FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A **Variance – DRB for the Bulk Transfer of Land** requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

__ Interpreter Needed for Hearing? ____ if yes, indicate language: _____

X A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form S2 at the front followed by the remaining documents *in the order provided on this form.*

X Zone Atlas map with the entire site clearly outlined and labeled

☐ **SKETCH PLAT REVIEW AND COMMENT**

__ Letter describing, explaining, and justifying the request
__ Scale drawing of the proposed subdivision plat (7 copies, folded)
__ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**

__ Letter describing, explaining, and justifying the request
__ Copy of recorded IIA
__ Proposed Final Plat (7 copies, 24" x 36" folded)
__ Design elevations & cross sections of perimeter walls (3 copies)
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ DXF file and hard copy of final plat data for AGIS submitted and approved

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

__ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
__ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
__ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
__ Required notice with content per IDO Section 14-16-6-4(K)(6)
  __ Office of Neighborhood Coordination Public Notice Inquiry response
  __ Proof of emailed notice to applicable Neighborhood Association representatives
__ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
__ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
__ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
__ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
__ Proposed Infrastructure List, if applicable
__ DXF file and hard copy of final plat data for AGIS submitted and approved

☒ **MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**

X Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
X Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
X Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature:	**Date:** 6/03/2019
Printed Name: Jeremy Shell	☐ Applicant or ☒ Agent
FOR OFFICIAL USE ONLY	
Case Numbers: Project Number	
Staff Signature:	
Date:	

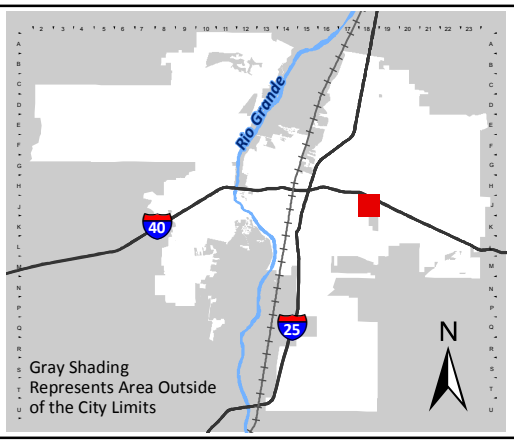
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:

J-18-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

December 12, 2019

City of Albuquerque
Development Review Board
Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

RE: Infrastructure List Revision, Tract A-2-A-1-A, Park Square, Owner: Legacy Hospitality, Inc.

RESPEC Inc., agent for Legacy Hospitality – is requesting an **Infrastructure List Revision** for Tract A-2-A-1-A. We are requesting that the Development Review Board approve the Infrastructure List Revision Request.

This request pertains to the property north of Interstate 40 west of Americas Parkway, and south of Indian School Rd. The current Infrastructure List was approved April 18, 2012 and is set to expire on April 17, 2020. We are requesting an Infrastructure List Revision because the plan for the site has changed and the remaining unconstructed improvements are no longer necessary, create a safety risk, or are already built.

The old site plan for the hotel development, included in this submittal, showed a future hotel in the parking north of the hotel that exists today. There is a new proposed use for the north parking area, RE DRB Pr# 2018001284, and a hotel is no longer planned to be developed at this location. One of the 3" water services were intended to serve the future hotel. Therefore, the meter and service at the NE corner is no longer applicable.

The water tap for private fire hydrants and fire sprinkler systems are shown on the south side of the property on the site survey attached to this submittal. There is an existing four-inch water vault connected to the existing hotel as shown on the as-built sheet provided by Albuquerque and Bernalillo County Water Utility Authority (ABCWUA). Therefore, both the private water tap and SE 3" meter and service have been built and can be removed from the infrastructure list.

The proposed ten-foot crosswalks going across America Parkway create a safety risk to pedestrians and should also be removed from the infrastructure list. Based on the information provided with this submittal RESPEC believes the infrastructure list should be revised and all items removed.

We request the infrastructure list amendment based on the following review and design criteria as listed in IDO Part 14-16-6-4(X)(2).

> **Criteria 1**" The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property."
>
> **The amendment is necessary because the proposed hotel is no longer being considered, the private water tap and SE3" have already been constructed, and the**

5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661

property owner was unaware of the safety hazard that the cross walk posed at the time of application.

Criteria 2 "The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-5 (cumulative of any earlier deviations or amendments)."

The amendment does not increase or decrease the dimensions in Table 6-4-5 of the IDO. This submittal only requests that the requirements to construct unnecessary infrastructure be dismissed because of a change in site development, infrastructure has been already built, or the infrastructure poses a safety threat to the general public.

Criteria 3 "The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use."

The amendment does not decrease the total amount of open space in the development or the amount of space abutting a lot containing a residential use because the amendment does not change the preliminary plat and only requests that the requirement to construct unnecessary infrastructure be dismissed.

Criteria 4 "The amendment does not reduce any building setback adjacent to development containing residential uses by any amount."

The amendment does not reduce any building setback adjacent to development containing residential uses by any amount because the amendment does not pertain to the preliminary plat and only requests that the requirement to construct infrastructure for a hotel no longer in consideration, infrastructure that has already been built, and infrastructure that poses a safety risk be dismissed.

Criteria 5 "The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan."

The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan because the amendment does not pertain to the preliminary plat and only requests that the requirement to construct infrastructure for a hotel no longer in consideration, infrastructure that has already been built, and infrastructure that poses a safety risk to be dismissed.

Criteria 6 "The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties."

The amendment does not adjust a building design because the amendment is not to the preliminary plat and only requests that the requirement to construct infrastructure

for a hotel no longer in consideration, infrastructure that has already been built, and infrastructure that poses a safety risk to be dismissed.

