

August 9, 2016

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Tract A Legacy at Journal Center – Final Plat Approval

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) Final Plat Review and Approval are copies of the following information:

- Development Review Application
- Form S3 Application Checklist
- Certificate of No Effect
- Six (6) copies of the Final Plat with City Surveyor Signature
- Six (6) copies of Site Sketch
- Zone Atlas pages

This Final Plat is being presented to the Development Review Board for the purpose of obtaining City Review and Comment. This sketch plat proposes that Tract A be subdivided into 3 separate tracts for future commercial use. Roadway right-of-way and pavement widths are indicated on the plat.

Please schedule for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Mike Balaskovits, PE
Senior Project Manager
Community Development and Planning

MJB/mhs
Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON, INC. (MIKE BALASKOVITS) PHONE: 505-823-1000

ADDRESS: 7500 JEFFERSON ST. NE FAX: 505-798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: MBALASKOVITS@BHINC.COM

APPLICANT: TITAN DEVELOPMENT CENTER LAND, LLC PHONE: 505-998-0163

ADDRESS: 6300 RIVERSIDE PLAZA LANE NW #200 FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: bpatterson@titan-development.com

Proprietary interest in site: DEVELOPER List all owners: _____

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT APPROVAL

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TRACT A Block: _____ Unit: _____

Subdiv/Addn/TBKA: LEGACY AT JOURNAL CENTER

Existing Zoning: IP Proposed zoning: N/A MRGCD Map No _____

Zone Atlas page(s): C-17-Z, C-18-Z, D-18-Z UPC Code: 101706352649110703

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
DRB #1010228

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 3 Total site area (acres): 14.6077

LOCATION OF PROPERTY BY STREETS: On or Near: SOUTHWEST CORNER OF PASEO DEL NORTE & I-25

Between: _____ and _____

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE _____ DATE 8-9-2016

(Print Name) MIKE BALASKOVITS Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____

Hearing date _____

Project # _____

Staff signature & Date _____

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

_____ Applicant name (print)

_____ Applicant signature / date



Form revised **October 2007**

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ - _____ |
| <input type="checkbox"/> Case #s assigned | _____ - _____ |
| <input type="checkbox"/> Related #s listed | _____ - _____ |

_____ Planner signature / date

_____ Project #



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor

Robert J. Perry, Chief Administrative Officer

Date: July 7, 2016

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance

Project Number(s): 1010228

Case Number(s): TBD at time of application, for a DRB public hearing

Agent: Dekker/Perich/Sabatini

Applicant: Titan Journal Center Investors LLC

Legal Description: Tract A – Legacy at Journal Center

Zoning: IP

Acreage: 14.6215 acres

Zone Atlas Page: D-17-Z & D-18-Z

CERTIFICATE OF NO EFFECT: Yes _____ No _____

CERTIFICATE OF APPROVAL: Yes _____ No _____

**TREATMENT PLAN REVIEW:
DISCOVERY:**

**SUPPORTING DOCUMENTATION:
SITE VISIT: n/a**

RECOMMENDATION(S): [check as applicable]

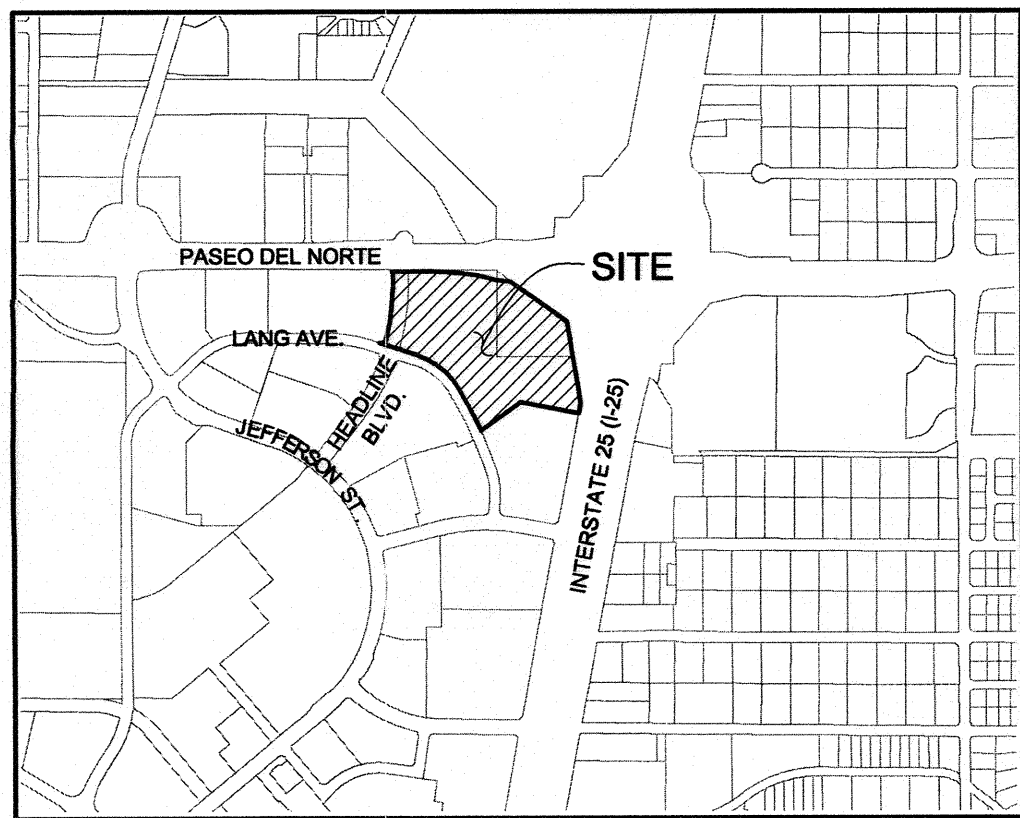
**[] PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72
Section 4B(1)-- no significant sites in project area) . Copy of study to be
provided prior to issuing final Certificate.**

**[X] PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72
Section 4B(2)— extensive previous land disturbance) . Additional
documentation to be provided prior to issuing final Certificate.**

**[X] PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED to allow platting
process to continue. Archaeological survey may be required prior to issuance
of building permit.**

M7Schmader

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. _____
2. Zone Atlas Index Number: D-17 & D-18.
3. Zoning: IP
4. Gross Subdivision Acreage: **14.6077** Acres.
5. Total number of Lots/Tracts Created: 3
6. 0 miles public street and private right-of-way created.
7. Date of Survey: May, 2016.
8. Plat is located within the Elena Gallegos Grant, projected Sections 23 & 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, City of Albuquerque, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to subdivide Tract A of LEGACY AT JOURNAL CENTER, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 6, 2015 in Book 2015C, Page 45 into three (3) Tracts; to vacate easements and grant new easements.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric)** for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable One** 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 within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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 specifically described and shown on this plat.

The City of Albuquerque and its designees and/or contractors may install, maintain and service water and wastewater lines within the 10' PUE.

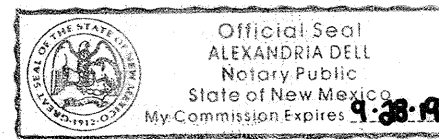
FREE CONSENT

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat.

Ben Spencer

Ben Spencer
Titan Journal Center Land, LLC

State of New Mexico)
) SS
County of Bernalillo)



This instrument was acknowledged before me on 8 day of August 2016, by

Ben Spencer, of Titan Journal Center Land, LLC.

By: *Alexandria Dell* My Commission Expires: 9-28-19
Notary Public

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
2. Basis of Bearings established from NGS Monument "ZAB_B" to NMSHC Monument "I-25-11" being North 10°36'38" East.
3. Distances are ground distances.
4. Project combined factor = 0.9996693 scaled about X=0, Y=0.
Record Bearings and distances are shown in parentheses () and are the same as shown on the PLAT OF TRACT A, LEGACY AT JOURNAL CENTER, Bernalillo County, City of Albuquerque, filed for record on May 6, 2015, as Document No. 2015037889, Book 2015C, Page 45.
5. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at anytime be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirements shall be a condition to approval of this plat."
6. City of Albuquerque zoning and development regulations and procedures shall apply to lands within this plat if the land is sold to any private parties.
7. Easements of record are based on Title Commitment #1601647 issued by Old Republic National Title Insurance Company issued March 14, 2016. Plats, and easements from the New Mexico Transportation Department right-of-way maps.
8. As of the filing of this plat, NMDOT RAW Parcels 2-5 and 2-10 have been acquired by Special Warranty Deed from owner. Monumentation maps were not provided and monuments had not been set at the time of fieldwork. Record data from the Special Warranty Deeds was used to develop the tract boundary.
9. There will be a Blanket cross lot access and drainage easement with the filing of this Plat.
10. A boundary discrepancy occurs between the previous recorded plat of record PLAT OF TRACT A, LEGACY AT JOURNAL CENTER recorded May 6, 2015 Book 2015C, Page 45 and the Right-of-Way map for Paseo Del Norte and I-25 N.M.P.# A301180. The R/W was mapped prior to and concurrent with the platting action, however, monumentation for the R/W occurred a year after the platting action. The boundary determination and limits differed in the final R/W documents as compared to the recorded and previously monumented plat. Final R/W monuments as shown herein were held in this plat, effectively rejecting previous plat monuments as set along the north line of this parent tract.

