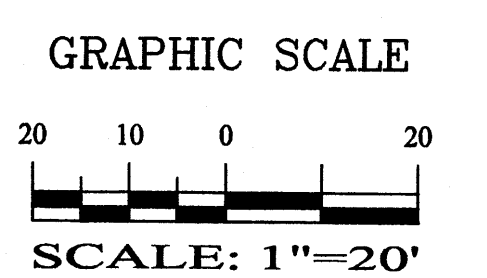
PARKING REQUIRED:	
BURGER KING # OF SEATS 45	45/4 SEATS PER PARKING SPACE = 12 SPACES
STARBUCKS # OF SEATS 62	72/4 SEATS PER PARKING SPACE = 18 SPACES
<b>TOTAL</b>	<b>30 SPACES</b>
TOTAL PARKING REQUIRED:	30 SPACES
TOTAL PARKING PROVIDED:	50 SPACES
HC PARKING REQUIRED:	4 SPACES (1 VAN)
HC PARKING PROVIDED:	5 SPACES (2 VAN)
MOTORCYCLE SPACES REQUIRED:	2 SPACES
MOTORCYCLE SPACES PROVIDED:	4 SPACES

**LEGEND**

- BOUNDARY LINE
- EASEMENT LINE
- EXISTING OVERHEAD UTILITY
- EXISTING CURB & GUTTER
- EXISTING CHAIN LINK FENCE
- EXISTING SIDEWALK
- EXISTING FIRE HYDRANT
- EXISTING WATER SERVICE
- EXISTING DROP INLET
- PROPOSED SIDEWALK



