



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2020-004284

Application No. PS-2020-0076

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 10/27/2021 HEARING DATE OF DEFERRAL: _____

SUBMITTAL

DESCRIPTION: RESPONSE TO DRB COMMENTS, SPECIFIC TO TRANSPORTATION, ABCWUA AND PARKS AND REC.

CONTACT NAME: LUIS NORIEGA

TELEPHONE: 505-858-3100 EMAIL: Inoriega@tierrawestllc.com



TIERRA WEST, LLC

October 26, 2021

Ms. Jolene Wolfley
Development Review Board
600 Second NW
Albuquerque, NM 87102

**RE: MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
1100 RIO GRANDE BLVD NW ALBUQUERQUE, NM 87104
TRACTS 230-A, 230-B, 230-C, 231-A-1, 231-A-2, 231-B-1, 231-B-2, 231-B-3,
234-A MRGCD MAP NO. 35 AND TRACT A, LANDS OF HARRY GARCIA
ZONE ATLAS PAGE: H-13-Z.
RESPONSE TO COMMENTS**

Dear Ms. Wolfley:

Per the correspondence via email of Ms. Jeanne Wolfenbarger, PE City of Albuquerque Development Review Board, dated October 27, 2021, please find the following responses addressing the comments from the various departments listed below:

Ms. Jeanne Wolfenbarger, PE, City of Albuquerque Development Review Board Transportation Comments

1. For the sidewalk along Rio Grande Boulevard, list the sidewalk width. Sidewalk shall be required along entire frontage along replatted lots.
Response: Acknowledged and updated infrastructure list to include all portions of Rio Grande Blvd ROW adjacent to subject site.
2. Include infrastructure for private access easement within the site onto the infrastructure list.
Response: Acknowledged and updated infrastructure list to include access roadway.
3. The Traffic Impact Study will be needed for the overall project.
Response: Acknowledged.

Per the correspondence via email of Mr. Blaine Carter, PE, Albuquerque Bernalillo County Water Utility Authority Development Review Board Utility Development Section, dated October 27, 2021, please find the following responses addressing the comments listed below:

Mr. Blaine Carter, PE, Albuquerque Bernalillo County Water Utility Authority Development Review Board Utility Development Section

1. Utility Plan:
 - a. If the utility plan has been updated, please provide a copy to ABCWUA.
Response: Current master utility plan attached.
2. Infrastructure List:
 - a. It is recommended that the proposed fire line and new hydrant be a public hydrant. Please add "& appurtenances" to the infrastructure list to account for this.
Response: Added to Infrastructure list.

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

- b. The water line distance should extend to the eastern plat boundary. This is not required for the credit union itself, which was the subject of the availability statement request; however it is applicable to the plat. Please confirm the distance is sufficient to cover the segment east of the north/south internal driveway.

Response: 12" waterline extended by 80' now 380' in order to extend to eastern property line. The Infrastructure list has been updated to reflect this change.

- c. The platted area includes a portion of the north/south segment of an access drive. Please include this segment in the infrastructure list as a waterline improvement minimum diameter of 8-inches.

Response: There will be a future 8" line extension north into Lilac Dr. 100 ft. of 8" waterline added to Infrastructure list for the future extension.

3. Plat:

- a. Please add the following note:
 - i. "Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."

Response: Acknowledged, updated plat attached below.

- b. The proposed hydrant for the future credit union can benefit multiple parcels and would be best utilized as a public hydrant. Please generate additional public waterline easement as necessary to accomplish this.

Response: Acknowledged, updated plat attached below.

- c. The proposed 25 foot public water and public sewer easement on Tract 1 does not coincide with any mains on the latest utility plan. Please confirm if this easement is necessary.

Response: ABCWUA easement on Tract 1 to be platted in the event that additional water line extensions are necessary in the future.

4. Easements:

- a. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.

Response: Acknowledged.

Per the correspondence via email of Ms. Cheryl Somerfeldt, City of Albuquerque Development Review Board Parks and Recreation Department, dated October 27, 2021, please find the following responses addressing the comments listed below:

Ms. Cheryl Somerfeldt, City of Albuquerque Development Review Board Parks and Recreation Department

08-26-2021

The subject property is adjacent to the City's Parks and Recreation Department's (PRD) Alameda Drain Trail future project. The section of the Alameda Drain Trail on 2nd St NW between Matthew and Montano is currently at 90% engineering design and funded for trail construction, but not landscape improvements as of yet. It would be beneficial for the City's Parks and Recreation Department to coordinate with the Garcia's regarding the Alameda Drain Trail improvements adjacent to their property in the future to ensure compatibility. Infrastructure may be required.

Response: Acknowledged.

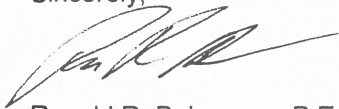
10-27-2021

I do not see a response to Sketch Plat comments in the packet? Alameda Drain Trail project is currently at 90% design with Parametric. Please add this section to the Infrastructure List and coordinate with PRD further.

Response: Acknowledged, 8' trail section added to infrastructure list.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E

JN: 2012100
RRB/ln/ye

Current DRC
Project Number: 759483

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: PR-2020-004284
DRB Application No.: SI-2021-0189