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, in projected Sections 23 & 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, City of Albuquerque, New Mexico, being and comprising Tract A of LEGACY AT JOURNAL CENTER, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 6, 2015 in Book 2015C, Page 45, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1983) and ground distances as follows:

Beginning at the southeast corner of said Tract A, being a point on the westerly right-of-way line of Interstate 25 (I-25), also being a found rebar with plastic cap stamped, "LS 10464", WHENCE City of Albuquerque Control Monument "ZAB_B", being a stainless steel rod set beneath a 5.5" NGS access cover, having New Mexico State Plane Grid Coordinates, (Central Zone NAD 1983), of X=1,540,960.370 and Y=1,519,518.103 bears North 23°38'51" East a distance of 1583.03 feet;
THENCE leaving said westerly I-25 right-of-way, along the southerly boundary of the tract herein described,
North 79°12'55" West a distance of 335.27 feet to a found rebar with plastic cap stamped, "LS 10464";
THENCE South 54°28'02" West a distance of 277.23 feet to a found rebar with plastic cap stamped, "LS 10464", also being a point on the northerly right-of-way of Lang Avenue;
THENCE continuing along the northerly right-of-way of Lang Avenue, 271.53 feet along the arc of a curve to the left, having a radius of 2441.93 feet, a central angle of 06°22'16" and a chord bearing North 27°40'34" West a distance of 271.40 feet to a point of compound curvature;
THENCE 306.39 feet along the arc of a curve to the left, having a radius of 430.00 feet, a central angle of 40°49'31" and a chord bearing North 51°16'28" West for a distance of 299.95 feet to a point of tangency;
THENCE North 71°41'13" West a distance of 226.26 feet to a point of curvature (non-tangent), said point being the southwest corner of the tract herein described;
THENCE leaving the northerly right-of-way of Lang Avenue and continuing along the westerly boundary of said tract, 48.76 feet along the arc of a curve to the left, having a radius of 30.00 feet, a central angle of 93°07'41" and a chord bearing North 61°44'56" East for a distance of 43.57 feet to a point of tangency;
THENCE 290.70 feet along the arc of a curve to the left, having a radius of 1126.05 feet, a central angle of 14°47'30" and a chord bearing North 7°47'21" East for a distance of 289.90 feet to a point of tangency;
THENCE North 0°23'30" East a distance of 79.74 feet to a point of curvature;
THENCE 16.56 feet along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 37°56'57" and a chord bearing North 18°34'59" West for a distance of 16.26 feet to a point on the northerly boundary of said tract, also being a point on the southerly right-of-way of Paseo Del Norte;
THENCE along the northerly boundary of said tract, also being the southerly right-of-way of Paseo Del Norte, North 89°44'35" East a distance of 231.56 feet to a 2" aluminum cap stamped "NMDOT CNA301180 PT473 PS 14733" and a point of curvature;
THENCE 129.99 feet along the arc of a curve to the right, having a radius of 1087.20 feet, a central angle of 06°51'02" and a chord bearing South 86°49'54" East for a distance of 129.91 feet to a 2" aluminum cap stamped "NMDOT CNA301180 PT474 PS 14733" and a point of tangency;
THENCE South 83°12'32" East a distance of 121.94 feet to a 2" aluminum cap stamped "NMDOT CNA301180 PT475 PS 14733";
THENCE South 75°47'15" East a distance of 116.13 feet to a 2" aluminum cap stamped "NMDOT CNA301180 PT476 PS 14733";
THENCE South 83°12'32" East a distance of 79.82 feet to a found 2" aluminum cap stamped "NMDOT CNA301180 PT477 PS 14733";
THENCE along the easterly boundary of said tract, also being the westerly right-of-way of said I-25 South 54°31'51" East a distance of 374.13 feet;
THENCE South 12°10'16" East a distance of 215.91 feet to a found Rebar with plastic cap stamped "LS 10464";
THENCE South 9°21'41" East a distance of 264.38 feet to a found NMDOT brass cap stamped, "RW 383+73.2";
THENCE South 10°43'37" West a distance of 57.17 feet to the POINT OF BEGINNING.

Tract contains 636,310 sq.ft. or 14.6077 acres, more or less.

**PLAT OF
TRACT A-1, A-2 & A-3
LEGACY AT JOURNAL CENTER**

(A REPLAT OF TRACT A LEGACY AT JOURNAL CENTER)
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 23 and 24, TOWNSHIP 11 NORTH,
RANGE 3 EAST, N.M.P.M.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2016

PROJECT NUMBER _____

APPLICATION NUMBER _____

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC _____ DATE _____

COMCAST CABLE _____ DATE _____

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

CITY APPROVALS:

Soren A. Reinhardt P.S. 8/9/16
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Alan R. Benham
Alan R. Benham
New Mexico Professional Surveyor 15700

Date: Aug 8, 2016



Bohannon & Huston
Courtyard I 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

P:\20170053\SURVEY\GRAPHICS\PLAT\20170053 PLAT.dwg
Mon, 8-Aug-2016 - 11:01:am, Plotted by: VRAMOS

PLAT OF TRACT A-1, A-2 & A-3 LEGACY AT JOURNAL CENTER

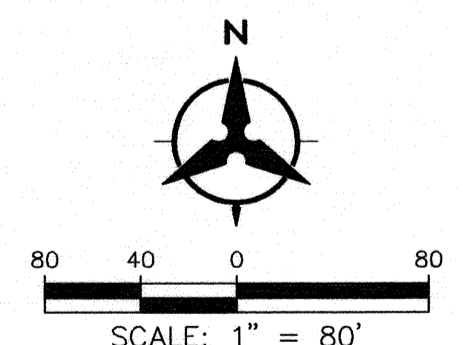
(A REPLAT OF TRACT A LEGACY AT JOURNAL CENTER)
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 23 and 24, TOWNSHIP 11 NORTH,
RANGE 3 EAST, N.M.P.M.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2016

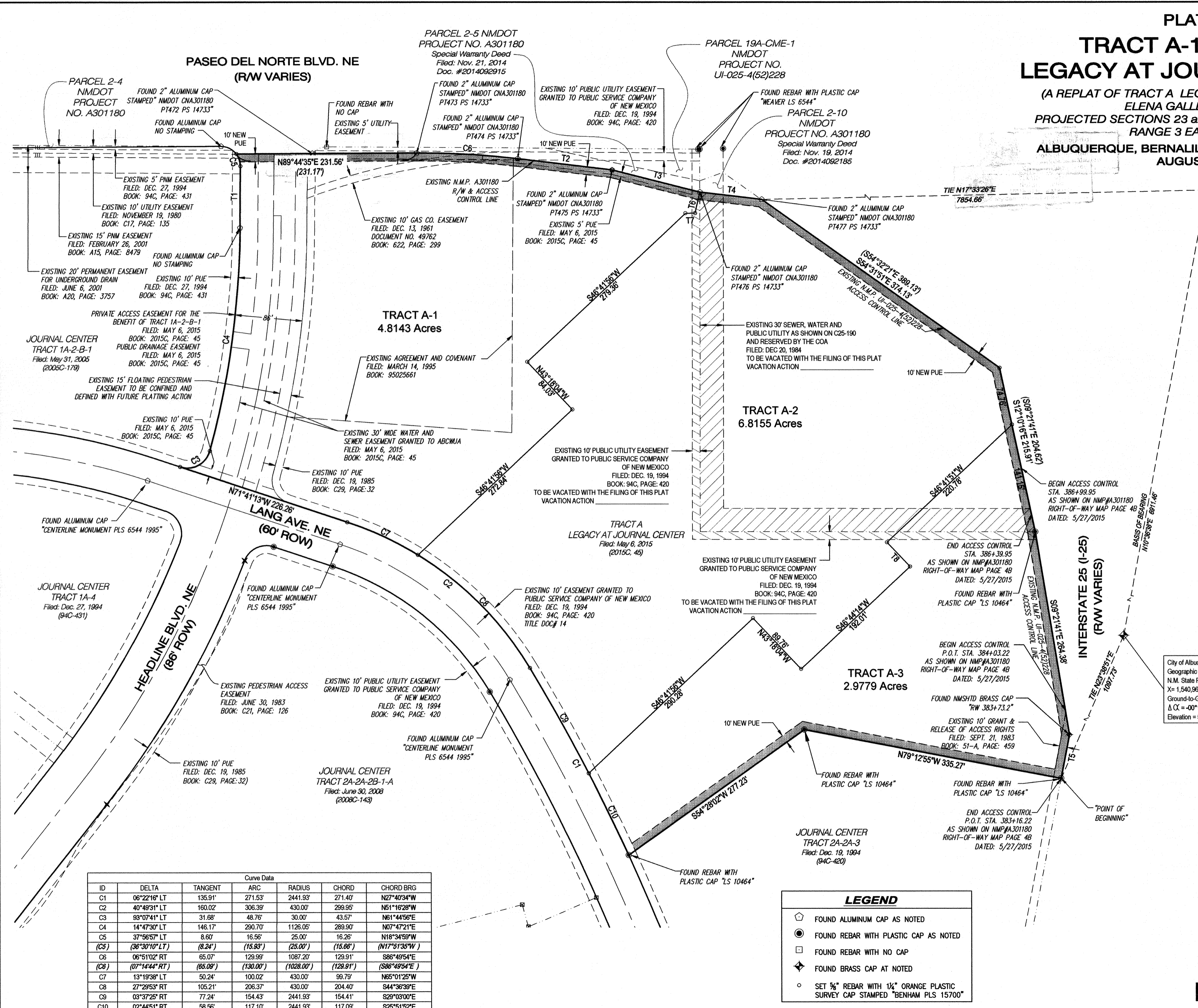
City of Albuquerque Control Monument "NMSHC 1-25-11"
Geographic Position (NAD 1983)
N.M. State Plane Coordinates (Central Zone)
X= 1,542,232.560 Y= 1,526,309.141
Ground-to-Grid Factor = 0.99966571
Δ CC = -00°11'21.89"
Elevation = 5209.617 (NAVD 1988)