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



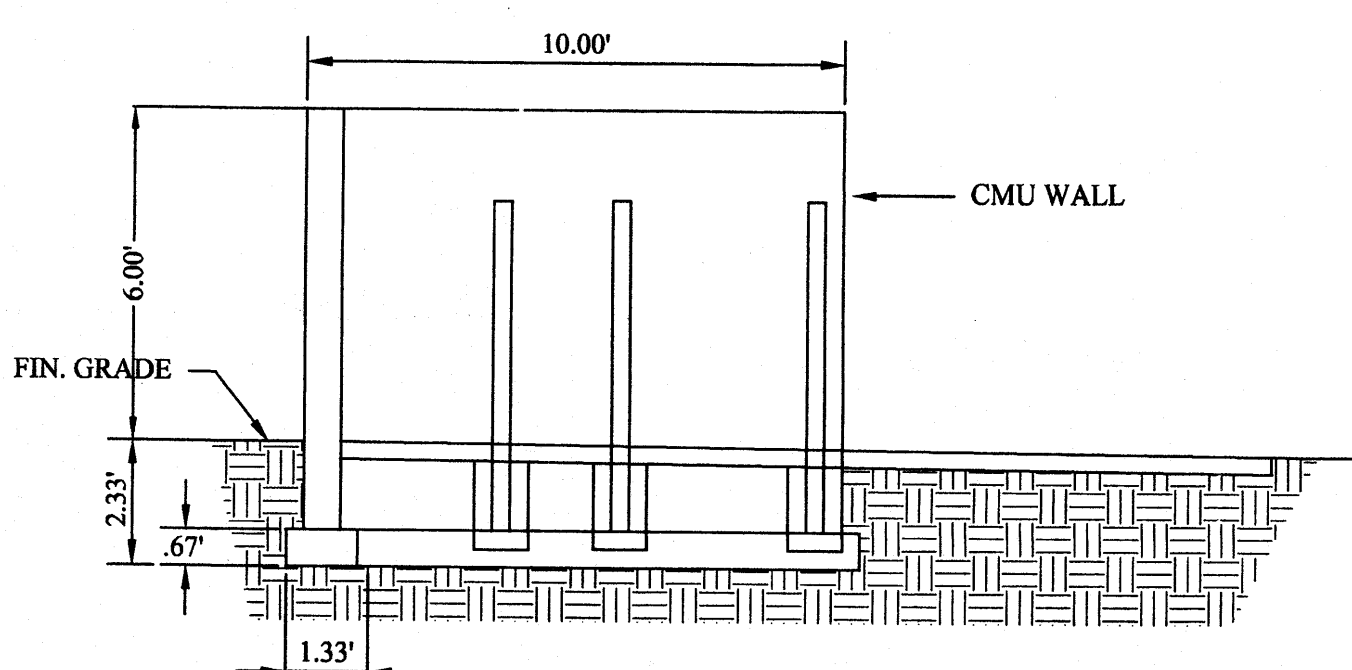