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

**PLAT OF TRACTS 1, 2, 3, 4 & 5 RIO GRANDE CROSSING WEST
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRS 230A, 230B, 230C, 231A1, 231A2, 231B1, 231B2, 231B3 & 234A (EXCL PORTS OUT TO R/W) MRGCD MAP 35CONT 2.8722 AC
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	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	6' Wide	Sidewalk, incl ADA ramps, curb & gutter.	Rio Grande Blvd - East Side	Rose Ave	430' North of Rose Ave	/	/	/
<input type="text"/>	<input type="text"/>	12"	Waterline & appurtenances.	Rio Grande Crossing West Site	Rio Grande Blvd & Floral Rd	380' East	/	/	/
<input type="text"/>	<input type="text"/>	8" (Min)	Waterline & appurtenances.	Rio Grande Crossing West Site	Intersection of Tracts 2,3 and 5	100' North	/	/	/
<input type="text"/>	<input type="text"/>	2.25"	Existing waterline to be removed	Rio Grande Blvd - East Side	Rose Ave	Floral Rd	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sewer Main including 5 manholes.	Rio Grande Crossing West Site	Lilac Dr	500' South	/	/	/
<input type="text"/>	<input type="text"/>	26-42' Wide	Private access road Including curb and ada compliant pedestrian infrastructure which includes 5 ft wide sidewalk For the benefit of Tracts 1-5.	Rio Grande Crossing West - South	Rio Grande Blvd and Floral Rd	North of Tract 1 (aka Range Café Connection)	/	/	/
<input type="text"/>	<input type="text"/>	8'	Asphalt Trail	MRGCD Alameda Drain ROW	Rio Grande Blvd	Northeast site corner	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	-------------------------------------------

Ronald R. Bohannon
NAME (print)

Tierra West, LLC
FIRM


SIGNATURE - date 10/26/2021

_____ DRB CHAIR - date

_____ PARKS & RECREATION - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ AMAFCA - date

_____ UTILITY DEVELOPMENT - date

_____ CODE ENFORCEMENT - date

_____ CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

RECORDING STAMP

Plat of Tracts 1, 2, 3, 4 & 5 Rio Grande Crossing West Town of Albuquerque Grant, Projected Section 7, Township 10 North, Range 3 East, N.M.P.M. City of Albuquerque, Bernalillo County, New Mexico August 2021

Project No. PR-2020-004284 Application No. PS-2020-0076

Utility Approvals

Table with utility approval entries including PNM, NEW MEXICO GAS COMPANY, QWEST CORPORATION, COMCAST, CITY SURVEYOR, TRAFFIC ENGINEERING, A.B.C.W.U.A., PARKS AND RECREATION DEPARTMENT, AMAFCA, CITY ENGINEER, DRB CHAIRPERSON, CODE ENFORCEMENT, and MIDDLE RIO GRANDE CONSERVANCY DISTRICT.

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.

Signature of Larry W. Medrano, dated 09/14/2021, with official seal of the New Mexico Professional Surveyors.

Legal Description

SEE SHEET 4 OF 4

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, SAID OWNER HEREBY DEDICATES AND GRANTS THE PERPETUAL DRAINAGE EASEMENTS AS DESCRIBED HEREON FOR CONVEYANCE OF STORM WATER RUNOFF AND DRAINAGE EASEMENTS AS DESCRIBED HEREON FOR CONVEYANCE OF STORM WATER RUNOFF AND DRAINAGE EASEMENTS AS DESCRIBED HEREON FOR CONVEYANCE OF STORM WATER RUNOFF...

Signatures of Edward T. Garcia, dated 9/13/21, for Garcia Real Estate Investments, LLC and G3 Investors, LLC.

Acknowledgment

STATE OF NEW MEXICO) COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF September 2021 BY EDWARD T. GARCIA, MANAGING MEMBER, GARCIA REAL ESTATE INVESTMENTS, LLC.

BY [Signature] MY COMMISSION EXPIRES: 02-25-2024

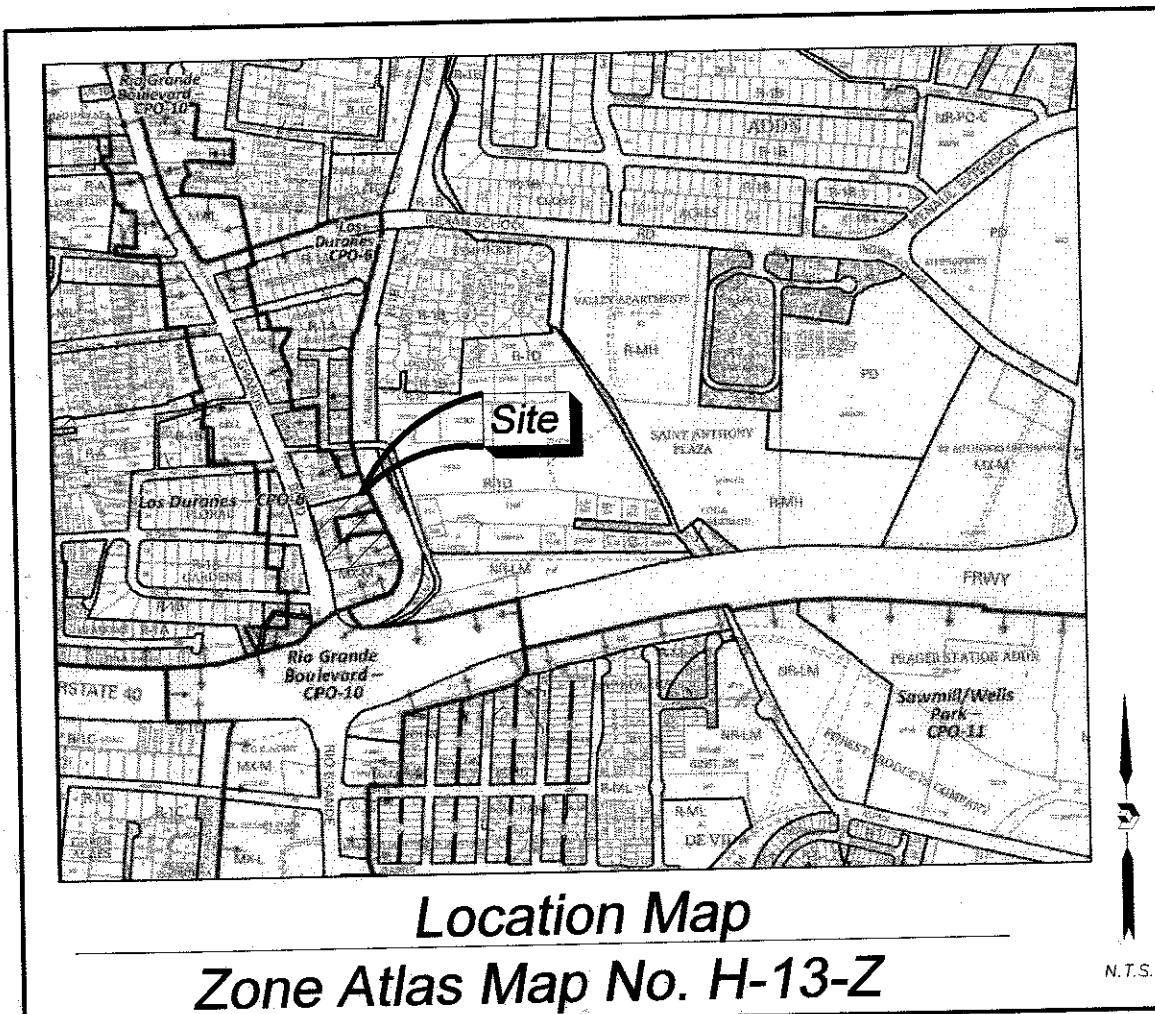
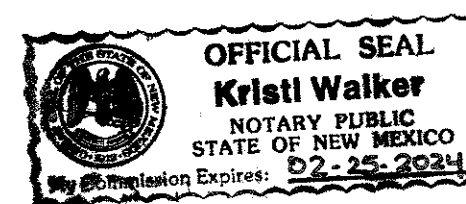


