



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-2020-004820

Application No. SI-2020-001468

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: 5/26/21

HEARING DATE OF DEFERRAL: 4/21/21

**SUBMITTAL**

**DESCRIPTION:** Updated site plan set, comment response memo, current infrastructure list, and supporting exhibits.

CONTACT NAME: Michael Vos, AICP or Jim Strozier, FAICP

TELEPHONE: (505) 764-9801 EMAIL: vos@consensusplanning.com or cp@consensusplanning.com



# Memorandum

**To:** Jolene Wolfley and DRB Members, City of Albuquerque

**From:** Michael Vos, AICP, Consensus Planning, Inc.

**Date:** May 21, 2021

**Re:** Hotel Circle Ramada Apartment Conversion (PR-2020-004820)

This memo provides updates on the proposed apartment conversion based on the comments received at the April 21, 2021 DRB meeting. All comments from Planning, Hydrology, Code Enforcement, and Parks & Recreation have been addressed. The remaining comments from Transportation and the Water Authority are below with responses, as noted.

## Transportation Development

1. Include a shared access agreement with adjacent neighbor. Coordinate with neighbor on driveway prior to the work order. (In the notes section for the Infrastructure List, add note mentioning that agreement with adjacent property owner is needed prior to driveway reconfiguration.)
  - a. ***A draft agreement has been prepared and is being coordinated and reviewed between the Applicant and adjacent neighbor. The infrastructure list has been updated with the requested note regarding this agreement. Copies of the draft agreement and infrastructure list are attached. Jeanne Wolfenbarger has agreed that this may be a delegated item. We would request that Planning check for this agreement along with the recorded infrastructure improvements agreement and Solid Waste signature, to allow for approval of the Site Plan with delegation to the Water Authority as well.***

## ABCWUA

1. The requested potholing for the onsite water transmission line is required. This line serves several thousand customers and approval of this site plan cannot be granted without assurance that the line can be reasonably maintained. This includes documentation of the pipe centerline and depth with a potholed verification. The waterline serves several thousand customers and operates in excess of 100 PSI. This remains a major concern that prevents approval of this site plan until resolved.
  - a. ***The requested potholing was completed, and exhibits showing the location of the waterline in relation to the existing building encroachments have been provided to the Water Authority. These exhibits are attached to the draft encroachment agreement prepared by the Water Authority, which is under review by their legal staff and the Applicant/owner. We would respectfully request delegation with a Condition of Approval that this agreement be finalized and signed by the current owner prior to sign-off on the Site Plan by the Water Authority.***
2. PREVIOUS COMMENT: Availability statement #201213 is in holding as a fire one plan is required.



UPDATE: The fire one plan has been received with this submittal and has been provided for inclusion in the availability statement review.

- a. *The signed Water and Sewer Availability Statement was issued on May 19<sup>th</sup>. A copy is included in this supplemental submittal.***
3. PREVIOUS COMMENT: For information only.
- Currently the single account for the property is for commercial. Given that the use is changing from hotel to multi-family residential, the account shall be adjusted to reflect the multi-family customer class.
- i. Applicant acknowledged in response to comments and indicated this will take place in the redevelopment process.
- With the removal of the restaurant from the plan, a separate account for the commercial class may still be required, depending on the use of the proposed space. Upon proposed use of this space, ABCWUA approval is required and a separate account and metered connection may be required.
- a. *Understood.***

## RECIPRICAL ACCESS AGREEMENT

This agreement is entered into between Mountain Classic Real Estate (MCRE), owner of Tract 4B1, Horne Development Addition, City of Albuquerque, County of Bernalillo, State of New Mexico and Mr. Kelly Perryman, owner of Parcel 4-A(3A)1, Horne Development Addition, City of Albuquerque, County of Bernalillo, State of New Mexico.

The owner of Tract 4B1 has submitted a Site Plan – DRB to the City of Albuquerque for review and approval. As a part of this review, the City Traffic Engineer has required the owner of Tract 4B1 to coordinate with and obtain an agreement regarding the use of the portion of the adjacent property (Parcel 4-A(3A)1) that is southeast of the existing fence (private access) associated with the use of Tract 4B1. In addition, the City has required that the owner of Tract 4B1 make improvements to their northern entry drive to Hotel Circle NE, which is currently a part of a large, shared driveway curb cut serving both properties.

The parties have an interest in adjoining real estate situated in the City of Albuquerque, County of Bernalillo, State of New Mexico and described as follows:

*Tract 4B1 located at 25 Hotel Circle NE and Parcel 4-A(3A)-1 located at 10300 Hotel Circle NE*

The parties desire to create an agreement for improvements to and maintenance of the private access along the southeastern common property line that lies south of the existing fence and the northern entry drive for Tract 4B1 to Hotel Circle NE; and therefore, agree as follows:

*A private access in favor of Tract 4B1, owned by MCRE, is agreed to over the strip of land 7.5 feet wide along the southeasterly property line of Parcel 4-A(3A)-1 (southeast of the existing fence), owned by Mr. Kelly Perryman, for the purpose of creating a private access 7.5 feet wide for the benefit of both of Tract 4B1.*

*The maintenance of the property referenced above and located southeast of the existing fence and the driveway improvements to Hotel Circle located on Tract 4B1 shall be the responsibility of the owner of Tract 4B1.*

*The parties further agree that the improvements required by the City of Albuquerque to the entry drive onto Hotel Circle NE are appropriate and benefit both parties by providing a safe and efficient access for both properties and that all improvements shall be constructed and maintained by the owner of Tract 4B1.*

This agreement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

In witness whereof, the parties hereto have executed this agreement as follows:

ACKNOWLEDGED: April XX, 2021 by MCRE:

Signed: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

**WITNESSED: STATE OF NEW MEXICO, COUNTY OF BERNALILLO**

On this XX day of April 2021, before me personally appeared, and to me known to be the person described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed.