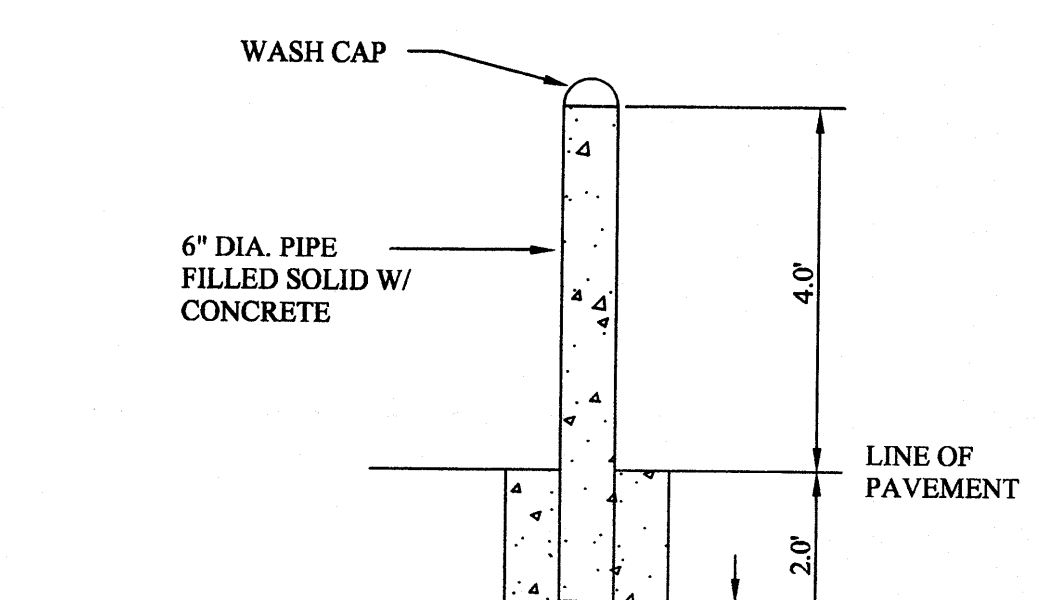
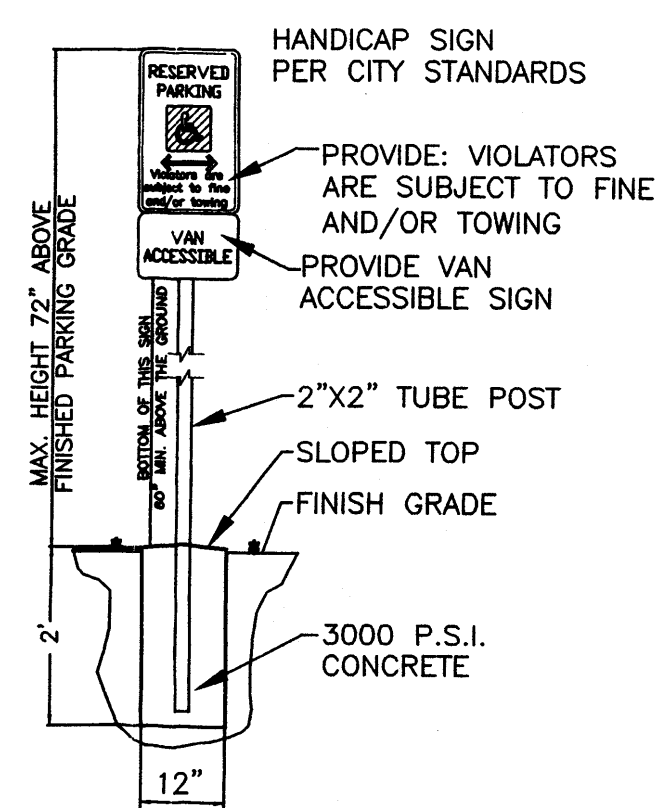
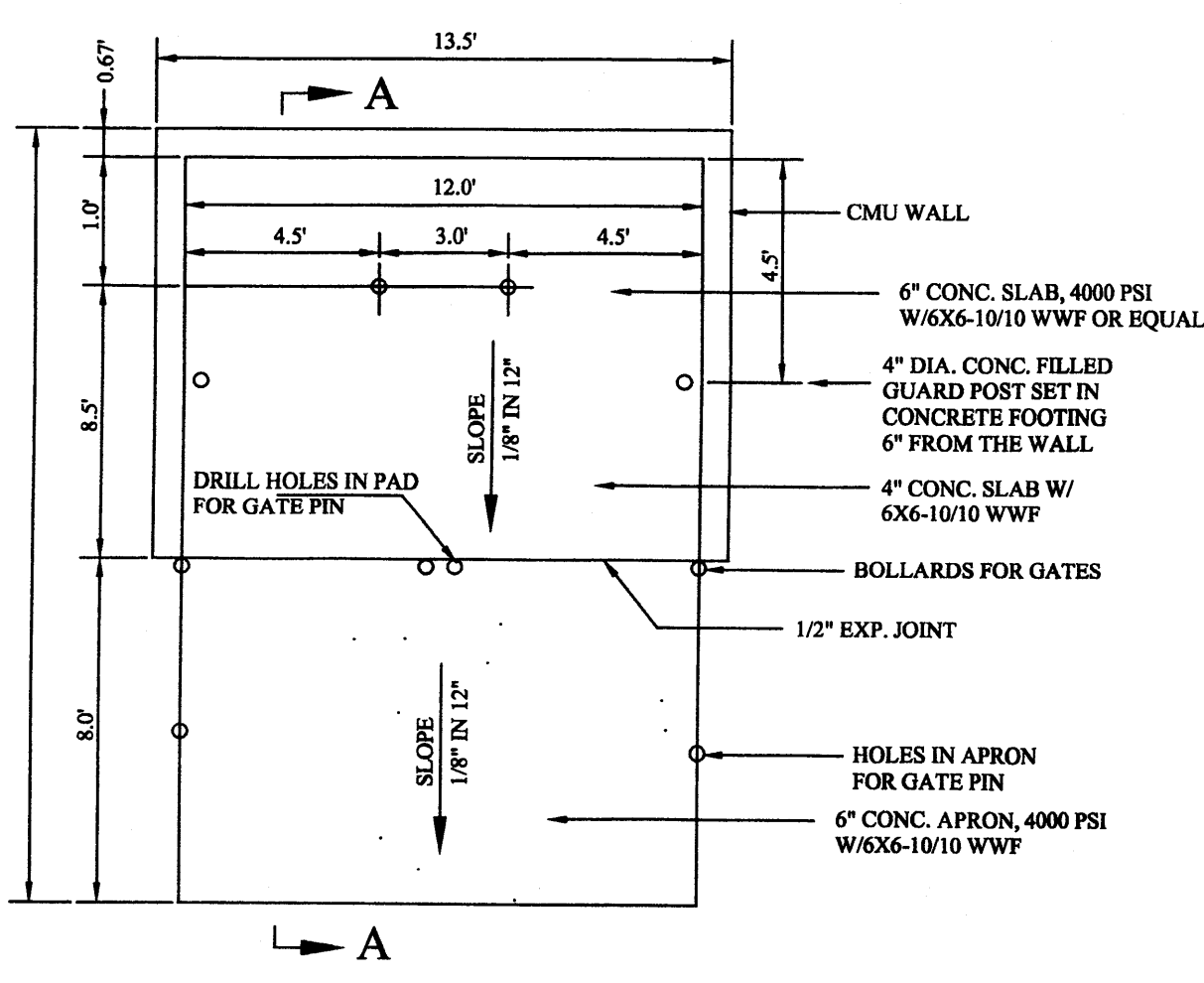