Tangent Data		
ID	BEARING	DISTANCE
T1	N00°23'30"E	79.74'
T2	S83°12'32"E	121.94'
T3	S76°47'15"E	116.13'
T4	S83°12'32"E	79.82'
T5	S10°43'37"W	57.17'
T6	S12°53'40"W	27.76'
T7	S88°59'17"W	12.27'
T8	N43°15'46"W	42.92'

City of Albuquerque Control Monument "ZAB_B_1994"
Geographic Position (NAD 1983)
N.M. State Plane Coordinates (Central Zone)
X= 1,540,960.370 Y= 1,519,518.103
Ground-to-Grid Factor = 0.999666140
Δ CC = -00°11'30.25"
Elevation = 5195.09 (NAVD 1988)



Bohannon & Huston
Courtyard I 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000



Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	06°22'16" LT	135.91'	271.53'	2441.93'	271.40'	N27°40'34"W
C2	40°49'31" LT	160.02'	306.39'	430.00'	299.95'	N51°16'28"W
C3	93°07'41" LT	31.68'	48.76'	30.00'	43.57'	N61°44'56"E
C4	14°47'30" LT	146.17'	290.70'	1126.05'	289.90'	N07°47'21"E
C5	37°56'57" LT	8.60'	16.56'	25.00'	16.26'	N18°34'59"W
(C5)	(36°30'10" LT)	(8.24')	(15.83')	(25.00')	(15.66')	(N17°51'35"W)
C6	06°51'02" RT	65.07'	129.99'	1087.20'	129.91'	S86°49'54"E
(C6)	(07°14'44" RT)	(65.08')	(130.00')	(1028.00')	(129.91')	(S86°49'54"E)
C7	13°19'38" LT	50.24'	100.02'	430.00'	99.79'	N85°01'25"W
C8	27°29'53" RT	105.21'	206.37'	430.00'	204.40'	S44°36'39"E
C9	03°37'25" RT	77.24'	154.43'	2441.93'	154.41'	S29°03'00"E
C10	02°44'51" RT	58.56'	117.10'	2441.93'	117.09'	S25°51'52"E

LEGEND

- FOUND ALUMINUM CAP AS NOTED
- FOUND REBAR WITH PLASTIC CAP AS NOTED
- FOUND REBAR WITH NO CAP
- ◆ FOUND BRASS CAP AT NOTED
- SET 3/8" REBAR WITH 1/4" ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM 15700"



ENGINEER

PROJECT

LEGACY @ JOURNAL CENTER
5151 Lang Avenue NE
Albuquerque, New Mexico 87109

GENERAL SHEET NOTES

- A. SEE CIVIL PLANS FOR GRADING, DRAINAGE, UTILITY AND CURB CUT LOCATIONS INFO.
- B. PARKING AREA SHALL BE DESIGNED AND BUILT TO CITY OF ABO, DPM STANDARDS.
- C. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. ALL CURBS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ABO STANDARDS. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE MEDIANS WHEREVER POSSIBLE TO REDUCE SURFACE RUN-OFF AND SUPPLEMENT IRRIGATION.
- E. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
- F. LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT AND BE EXTINGUISHED ONE HOUR AFTER THE CLOSE OF BUSINESS, EXCEPT AS NEEDED TO PROVIDE FOR MINIMUM SECURITY LEVELS. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ABO ZONING CODE.
- G. SIDEWALKS TO BE STANDARD GRAY SCORED CONCRETE UNLESS NOTED OTHERWISE.
- H. THERE ARE NO EXISTING STRUCTURES WITHIN 20' OF SITE.
- I. AT GROUND MOUNTED TRANSFORMER LOCATIONS WHERE LANDSCAPE MAY INTERFERE, ADEQUATE CLEARANCES WILL BE PROVIDED AS PER PNM REGULATIONS.

SHEET KEYED NOTES

1. EXISTING PROPERTY LINE.
2. PROPOSED PROPERTY LINE.
3. PYLON SIGN, SEE SHEET SPBP-11 DETAIL D1.
4. MONUMENT SIGN, SEE SHEET SPBP-11 DETAIL D1.
5. BUILDING SETBACK ALONG LANG AVENUE: 30' FROM FACE OF CURB.
6. PARKING SETBACK ALONG LANG AVENUE: 20' FROM FACE OF CURB.
7. BUILDING SETBACK ALONG PASEO DEL NORTE AND I-25: 40' FROM PROPERTY LINE.
8. PARKING SETBACK ALONG PASEO DEL NORTE AND I-25: 10' FROM PROPERTY LINE.
9. BUILDING SIDEYARD SETBACK: 10' FROM PROPERTY LINE.
10. ASPHALT PAVING.
11. ASPHALT FLAT TOP SPEED HUMP.
12. TEMPORARY ASPHALT CURB.
13. CONCRETE DRIVE PAD, SEE CIVIL.
14. DECELERATION LANE, SEE CIVIL.
15. LANDSCAPED AREA, SEE LANDSCAPE PLAN.
16. CONCRETE CURBS/ISLAND WITH LANDSCAPE, SEE LANDSCAPE PLAN.
17. CONCRETE TREE WELL 7'x7' WITH LANDSCAPE, SEE LANDSCAPE PLAN.
18. CONCRETE TREE WELL 9'x9' WITH LANDSCAPE, SEE LANDSCAPE PLAN.
19. WATER QUALITY POND, SEE CIVIL.
20. CONCRETE SIDEWALK: 6" WIDE.
21. CONCRETE SIDEWALK.
22. EXISTING CONCRETE CURB AND GUTTER.
23. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE.
24. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES.
25. CONCRETE PEDESTRIAN CROSSWALK, COLOR AND TEXTURE PATTERN TO DIFFERENTIATE FROM SURROUNDING ASPHALT PAVING.
26. CONCRETE CURB.
27. CART CORRAL (7 PROVIDED); SEE SHEET SPBP-11 DETAIL B1.
28. PUBLIC SPACE COVERED SEATING AREA (1,200SF RECD); EAST: 610SF + WEST: 610SF = 1,220SF.
29. 6"-Ø BENCH (8 PROVIDED); SEE SHEET SPBP-11 DETAIL A6.
30. LITTER RECEPTACLE (4 PROVIDED); SEE SHEET SPBP-11 DETAIL A5.
31. STEEL BICYCLE RACK; SEE SHEET SPBP-11 DETAIL B3.
32. FLAG POLE (1 PROVIDED); SEE SHEET SPBP-11 DETAIL C3.
33. CONCRETE SLAB LOADING DOCK FOR DELIVERY TRUCKS.
34. CONCRETE SLAB FOR TRASH COMPACTOR.
35. TRASH COMPACTOR FOR SOLID WASTE DISPOSAL.
36. 8" HIGH PAINTED SPLIT-FACE CONCRETE SIDEWALK, SEE ELEVATIONS.
37. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE; SEE SHEET SPBP-11 DETAIL A2.
38. MOTORCYCLE PARKING: 41x8' (8 PROVIDED).
39. PAINTED ACCESSIBLE PAVEMENT SYMBOL.
40. POLE MOUNTED ACCESSIBLE PARKING SIGNAGE; SEE SHEET SPBP-11 DETAIL A3 (ASIMLAR).
41. PAINTED PARKING STRIPING (4" WIDE); COLOR: WHITE.
42. PAINTED DIAGONAL STRIPING (2"-Ø C. AT 45 DEGREES); COLOR: WHITE.
43. EXPECTANT MOTHER PARKING (2 PROVIDED).
44. POLE MOUNTED EXPECTANT MOTHER PARKING SIGNAGE; SEE SHEET SPBP-11 DETAIL A1.
45. POLE MOUNTED PARKING LOT LIGHT; SEE SHEET SPBP-11 DETAIL B5.
46. DECORATIVE FENCING; SEE SHEET SPBP-11 DETAIL C4.
47. TRANSFORMER.
48. POLE MOUNTED STOP SIGN; SEE SHEET SPBP-11 DETAIL A4.
49. EXISTING INTERSECTION WITH STOP SIGNS.
50. EXISTING FIRE HYDRANT, SEE CIVIL.
51. FIRE HYDRANT, SEE CIVIL.
52. EXISTING 30" WIDE WATER AND SEWER EASEMENT GRANTED TO ABCWUA, FILED: MAY 6, 2015, BOOK: 2015C, PAGE: 45, TITLE DOCF#4.
53. EXISTING 10" FLOATING PEDESTRIAN EASEMENT TO BE CONFINED AND DEFINED WITH FUTURE PLATTING ACTION.
54. EXISTING 7" PUBLIC UTILITY EASEMENT, FILED: MAY 6, 2015, BOOK: 2015C, PAGE: 45, TITLE DOCF# 14.
55. EXISTING 17" GAS COMPANY EASEMENT, FILED: DEC 15, 1981, DOCUMENT NO. 40762, BOOK: 622, PAGE: 299.
56. EXISTING 17" PUBLIC UTILITY EASEMENT, FILED: DEC 19, 1985, BOOK: C29, PAGE: 32, TITLE DOCF#4.
57. TEMPORARY, NARROW WIDTH OF BINDER AND COBBLES.
58. EXISTING BIKE / WALKING TRAIL.
59. EXISTING RETAINING WALL.
60. PROPOSED RETAINING WALL (TO MATCH EXISTING RED-ROCK WALL).
61. CONCRETE TREE WELL 9'x9' WITH LANDSCAPE AND CONCRETE CURB, SEE LANDSCAPE PLAN.
62. PAINTED TRAFFIC FLOW DIRECTIONAL ARROW, COLOR: WHITE.
63. EXISTING TREES TO BE RETAINED IF POSSIBLE.
64. EXISTING 10" EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED: DEC. 19, 1994, BOOK: 94C, PAGE: 49, TITLE DOCF#4.

