



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	<input type="checkbox"/> Variance for Carport within setback(s) (Form V)
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input checked="" type="checkbox"/> Amendment to Infrastructure List (Form P1)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form P2)
	<input type="checkbox"/> Sidewalk Waiver (Form V)	
<b>SITE PLANS</b>	<input type="checkbox"/> Variance to IDO (Form V)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form XX)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Amendment to Infrastructure List		

<b>APPLICATION INFORMATION</b>		
Applicant:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park Place NE		Email: rrb@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Parcel B-1 Plat of Parcels C-1, C-2, C-3, C-4 & B-1	Block:	Unit:
Subdivision/Addition: Renaissance Center III	MRGCD Map No.:	
Zone Atlas Page(s): F-16-Z	Existing Zoning: NR-C	UPC Code: NR-C
# of Existing Lots: 2	# of Proposed Lots: 1	Proposed Zoning: 23.8658
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 1600 Desert Surf Cir NE	Between: Montano Road NE	and: Desert Surf Circle NE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
PR-2018-001634, PR-2018-001774, PR-2019-002284, 1000874, AA-97-42, DRB-97-8, Z-866-66-1, ZA-86-74, SI-2018-00178, SD-2018-00103, SI-2019-00096		

Signature:		Date: 6/5/2019
Printed Name: Ronald R. Bohannon P.E.		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>		
Case Numbers	Action	Fees
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

**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**

- N/A Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- N/A A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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.
- 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**

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

<p><i>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.</i></p>	
<p>Signature: </p>	<p>Date: 6/5/2019</p>
<p>Printed Name: Ronald R. Bohannon P.E.</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



# TIERRA WEST, LLC

June 4, 2019

Ms. Kym Dicome, Chair  
Development Review Board  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: DEVELOPMENT REVIEW BOARD APPROVAL FOR  
MINOR AMENDMENT TO INFRASTRUCTURE LIST  
MULTI-USE RECREATIONAL FACILITY  
1600 DESERT SURF CIRCLE NE  
ZONE ATLAS PAGE F-16-Z**

Dear Ms. Dicome:

Tierra West on behalf of Albuquerque Investors, LLC requests approval of a Minor Amendment to the Infrastructure List for the above referenced project. This request is to amend and add in the work under the Public Roadway Easement from Desert Surf Circle to Montano Road. The work is under an agreement with the City of Albuquerque to review the material that was placed to City standards. Attached is the amended list.

If you have any questions or require additional information regarding this matter, please feel free to contact me at 505-858-3100.

Sincerely,

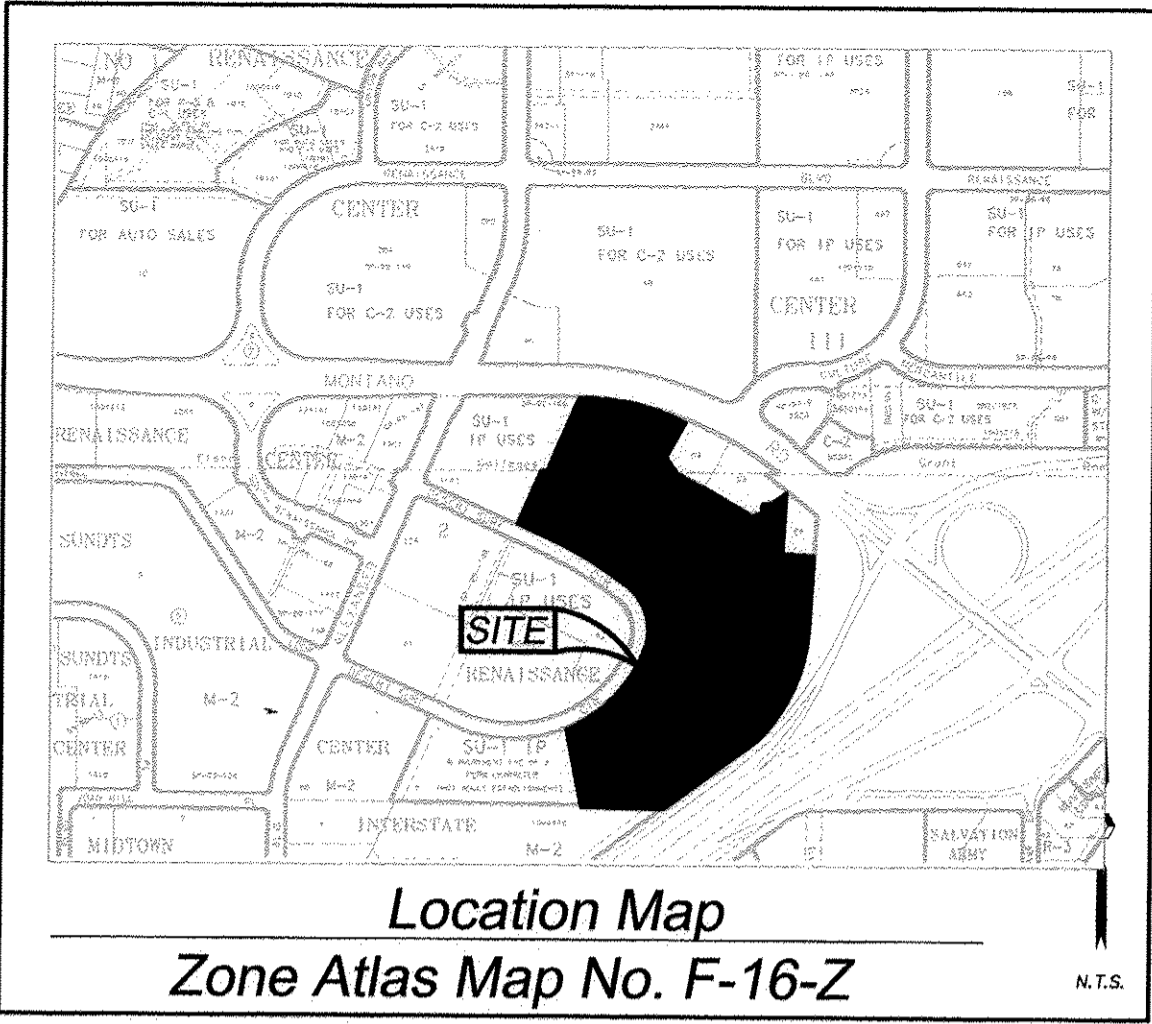
Ronald R. Bohannon, P.E.