Criteria 7 "The amendment does not reduce the amount of total landscaping installed on the property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas."

The amendment does not reduce the amount of total landscaping or the amount of buffering previously because the amendment does not change the approved preliminary plat and only requests that the requirement to construct infrastructure for a hotel no longer in consideration, infrastructure that has already been built, and infrastructure that poses a safety risk to be dismissed.

Criteria 8 "The amendment does not increase the traffic accessing the property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties."

The amendment does not increase traffic accessing the property and does not increase or decrease the number for through streets, sidewalks, trails or trail connections passing through the property through the property or connecting to or designed to connect to abutting properties because the amendment removes the offsite requirements and does not change the property's traffic flow.

Criteria 9 "Other than those allowed within the threshold of a minor amendment pursuant to Table 6-4-4, the amendment does not affect a standard in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or the DPM, in which case DRB review is required through a Site Plan – DRB pursuant to Subsection 14-16-6-6(G)."

The amendment does not affect a standard in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or the DPM because the amendment does not change the approved preliminary plat and only requests that the requirement to construct infrastructure for a hotel no longer in consideration, infrastructure that has already been built, and infrastructure that poses a safety risk to be dismissed.

Criteria 10 "The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process."

The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or

including the property because there were no specific conditions attached to the property.

Criteria 11 "The amendment does not affect a property in an Overlay zone as regulated per Part 14-16-3, in which case amendments may be granted per the original approval process for the Site Plan governing the site."

The site is not located within the overlay zone.

Criteria 12 "The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the property."

The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the property because the amendment does not change the land use of the property.

Criteria 13 "The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities)."

The amendment does not expand a nonconformity because the amendment does not change the property.

I appreciate your consideration in this matter.

Included with this submittal:

- Zone Atlas map with the entire property(ies) clearly outlined
- Seven (7) copies of the DRB approved infrastructure list
- Seven (7) copies of the proposed infrastructure list
- Site survey stamped by a licensed surveyor
- As-built sheet from ABCWUA
- Old site plan

Sincerely,

Jeremy Shell
Engineer

Current DRC
Project Number: 660082

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
UPTOWN HOTEL SITE FOR REGAL HOSPITALITY
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
TRACT A-2-A-1-A PARK SQUARE
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted:
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1000551
DRB Application No.:

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

Approval of Creditable Items:
Impact Fee Admistrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 _____

2 _____

3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
HUGH FLOYD, PE 06/07/19	_____	_____
PREPARED BY- date	DRB CHAIR - date	PARKS & RECREATION - date
RESPEC	_____	_____
Firm	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
_____	_____	_____
SIGNATURE - date	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	_____	_____
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC
Project Number:_____

FIGURE 12

Date Site Plan Approved: 11-30-2005
Date Preliminary Plat Approved: 4-18-12
Date Preliminary Plat Expires: 4-18-13

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DRB Application No :05DRB01544 // Project #1000551

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

UPTOWN HOTEL SITE FOR REGAL HOSPITALITY
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING TRACTS A2A AND A2B PARK SQUARE ADDITION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
667082		10"	WATER TAP FOR PRIVATE FIRE HYDRANTS AND FIRE SPRINKLER SYSTEMS	AMERICA PARKWAY	SITE ENTRANCE	100' NORTH	/	/	/
		3"	WATER METER AND SERVICE	NE CORNER OF SITE	EX 12" WL IN AMERICA PARKWAY	NORTH SIDE HOTEL	/	/	/
		3"	WATER METER AND SERVICE	NE CORNER OF SITE	EX 12" WL IN AMERICA PARKWAY	SOUTH SIDE HOTEL	/	/	/
		10'	CONCRETE CROSS WALK	AMERICA PARKWAY	NORTH ENTRANCE		/	/	/
		10'	CONCRETE CROSS WALK	AMERICA PARKWAY	SOUTH ENTRANCE		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 Engineers Certification of Grading Plan required for release of SIA and Financial Guarantee

2

3

AGENT / OWNER

DAVID SOULE
NAME (print)

RIOGRANDE ENGINEERING
FIRM

4/18/12
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

4/18/12
DRB CHAIR - date

04-18-12
TRANSPORTATION DEVELOPMENT - date

04/18/12
UTILITY DEVELOPMENT - date

4-18-12
CITY ENGINEER - date

Carol S. Dumont 4-18-12
PARKS & ~~GENERAL~~ RECREATION - date

AMAFCA - date

_____ - date

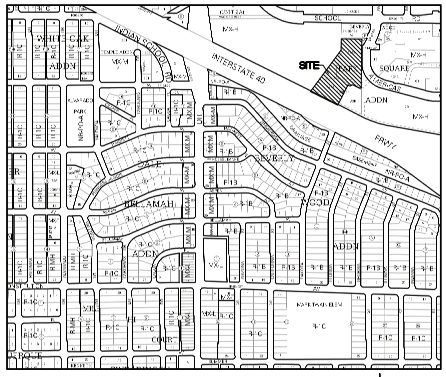
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-05)

Topographic Map
for
Tracts A-2-A-1-A & A-2-A-2-A, Park Square
City of Albuquerque
Bernalillo County, New Mexico
July 2018