Acknowledgment

STATE OF NEW MEXICO) COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF September 2021 BY EDWARD T. GARCIA, MANAGING MEMBER, G3 INVESTORS, LLC.

BY [Signature] MY COMMISSION EXPIRES: 02-25-2024



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.7102 ACRES± ZONE ATLAS INDEX NO: H-13-Z NO. OF TRACTS CREATED: 5 NO. OF LOTS CREATED: 0 MILES OF FULL-WIDTH STREETS CREATED: 0 DATE OF SURVEY: OCTOBER 19, 2018

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING TEN TRACTS INTO FIVE NEW TRACTS, TO GRANT EASEMENTS AND TO DEDICATE ADJACENT STREET RIGHT OF WAY

Notes:

- 1. PLAT SHOWS ALL EASEMENTS OF RECORD. 2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

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.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGCO 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.

Public Utility Easements

- 10' 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 AND COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE AND COMMUNICATION 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 GRANITOR FOR THE PURPOSES SET FORTH HEREON 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 HEREON. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID OR SUBSURFACE, NOR SHALL 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.

Table with columns: COORDINATE AND DIMENSION INFORMATION, PLSS INFORMATION, PROPERTY INFORMATION, PROJECT INFORMATION. Includes details on datum, grid, rotation, property owners (Garcia Real Estate Investments, LLC), and project info (Precision Surveys, Inc., Date of Survey 08/23/2018).

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	18.97'	13.82'	13.52'	N 09°28'27" E	41°44'38"
C2	19.53'	19.02'	18.27'	N 45°53'08" W	55°47'45"
C3	415.54'	109.81'	109.50'	S 78°49'58" W	15°08'30"
C4	177.27'	33.79'	33.74'	S 69°16'20" W	10°55'20"
C5	421.62'	32.48'	32.48'	N 68°05'05" E	4°24'52"
C6	425.54'	109.51'	109.21'	N 78°34'34" E	14°44'42"

Line Table

LINE	BEARING	DISTANCE
L1	N 66°48'14" E	13.12'
L2	S 66°12'35" W	9.19'
L3	S 22°16'55" E	10.55'
L4	S 66°19'57" W	145.59'
L5	N 16°18'24" W	9.34'
L6	N 66°19'57" E	146.06'

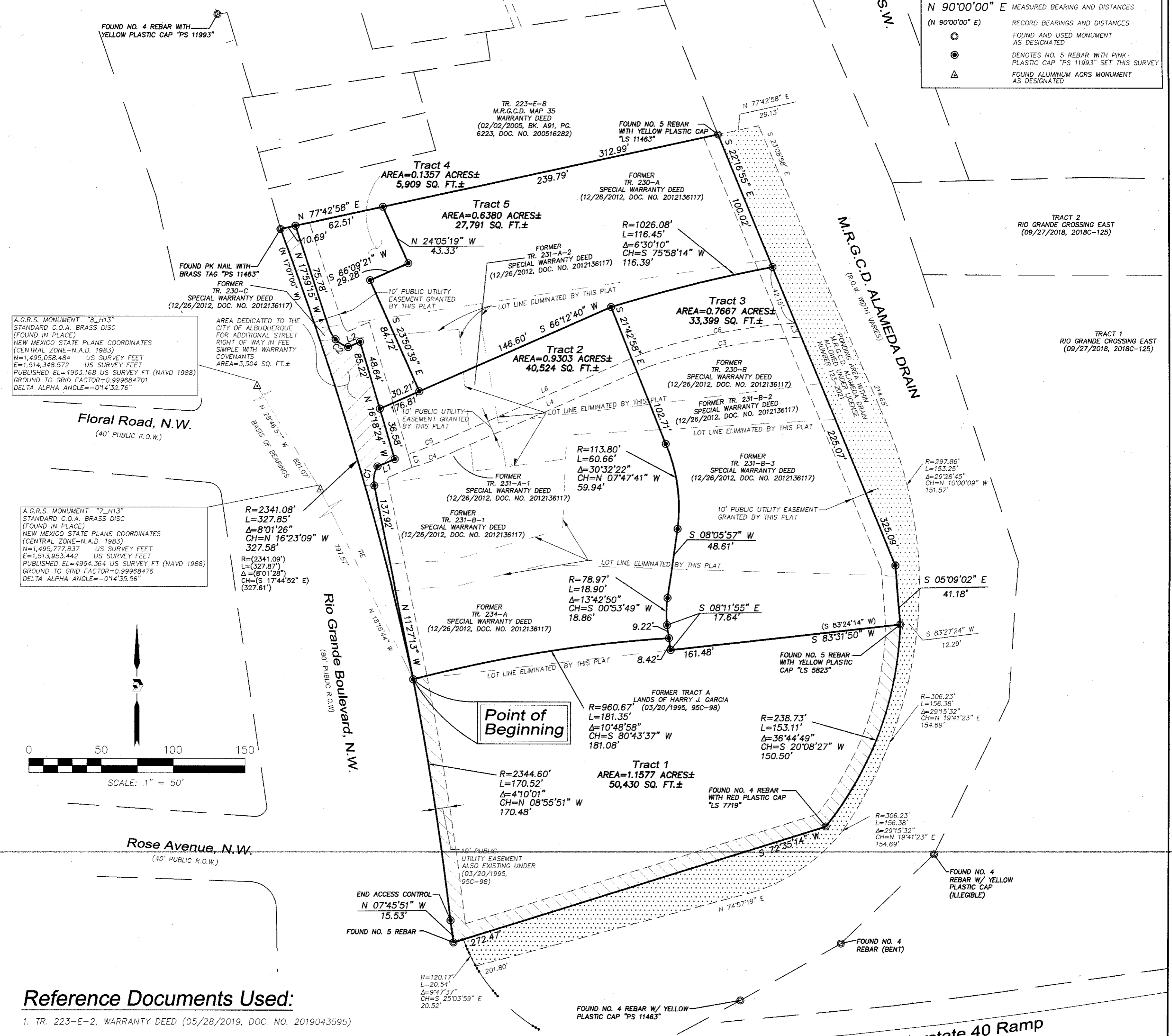
Plat of
Rio Grande Crossing West
 Town of Albuquerque Grant, Projected
 Section 7, Township 10 North, Range 3 East, N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 August 2021