Enclosure/s

cc: Jeff Elliot, Albuquerque Investors, LLC

JN: 2017065  
RRB/jg

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com



**RECORDING STAMP**  
DOCH 2019005625  
01/23/2019 03:24 PM Page: 1 of 3  
PLAT R \$25.00 B: 2019C P: 0004 Linda Stover, Bernalillo County

Plat of  
**Parcels C-1-A, C-1-B and B-1-A**  
**Renaissance Center III**  
Elena Gallegos Grant  
Projected Section 34, Township 11, Range 3, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
March 2018

**Legal Description**  
SEE SHEET TWO OF THREE FOR LEGAL DESCRIPTION

Project No. 1000874  
Application No. 18DRB-70136

**Utility Approvals**

	5-1-18
PNM	DATE
	12/11/18
NEW MEXICO GAS COMPANY	DATE
	12-10-18
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
	5/8/18
COMCAST	DATE

**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 23.8656 ACRES ±  
ZONE ATLAS INDEX NO: F-16-Z  
NO. OF TRACTS CREATED: 3  
NO. OF LOTS CREATED: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: OCTOBER 20, 2015, FIELD VERIFIED OCTOBER 17, 2017

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO PARCELS INTO THREE NEW PARCELS, TO VACATE PRIVATE AND PUBLIC EASEMENTS AND TO GRANT NEW EASEMENTS

**Notes:**

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES--US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Public Utility Easements**

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

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND TREASURY'S CERTIFICATE  
PAID ON UPC # 101606124107430118 10160612412730119  
PROPERTY OWNER OF RECORD  
Montano 1-25 Property LLC  
BERNALILLO COUNTY TREASURER'S OFFICE:  
LARRY W. MEDRANO

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER MONTANO 1-25 PROPERTY LLC./  
MONTANO 1-25 BEACH ACQUISITION LLC.  
SECTION 34, TOWNSHIP 10 N, RANGE 3 E,  
SUBDIVISION RENAISSANCE CENTER III  
UPC "C-1" 101606124107430118  
UPC "C-4" 101606128711130106  
UPC "B-1" 101606121412730119

**Solar Note:**

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

**Free Consent**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

STEVE ABRAHAM  
MANAGER  
MONTANO 1-25 PROPERTY LLC./MONTANO 1-25 BEACH ACQUISITION LLC.  
DATE 4-4-18

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF April, 2018 BY  
STEVE ABRAHAM, MANAGER, MONTANO 1-25 PROPERTY LLC./MONTANO 1-25 BEACH ACQUISITION

**OFFICIAL SEAL**  
**Jaimie N. Garcia**  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
My Commission Expires: 3-22-2021

BY Jaimie N. Garcia MY COMMISSION EXPIRES: 3-22-2021  
NOTARY PUBLIC

**City Approvals**

	4/18/18
SUSAN M. RISENHOOVER, P.S.	DATE
	12/5/18
RAYMOND M. WARD	DATE
	12-05-18
CHRISTY COOK	DATE
N/A	
PARKS AND RECREATION DEPARTMENT	DATE
	12/13/18
RENEE BRUNETT	DATE
	1-23-2019
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
	12/5/18
CODE ENFORCEMENT	DATE

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO  
N.M.P.S. No. 11993  
DATE 3/22/18

**PRECISION SURVEYS, INC.**

OFFICE LOCATION:  
9200 San Mateo Boulevard, NE  
Albuquerque, NM 87113  
505.856.5700 PHONE  
505.856.7900 FAX

COORDINATE AND DIMENSION INFORMATION			
STATE PLANE ZONE:	GRID / GROUND COORDINATES:	TYPE:	
NM-C	GRID	STANDARD	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS YES
CONTROL USED: NATIONAL GEODETIC SURVEY OR ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003292289	DISTANCE ANNOTATION: GROUND	ELEVATIONS VALID: NO	
GROUND TO GRID: 0.9996708795	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	

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01/23/2019 03:24 PM Page: 2 of 3  
PLAT R \$25.00 B 201900 0004 Linda Stover, Bernalillo County

Plat of  
Parcels C-1-A, C-1-B and B-1-A  
**Renaissance Center III**  
Elena Gallegos Grant  
Projected Section 34, Township 11, Range 3, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
May 2018

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO, COMPRISING OF PARCELS B-1 AND C-1 RENAISSANCE CENTER III AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON AUGUST 20, 2001, IN PLAT BOOK 2001C, PAGE 235, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF INTERSTATE 25, MARKED BY A FOUND NO. 4 REBAR WITH ALUMINUM CAP "4701", FROM WHENCE A TIE TO A.R.G.S. MONUMENT "M\_6" BEARS S 61°19'44" E, A DISTANCE OF 1774.90 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE, S 03°36'17" W, A DISTANCE OF 286.92 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND NMSHD ROW T-RAIL "PLS 6540";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 481.09 FEET, A RADIUS OF 673.57 FEET, A DELTA ANGLE OF 40°55'24", A CHORD BEARING OF S 24°10'24" W, AND A CHORD LENGTH OF 470.93 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND NO. 4 REBAR (ILLEGIBLE);

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 53°35'25" W, A DISTANCE OF 457.68 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 4 REBAR WITH ALUMINUM CAP (ILLEGIBLE);

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 89°15'47" W, A DISTANCE OF 325.00 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 11°07'15" W, A DISTANCE OF 308.62 FEET TO A POINT OF NON-TANGENT CURVATURE, LYING ON THE EAST RIGHT OF WAY LINE OF DESERT SURF CIRCLE, N.E., MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 419.84 FEET, A RADIUS OF 560.00 FEET, A DELTA ANGLE OF 42°57'20", A CHORD BEARING OF N 45°39'27" E, AND A CHORD LENGTH OF 410.08 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 299.50 FEET, A RADIUS OF 220.00 FEET, A DELTA ANGLE OF 78°00'08", A CHORD BEARING OF N 14°49'10" W, AND A CHORD LENGTH OF 276.90 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 374.60 FEET, A RADIUS OF 1788.57 FEET, A DELTA ANGLE OF 12°00'00", A CHORD BEARING OF N 59°49'13" W, AND A CHORD LENGTH OF 373.92 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND CHISELED "X";

THENCE N 65°48'40" W, A DISTANCE OF 113.76 FEET TO AN ANGLE POINT, MARKED BY A FOUND CHISELED "X";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N 24°11'20" E, A DISTANCE OF 228.82 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°49'13" E, A DISTANCE OF 21.90 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 24°11'20" E, A DISTANCE OF 317.94 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF MONTANO ROAD, N.E. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 431.44 FEET, A RADIUS OF 1369.08 FEET, A DELTA ANGLE OF 18°03'20", A CHORD BEARING OF S 78°06'56" E, AND A CHORD LENGTH OF 429.65 FEET, TO AN ANGLE POINT;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 28°33'18" W, A DISTANCE OF 167.00 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 38°41'46" E, A DISTANCE OF 67.81 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 65°55'01" E, A DISTANCE OF 42.56 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 60°18'45" E, A DISTANCE OF 290.88 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 81°18'21" E, A DISTANCE OF 42.98 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 03°37'03" E, A DISTANCE OF 35.96 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 82°19'30" E, A DISTANCE OF 39.13 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 53°38'37" E, A DISTANCE OF 67.29 FEET TO AN ANGLE POINT, LYING ON THE SOUTH RIGHT OF WAY LINE OF MONTANO ROAD, N.E., MARKED BY A FOUND PK NAIL WITH WASHER (BENT);