Vicinity Map - Zone Atlas J-18-Z

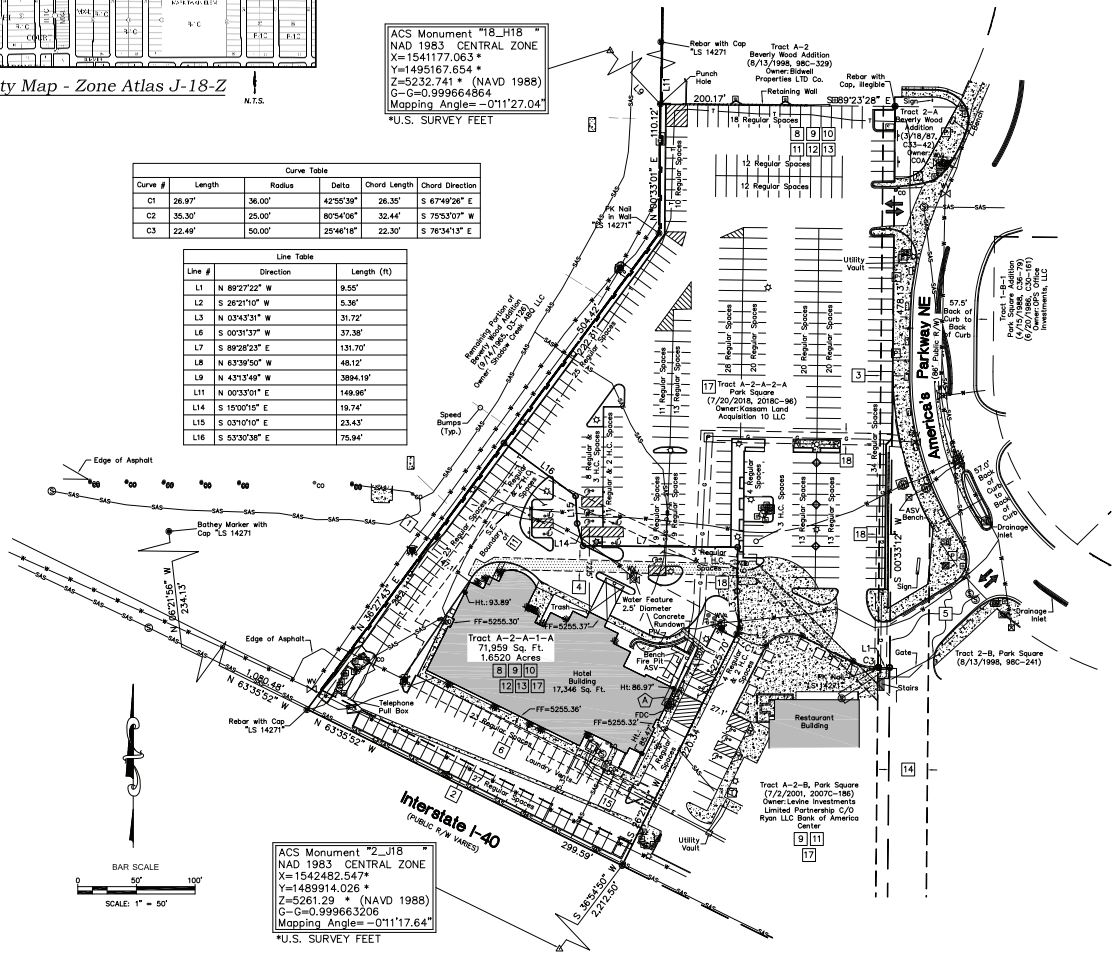
Benchmark -NAVD 88
ACS MONUMENT "18_H18" HAVING AN ELEVATION OF 5232.741.

Notes
1. FIELD SURVEY PERFORMED IN JUNE AND JULY 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.999663229.
4. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
5. ALTHOUGH THIS IS NOT A BOUNDARY SURVEY, A BOUNDARY SURVEY WAS PERFORMED ON THIS PROPERTY. SO THIS TOPOGRAPHIC SURVEY MAY REFLECT SOME CHARACTERISTICS OF A BOUNDARY SURVEY.

ACS Monument "18_H18 "
NAD 1983 CENTRAL ZONE
X=1541177.063 *
Y=1495167.654 *
Z=5232.741 * (NAVD 1988)
G-G=0.999664864
Mapping Angle= -0°11'27.04"
*U.S. SURVEY FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	26.97'	36.00'	42°55'39"	26.35'	S 67°49'26" E
C2	35.30'	25.00'	80°54'06"	32.44'	S 75°53'07" W
C3	22.49'	50.00'	25°46'18"	22.30'	S 76°34'13" E

Line Table		
Line #	Direction	Length (ft)
L1	N 89°27'22" W	9.55'
L2	S 26°21'10" W	5.36'
L3	N 03°43'31" W	31.72'
L6	S 00°31'37" W	37.38'
L7	S 89°28'23" E	131.70'
L8	N 63°39'50" W	48.12'
L9	N 43°13'49" W	3894.19'
L11	N 00°33'01" E	149.96'
L14	S 15°00'15" E	19.74'
L15	S 03°10'10" E	23.43'
L16	S 53°30'38" E	75.94'



ACS Monument "2_J18 "
NAD 1983 CENTRAL ZONE
X=1542482.547*
Y=1489914.026 *
Z=5261.29 * (NAVD 1988)
G-G=0.999663206
Mapping Angle= -0°11'17.64"
*U.S. SURVEY FEET