\_\_\_\_\_ Notary 1st Party

My Commission Expires \_\_\_\_\_

**ACKNOWLEDGED:** April XX, 2021 by Mr. Kelly Perryman:

Signed: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

WITNESSED: STATE OF NEW MEXICO, COUNTY OF BERNALILLO

On this XX day of April 2021, before me personally appeared, and to me known to be the person described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed.

\_\_\_\_\_ Notary 2<sup>nd</sup> Party

My Commission Expires \_\_\_\_\_

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 5-Mar-21

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No.: SI-2020-001468

DRB Application No.: PR-2020-004820

**MCRE Multi-family Conversion**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract 4-B-1, Horne Development 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		City Cnst Engineer
							Inspector	P.E.	
		4'	ADA Accessible Way	Hotel Circle	SE Entrance		/	/	/
		24'	PCC Drivepad Modifications (reduction from 39' wide drvpd.)	Hotel Circle	NW Entrance		/	/	/
		6"	Public FH to Prv't Fire Line	Interior Site - 6" WL leg off of 36" WL	Exist FH Location		/	/	/
		6"	Add Public Valve to Exist 6" Stub	Interior Site - 6" WL stub off of 36" WL	Exist. 6" stub - NE		/	/	/
		4"	Re-striping for a 150 feet storage length plus transition length	Hotel Circle/Morris	Lomas Stop Bar	200± South	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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 Adjacent property owner agreement will be provided prior to the construction of the NW 24-foot wide driveway and modification.
- 2 \_\_\_\_\_

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Fred C. Arfman, PE  
 NAME (print)  
 ISAACSON & ARFMAN, INC.  
 FIRM  
*Fred C. Arfman* 05.21.21  
 SIGNATURE - date

DRB CHAIR - date  
 TRANSPORTATION DEVELOPMENT - date  
 UTILITY DEVELOPMENT - date  
 CITY ENGINEER - date

PARKS & RECREATION - date  
 AMAFCA - date  
 CODE ENFORCEMENT - date  
 \_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

May 19, 2021

**Chair**  
Steven Michael Quezada  
County of Bernalillo  
Commissioner, District 2

**Vice Chair**  
Klarissa J. Peña  
City of Albuquerque  
Councilor, District 3

Walt Benson  
County of Bernalillo  
Commissioner, District 4

Pat Davis  
City of Albuquerque  
Councilor, District 6

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

Timothy M. Keller  
City of Albuquerque  
Mayor

Charlene Pyskoty  
County of Bernalillo  
Commissioner, District 5

*Ex-Officio Member*  
Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
www.abcwua.org

Fred Arfman  
Isaacson & Arfman  
128 Monroe St NE  
Albuquerque, NM 87108

**RE: Water and Sanitary Sewer Availability Statement #210314**

**Project Name: MCRE Multi-Family Conversion**

**Project Address: 25 Hotel Cir NE**

**Legal Description: TR 4B1 PLAT FOR TRS 1B1, 1C1, 2A, 4B1, 4C1, 4C2 STA STE  
NO 3A SO 1/2 TR 3 & PAR 4A1A, 4A2, 4A3A, 4A4A HORNE DEV ADD W/ TRS  
1A1 & 1B CONT 5.04 AC**

**UPC: 102105706741220105**

**Zone Atlas Map: K-21**

Dear Mr. Arfman:

**Project Description:** The subject site is located within the municipal limits of the City of Albuquerque, between Hotel Circle and the I-40 West off-ramp to Eubank Blvd. The proposed development consists of approximately 5.043 acres and the property is currently zoned MX-M for Mixed-Use. The property lies within the Pressure Zone 5E in the Freeway trunk. The request for availability indicates plans to convert an existing hotel to multi-family units.

**Existing Conditions:** Water infrastructure in the area consists of the following:

- Ten-inch cast iron distribution main (project #03-19-68) along Hotel Cir
- 36-inch concrete cylinder distribution main (project #09-064-63) along public utility easement, through property
- Six-inch PVC distribution main (project # 26-3231-87) along public utility easement, along a portion of southeast frontage

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch vitrified clay collector line (project #26-3402-88) along Hotel Cir
- Eight-inch vitrified clay collector line (project # 014-304-68) along public easement, along property's northern frontages
- 12-inch vitrified clay collector line (project # 014-304-68) along public utility easement, through property

**Water Service:** New metered water service to the property can be provided via routine connection to the existing infrastructure. Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

**Sanitary Sewer Service:** Sanitary sewer service can be provided via routine connection to the existing infrastructure. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.



**Fire Protection:** From the request for availability the instantaneous fire flow requirements for the project are 2,375 gallons-per-minute. As modeled using InfoWater™ computer software, the fire flow can be met. Flow was taken from nodes representing hydrants #43, #44, and #45. Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. New fire lines shall connect to six-inch main within lot and by privatizing hydrant leg for fire hydrant #43 and use it as a fire line as shown on utility plan provided to DRB.