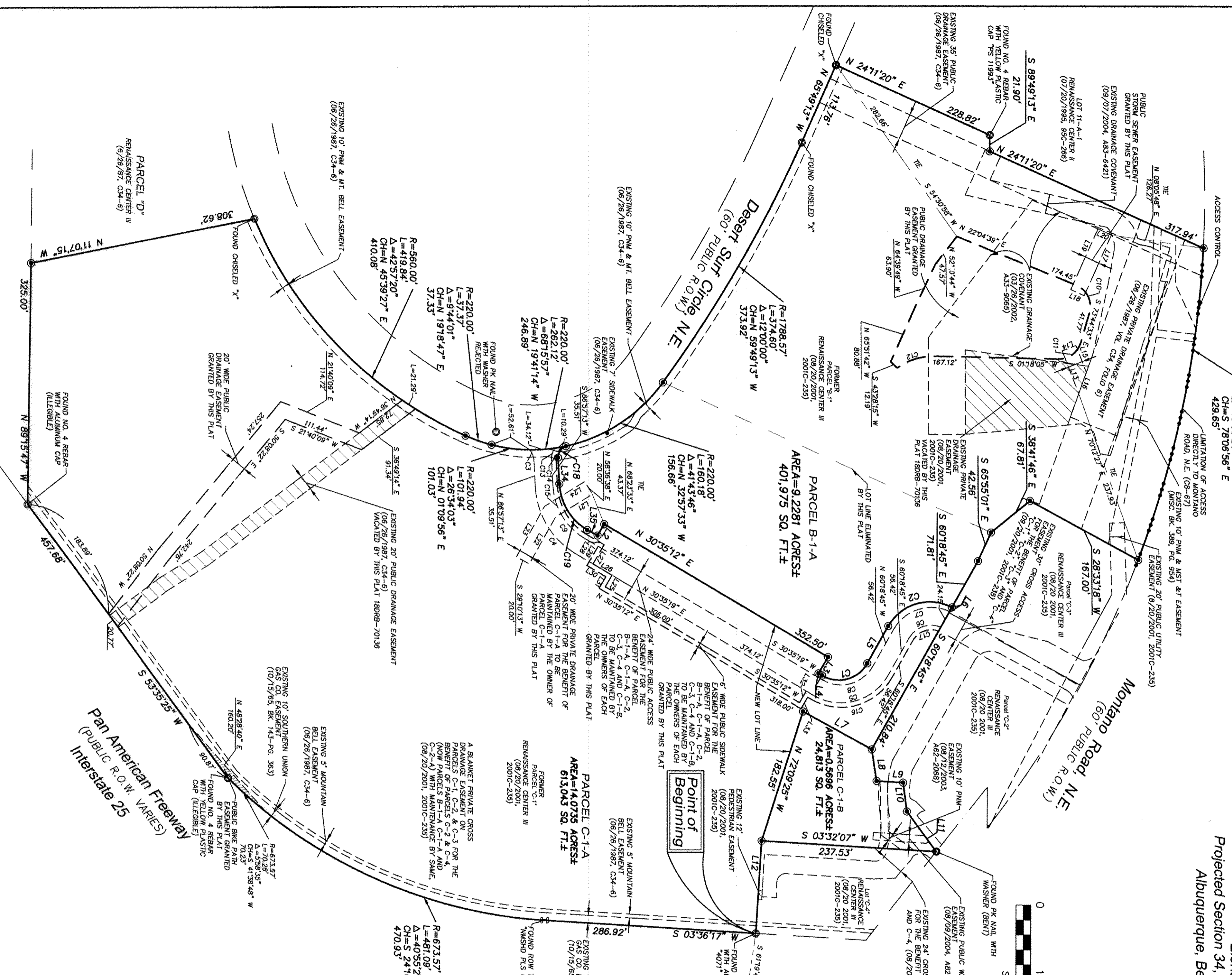
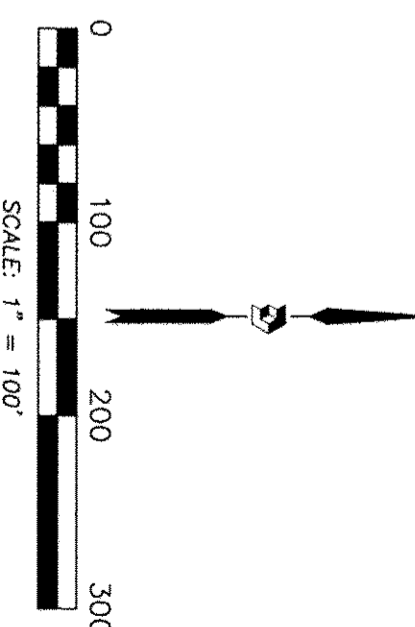
THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S 03°32'07" W, A DISTANCE OF 237.53 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 86°24'58" E, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, CONTAINING 23.8712 ACRES± (1,039,831 SQ. FT.±) MORE OR LESS, NOW COMPRISING OF PARCELS C-1-A, B-1-A AND C-4-A, RENAISSANCE CENTER III.



OFFICE LOCATION:  
9200 San Mateo Boulevard, NE  
Albuquerque, NM 87113  
505.856.5700 PHONE  
505.856.7900 FAX

Plat of  
 Parcels C-1-A, C-1-B and B-1-A  
**Renaissance Center III**  
 Elena Gallegos Grant  
 Projected Section 34, Township 11, Range 3, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 May 2018