Easement Notes
1. EXISTING 5' UTILITY EASEMENT (6/29/1984, C24-89)
2. EXISTING 20' COA WATER & SEWER EASEMENT (9/14/1965, D3-126) & (6/29/1984, C24-89)
3. EXISTING 10' PNM EASEMENT (4/29/1975, BK. MISC. 418, PG. 830)
4. EXISTING 10' UNDERGROUND PNM EASEMENT (4/25/2001, BK. A18, PG. 4306)
5. EXISTING NON-EXCLUSIVE PRIVATE ACCESS EASEMENT (8/7/1998, BK. 98-13, PG. 8016)
6. EXISTING 10' UNDERGROUND PNM EASEMENT (8/6/2001, BK. A22, PG. 9039, DOC. NO. 2001890730) (8/6/2001, BK. A22, PG. 9040, DOC. NO. 2001890731)
7. INTENTIONALLY OMITTED
8. EXISTING CABLE EASEMENT OVER NON-BUILDING AREAS (10/12/2007, DOC. NO. 2007144250)
9. EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, PRIVATE CROSS LOT UTILITY EASEMENT AND RECIPROCAL PRIVATE CROSS ACCESS AND PARKING EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A & A-2-B (7/2/2001, 2001C-186) (4/19/2011, 2011C-35)
10. PRIVATE CROSS LOT DRAINAGE EASEMENT ACROSS TRACTS A-2-A-2 AND A-2-A-1 AND BENEFITING TRACT A-2-B (8/13/1998, 98C-241)
11. PRIVATE PARKING, VEHICULAR ACCESS, AND PEDESTRIAN EASEMENT BENEFITING TRACTS 1-B-1, A-2-A-1 AND A-2-A-2, PARK SQUARE (7/15/1998, BK. 9812, PG. 6785)(7/31/2002, BK. A39, PG. 6377) (1/14/2005, BK. A90, PG. 7567)(5/19/2007, BK. A136, PG. 8823)
12. PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1, A-2-A-2 AND A-2-B, PARK SQUARE (4/19/2011, 11C-35)
13. PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1 AND A-2-A-2, PARK SQUARE (4/19/2011, 11C-35)
14. EXISTING 33' COA WATER & SEWER EASEMENT (6/29/1984, C24-89)
15. EXISTING PNM EASEMENT (7/20/2018, 2018C-96, DOC. NO. 2018063524)
16. EXISTING SIGN EASEMENT (12/16/1999, BK. 9916, PG. 3439) (7/31/2002, BK. A39, PG. 6384)
17. EASEMENT AGREEMENT FOR SHARED PARKING (___/___/____, DOC. NO. _____)
18. EXISTING PNM (GAS) EASEMENT (8/24/2007, DOC. NO. 2007122701) (8/24/2007, DOC. NO. 2007122706)

Legal Description
PARCEL 1:
TRACT LETTERED "A-2-A-1-A" OF THE PLAT FOR TRACTS A-2-A-1-A AND A-2-A-2-A, BEING COMPRISED OF TRACTS A-2-A-1 & A-2-A-2, PARK SQUARE,CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 JULY 20, 2018 IN PLAT BOOK 2018C, PAGE 96, AS DOCUMENT NO. 2018063524.

PARCEL 2:
NON-EXCLUSIVE RIGHTS OF EASEMENT, TO THE EXTENT OF AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN TO:

1. THAT CERTAIN NON-EXCLUSIVE PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACT A-2-A-1 AS ESTABLISHED BY THAT CERTAIN DECLARATION OF ACCESS EASEMENT RECORDED AUGUST 7, 1998 IN BOOK 9813, PAGE 8016 AS DOCUMENT NO. 1998099754, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. SHOWN HEREON AS 5
2. THAT CERTAIN BLANKET PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACTS A-2-A-1, A-2-A-2 AND A-2-B, GRANTED BY PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 19, 2011 IN PLAT BOOK 2011C, PAGE 35, AS DOCUMENT NO. 2011037509. SHOWN HEREON AS 12
3. THAT CERTAIN BLANKET RECIPROCAL CROSS-LOT DRAINAGE EASEMENT RESERVED ACROSS THE INSURED LAND, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 19, 2011, IN PLAT BOOK 2011C, FOLIO 35. SHOWN HEREON AS 13
4. THAT CERTAIN GRANT OF SIGN EASEMENT, SIGN USAGE, AND SIGN MAINTENANCE AGREEMENT, FILED DECEMBER 16, 1999, RECORDED IN BOOK 9916, PAGE 3439, AS DOCUMENT NO. 1999153920, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. GRANT AND PARTIAL ASSIGNMENT OF SIGN EASEMENT FILED JULY 31, 2002, RECORDED IN BOOK A39, PAGE 6383 AS DOCUMENT NO. 2002096655, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. SHOWN HEREON AS 16
5. THAT CERTAIN SIGN AGREEMENT AND EASEMENT FILED JULY 31, 2002, RECORDED IN BOOK A39, PAGE 6384 AS DOCUMENT NO. 2002096656, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. SHOWN HEREON AS 16
6. THAT CERTAIN AGREEMENT REGARDING EASEMENTS FILED JANUARY 14, 2005, IN BOOK A90, PAGE 7567, AS DOCUMENT NO. 2005007590, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. SHOWN HEREON AS 11
7. THAT CERTAIN DECLARATION OF EASEMENTS FILED JULY 32, 2002, IN BOOK A39, PAGE 6377, AS DOCUMENT NO. 2002096649, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. BLANKET IN NATURE
8. THAT CERTAIN EASEMENT AGREEMENT FILED _____, 2018, AS DOCUMENT NO. _____ RECORDS OF BERNALILLO COUNTY, NEW MEXICO. BLANKET IN NATURE-SHOWN HEREON AS 17