RECORDING STAMP

See sheets 3 and 4 for New Easements

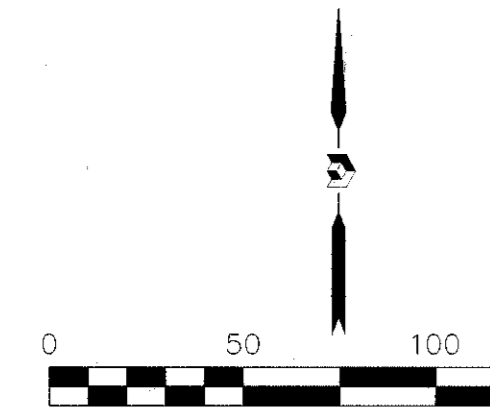
Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



A.G.R.S. MONUMENT "S-H13" STANDARD C.O.A. BRASS DISC (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,495,058.484 US SURVEY FEET E=1,514,348.922 US SURVEY FEET PUBLISHED EL=4963.168 US SURVEY FT (NAVD 1988) GROUND TO GRID FACTOR=0.999684701 DELTA ALPHA ANGLE=-0°14'32.76"

A.G.R.S. MONUMENT "7-H13" STANDARD C.O.A. BRASS DISC (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,495,777.837 US SURVEY FEET E=1,513,953.442 US SURVEY FEET PUBLISHED EL=4964.364 US SURVEY FT (NAVD 1988) GROUND TO GRID FACTOR=0.99968476 DELTA ALPHA ANGLE=-0°14'35.56"



Reference Documents Used:

1. TR. 223-E-2, WARRANTY DEED (05/28/2019, DOC. NO. 2019043595)
2. TR. 223-E-3, WARRANTY DEED (02/02/2005, BK. A91, PG. 6223, DOC. NO. 200516282)
3. TR. 223-E-5, M.R.G.C.D. PROPERTY MAP 35 (8/30/1948)
4. TR. 223-E-6 & TR. 223-E-7, WARRANTY DEED (07/14/2009, DOC. NO. 2009078853)
5. TR. 223E8 WARRANTY DEED (02/02/2005, BK. A91, PG. 6223, DOC. NO. 200516282)
6. TR. 230-A, TR. 231-A-1, TR. 231-A-2, TR. 230-B, TR. 232-B-2, TR. 231-B-1, TR. 231-B-3 & TR. 234-A, SPECIAL WARRANTY DEED (12/26/2012, DOC. NO. 2012136117)
7. TRACT B, LANDS OF RAMONA ZESIGER WARRANTY DEED (05/28/2019, DOC. NO. 2019043595)

PRECISION SURVEYS, INC.

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

PROJECT INFORMATION	
CREW/TECH: MT	DATE OF SURVEY 10/19/2018
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 204073P	SHEET NUMBER 2 OF 4

Easement Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	113.80'	30.01'	29.93'	N 00°04'48" W	15°06'36"
EC2	108.06'	10.07'	10.06'	N 03°47'59" E	5°50'15"
EC3	4.55'	7.89'	6.94'	N 53°06'06" W	99°21'25"
EC4	68.06'	35.99'	35.57'	S 83°41'28" W	33°17'52"
EC5	4.00'	6.30'	5.67'	N 22°40'42" E	90°09'40"
EC6	3.31'	5.02'	4.55'	N 18°14'29" E	86°56'45"