Engineer is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

**Cross Connection Prevention:** Any residential premises having existing private wells and who desire to connect to the public water system shall have two options as follows: 1) Customers shall permanently abandon the use of private wells by plugging the wells as accepted by the Water Authority prior to connecting to the public water system; or 2) Customers who choose to maintain their private wells shall completely sever the private well from the premises' potable plumbing system and shall install a reduced pressure principle backflow prevention assembly approved by the Water Authority at the terminal end of the water service from the public water system (e.g., service connection). Any multi-family dwelling including a clubhouse and/or office is required to have a reduced pressure backflow prevention device for containment. If metered separately, the building that includes a clubhouse and/or office shall have a reduced pressure backflow prevention device. Contact Cross Connection at 289-3454 for more information.

**Easements:** 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 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Side yard easements are not acceptable for either water or sanitary sewer. Acceptable easements must be documented prior to approval of service.

This property contains existing structures which encroach upon and ABCWUA easement. Future approvals for this site require resolution of the encroachment with the ABCWUA.

**Pro Rata:** Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

**Design and Construction** of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Water Authority Mini Work Order process for the installation of fire lines and fire hydrants. Construction must be performed by a licensed and bonded public utility contractor.

**Costs and Fees:** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is requested and authorized.



UECs associated with multi-family are determined by the criteria set forth in the Water Authority Rate Ordinance, which is amended from time to time. These specific UECs take into account the number of units within the multi-family development. If the multi-family development includes other amenities such as a clubhouse, fitness center or leasing office that will be metered separately, UECs for these amenities will not be charged as they are included in the multi-family UEC calculation. UECs associated with irrigation meters are not included in the multi-family calculation and shall be paid accordingly. Mixed use development which consists of either commercial, institutional, industrial in combination with multi-family shall provide separate meters for each use. There is a section in the Rate Ordinance for low income housing developments that may provide a discount on UECs which will require documentation as required by the Water Authority, stating that the development does indeed qualify as a low income development. Furthermore, if the development includes both low income and market rate apartments, the same requirements set forth in the Rate Ordinance shall be adhered to.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

Sincerely,







Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps (2)  
f/ Availability Statement 210314

# 210314 - Water



## Legend

-  Project Location
-  Valve
-  Analysis Point
-  Hydrant

## Pipe SUBTYPE

-  Distribution Line
-  Hydrant Leg
-  Well Collector Line
-  Abandoned

0 325 650 Feet






Water Utility  
Authority



# 210314 - Sanitary Sewer



## Legend

-  Project Location
-  Sewer Manhole
- Sewer Pipe**
- SUBTYPE**
-  COLLECTOR

0 325 650 Feet



Water Utility  
Authority

EASEMENT ENCROACHMENT AGREEMENT

This Easement Encroachment Agreement ("Agreement") is made on \_\_\_\_\_, 2021, by and between the Albuquerque Bernalillo County Water Utility Authority, a New Mexico political subdivision ("Water Authority") and \_\_\_\_\_, a \_\_\_\_\_ ("Encroaching Party").

Commented [CBM1]: Applicant to provide

1. Recitals.

A. The Water Authority is the grantee under a certain easement ("WA Easement") which is described below:

The 20' WATERLINE EASEMENT within Tract 4-B1 of Horne Development Addition as shown on the plat thereof, recorded as Document # 1987064188 in Book C33 Page 187 in the records of the County Clerk of Bernalillo County, New Mexico.

B. The Encroaching Party is the title owner of real property improvements that encroaches upon the WA Easement and the Encroaching Party wishes to obtain from the Water Authority the right to encroach upon the WA Easement to use the area covered by the WA Easement ("Encroachment Area") that is depicted on Exhibit A-C and described on Exhibit A and Exhibit B, for the purposes set forth in this Agreement.

Commented [CBM2]: Applicant's agents may wish to update these to clean up prior to inclusion in the document

C. The Water Authority acknowledges the presence of the existing encroachment and the use of the Encroachment Area for the uses and purposes, upon the terms and conditions set forth in this Agreement.

2. Grant of Right to Encroach. The Water Authority grants the Encroaching Party the right to encroach upon the WA Easement to use the Encroachment Area under the terms and conditions set forth herein, and for the purposes and to the extent described below:

The encroaching presence of a residential apartment building with units leased to and occupied by lessees entering into a valid lease agreement with the Encroaching Party, the footprint of which is depicted in Exhibit A-C hereto.

Commented [CBM3]: Should this be stated as hotel building that is to be converted to apartments?

3. Terms and Conditions of the Encroachment.

A. The encroachment by the Encroaching Party in and upon the WA Easement for the purpose of using the Encroachment Area as provided in Paragraph 2 is (1) subject to the terms and conditions of this Agreement, (2) conditioned upon the Encroaching Party's performance of all of the obligations of the Encroaching Party under this Agreement, and (3) subject to and subordinate to the rights of the Water Authority under the WA Easement and the right of the Water Authority to use the Encroachment Area for the purposes and uses specified in the WA Easement.

B. To the extent that any construction may or is to take place within the Encroachment Area, the Encroaching Party shall not commence any such construction work within the Encroachment Area until the Water Authority has approved the final development plans.

4. No Waiver of Rights.

A. By allowing the encroachment upon the WA Easement to use the Encroachment Area, the Water Authority does not waive or relinquish any powers, authority, rights, or benefits that it may have, either expressed or implied, as a New Mexico political subdivision under the laws of New Mexico, including, without limitations, the immunities and limitations of the New Mexico Tort Claims Act, Sections 41-4-1 et seq. NMSA 1978.