**Line Table**

LINE	BEARING	DISTANCE
L1	N 59°24'27" E	17.82'
L2	S 39°24'48" E	25.20'
L3	N 30°35'12" E	5.68'
L4	N 60°18'45" W	57.61'
L5	S 60°18'45" E	8.24'
L6	N 28°25'41" E	106.47'
L7	N 81°18'21" E	42.98'
L8	N 03°37'03" E	35.96'
L9	N 82°19'30" E	39.13'
L10	S 86°24'58" E	67.29'
L11	S 68°47'22" W	61.99'
L12	S 21°12'38" E	20.00'
L13	S 68°47'22" W	38.95'
L14	S 70°14'50" E	30.51'
L15	N 65°47'10" E	89.93'
L16	N 24°12'50" E	20.00'
L17	N 65°47'10" E	89.93'
L18	N 24°12'50" E	20.00'
L19	N 65°47'10" E	89.93'
L20	S 24°12'50" W	20.00'
L21	S 31°23'22" E	58.58'
L22	S 60°48'47" E	72.75'
L23	N 60°48'47" W	78.00'
L24	N 31°23'22" W	63.84'
L25	N 39°24'48" W	18.00'
L26	N 30°35'12" E	30.00'
L27	N 59°24'48" W	30.01'
L28	S 30°35'04" W	26.96'
L29	N 59°24'41" W	30.01'
L30	S 30°35'12" W	30.00'
L31	N 59°24'48" W	18.00'
L32	S 39°24'48" E	18.00'
L33	S 59°24'48" E	18.00'
L34	N 86°57'13" E	35.51'
L35	N 28°11'46" E	15.97'

**Curve Table**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	44.48'	70.58'	63.40'	N 14°56'51" W	90°53'57"
C2	64.48'	99.48'	89.90'	N 16°06'51" W	88°23'43"
C3	25.00'	15.91'	15.65'	N 68°43'05" E	56°28'16"
C4	112.00'	110.19'	105.80'	N 58°46'08" E	56°22'09"
C5	74.00'	117.40'	105.47'	N 14°51'44" W	90°53'57"
C6	74.00'	49.92'	45.80'	N 19°26'55" W	81°43'35"
C7	59.00'	90.87'	82.15'	S 16°11'20" E	88°14'50"
C8	50.00'	79.32'	71.26'	S 14°51'46" E	90°53'57"
C9	88.00'	86.58'	83.13'	S 58°46'08" W	56°22'09"
C10	31.01'	45.55'	41.56'	N 64°10'08" E	84°11'02"
C11	31.01'	40.60'	37.76'	S 36°13'14" E	75°01'05"
C12	85.00'	54.71'	53.77'	S 17°08'14" E	36°52'40"
C13	25.00'	16.40'	16.11'	N 74°15'10" W	37°35'14"
C14	19.00'	18.40'	18.91'	N 63°12'12" W	59°41'10"
C15	82.00'	80.67'	77.46'	S 58°46'08" W	56°22'09"
C16	80.00'	126.92'	114.02'	S 14°51'46" E	90°53'57"
C17	29.00'	40.49'	37.28'	S 20°18'45" E	79°59'59"
C18	16.36'	20.00'	18.78'	S 55°01'23" E	69°57'26"
C19	77.00'	75.75'	72.74'	N 58°46'08" E	56°22'09"

**Legend**

N 90°00'00" E MEASURED BEARING AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES AS DESIGNATED

○ FOUND AND USED MONUMENT

● DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY

△ FOUND ALUMINUM AGES MONUMENT AS DESIGNATED

**INDEXING INFORMATION FOR COUNTY CLERK**

OWNER MONTANO I-25 PROPERTY LLC/  
 MONTANO I-25 BEACH ACQUISITION LLC.  
 SECTION 34, TOWNSHIP 10 N, RANGE 3 E,  
 SUBDIVISION RENAISSANCE CENTER III,  
 UPC "C-1" 101606124107430118  
 UPC "C-4" 101606128711130106  
 UPC "B-1" 101606121412730119

**PRECISION SURVEY, INC.**

OFFICE LOCATION:  
 5200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Parcel B-1-A and C-1-A, Renaissance Center III  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Parcel B-1 and C-1, Renaissance Center III  
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	P.E.	City Cnst Engineer
		18"	Storm Sewer	Parcel C-1-A	Interstate 25	Desert Surf Circle	/	/	/
		24"	Storm Sewer	Parcel B-1-A	Parcel C-3	Retention Pond	/	/	/
		36"	Storm Sewer	Parcel B-1-A	Ex. 42" Storm Sewer	Retention Pond	/	/	/
		24'	Entrance (w/ traffic control)	Parcel C-1-A	Montano	Parcel C-1-A	/	/	/
		24'	Entrance	Parcel C-1-A	Desert Surf	Parcel C-1-A	/	/	/
		30'	Entrance	Parcel C-1-A	I-25 Frontage Rd.	Parcel C-1-A	/	/	/
		36'	Entrance	Desert Surf Circle	Desert Surf Circle	Parcel C-1-A	/	/	/
			Retention Pond with Agreement and Covenant		Parcel B-1-A		/	/	/
		24'	Access Roadway with sidewalks & parking	Tract C-1-A	Montano	Desert Surf Circle	/	/	/

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	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature      Date		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 requirements.

1 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

<b>AGENT / OWNER</b>	<b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b>
----------------------	--

_____	_____	_____
NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
_____	_____	_____
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
_____	_____	_____
SIGNATURE - date	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	_____	_____
	CITY ENGINEER - date	_____ - date

<b>DESIGN REVIEW COMMITTEE REVISIONS</b>
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



**INFRASTRUCTURE LIST**  
(Rev. 2-16-18)

**EXHIBIT "A"**

Date Site Plan Approved: 12-5-2018  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: 12-20-2018

DRB Project No.: 2018-001774  
DRB Application No.: \_\_\_\_\_

**ORIGINAL**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Parcel B-1-A and C-1-A, Renaissance Center III  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

Parcel B-1 and C-1, Renaissance Center III  
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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private	P.E.	City Cnst Engineer
		18"	Storm Sewer	Parcel C-1-A	Interstate 25	Desert Surf Circle	/	/	/
		24"	Storm Sewer	Parcel B-1-A	Parcel C-3	Retention Pond	/	/	/
		36"	Storm Sewer	Parcel B-1-A	Ex. 42" Storm Sewer	Retention Pond	/	/	/
		24"	Entrance (w/ traffic control)	Parcel C-1-A	Montano	Parcel C-1-A	/	/	/
		24"	Entrance	Parcel C-1-A	Desert Surf	Parcel C-1-A	/	/	/
		30"	Entrance	Parcel C-1-A	I-25 Frontage Rd.	Parcel C-1-A	/	/	/
		36"	Entrance	Desert Surf Circle	Desert Surf Circle	Parcel C-1-A	/	/	/
			Retention Pond with Agreement and Covenant	Parcel B-1-A			/	/	/

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	City Crst Engineer
							/	/
							/	/
							/	/

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 requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER \_\_\_\_\_ DEVELOPMENT REVIEW BOARD MEMBER APPROVALS \_\_\_\_\_