Legend
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
	FOUND CHISELED "X" IN CONCRETE UNLESS OTHERWISE NOTED
	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
	COVERED AREA
	CONCRETE
	UTILITY PEDESTAL
	METAL FENCE
	BLOCK WALL
	CHAINLINK FENCE
	HANDRAIL
	BOLLARD
	PULL BOX
	LIGHT POLE
	ELECTRIC METER
	TRANSFORMER
	ELECTRIC CABINET
	A/C UNIT
	SIGNAL BOX
	GAS METER
	TELEPHONE CABINET
	CABLE MANHOLE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	ROOF DRAIN
	SANITARY SEWER MANHOLE
	SAS CLEANOUT
	FLAGPOLE
	RAMP
	IRRIGATION BOX
	SIGN
	UNDERGROUND GAS UTILITY LINE
	UNDERGROUND WATER UTILITY LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND ELECTRIC UTILITY LINE
	UNDERGROUND TELEPHONE UTILITY LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION

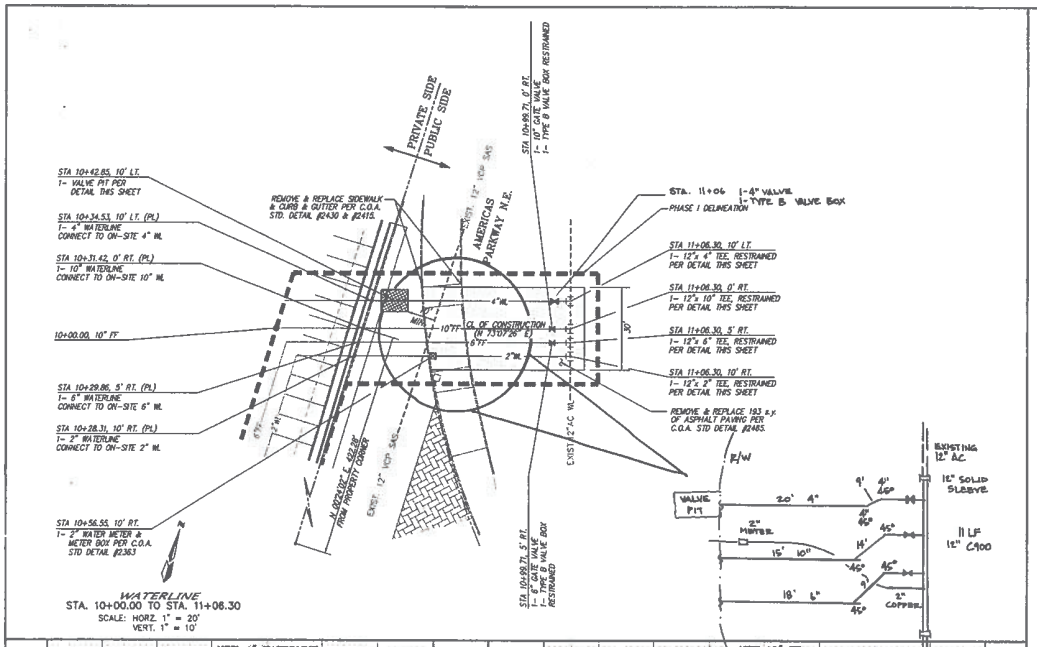
Surveyor's Certificate
I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

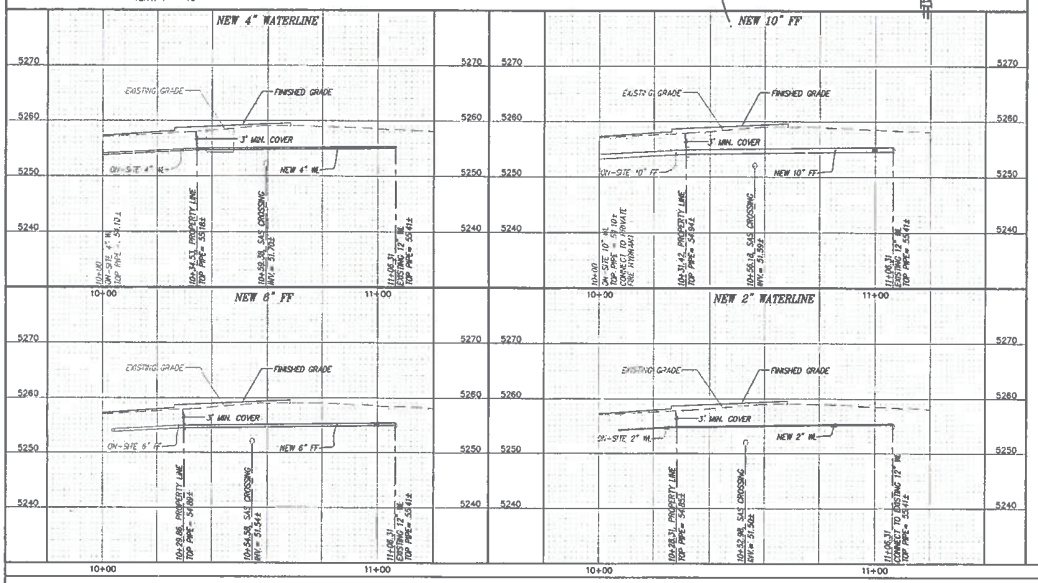
8-1-18
Brian J. Martinez, N.M.R.P.S. No. 18374 — Date

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244

SCANNED BY PLANNING





NOTES

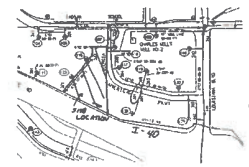
1. ALL STATIONING IS CENTERLINE STATIONING.
2. USE RESTRAINED JOINTS ON WATERLINES PER TABLE ON THIS SHEET.
3. 3' MINIMUM BURY ON WATERLINES.