Easement Line Table

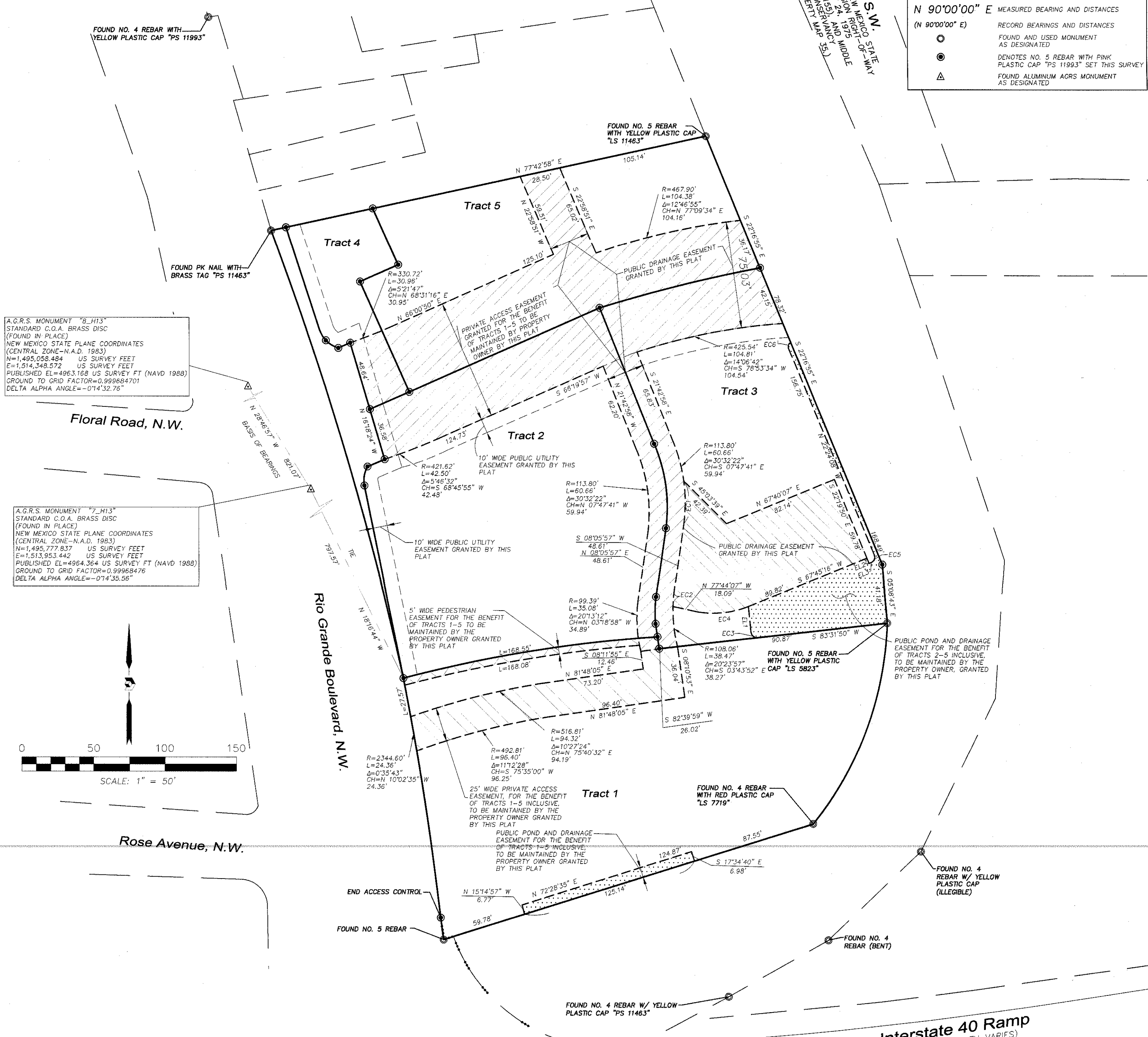
LINE	BEARING	DISTANCE
EL1	N 05°49'53" W	17.65'
EL2	S 22°04'16" E	3.97'
EL3	N 67°45'32" E	1.68'

Plat of
Tracts 1, 2, 3, 4 & 5
Rio Grande Crossing West
 Town of Albuquerque Grant, Projected
 Section 7, Township 10 North, Range 3 East, N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 August 2021

RECORDING STAMP

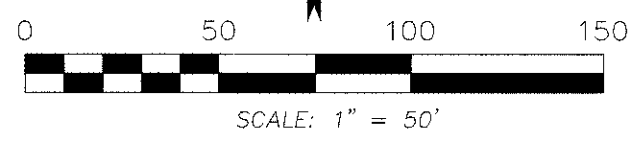
Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



A.G.R.S. MONUMENT "8_H13"
 STANDARD C.O.A. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,495,058.484 US SURVEY FEET
 E=1,514,348.572 US SURVEY FEET
 PUBLISHED EL=4963.168 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999684701
 DELTA ALPHA ANGLE=-0°14'32.76"

A.G.R.S. MONUMENT "7_H13"
 STANDARD C.O.A. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,495,777.837 US SURVEY FEET
 E=1,513,953.442 US SURVEY FEET
 PUBLISHED EL=4964.364 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999684776
 DELTA ALPHA ANGLE=-0°14'35.56"



PRECISION SURVEYS, INC.

OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113

505.856.5700 PHONE
 505.856.7900 FAX

PROJECT INFORMATION

CREW/TECH: MT	DATE OF SURVEY: 10/19/2018
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 204073P	SHEET NUMBER 3 OF 4

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS 230-A, 230-B, 230-C, 231-A-1, 231-A-2, 231-B-1, 231-B-2, 231-B-3 AND 234-A AS THE SAME ARE SHOWN ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 35, TOGETHER WITH TRACT A, LAND OF HARRY J. GARCIA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 20, 1995, IN MAP BOOK 95C, PAGE 98, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD-83, CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS;

BEGINNING AT THE A POINT ON THE WEST BOUNDARY OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF RIO GRANDE BOULEVARD, N.W., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO A.R.G.S. MONUMENT "7_H13" BEARS N 18°16'44" W, A DISTANCE OF 797.57 FEET;