B. By allowing the encroachment upon the WA Easement to use the Encroachment Area, the Water Authority does not waive or relinquish any rights or benefits that it may have, either expressed or implied, under or by reason of the WA Easement, including, without limitation, the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate, and maintain its water and wastewater pipelines, facilities, equipment, fixtures, appurtenances, and structures that are now located or that may in the future be located within, on, over, beneath, through, and across the Encroachment Area.

5. Indemnity. The Encroaching Party shall defend, indemnify, and hold harmless the Water Authority, its directors, officers employees, and agents from any and all demands, claims, suits, and actions whatsoever, when such demands, claims, suits or actions directly or indirectly arise out of the existence, construction, maintenance, operation, repair, removal, replacement, condition, use, or presence of the Encroaching Party's improvements within the Encroachment Area, or are caused by, or arise out of the acts or omissions of the Encroaching Party, its officers, employees, or agents. Notwithstanding anything to the contrary in this paragraph, the Encroaching Party shall not be required to defend, indemnify, or hold harmless the Water Authority, its directors, officers, employees, or agents against those claims for personal injuries or damages to property caused by or resulting from, in whole or in part, the negligence, act, or omission of the Water Authority, its directors, officers, employees, or agents. The indemnity required by this paragraph shall not be limited as a result of any applicable insurance coverage.

6. Liability. The liability of the Water Authority and the Encroaching Party shall in all cases be subject to the limitations and immunities of the New Mexico Tort Claims Act, Sections 41-4-1 et seq., NMSA 1978.

7. Waiver of Damages to Encroaching Party's Property. Except as otherwise specifically provided in this Agreement, the Water Authority shall not be liable for any damage caused to the facilities, equipment, structures, improvements, or other property of the Encroaching Party within the Encroachment Area if damaged by reason of the Water Authority's exercise of its rights under the WA Easement.

8. Termination. If the Encroaching Party fails to comply with the provisions of this Agreement, or fails to properly maintain its improvements within the Encroachment Area, then this Agreement and all rights and privileges herein granted may be terminated by the Water Authority. However, such termination shall be preceded by written notice, giving the Encroaching Party at least ninety (90) days to effect a cure. If the notice concerns repair or lack of maintenance, and the Encroaching Party fails to effect a cure within ninety (90) days, the Water Authority may, but shall have no obligation to, perform the required repair or maintenance, at the sole costs, expense, and risk of the Encroaching Party, and invoice the Encroaching Party for all costs reasonably incurred without affecting its right to terminate. The Encroaching Party shall pay the costs within sixty (60) days after the date of the invoice.

9. Notices. Except as otherwise specifically provided herein, all notices and other communications under this Agreement shall be in writing and shall be deemed duly given (i) when delivered personally, sent via confirmed telefax, or sent by prepaid overnight courier, with a record of receipt, (ii) the third day after mailing if mailed by certified mail, return receipt requested, to the addresses set forth below or (iii) the day of transmission, if sent by facsimile or telecopy during regular business hours or the day after transmission, if sent after regular business hours, provided that, in either event, the completed transmission is electronically verified (or to such other address or telecopy number as a party may have specified by written notice given to the other party):

To the Encroaching Party:

Name

Address 1

Address 2

Address 3

Facsimile:

Commented [CBM4]: Applicant to provide

To the Water Authority:

Albuquerque Bernalillo County Water Utility Authority  
P.O. Box 568  
One Civic Plaza, Suite 500  
Albuquerque, New Mexico 87102  
Facsimile: 505-768-2580

10. Miscellaneous.

A. This Agreement shall be construed according to the laws of the State of New Mexico.

B. If any part of this Agreement is held to be invalid or unenforceable, the remainder of this Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

C. The Encroaching Party shall comply with all applicable laws, ordinances, rules, and regulations enacted or promulgated by any federal, state, or local governmental body having jurisdiction over the Encroachment Area

D. Any litigation arising out of or in connection with this Agreement shall be brought and maintained exclusively in Albuquerque, New Mexico in the District Court of Bernalillo County, New Mexico. The parties each agree that in connection with any such litigation, proceeding or action, the parties will consent and submit to the personal jurisdiction and venue of the court and waive any claim that such litigation, proceeding or action was brought in an inconvenient forum.

E. This Agreement shall not be amended or modified except by a written instrument executed by both parties.

F. All understandings and agreements, oral or written, previously made between the parties regarding the subject matter of this Agreement are merged into this Agreement. This Agreement fully and completely expresses the agreement between the parties regarding the subject matter of this Agreement.

G. The provisions of this Agreement shall run with the land and inure to the benefit of and bind the heirs, executors, administrators, personal representatives, mortgagees, lessees, tenants, successors, and assigns of the parties, except that no heirs, executors, administrators, personal representatives, mortgagees, lessees, tenants, successors, and assigns of the Encroaching Party shall have the right to use, alter, relocate, or modify the Encroaching Party's improvements within the Encroachment Area in any manner that will increase the burden of the encroachment on the WA Easement or adversely interfere with the Water Authority's rights under the WA Easement, unless otherwise previously agreed in writing between the parties.