SITE INFORMATION

LEGAL DESCRIPTION
TR A PLAT OF TRACT A LEGACY AT JOURNAL CENTER (A REPLAT OF TRACTS 2A-2A-1 & TRACT H JOURNAL CENTER & VACATED RIGHT OF WAY OF HEADLINE BLVD) CONT 14.6215 AC

TOTAL SITE AREA: 14.62 ACRES
 TRACT A-2: 297,142 SF = 6.82 AC
 TRACT A-3: 209,420 SF = 4.80 AC, FOR ILLUSTRATIVE PURPOSES ONLY, FUTURE NOT A PART
 TRACT A-3: 130,349 SF = 3.0 AC, FOR ILLUSTRATIVE PURPOSES ONLY, FUTURE NOT A PART

EXISTING ZONING: IP
PROPOSED USES: RETAIL
MINIMUM BUILDING SETBACK: SEE SHEET KEYED NOTES AND SITE PLAN
MAXIMUM BUILDING HEIGHT: IP ZONING: 120'
GROSS BUILDING AREA (GBA):
 RETAIL (1 STORY) = 68,413 SF
TOTAL SITE AREA: 297,130 SF = 6.82 ACRES
GROSS F.A.R. (GBA / SITE AREA) = 68,413 / 297,130 = .23

PARKING INFORMATION

ALBUQUERQUE CITY ZONING CODE, SECTION 14-17-3-1
TOTAL BUILDING AREA: 68,413 GSF
 0-15,000sf @ 1/200sf = 75 spaces
 15,000-60,000sf @ 1/250sf = 180 spaces
 >60,000sf (8,413sf) @ 1/300sf = 28 spaces
TOTAL REQUIRED SPACES = 284 spaces

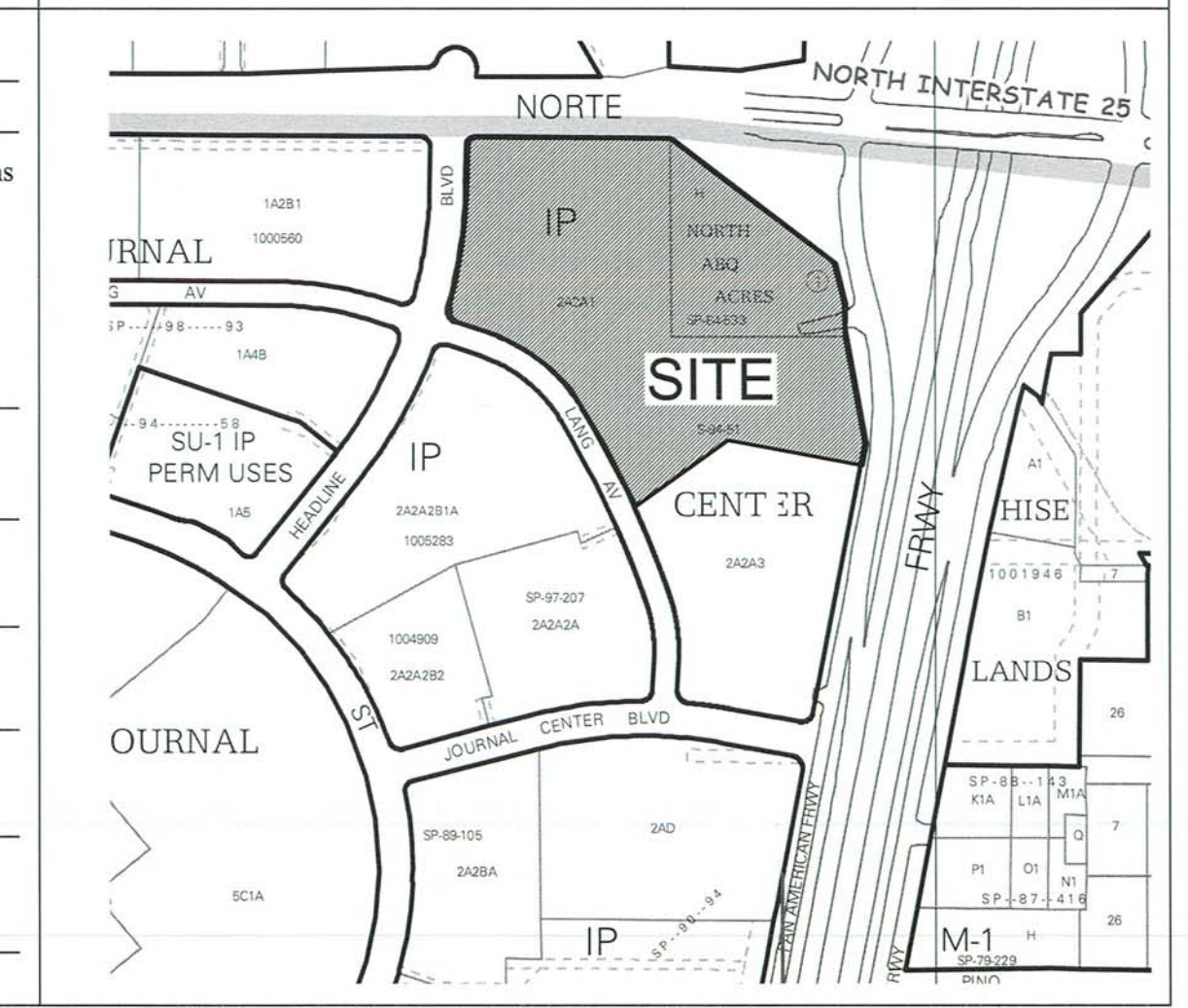
TOTAL PARKING REQUIRED: 284
TOTAL PARKING PROVIDED: 322

HANDICAP PARKING STALLS REQUIRED: 12 HC STALLS (2 VAN ACCESSIBLE)
PROVIDED: 13 HC STALLS (2 VAN ACCESSIBLE)

MOTORCYCLE PARKING REQUIRED: 6 SPACES
PROVIDED: 6 SPACES

BICYCLE PARKING REQUIRED: 1 PER 20 PARKING SPACES: TOTAL: 322 / 20 = 16 SPACES
PROVIDED: 17 SPACES

VICINITY MAP

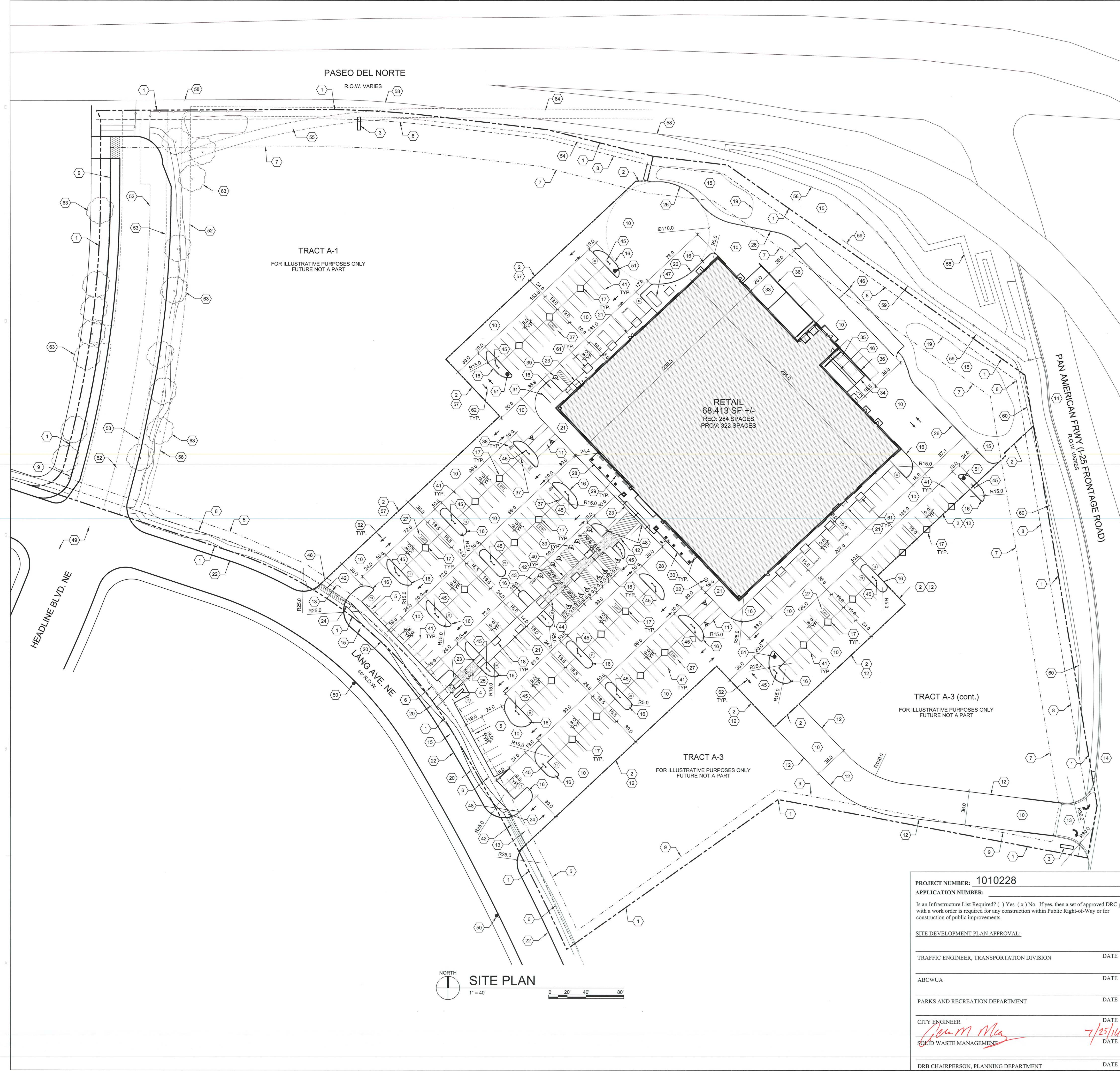


PROJECT NUMBER: 1010228
APPLICATION NUMBER:

Is an Infrastructure List Required? () Yes (x) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

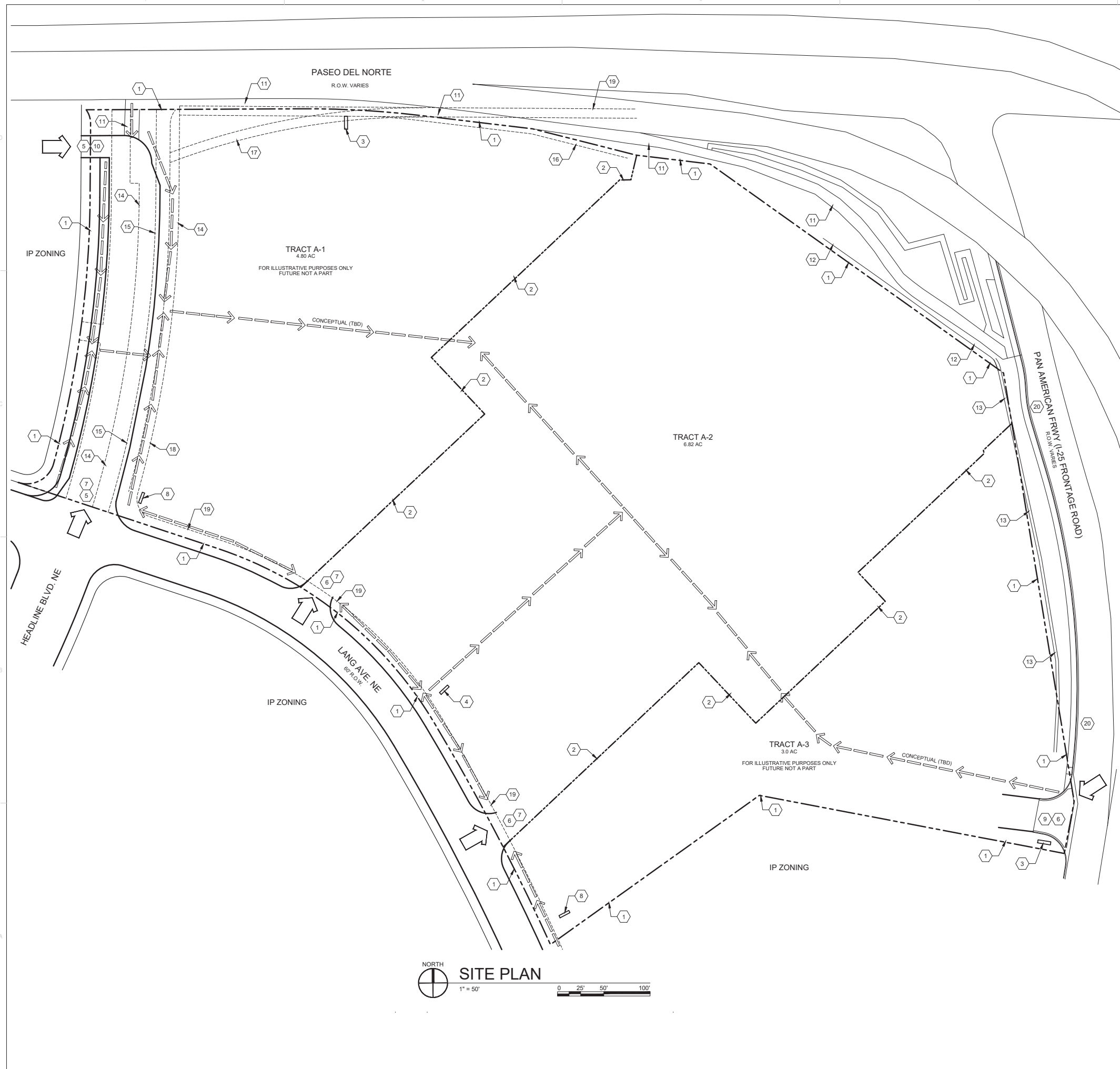
SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
<i>Tom M. Ma</i>	7/25/14
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



- REVISIONS**
- ▲
 - ▲
 - ▲
 - ▲
 - ▲

DRAWN BY:
REVIEWED BY:
DATE: July 15, 2016
PROJECT NO.: 16-0088
DRAWING NAME: SITE PLAN FOR BUILDING PERMIT



GENERAL SHEET NOTES

A. APPLICABLE PLANS: REFER TO DESIGN STANDARDS THIS PACKAGE.

SHEET KEYED NOTES

1. EXISTING PROPERTY LINE.
2. PROPOSED PROPERTY LINE.
3. PROPOSED PYLON SIGN.
4. PROPOSED MONUMENT SIGN.
5. EXISTING DRIVEWAY.
6. PROPOSED DRIVEWAY.
7. FULL ACCESS.
8. PROPOSED OPTIONAL FUTURE MONUMENT SIGN.
9. RIGHT-IN / RIGHT-OUT ACCESS.
10. RIGHT-IN / LEFT-OUT ACCESS.
11. EXISTING BIKE / WALKING TRAIL.
12. EXISTING RETAINING WALL.
13. PROPOSED RETAINING WALL (TO MATCH EXISTING).
14. EXISTING 30' WIDE WATER AND SEWER EASEMENT GRANTED TO ABCWUA, FILED: MAY 6, 2015, BOOK: 2015C, PAGE: 45, TITLE DOC#14.
15. EXISTING 15' FLOATING PEDESTRIAN EASEMENT TO BE CONFINED AND DEFINED WITH FUTURE PLATTING ACTION.
16. EXISTING 5' PUBLIC UTILITY EASEMENT, FILED: MAY 6, 2015, BOOK: 2015C, PAGE: 45, TITLE DOC# 14.
17. EXISTING 10' GAS COMPANY EASEMENT, FILED: DEC 13, 1961, DOCUMENT NO. 49762, BOOK: 622, PAGE: 299.
18. EXISTING 10' PUBLIC UTILITY EASEMENT, FILED: DEC 19, 1965, BOOK: C20, PAGE: 32, TITLE DOC#14.
19. EXISTING 10' EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED: DEC. 19, 1994, BOOK: 94C, PAGE: 420, TITLE DOC#14.
20. PROPOSED DECELERATION LANE.

SITE PLAN LEGEND

- PEDESTRIAN INGRESS / EGRESS
- PROPOSED VEHICULAR INGRESS / EGRESS
- EXISTING PROPERTY LINE, AS NOTED
- PROPOSED PROPERTY LINE, AS NOTED

SITE INFORMATION

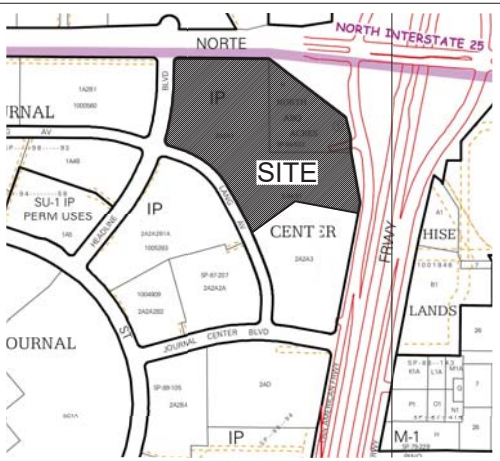
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 TRACT A-3: 130,349 SF = 3.0 AC, FOR ILLUSTRATIVE PURPOSES ONLY, FUTURE NOT A PART

EXISTING ZONING: IP
PROPOSED USES: RETAIL, RESTAURANT
MINIMUM BUILDING SETBACK:
 PAN AMERICAN FREEWAY FRONTAGE ROAD: 40' FROM PROPERTY LINE
 PASEO DEL NORTE: 40' FROM PROPERTY LINE
MAXIMUM BUILDING HEIGHT: IP ZONING: 120'
MAXIMUM F.A.R.: 1.0

VICINITY MAP



PROJECT NUMBER: 1010228

APPLICATION NUMBER:

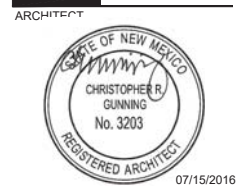
Is an Infrastructure List Required? () Yes (x) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