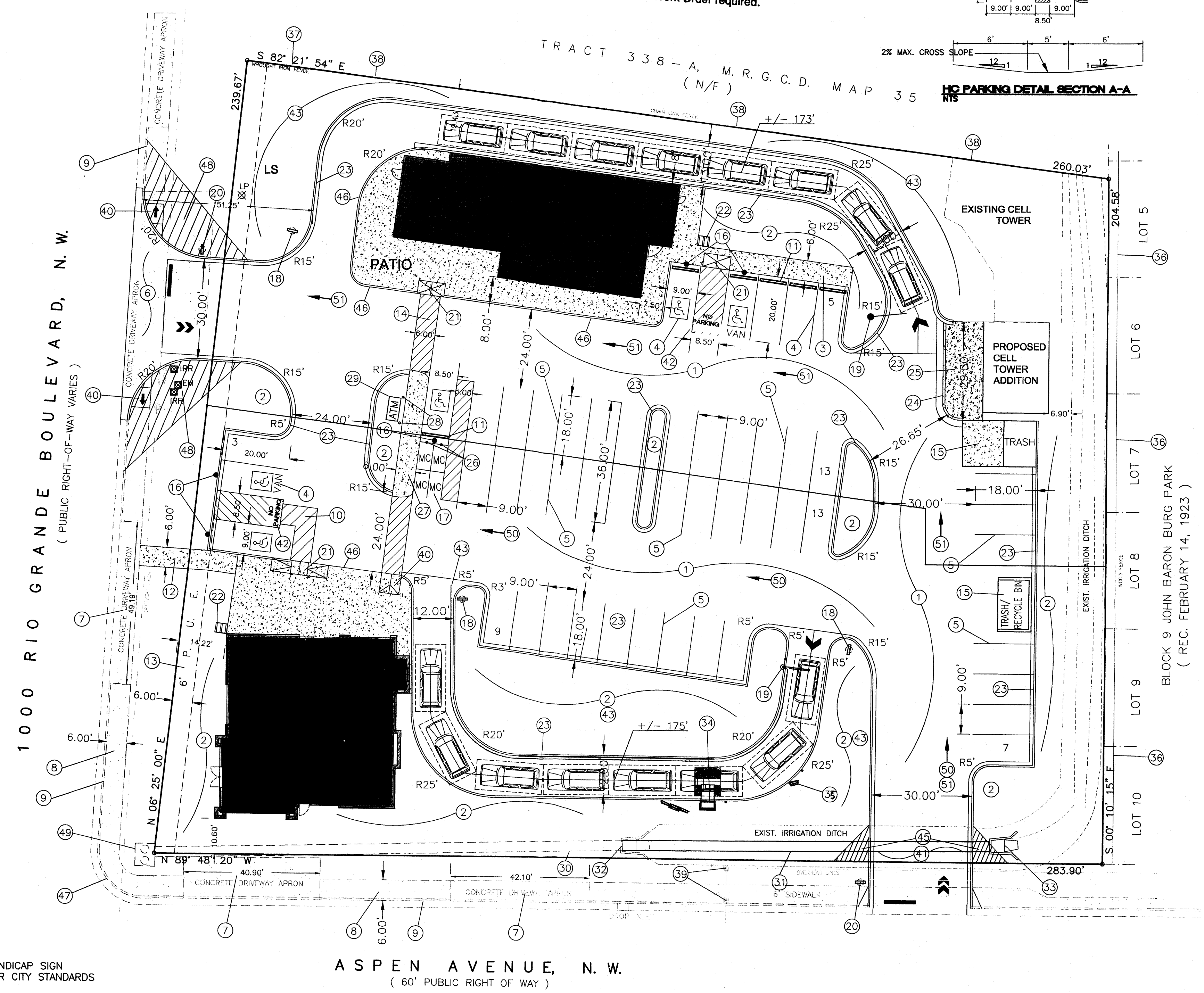
**SBS CONSTRUCTION AND ENGINEERING, LLC**