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IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

Albuquerque Bernalillo County Water Utility Authority

Encroaching Party

By \_\_\_\_\_  
Mark S. Sanchez  
Executive Director

By \_\_\_\_\_

Signed \_\_\_\_\_, 20\_\_

Signed \_\_\_\_\_, 20\_\_

ACKNOWLEDGMENTS

STATE OF NEW MEXICO )

ss

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by Mark S. Sanchez as Executive Director of the Albuquerque Bernalillo County Water Utility Authority, a New Mexico political subdivision.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

STATE OF NEW MEXICO )

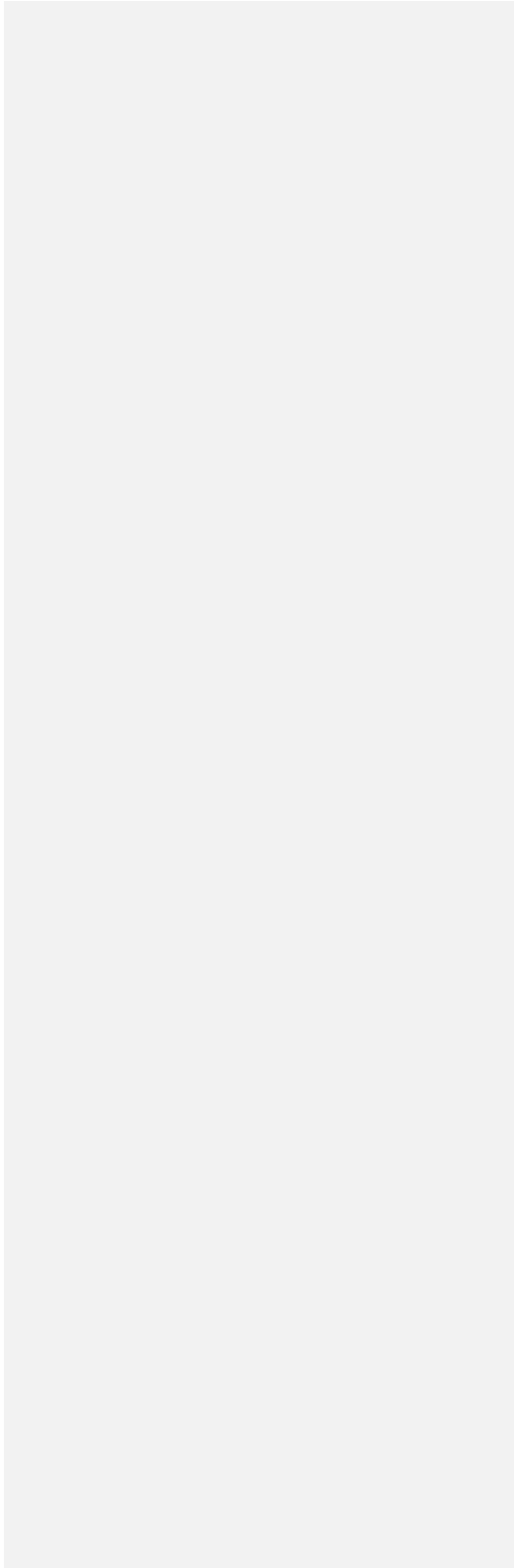
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COUNTY OF BERNALILLO )

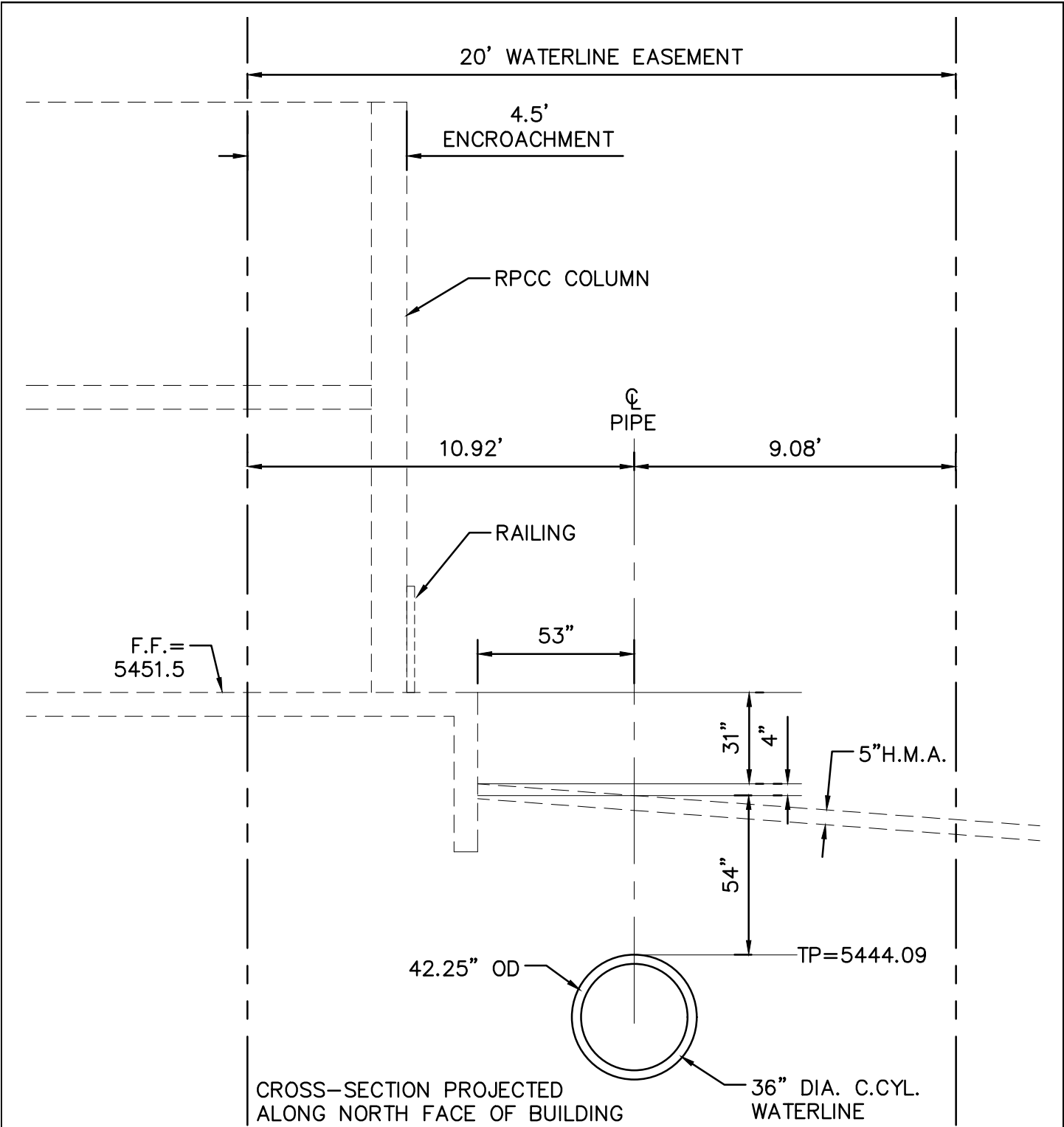
This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, \_\_\_\_\_, a \_\_\_\_\_, on behalf of the said \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_