THENCE FROM SAID POINT OF BEGINNING ALONG SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 327.85 FEET, A RADIUS OF 2341.08 FEET, A DELTA ANGLE OF 08°01'26", A CHORD BEARING OF N 16°23'09" W, AND A CHORD LENGTH OF 327.58 FEET, TO THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY FOUND PK NAIL WITH BRASS TAG "PS 11463";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, THENCE N 77°42'58" E, A DISTANCE OF 312.99 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF THE M.R.G.C.D. ALAMEDA DRAIN, MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 11463";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 22°16'55" E, A DISTANCE OF 325.09 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 05°09'02" E, A DISTANCE OF 41.18 FEET, TO A POINT OF CURVATURE, MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 5823";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 153.11 FEET, A RADIUS OF 238.73 FEET, A DELTA ANGLE OF 36°14'49", A CHORD BEARING OF S 20°08'27" W, AND A CHORD LENGTH OF 150.50 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY FOUND NO. 4 REBAR WITH RED PLASTIC CAP "LS 7719";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 72°35'14" W, A DISTANCE OF 272.47 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF RIO GRANDE BOULEVARD, N.W., MARKED BY A FOUND NO. 5 REBAR;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 07°45'51" W, A DISTANCE OF 15.53 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 170.52 FEET, A RADIUS OF 2344.60 FEET, A DELTA ANGLE OF 04°10'01", A CHORD BEARING OF N 08°55'51" W, AND A CHORD LENGTH OF 170.48 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.7102 ACRES (161,620 SQUARE FEET), MORE OR LESS.

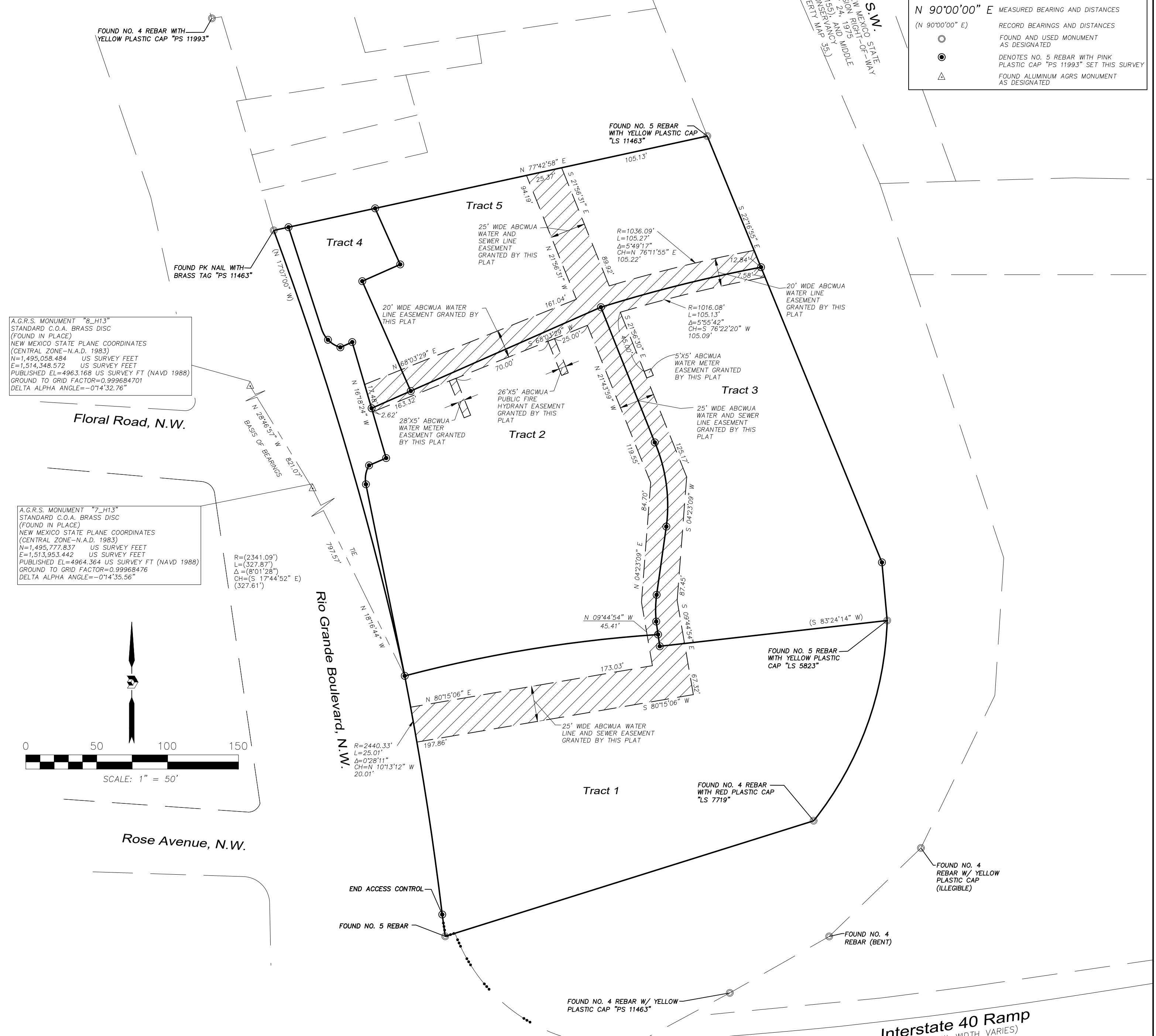
Plat of Tracts 1, 2, 3, 4 & 5 Rio Grande Crossing West

Town of Albuquerque Grant, Projected
Section 7, Township 10 North, Range 3 East, N.M.P.M.
City of Albuquerque, Bernalillo County, New Mexico
October 2021

RECORDING STAMP

Legend

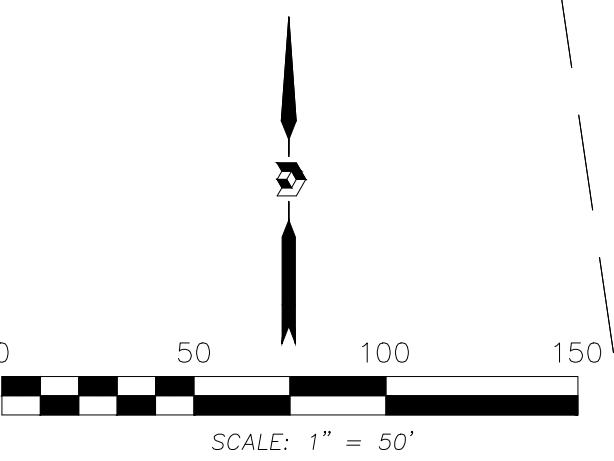
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