7601 JEFFERSON NE, SUITE 100
 ALBUQUERQUE, NM 87109
 505.761.9700 / DPSDESIGN.ORG



ENGINEER

PROJECT

LEGACY @ JOURNAL CENTER
 5151 Lang Avenue NE
 Albuquerque, New Mexico 87109

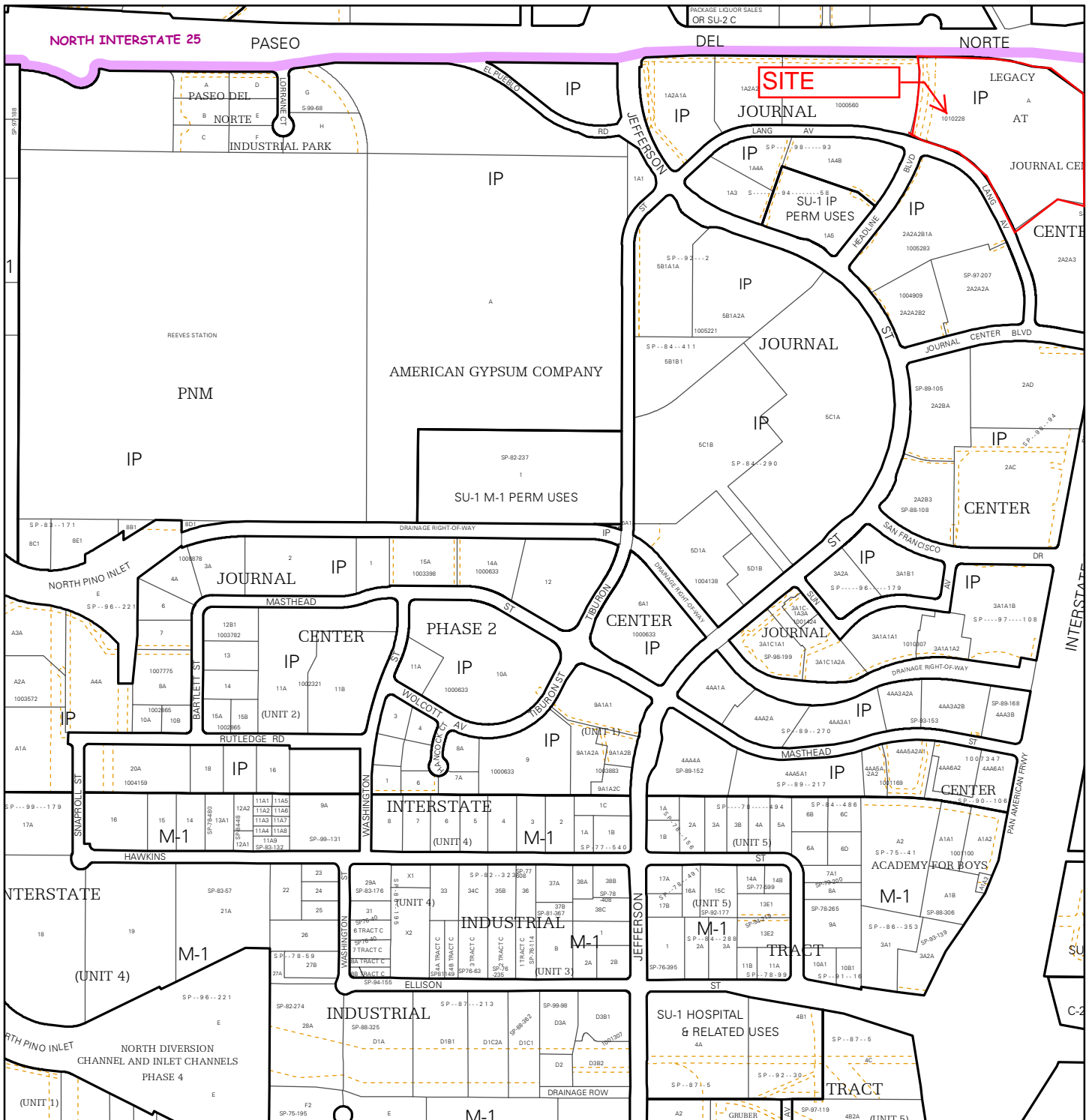
REVISIONS

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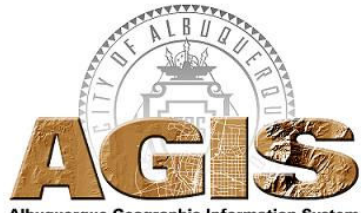
DRAWN BY
REVIEWED BY
DATE July 15, 2016
PROJECT NO. 16-0068
DRAWING NAME

SITE PLAN FOR SUBDIVISION

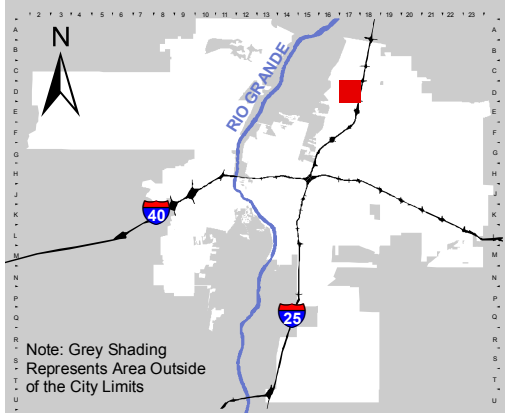
SHEET NO.
SPSB-1
 OF



For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 1/28/2016

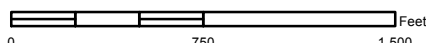


Note: Grey Shading Represents Area Outside of the City Limits

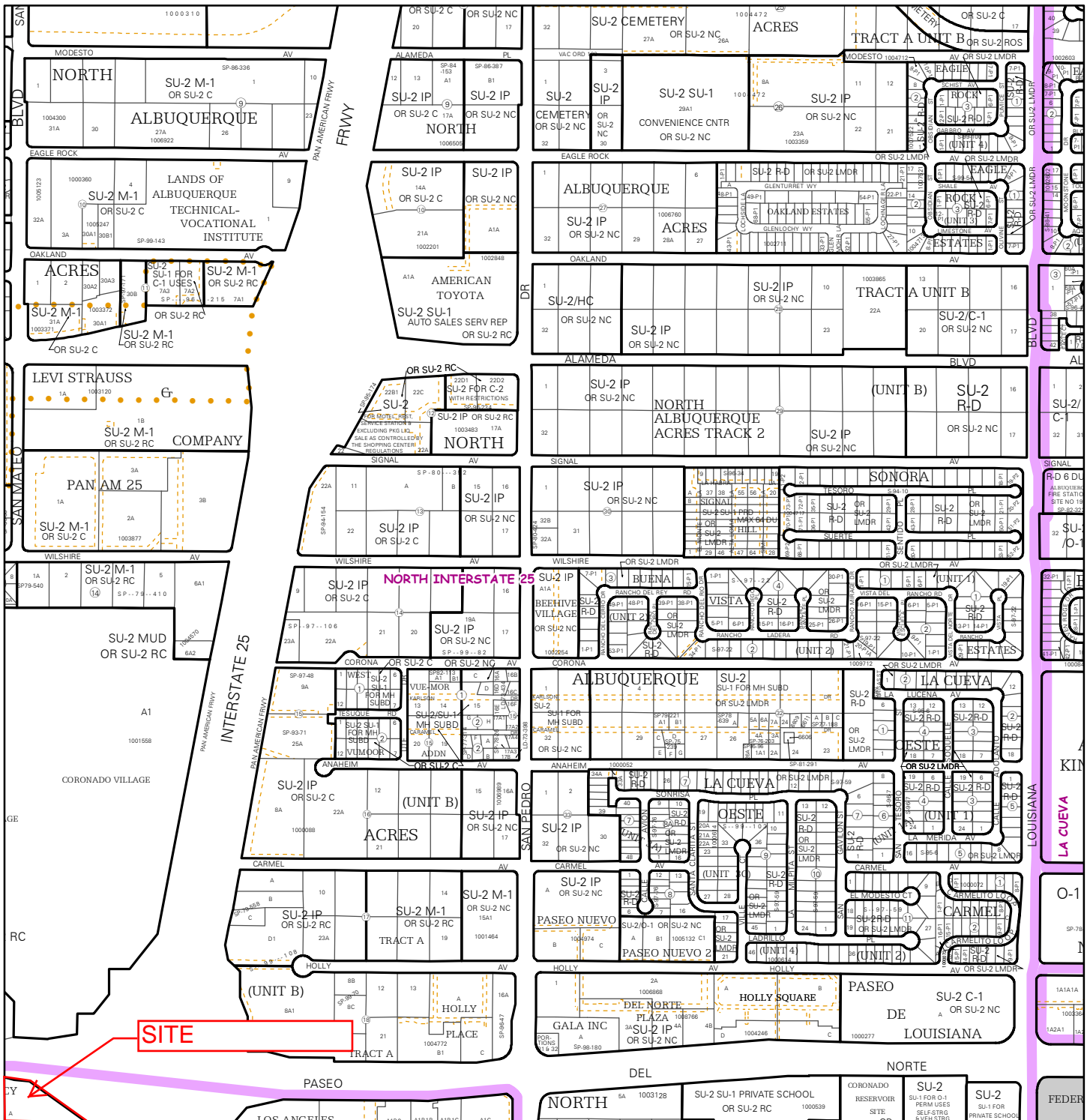
Zone Atlas Page:
D-17-Z

Selected Symbols

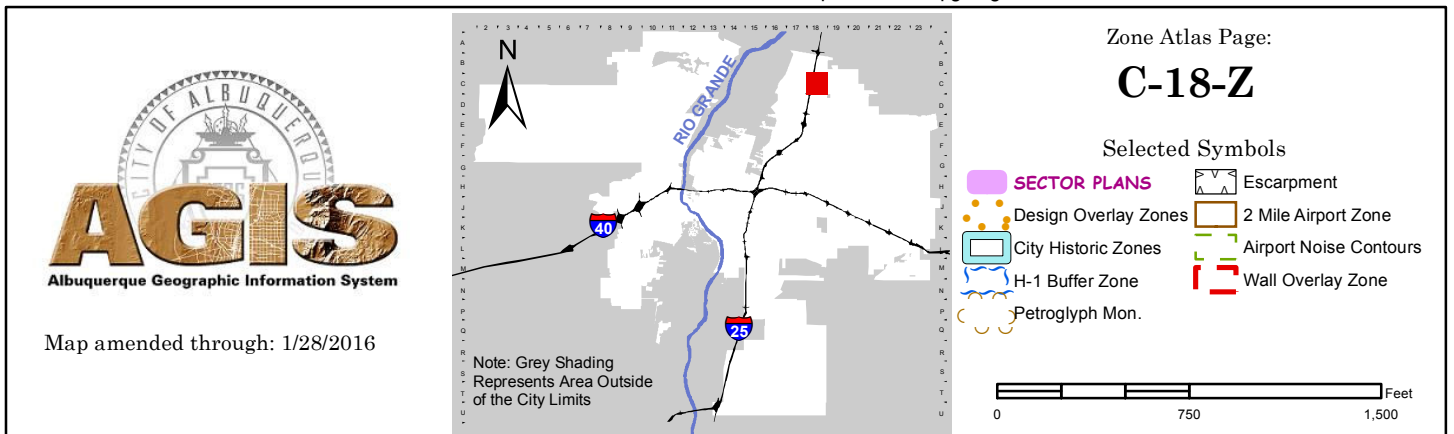
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