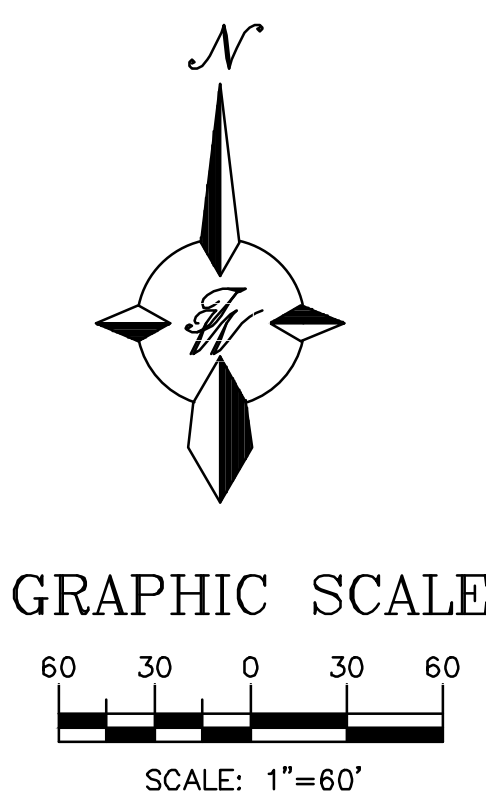
NAME (print) Ronald E. Bohanan DRB CHAIR - date 12.5.18 PARKS & RECREATION - date \_\_\_\_\_  
 FIRM Teria West LLC TRANSPORTATION DEVELOPMENT - date 12/5/18 AMAFCA - date \_\_\_\_\_  
 SIGNATURE - date [Signature] UTILITY DEVELOPMENT - date 12-5-18 CODE ENFORCEMENT - date \_\_\_\_\_  
 CITY ENGINEER - date [Signature] \_\_\_\_\_ - date \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**LEGEND**

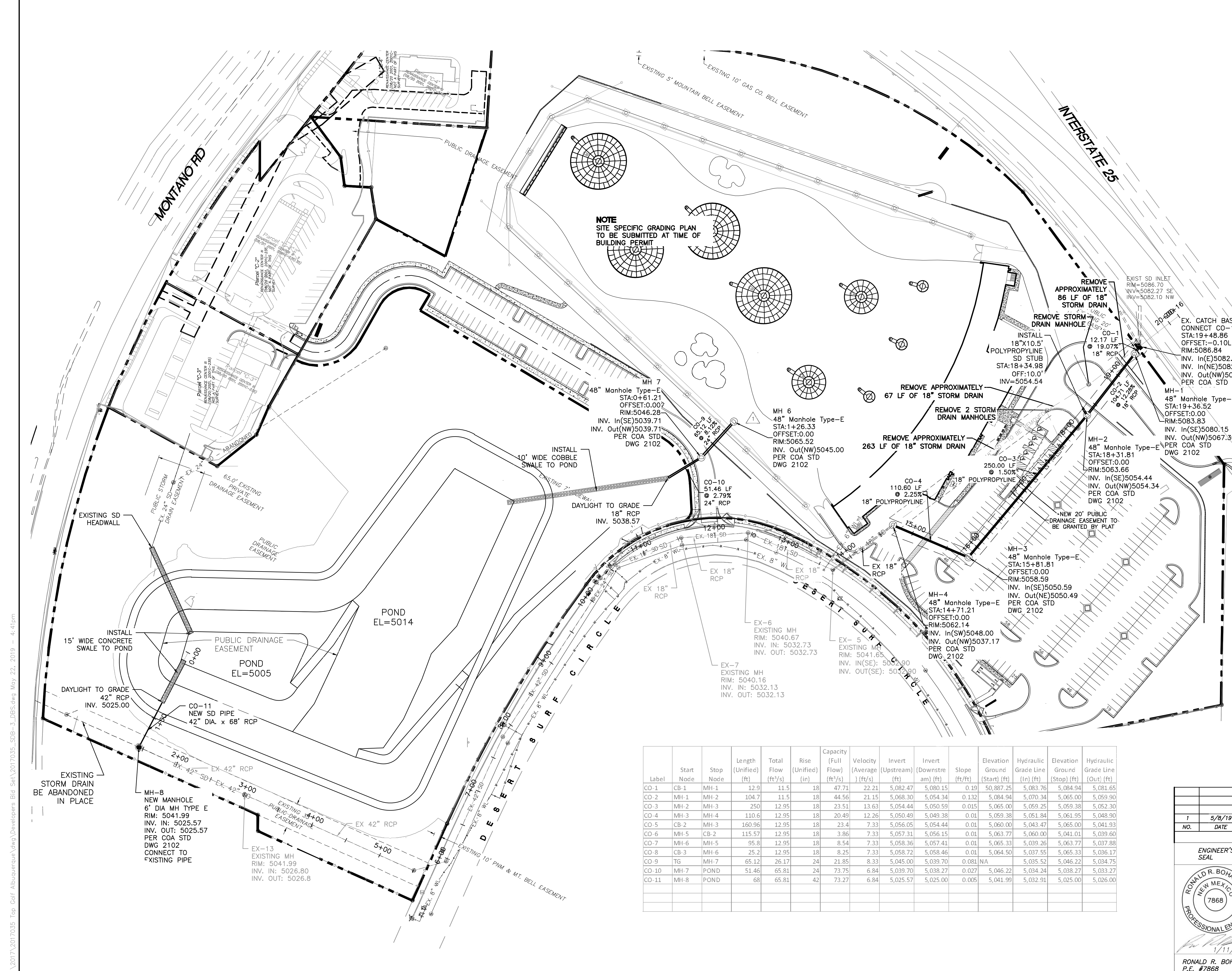
- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- ▭ BUILDING
- ▨ SIDEWALK
- ▩ RETAINING WALL
- EXISTING CURB & GUTTER
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE LINE
- - - EX. 18" SD --- EXISTING STORM DRAIN LINE
- ⊙ STORM DRAIN MANHOLE
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ EXISTING SAS MANHOLE
- ⊙ DOUBLE CLEAN OUT
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING WATER METER
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING GAS VALVE