REZA AFAQHOUPOR  
P.E. #11814

10209 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)804-5013

**1000 RIO GRANDE BLVD., NW  
SITE PLAN FOR BUILDING PERMIT**

DRAWING:	DRAWN BY:	DATE:	SHEET #
201309-SP.DWG	SH-B	12-18-2014	1



Project: 1009641  
Date: 4-15-15  
App: 15-70152

PLAT OF  
TRACTS 338-B-1 AND 338-B-2  
M.R.G.C.D. MAP 35

TOWN OF ALBUQUERQUE GRANT  
WITHIN PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2015

EASEMENTS:

- ① EXISTING 10' PUBLIC UTILITY SERVICE COMPANY OF NEW MEXICO EASEMENT (REC. 9/1/87, BOOK MISC. 529-A, PAGE 678).
- ② EXISTING 6.00' PUBLIC SERVICE COMPANY OF NEW AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY MEXICO EASEMENT (REC. 11-20, 56, BOOK D369, PAGE 30).
- ③ 15.00' PRIVATE SANITARY SEWER, WATER LINE, PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT 30.
- ④ A BLANKET DRAINAGE, ACCESS, AND PARKING EASEMENT GRANTED BY THIS PLAT. THE OWNER OF EACH TRACT/PARCEL IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.

ACS STATION "8\_H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 1,514,348.572  
Y = 1,495,058.484-NA D 1983  
EL. = 4963.168-NAVD 1988  
G-G = 0.999684701  
DELTA ALPHA = -00° 14' 32.76"

TRACT 338-A, M. R. G. C. D. MAP 35  
(N/F)

TRACT 338-B-1  
28,578.37 SF  
0.6561 ACRE

TRACT 338-B-2  
31,615.82 SF  
0.7258 ACRE

**PUBLIC UTILITY EASEMENTS**  
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:  
A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.  
B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.  
C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.  
D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

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

BLOCK 9 JOHN BARON BURG PARK  
( REC. FEBRUARY 14, 1923 )



GRAPHIC SCALE



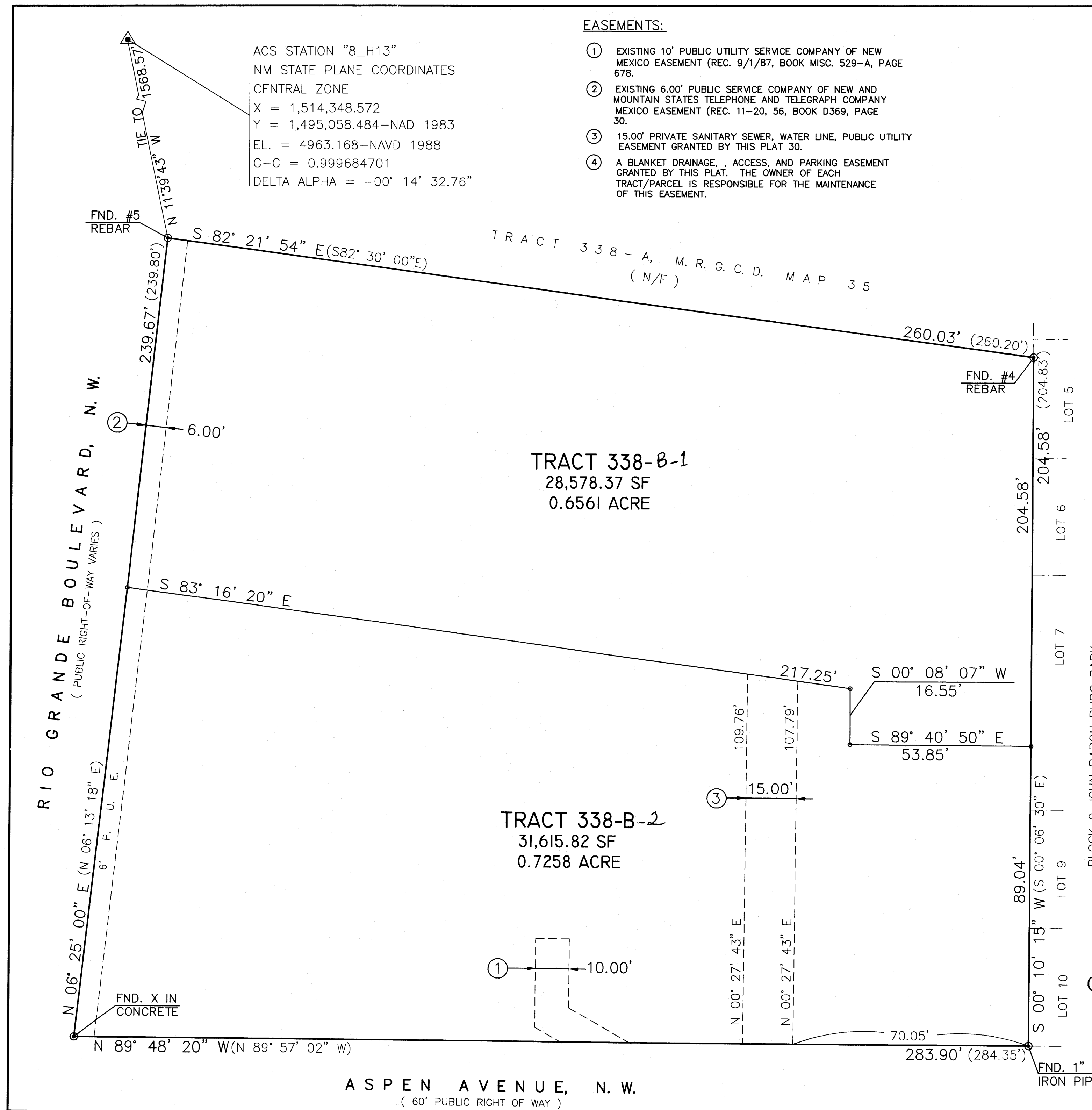
SCALE: 1"=30'