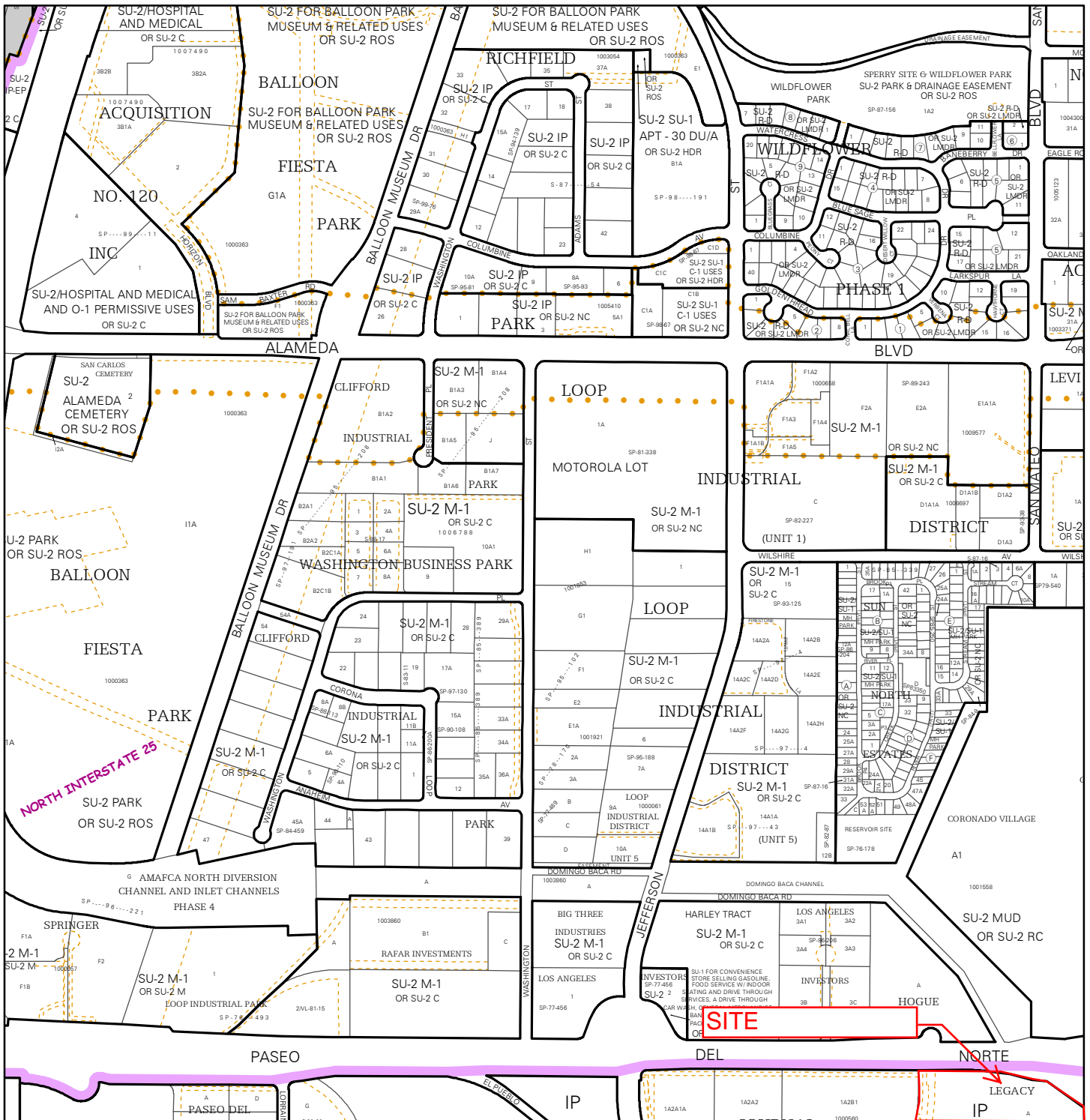


0 750 1,500 Feet



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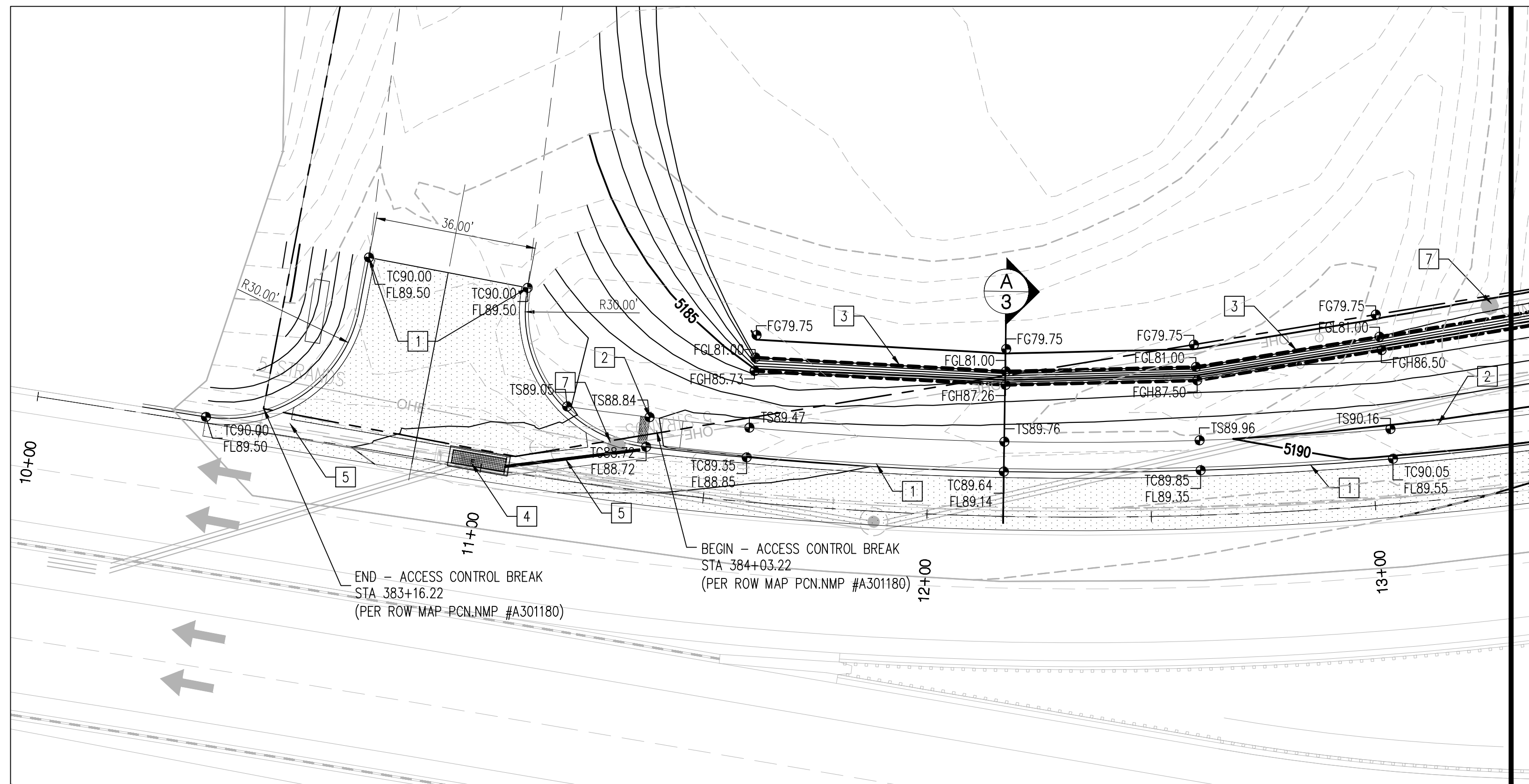
Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-17-Z