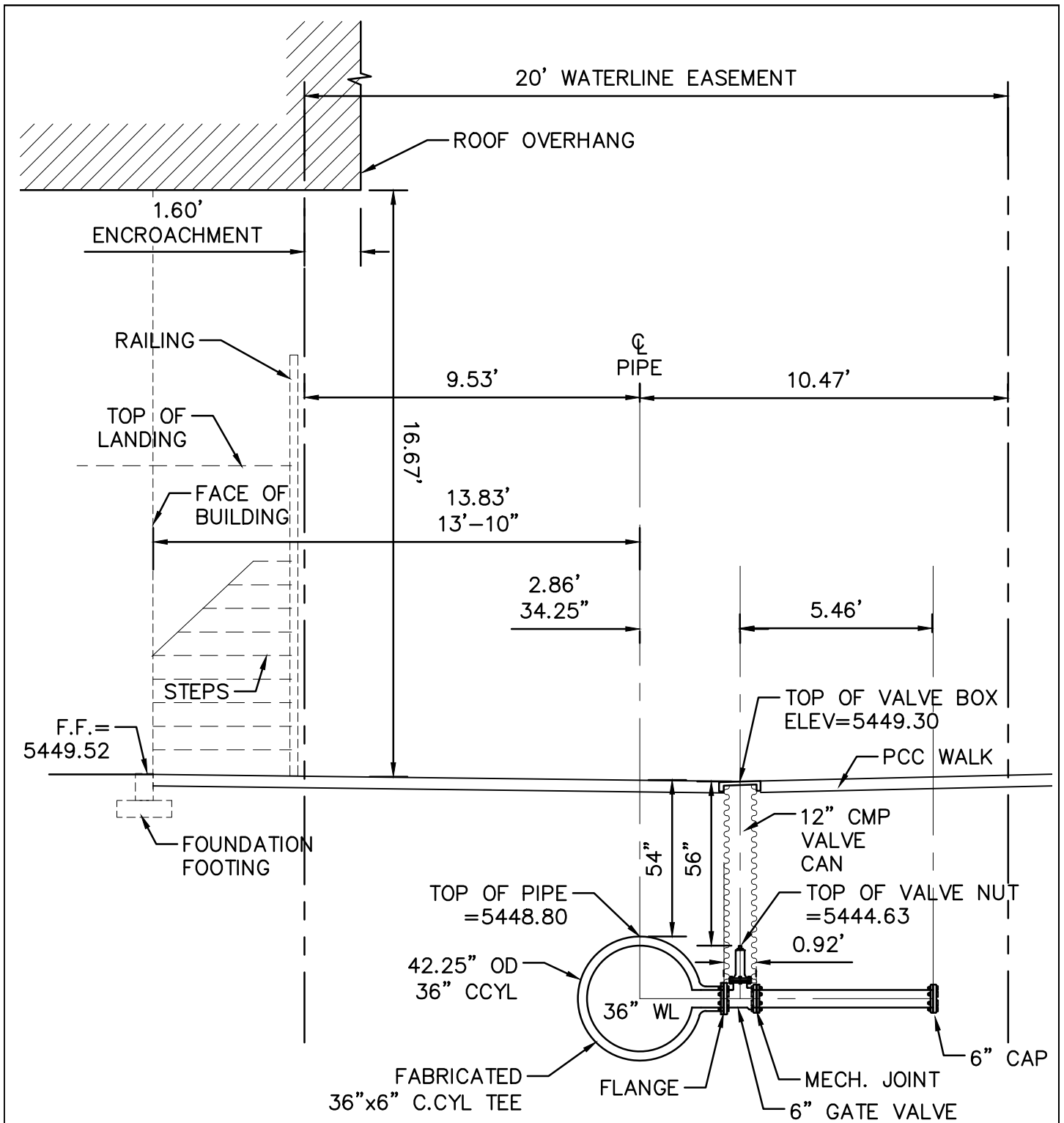
**EXISTING WATERLINE STUB: SOUTHEAST  
EXHIBIT 'A'**

1" = 4'

**Isaacson & Arfman, Inc.**  
EST. 1980  
 Civil Engineering Consultants



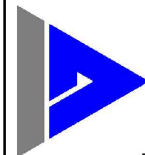
128 Monroe Street NE  
 Albuquerque, NM 87108  
 505-268-8828 | www.iacivil.com