SBS CONSTRUCTION  
AND ENGINEERING, LLC

10209 SNOWFLAKE CT. NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)804-5013

SHEET 2 OF 2

DRAWING: 201309-PLAT | DRAWN BY: SHH | DATE: 03-30-2015



ASPEN AVENUE, N. W.  
( 60' PUBLIC RIGHT OF WAY )

RIO GRANDE BOULEVARD, N. W.  
( PUBLIC RIGHT-OF-WAY VARIES )

N 06° 25' 00" E (N 06° 13' 18" E)  
6' P. U. E.

FND. #5  
REBAR

FND. X IN  
CONCRETE

FND. #4  
REBAR

FND. 1"  
IRON PIPE



PLAT OF  
TRACTS 338-B-1 AND 338-B-2  
M.R.G.C.D. MAP 35

TOWN OF ALBUQUERQUE GRANT  
WITHIN PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2015

PROJECT: 1009641  
DATE: 4-15-15  
APP: 15-70152

PROJECT NO. \_\_\_\_\_

APPLICATION NO. \_\_\_\_\_

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST CABLE COMMUNICATION, INC.	DATE
M.R.G.C.D.	DATE

APPROVALS:

<i>Steven N. Winhoorn</i> P.S. 4/7/15 CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

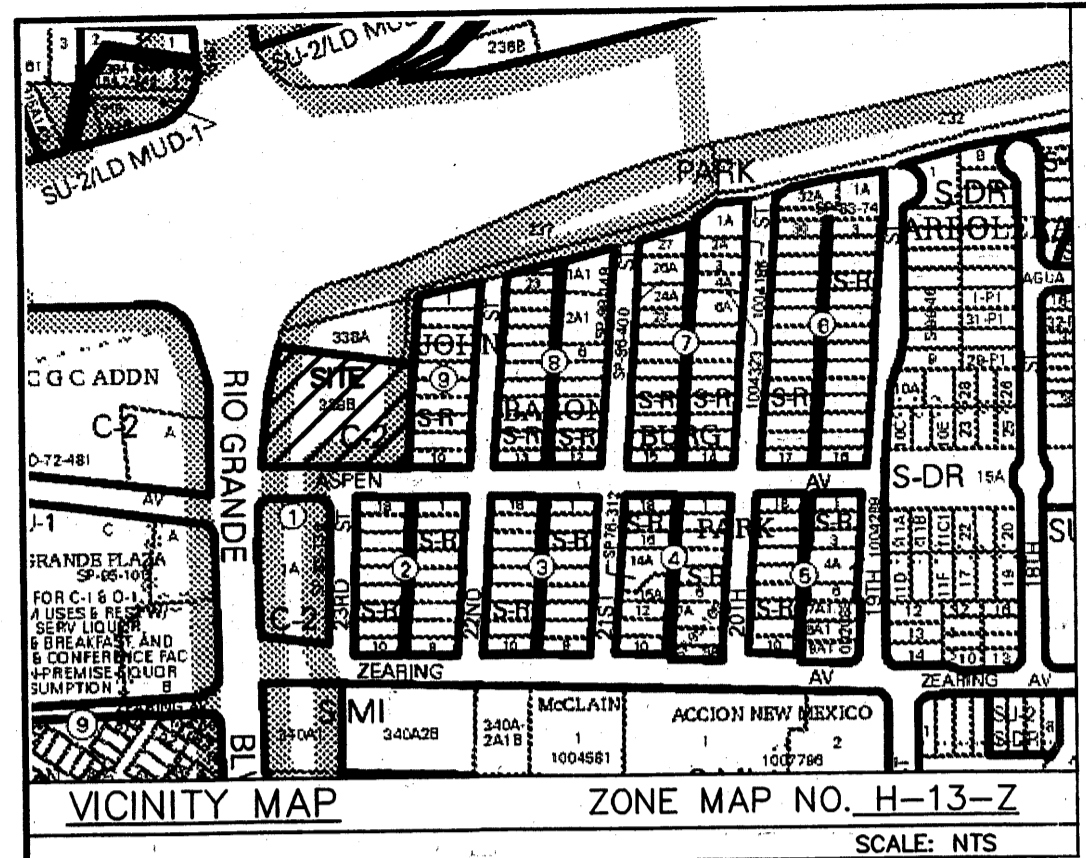
*Leonard Martinez*  
LEONARD MARTINEZ P.S. # 9801