WATER SHUT-OFF PLAN

1. CONTRACTOR WILL CONTACT WATER SYSTEMS AT 857-8200, FIVE (5) DAYS PRIOR TO NECESSARY SHUT-OFF.
2. VALVES SHALL ONLY BE OPERATED BY CITY WATER EMPLOYEES.
3. CLOSE VALVES #381 AND #332. BOTH ARE IN AMERICA'S PARKWAY PER DETAIL THIS SHEET. SEE WATERLINE CONNECTION DETAIL THIS SHEET.

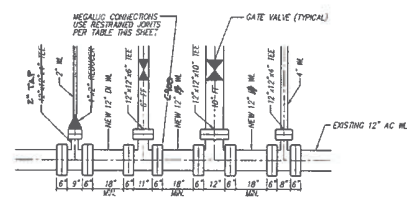
LEGEND

EX 12" AC WL	EXISTING WATER LINE
EX 12" VCP SAS	EXISTING SANITARY SEWER LINE
4" WL	PROPOSED WATER LINE
10" FF	PROPOSED FIRE LINE
	PROPOSED WATER METER & METER BOX
	PROPOSED WATER GATE VALVE
	PROPOSED WATER LINE TEE
	PROPOSED WATER VALVE PIT (SEE DETAIL THIS SHEET)
	PHASE LINE DELINEATION
	REMOVE & REPLACE SIDEWALK/CURB & GUTTER



RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)					
PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
4"	12'	5'	2'	1'	32'
6"	17'	7'	3'	2'	46'
8"	22'	9'	4'	2'	60'
10"	28'	11'	5'	3'	72'

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY MINIMUM ATTACHED PIPE LENGTH, RUN SIDE OF TEE: 10.00 FEET.



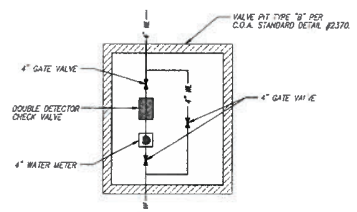
RESTRAINED JOINT LENGTH FOR TEES (FT.)		
PIPE SIZE	RUN	BRANCH
10"x 10"x 8"	10'	4'

RESTRAINED JOINT LENGTH FOR TEES (FT.)		
PIPE SIZE	RUN	BRANCH
12"x12"x10"	13'	1'
12"x12"x6"	5'	1'
12"x12"x4"	2'	6'

CAUTION: 1. EXISTING WATERLINE LIKELY TO BE FRAGILE. FOLLOW VALVE SHUT-OFF PLAN AS SHOWN ON THIS SHEET.
2. ENGINEER IS CONCERNED ABOUT FRAGILITY OF EXISTING WATERLINE. 12"x12"x4" TEE WITH REDUCER IS NECESSARY TO PROTECT EXISTING WATERLINE IN LIEU OF A STANDARD TAP.

WATERLINE CONNECTION DETAIL
N.T.S.

CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.



VALVE PIT DETAIL
N.T.S.

AS BUILT INFORMATION
CONTRACTOR JE-WALE DATE 7/01
WORK STAKED BY ALS DATE 11/05
WORK STAKED BY ALS DATE 11/05
AS BUILTS BY Pam Bartlebaugh DATE 5/06
AS BUILTS BY Pam Bartlebaugh DATE 5/06
DRAWINGS BY Pam Bartlebaugh DATE 5/06
UNWRAPPED BY Pam Bartlebaugh DATE 5/06
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ELEVATIONS SHOWN ARE 3D 1929 ELEVATIONS BASED ON ACS CONTROL SYSTEM
7S-AC7, ELEVATION =5.513ft.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY ALD DESIGN DATE 01/02
DRAWN BY ACH DATE 01/02
CHECKED BY DMG DATE 01/02

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

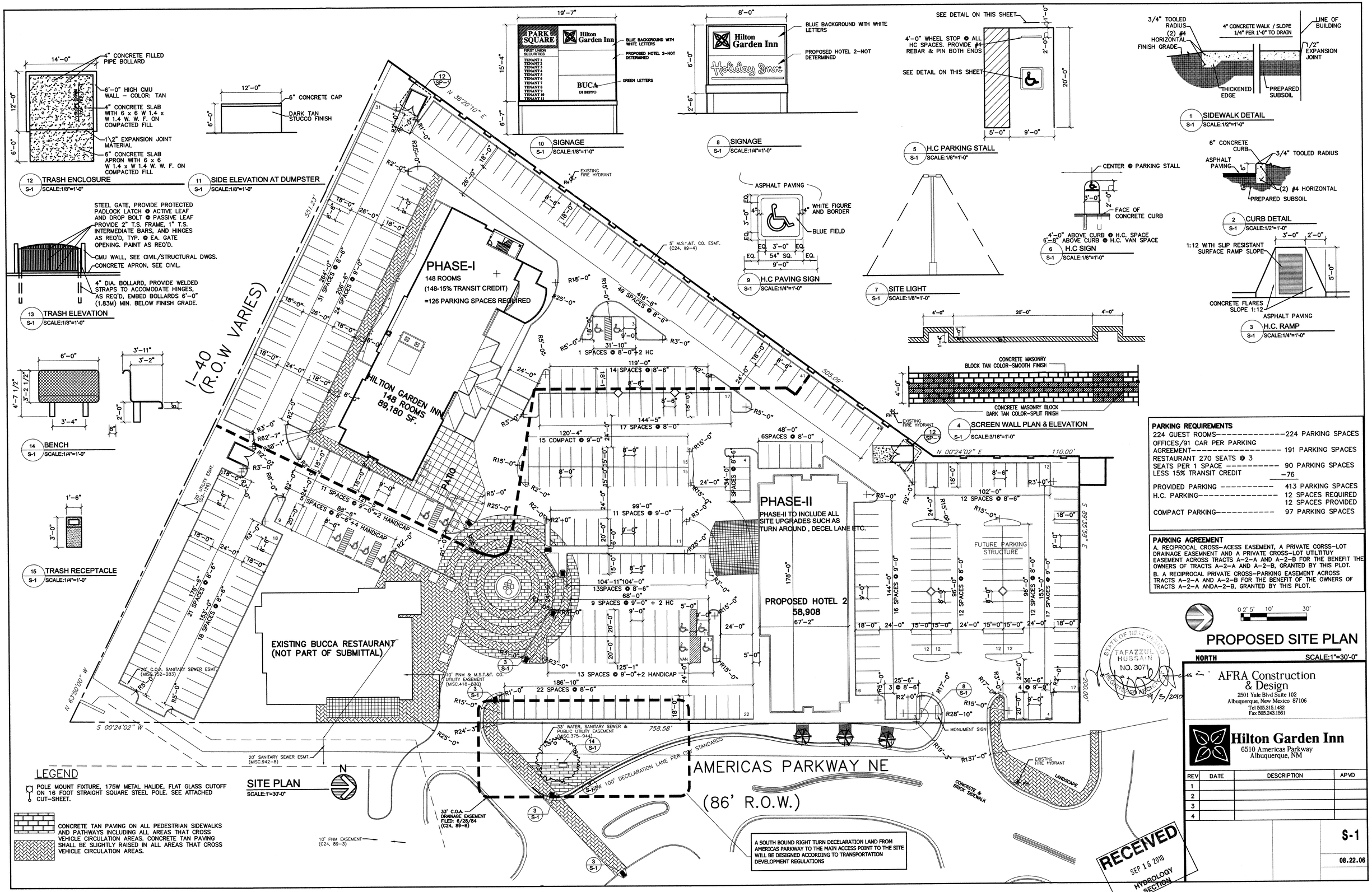
TITLE:
ALBUQUERQUE e-SUITES
WATER LINE IMPROVEMENTS