# EXISTING WATERLINE STUB: SOUTHEAST EXHIBIT 'B'

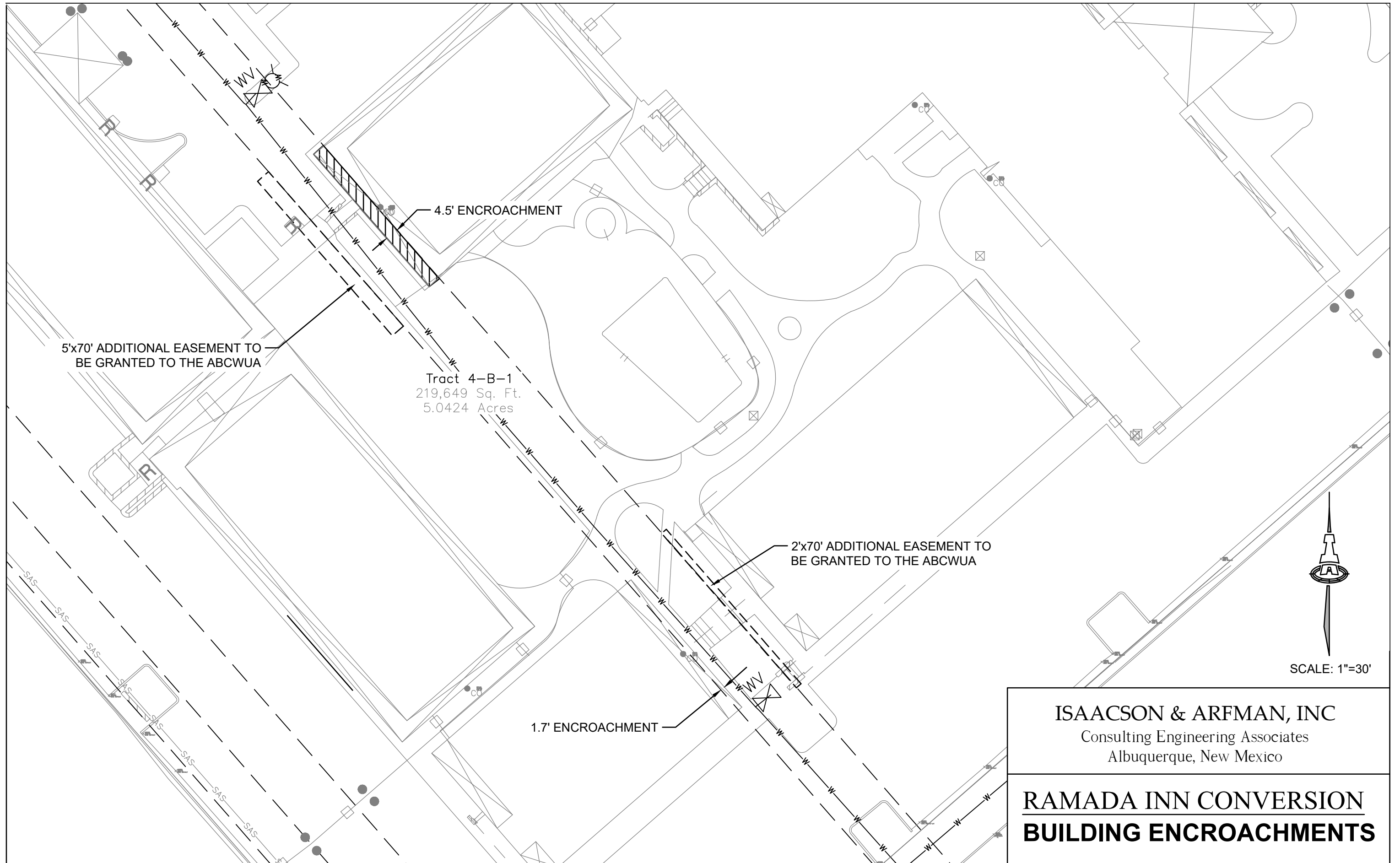
1" = 4'

**Isaacson & Arfman, Inc.**  
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Albuquerque, NM 87108  
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# EXHIBIT C