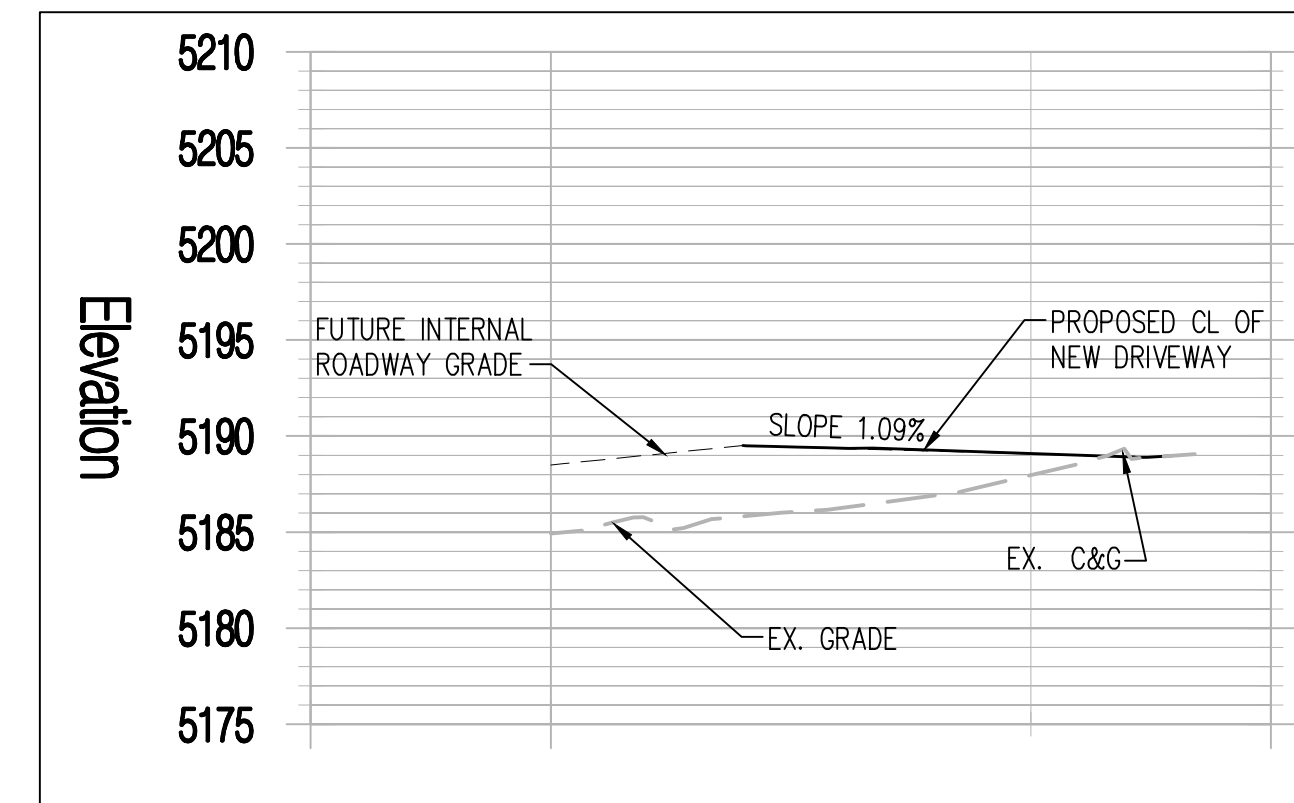
Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
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- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

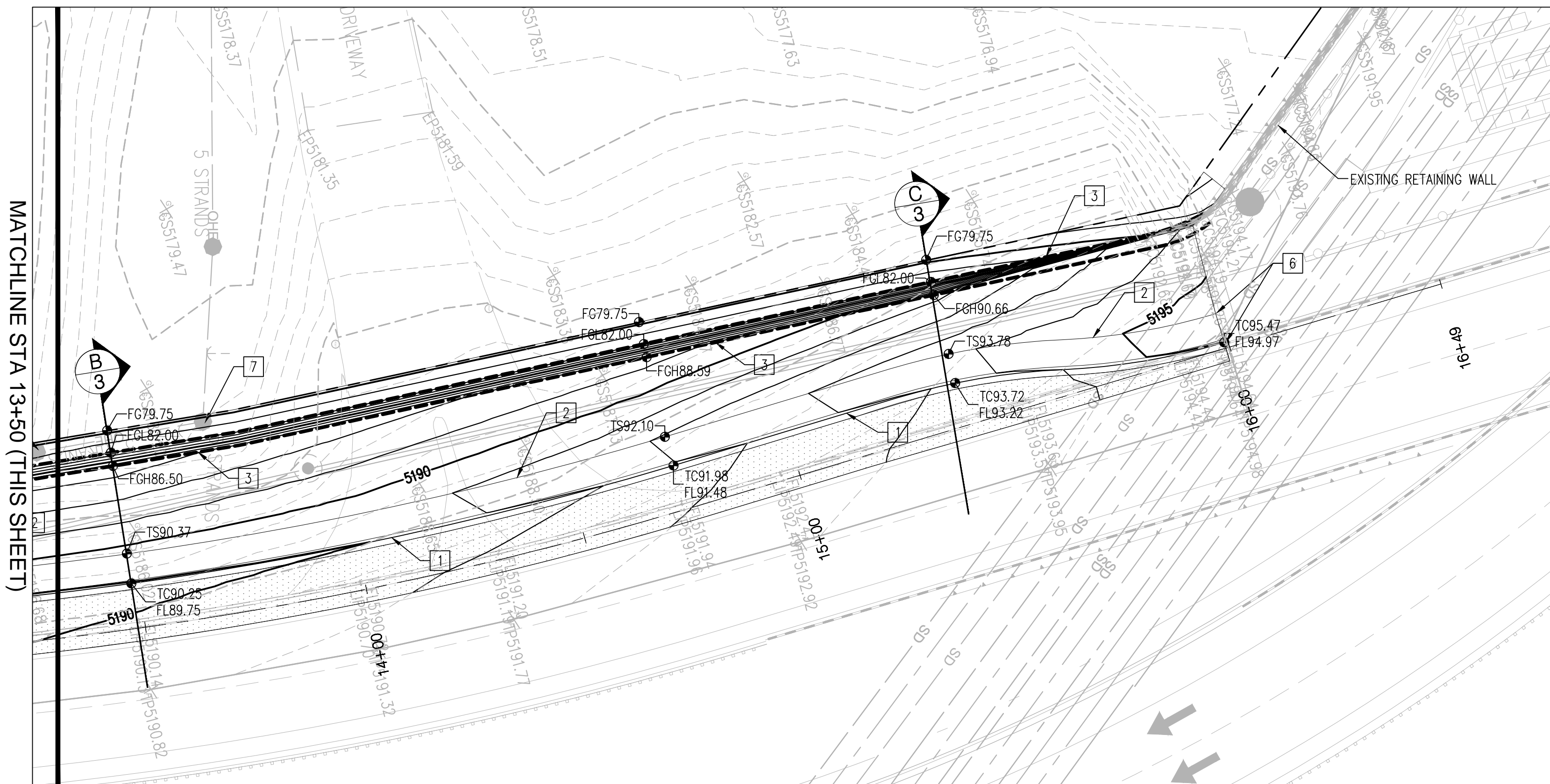


PAVING AND GRADING PLAN
STA 10+00 - 13+50

MATCHLINE STA 13+50 (THIS SHEET)



CENTER LINE OF NEW DRIVEWAY
STA 10+84.70



PAVING AND GRADING PLAN
STA 13+50 - 16+50

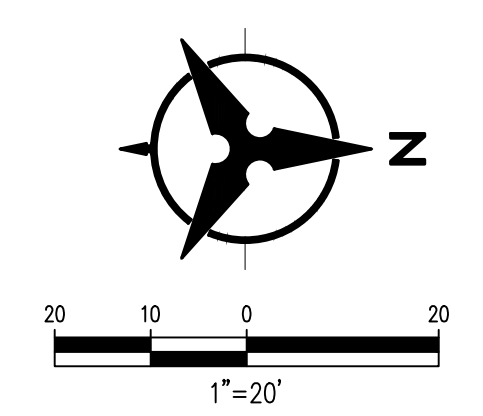
PAVING KEYED NOTES

- INSTALL NMDOT CONCRETE BARRIER CURB & GUTTER TYPE B PER STD. DWG. 609.
- INSTALL 6' SIDEWALK PER STD. DWG. 609.
- INSTALL REDI-ROCK MODULAR BLOCK RETAINING WALL (MATCH EXISTING WALL BLOCK/SIZE).
- EXISTING TRIPLE CDI-FOR TYPE B CURB SHALL BE MODIFIED TO A TRIPLE GRATE MEDIAN DROP INLET TYPE 1. EXTEND SLOTTED DRAIN PER STD DWG 570 ALONG NEW VALLEY GUTTER TO NEW CURB AND GUTTER.
- INSTALL NEW 4' WIDE VALLEY GUTTER PER STD. DWG. 609
- REMOVE EXISTING CHAIN LINK FENCE AND MATCH NEW SIDEWALK TO EXISTING. INCLUDE EXPANSION JOINTS AS NECESSARY
- EXISTING PNM POLES TO BE RELOCATED.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALBUQUERQUE CONTROL STATION MONUMENT "ZAB_LB_1994"	DATE	NO.	DATE		18187 M. H. BALAA PROFESSIONAL ENGINEER
WORKED BY	DATE	NEW MEXICO STATE PLANE COORDINATES	DATE	BY	DATE		
INSPECTORS	DATE	CENTRAL ZONE (NAD 83)	DATE				
ACCEPTANCE BY	DATE	X = 1540960.370	DATE				
VERIFICATION BY	DATE	Y = 1519518.03	DATE				
DRAWN BY	DATE	ELEVATION = 5195.09 (NAVD 1988)	DATE				
CHECKED BY	DATE	DELTA ALPHA = -0.0113025"	DATE				
RECORDED BY	DATE	GROUND TO GRID FACTOR = 0.99966140	DATE				

LEGEND

- INSTALL ASPHALT PAVEMENT PER DETAIL "A" SHEET 3.
- PROPERTY LINE
- REDI-ROCK RETAINING WALL



Bohannon & Huston
www.bhinc.com 800.877.5332

New Mexico DEPARTMENT OF TRANSPORTATION
MOBILITY FOR EVERYONE

LEGACY @ JOURNAL CENTER
PAVING AND GRADING CENTER

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

Project No. _____ Zone Map No. _____ Sheet **2** Of **8**