A.G.R.S. MONUMENT "8_H13"
STANDARD C.O.A. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,495,058.484 US SURVEY FEET
E=1,514,348.572 US SURVEY FEET
PUBLISHED EL=4963.168 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999684701
DELTA ALPHA ANGLE=-0°14'32.76"

A.G.R.S. MONUMENT "7_H13"
STANDARD C.O.A. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,495,777.837 US SURVEY FEET
E=1,513,953.442 US SURVEY FEET
PUBLISHED EL=4964.364 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.99968476
DELTA ALPHA ANGLE=-0°14'35.56"

R=(2341.09')
L=(327.87')
Δ=(8°01'26")
CH=(S 17°44'52" E)
(327.61')



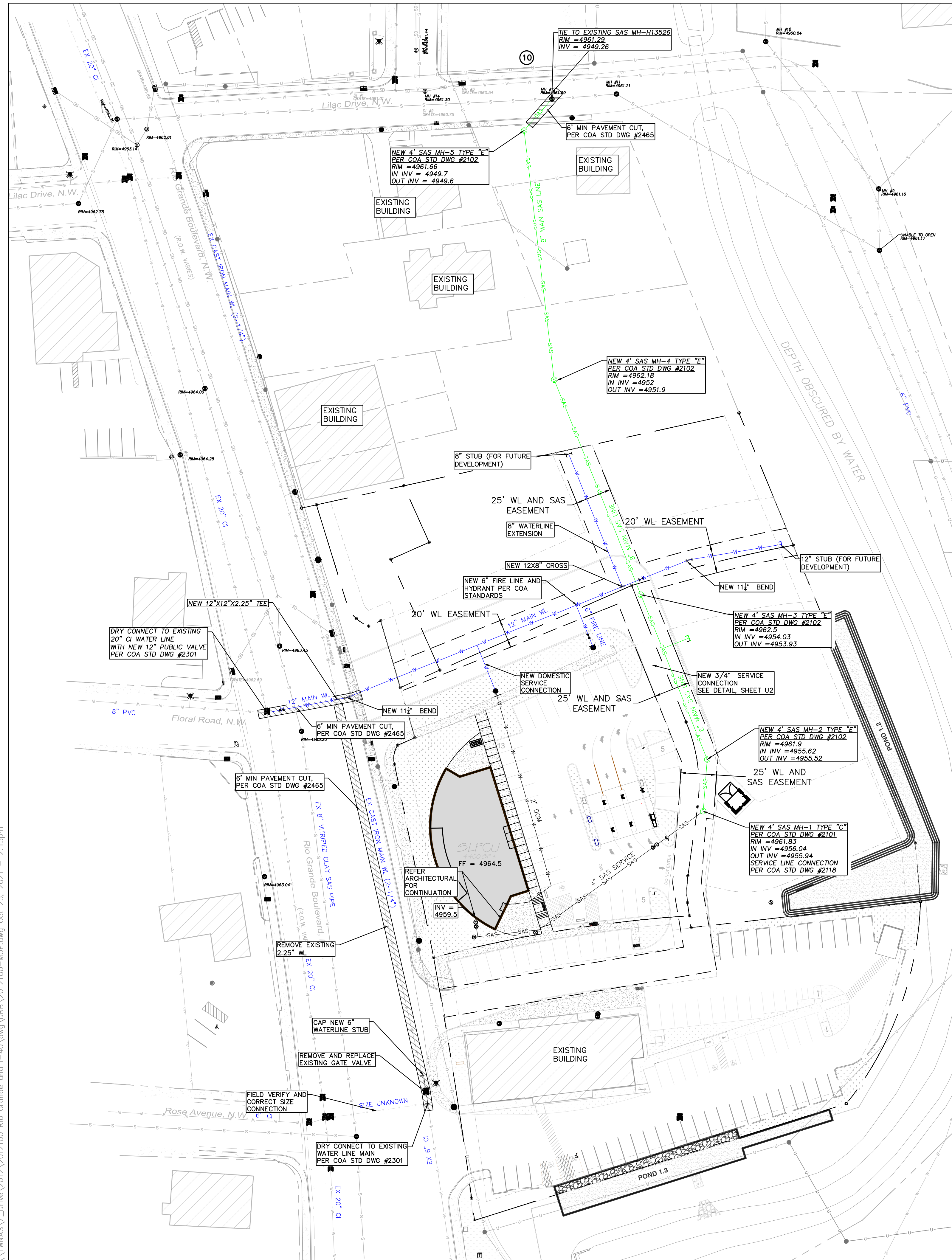
ABCWUA Note:

EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UP SIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.