04-03-2015  
DATE

SBS CONSTRUCTION  
AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)804-5013



LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO WITHIN THE TOWN OF ALBUQUERQUE GRANT COMPRISING A PORTION OF M.R.G.C.D. TRACT NUMBER 338, PROPERTY MAP NUMBER 35, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT LYING ON THE EAST RIGHT-OF-WAY LINE OF RIO GRANDE BOULEVARD N.W. AND SAID CORNER ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF ASPEN AVENUE N.W.; THENCE,

N 06° 25' 00" E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 239.67 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE,

LEAVING SAID EAST RIGHT-OF-WAY S 82° 21' 54" E, A DISTANCE OF 260.03 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE,

S 00° 10' 15" E, A DISTANCE OF 204.58 FEET TO THE SOUTHEAST CORNER OF SAID TRACT LYING ON THE NORTH RIGHT-OF-WAY LINE OF ASPEN AVENUE N.W.; THENCE,

N 89° 48' 20" W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 283.90 FEET TO THE POINT OF BEGINNING. CONTAINING 1.3819 ACRE (60,194.20 SF) MORE OR LESS.

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE TRACT OF LAND INTO TWO TRACTS, AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ALBUQUERQUE CONTROL MONUMENT DOUGLAS.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- SITE DATA: ZONING IS C-2.
- NUMBER OF EXISTING TRACTS/LOTS.....1 LOT
- NUMBER OF TRACTS/LOTS CREATED.....2 LOTS
- TOTAL GROSS ACRAGE OF ROPEYTY.....1.3819 ACRE
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
- THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (500 year Flood Hazard) AND ZONE "AH (EL. 4961) AND IS PARTIALLY SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0331 G; EFFECTIVE DATE: SEPTEMBER 26, 2008

FREE CONSENT

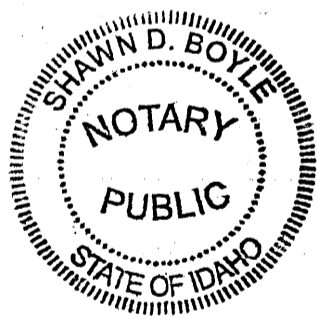
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: *COLE HALL* DATE: 4-03-2015  
OWNER(S) PRINT NAME: COLE HALL, MANAGER FOR OLD TOWN PROPERTY, LLC

ACKNOWLEDGMENT

STATE OF ~~NEW MEXICO~~ <sup>IDAHO</sup> ) S.S.  
COUNTY OF ~~BERNALILLO~~ <sup>SANDWICH</sup>

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF APRIL, 2015, BY COLE HALL, MANAGER FOR OLD TOWN PROPERTY, LLC



*Shawn D. Boyle* MY COMMISSION EXPIRES: 1-25-2019  
NOTARY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC # \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_