DESIGN REVIEW COMMITTEE — APPROVED — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL — CITY ENGINEER
NO. DATE NO. DATE
AS BUILT INFORMATION

CITY PROJECT NO. 6600.81 | ZONE MAP NO. J-18 | SHEET 2 OF 5

J:\0063UPS\MSITE\0063UP-1A.dwg/04-19-01/ACH DER

F:\DATA\WINSYS\ADVANCE\PS\MS\MSITE\DESIGN\F-1A.dwg Thu Apr 19 12:34:16 2001 by der


12 TRASH ENCLOSURE S-1 SCALE:1/8"=1'-0"
4" CONCRETE FILLED PIPE BOLLARD
6'-0" HIGH CMU WALL – COLOR: TAN
4" CONCRETE SLAB WITH 6 x 6 W 1.4 x W 1.4 W. W. F. ON COMPACTED FILL
1\2" EXPANSION JOINT MATERIAL
6" CONCRETE SLAB APRON WITH 6 x 6 W 1.4 x W 1.4 W. W. F. ON COMPACTED FILL
11 SIDE ELEVATION AT DUMPSTER S-1 SCALE:1/8"=1'-0"
6" CONCRETE CAP
DARK TAN STUCCO FINISH
13 TRASH ELEVATION S-1 SCALE:1/8"=1'-0"
STEEL GATE, PROVIDE PROTECTED PADLOCK LATCH @ ACTIVE LEAF AND DROP BOLT @ PASSIVE LEAF PROVIDE 2" T.S. FRAME, 1" T.S. INTERMEDIATE BARS, AND HINGES AS REQ'D, TYP. @ EA. GATE OPENING. PAINT AS REQ'D.
CMU WALL, SEE CIVIL/STRUCTURAL DWGS.
CONCRETE APRON, SEE CIVIL.
4" DIA. BOLLARD, PROVIDE WELDED STRAPS TO ACCOMODATE HINGES, AS REQ'D, EMBED BOLLARDS 6'-0" (1.83M) MIN. BELOW FINISH GRADE.
14 BENCH S-1 SCALE:1/4"=1'-0"
15 TRASH RECEPTACLE S-1 SCALE:1/4"=1'-0"
10 SIGNAGE S-1 SCALE:1/8"=1'-0"
PARK SQUARE
Hilton Garden Inn
FIRST UNION SECURITIES
TENANT 1
TENANT 2
TENANT 3
TENANT 4
TENANT 5
TENANT 6
TENANT 7
TENANT 8
TENANT 9
TENANT 10
TENANT 11
BUCCA DI BEPPO
BLUE BACKGROUND WITH WHITE LETTERS
PROPOSED HOTEL 2–NOT DETERMINED
GREEN LETTERS
8 SIGNAGE S-1 SCALE:1/4"=1'-0"
Hilton Garden Inn
Holiday Inn
BLUE BACKGROUND WITH WHITE LETTERS
PROPOSED HOTEL 2–NOT DETERMINED
5 H.C PARKING STALL S-1 SCALE:1/8"=1'-0"
SEE DETAIL ON THIS SHEET
4'-0" WHEEL STOP @ ALL HC SPACES. PROVIDE #4 REBAR & PIN BOTH ENDS
SEE DETAIL ON THIS SHEET
1 SIDEWALK DETAIL S-1 SCALE:1/2"=1'-0"
3/4" TOOLED RADIUS
(2) #4 HORIZONTAL
FINISH GRADE
4" CONCRETE WALK / SLOPE 1/4" PER 1'-0" TO DRAIN
LINE OF BUILDING
1/2" EXPANSION JOINT
THICKENED EDGE
PREPARED SUBSOIL
2 CURB DETAIL S-1 SCALE:1/2"=1'-0"
6" CONCRETE CURB
ASPHALT PAVING
3/4" TOOLED RADIUS
(2) #4 HORIZONTAL
PREPARED SUBSOIL
3 H.C. RAMP S-1 SCALE:1/4"=1'-0"
1:12 WITH SLIP RESISTANT SURFACE RAMP SLOPE
CONCRETE FLARES SLOPE 1:12
ASPHALT PAVING
9 H.C PAVING SIGN S-1 SCALE:1/4"=1'-0"
ASPHALT PAVING
WHITE FIGURE AND BORDER
BLUE FIELD
6 H.C SIGN S-1 SCALE:1/8"=1'-0"
CENTER @ PARKING STALL
FACE OF CONCRETE CURB
4'-0" ABOVE CURB @ H.C. SPACE
6'-8" ABOVE CURB @ H.C. VAN SPACE
7 SITE LIGHT S-1 SCALE:1/8"=1'-0"
4 SCREEN WALL PLAN & ELEVATION S-1 SCALE:3/16"=1'-0"
CONCRETE MASONRY BLOCK TAN COLOR–SMOOTH FINISH