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

**NOTE:**  
ALL PUBLIC STORM SEWER TO BE CONSTRUCTED UNDER COA WORK ORDER PERMIT

**NOTE**  
SITE SPECIFIC GRADING PLAN TO BE SUBMITTED AT TIME OF BUILDING PERMIT



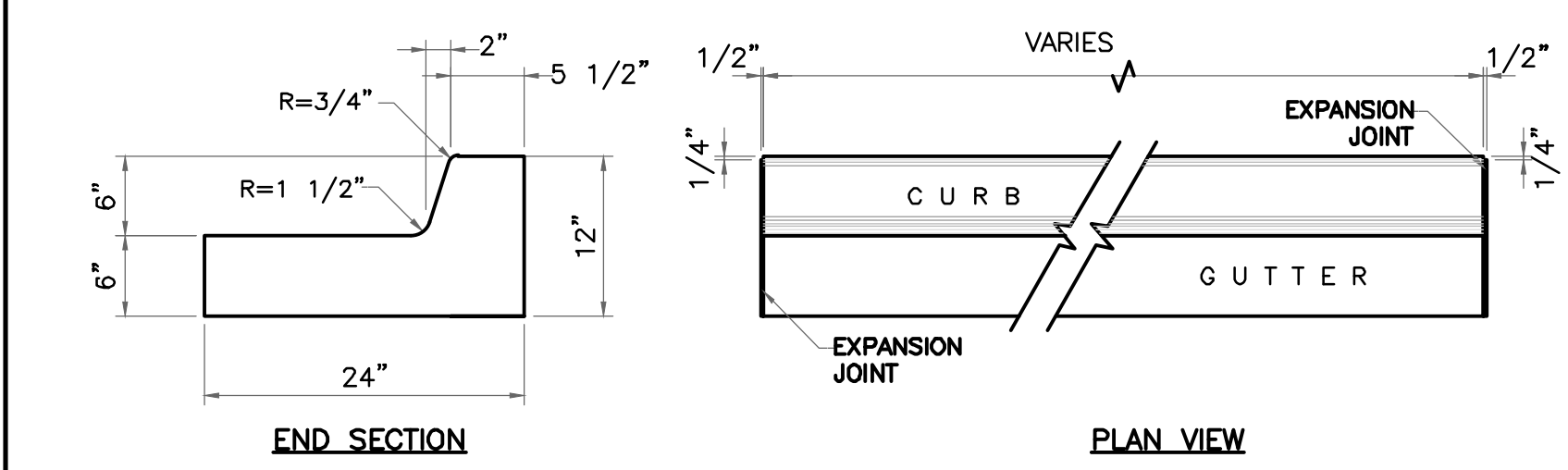
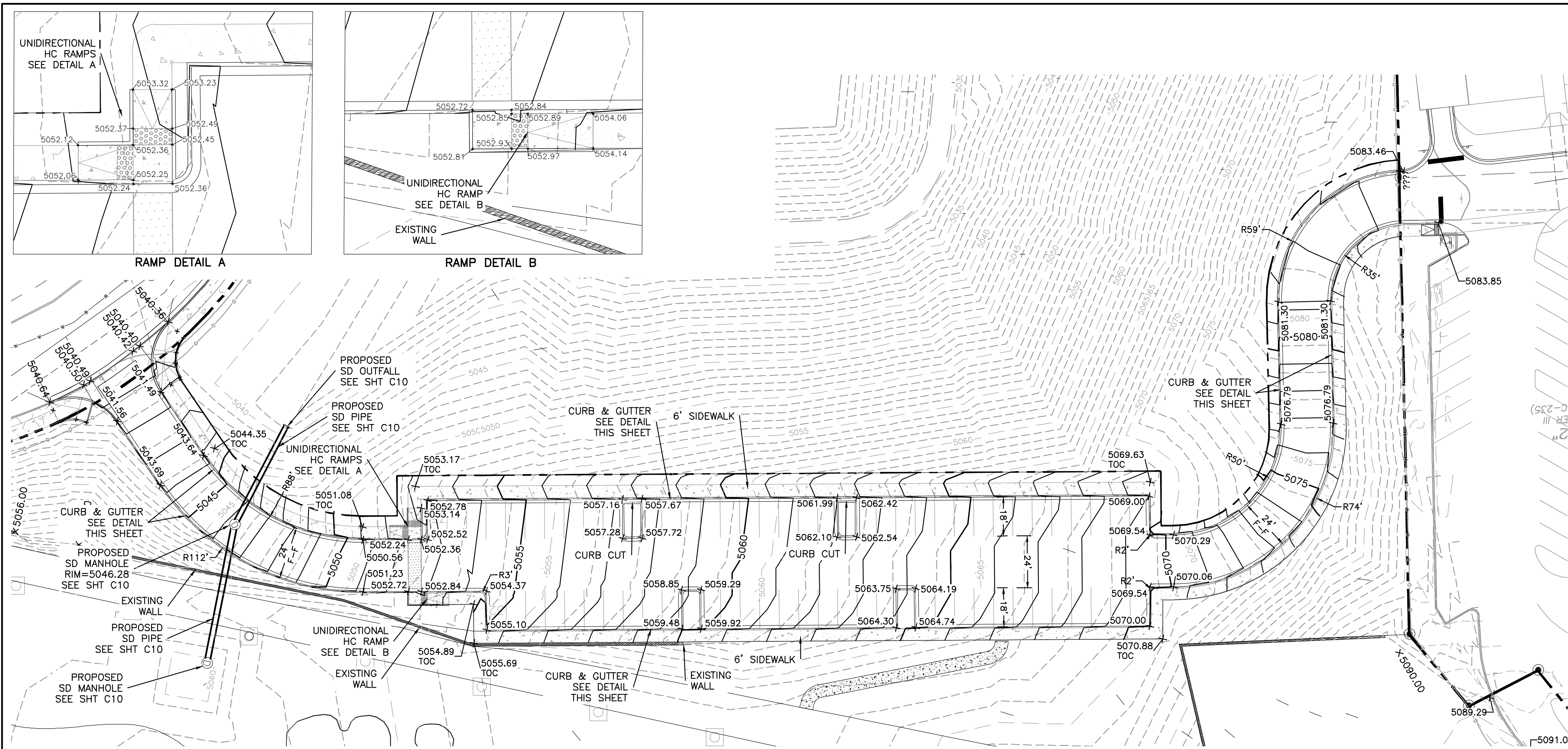
Label	Start Node	Stop Node	Length (Unfiled)	Total Flow (ft <sup>3</sup> /s)	Rise (Unfiled) (in)	Capacity (Full Flow) (ft <sup>3</sup> /s)	Velocity (Average) (ft/s)	Invert (Upstream) (ft)	Invert (Downstream) (ft)	Slope (ft/ft)	Elevation Ground (Start) (ft)	Hydraulic Grade Line (In) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (Out) (ft)
CO-1	CB-1	MH-1	12.9	11.5	18	47.71	22.21	5,082.47	5,080.15	0.39	50,887.25	5,083.76	5,084.94	5,081.65
CO-2	MH-1	MH-2	104.7	11.5	18	44.56	21.15	5,068.30	5,054.34	0.132	5,084.94	5,070.34	5,065.00	5,059.90
CO-3	MH-2	MH-3	250	12.95	18	23.51	13.63	5,054.44	5,050.59	0.015	5,065.00	5,059.25	5,059.38	5,052.30
CO-4	MH-3	MH-4	110.6	12.95	18	20.49	12.26	5,050.49	5,049.38	0.01	5,059.38	5,051.84	5,051.95	5,048.90
CO-5	CB-2	MH-3	160.96	12.95	18	23.4	7.33	5,056.05	5,054.44	0.01	5,060.00	5,043.47	5,065.00	5,041.93
CO-6	MH-5	CB-2	115.57	12.95	18	3.86	7.33	5,057.31	5,056.15	0.01	5,063.77	5,060.00	5,041.01	5,039.60
CO-7	MH-6	MH-5	95.8	12.95	18	8.54	7.33	5,058.36	5,057.41	0.01	5,065.33	5,039.26	5,063.77	5,037.88
CO-8	CB-3	MH-6	25.2	12.95	18	8.25	7.33	5,058.72	5,058.46	0.01	5,064.50	5,037.55	5,065.33	5,036.17
CO-9	TG	MH-7	65.12	26.17	24	21.85	8.33	5,045.00	5,039.70	0.081	NA	5,035.52	5,046.22	5,034.75
CO-10	MH-7	POND	51.46	65.81	24	73.75	6.84	5,039.70	5,038.27	0.027	5,046.22	5,034.24	5,038.27	5,033.27
CO-11	MH-8	POND	68	65.81	42	73.27	6.84	5,025.57	5,025.00	0.005	5,041.99	5,032.91	5,025.00	5,026.00