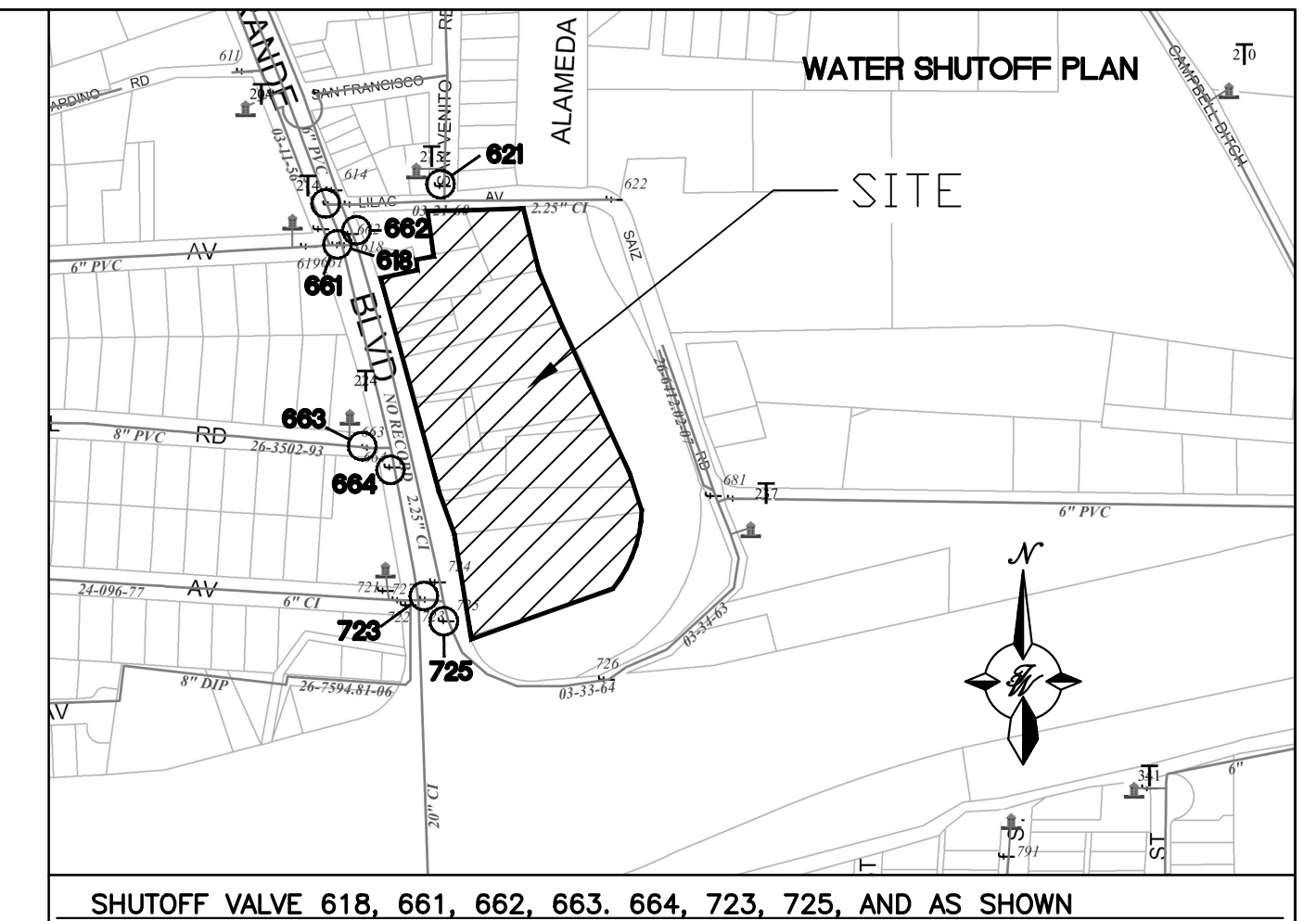
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

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LEGEND

- UTILITY EASEMENT
- BOUNDARY LINE
- FUTURE BUILDING
- EXISTING BUILDING
- SIDEWALK
- NEW WATERLINE
- NEW SANITARY SEWER LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- ⊙ SD MANHOLE
- ⊠ SD INLET
- ⊙ SAS MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ NEW FIRE HYDRANT
- ⊙ WATER METER
- ⊙ NEW GATE VALVE
- ⊙ EXISTING WATER VALVE
- ⊙ CLEAN OUT

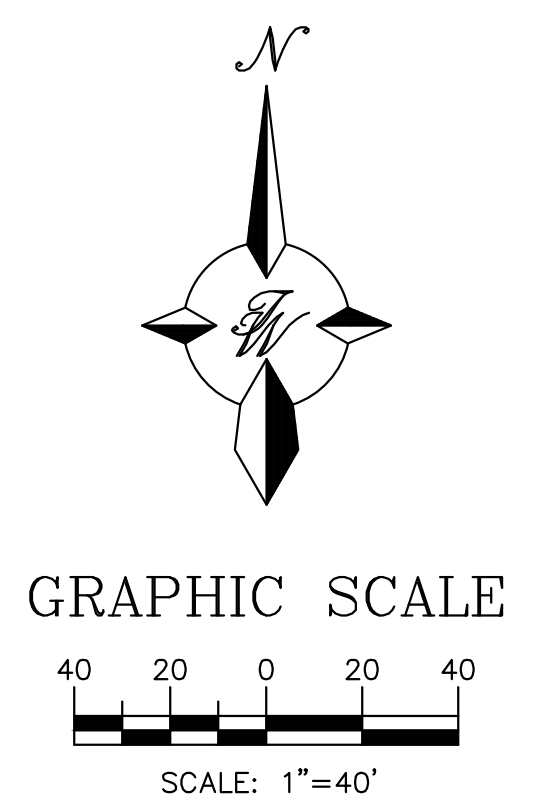


WATER SHUTOFF NOTES

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://WWW.ABRCWA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://www.abrcwa.org/water_shut_off_and_turn_on_procedures.aspx)

GENERAL UTILITY NOTES

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
11. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
12. PRIVATE FIRE HYDRANTS INDICATED IN THE UTILITY PLAN, SHALL BE PAINTED SAFETY ORANGE.



'PRELIMINARY - NOT FOR CONSTRUCTION'

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.

ENGINEER'S SEAL	SANDIA LAB FCU RIO GRANDE AND I-40	DRAWN BY LN
	MASTER UTILITY PLAN	DATE 09-17-21
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierwestllc.com	DRAWING 2012100-MUE
		SHEET # U1
		JOB # 2012100

\\TWSAS\Z_Drive\2012\100 Rio Grande and I-40\dwg\DRY\2012100-MUE.dwg Oct 25, 2021 - 2:15pm