CONCRETE MASONRY BLOCK DARK TAN COLOR–SPLIT FINISH
PHASE-I
148 ROOMS
(148-15% TRANSIT CREDIT)
=126 PARKING SPACES REQUIRED
HILTON GARDEN INN 148 ROOMS 89,180 SF.
I-40 (R.O.W VARIES)
PATIO
EXISTING BUCCA RESTAURANT (NOT PART OF SUBMITTAL)
PHASE-II
PHASE-II TO INCLUDE ALL SITE UPGRADES SUCH AS TURN AROUND , DECEL LANE ETC.
PROPOSED HOTEL 2 58,908
FUTURE PARKING STRUCTURE
AMERICAS PARKWAY NE
(86' R.O.W.)
A SOUTH BOUND RIGHT TURN DECELARATION LAND FROM AMERICAS PARKWAY TO THE MAIN ACCESS POINT TO THE SITE WILL BE DESIGNED ACCORDING TO TRANSPORTATION DEVELOPMENT REGULATIONS
EXISTING FIRE HYDRANT
MONUMENT SIGN
CONCRETE & BRICK SIDEWALK
LANDSCAPE
33' C.O.A. DRAINAGE EASEMENT FILED: 6/25/84 (C24, 89-8)
10' PNM EASEMENT (C24, 89-3)
20' SANITARY SEWER ESMT. (MISC.942-8)
33' WATER, SANITARY SEWER & PUBLIC UTILITY EASEMENT (MISC.375-944)
5' M.S.T.&T. CO. ESMT. (C24, 89-4)
10' PNM & M.S.T.&T. CO. UTILITY EASEMENT (MISC.418-830)
20' C.O.A. SANITARY SEWER ESMT. (MISC.752-283)
20' UTILITY ESMT. (C24, 89-126)
N 36°20'10" E
N 00°24'02" E
S 00°24'02" W
N 63°50'00" W
S 89°35'58" E
551.23'
505.09'
758.58'
110.00'
200.00'
PARKING REQUIREMENTS
224 GUEST ROOMS 224 PARKING SPACES
OFFICES/91 CAR PER PARKING AGREEMENT 191 PARKING SPACES
RESTAURANT 270 SEATS @ 3 SEATS PER 1 SPACE 90 PARKING SPACES
LESS 15% TRANSIT CREDIT –76
PROVIDED PARKING 413 PARKING SPACES
H.C. PARKING 12 SPACES REQUIRED
12 SPACES PROVIDED
COMPACT PARKING 97 PARKING SPACES
PARKING AGREEMENT
A. RECIPROCAL CROSS–ACESS EASEMENT, A PRIVATE CORSS–LOT DRAINAGE EASEMENT AND A PRIVATE CROSS–LOT UTILITIUY EASEMENT ACROSS TRACTS A–2–A AND A–2–B FOR THE BENEFIT THE OWNERS OF TRACTS A–2–A AND A–2–B, GRANTED BY THIS PLOT.
B. A RECIPROCAL PRIVATE CROSS–PARKING EASEMENT ACROSS TRACTS A–2–A AND A–2–B FOR THE BENEFIT OF THE OWNERS OF TRACTS A–2–A ANDA–2–B, GRANTED BY THIS PLOT.
PROPOSED SITE PLAN
NORTH
SCALE:1"=30'-0"
SITE PLAN SCALE:1"=30'-0"
LEGEND
POLE MOUNT FIXTURE, 175W METAL HALIDE, FLAT GLASS CUTOFF ON 16 FOOT STRAIGHT SQUARE STEEL POLE. SEE ATTACHED CUT-SHEET.
CONCRETE TAN PAVING ON ALL PEDESTRIAN SIDEWALKS AND PATHWAYS INCLUDING ALL AREAS THAT CROSS VEHICLE CIRCULATION AREAS. CONCRETE TAN PAVING SHALL BE SLIGHTLY RAISED IN ALL AREAS THAT CROSS VEHICLE CIRCULATION AREAS.
STATE OF NEW MEXICO TAFAZZUL HUSSAIN NO. 3071 PROFESSIONAL ENGINEER
9/3/2010
AFRA Construction & Design
2501 Yale Blvd Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1482
Fax 505.243.1561
Hilton Garden Inn
6510 Americas Parkway
Albuquerque, NM
REV DATE DESCRIPTION APVD
1
2
3
4
S-1
08.22.06
RECEIVED SEP 15 2010 HYDROLOGY SECTION