NO.	DATE	REMARKS	BY
1	5/8/19	ADDED MANHOLE 6, SHIFTED AWAY FROM NET POLE	JW

*REVISIONS*

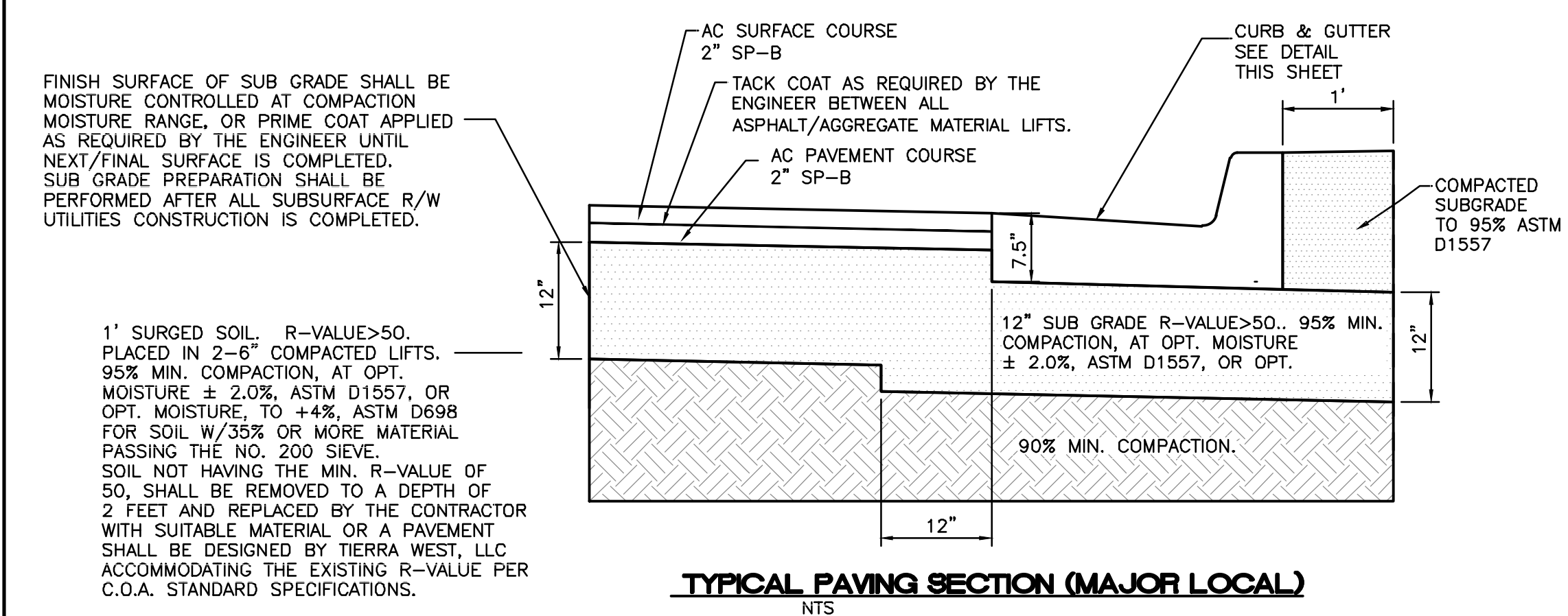
	<b>TOPGOLF</b> ALBUQUERQUE, NM	DRAWN BY BF
	<b>STORM SEWER PLAN</b>	DATE 5/8/2019
1/11/2019 RONALD R. BOHANNON P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>C10</b> JOB # 2017035

2017035\_SDB-3.DWG - J. DDB:dwg, May 22, 2019 4:41pm

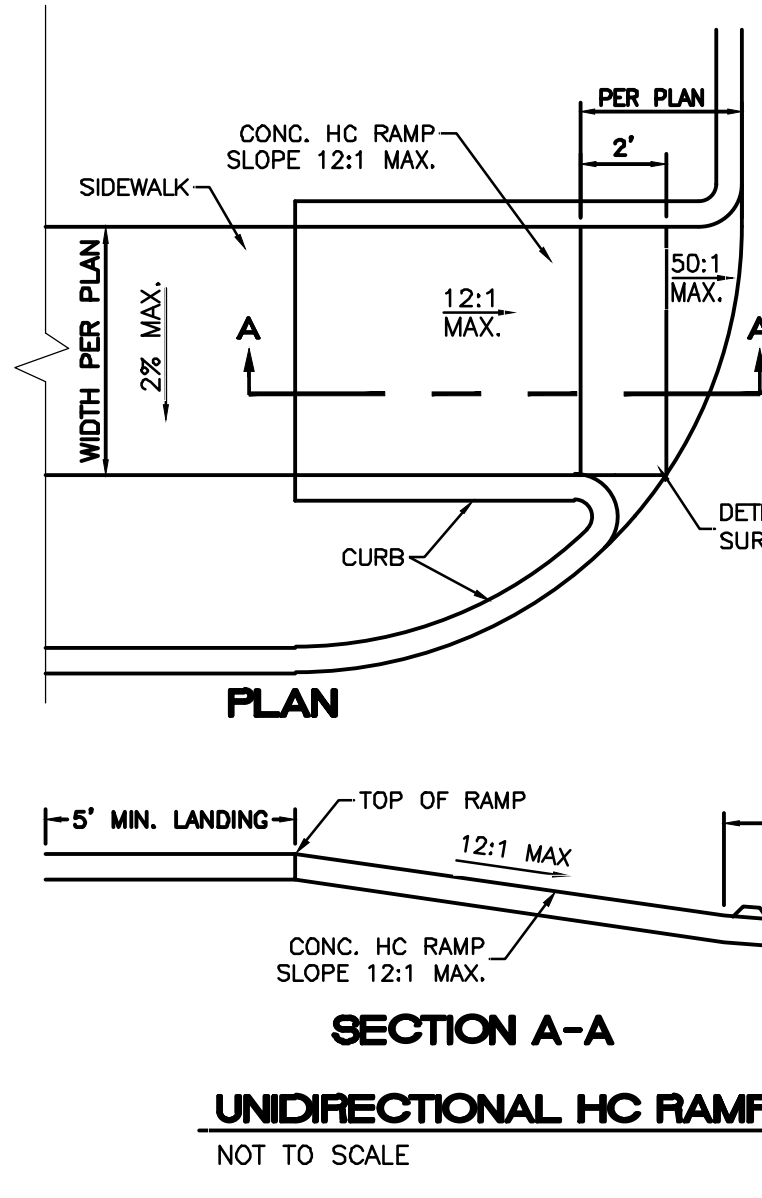


- NOTES:**
- NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
  - CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCORD EVERY 10 FEET IN CURB AND GUTTER.
  - ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
  - CONCRETE: CLASS "A" 3000 PSI.
  - EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.
  - THIS DETAIL APPLIES TO PRIVATE CURB WORK ONLY.

**STANDARD 6" CURB & GUTTER DETAIL**  
SCALE: 1"=1'

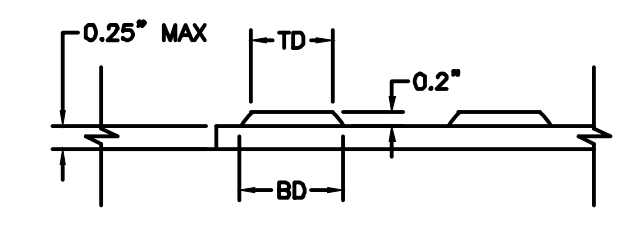


**TYPICAL PAVING SECTION (MAJOR LOCAL)**  
NTS

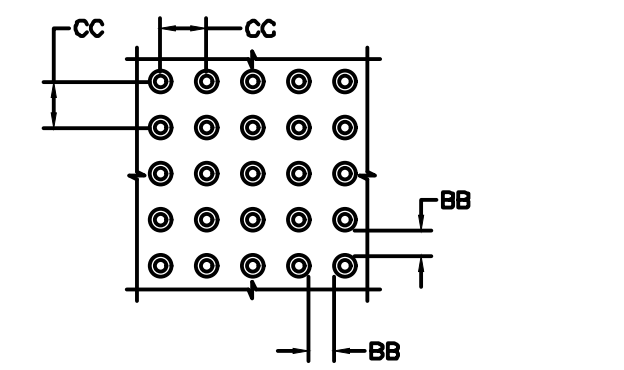


**UNIDIRECTIONAL HC RAMP**  
NOT TO SCALE

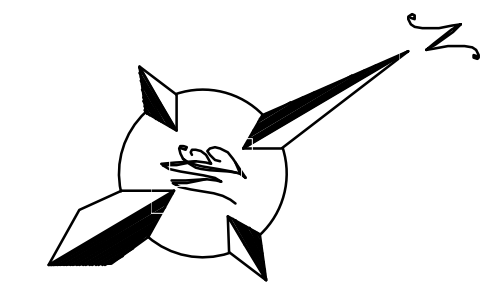
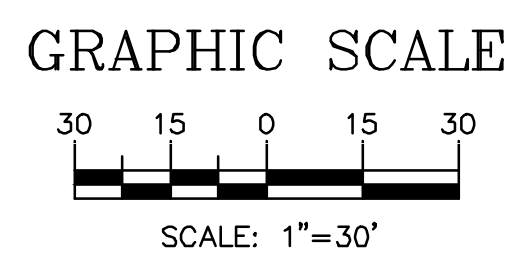
- NOTES:**
- THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
  - CONSTRUCT PER A.D.A. STANDARDS.



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



**DOME SPACING**  
CC - CENTER TO CENTER SPACING 2.35"  
BB - BASE TO BASE SPACING 1.48" MIN



**LEGEND**

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- - - BUILDING
- - - SIDEWALK
- 5010 — CONTOUR MAJOR
- 5011 — CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- - - EXISTING CURB & GUTTER
- - - EXISTING RETAINING WALL
- - - EXISTING SIDEWALK
- - - EXISTING BOUNDARY LINE
- - - 5010 — PROPOSED CONTOUR MAJOR
- - - 5010 — PROPOSED CONTOUR MINOR
- - - EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR
- - - EXISTING SPOT ELEVATION
- ⊕ EXISTING SD MANHOLE
- - - EXISTING STORM SEWER LINE

- NOTES:**
- SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE SPECIFIED.

**NOTICE TO CONTRACTORS**

- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- SOURCE OF TOPO IS ALTA/ACSM LAND TITLE SURVEY OF LOT 2 HARMS INDUSTRIAL PARK PREPARED BY PRECISION SURVEYS, INC DATED JANUARY 11, 2012.
- STORM WATER RUNOFF WILL BE PASSIVELY HARVESTED ALONG THE WEST, SOUTH AND EAST PROPERTY LINES WITHIN LANDSCAPED AREAS IN COMPLIANCE WITH WATER CONSERVATION ORDINANCE REQUIREMENTS.

**EROSION CONTROL NOTES**

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

**CAUTION:**

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

<p><b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com</p>		<p><b>CITY OF ALBUQUERQUE</b> PUBLIC WORKS DEPARTMENT ENGINEERING GROUP</p>	
<p>TITLE: <b>TOPGOLF</b> PAVING IMPROVEMENTS ROAD BETWEEN McDONALDS AND DESERT SURF CIRCLE</p>			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	
CITY PROJECT NO.	572462	ZONE MAP NO.	F-16-Z
		SHEET	C3 OF 10

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS MONUMENT 3-F16	DATE	FIELD NOTES	NO.	REMARKS	BY
WORK BY	DATE	NEW MEXICO STATE	DATE				
INSPECTOR'S ACCEPTANCE BY	DATE	PLANE COORDINATES	DATE				
VERIFICATION BY	DATE	CENTRAL ZONE (NAD 1927)	DATE				
DRAWINGS CORRECTED BY	DATE	X=389,439.18 Y=1,504,678.27	DATE				
MICRO-FILM INFORMATION		ELI=5029.557					
RECORDED BY	NO.	GROUND TO GRID FACTOR=0.9996734					
		DELTA ALPHA=-0.1246"					

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