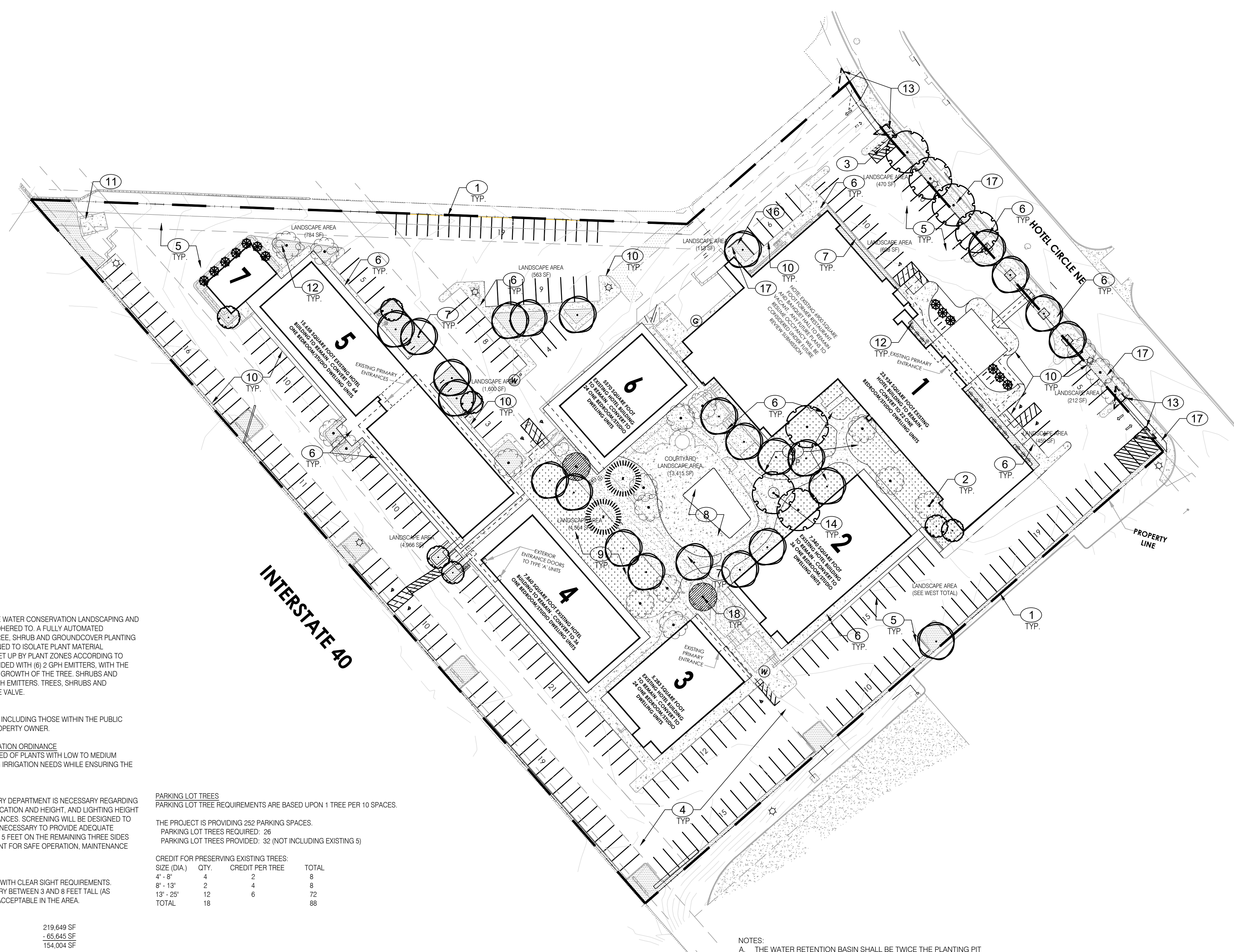












**PLANT LEGEND**

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	INSTALLED SIZE MATURE SIZE
<b>TREES</b>				
	(Symbol)	EXISTING TREES TO REMAIN		
7	(Symbol)	CERCIS RENIFORMIS 'OKLAHOMA' OKLAHOMA REDBUD (M)	2.5' B&B	8 HT. X 4 SPR. 15 HT. X 15 SPR.
7	(Symbol)	GLEDITSIA TRICANTHOS IMPERIAL SKYLINE HONEYLOCUST (M+)	2.5' B&B	8 HT. X 4 SPR. 45 HT. X 35 SPR.
13	(Symbol)	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER (L+)	B&B	6 HT. X 2 SPR. 12 HT. X 5 SPR.
2	(Symbol)	PINUS NIGRA AUSTRIAN PINE (M+)	B&B	8 HT. X 4 SPR. 35 HT. X 25 SPR.
25	(Symbol)	ULMUS PROPINQUA 'SFS-BIEBERICH' EMERALD SUNSHINE ELM (M)	2.5' B&B	8 HT. X 4 SPR. 35 HT. X 25 SPR.
<b>MULCHES AND BOULDERS</b>				
17,485 SF	(Symbol)	1" SANTA FE BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)		
10,539 SF	(Symbol)	EXISTING TURF TO REMAIN		
<b>KEY NOTES:</b>				
1. PROPERTY BOUNDARY				
2. EXISTING TREE TO REMAIN				
3. EXISTING MONUMENT SIGN				
4. EXISTING UTILITY EASEMENT				
5. EXISTING ASPHALT PAVING				
6. EXISTING CONCRETE WALK				
7. EXISTING LANDSCAPE AREA				
8. EXISTING FENCED POOL AND PATIO AREA				
9. EXISTING TURF AREA				
10. EXISTING CURB AND GUTTER				
11. EXISTING DUMPSTER ENCLOSURE				
12. EXISTING SHRUB TO REMAIN				
13. CLEAR SITE TRIANGLES				
14. SHADE TREES 25' O.C. ALONG WALKWAYS ON INTERIOR				
15. CONNECTION TO PUBLIC SIDEWALK TBD.				
16. NEW TREE ISLAND				
17. NEW CONCRETE CURB AND WALK				
18. EXISTING TREE (X2) IN UTILITY EASEMENT TO BE REMOVED PER ABCWUA DIRECTION. TREES TO BE CUT FLUSH WITH THE SURFACE AND NOT PULLED OUT; STUMPS GROUND TO ONE-FOOT BELOW SURFACE				

**GENERAL LANDSCAPE NOTES**

**IRRIGATION**  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

**RESPONSIBILITY OF MAINTENANCE**  
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**  
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

**PNM COORDINATION**  
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES. SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**CLEAR SIGHT DISTANCE:**  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

**PARKING LOT TREES**  
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

THE PROJECT IS PROVIDING 252 PARKING SPACES.  
PARKING LOT TREES REQUIRED: 26  
PARKING LOT TREES PROVIDED: 32 (NOT INCLUDING EXISTING 5)

**CREDIT FOR PRESERVING EXISTING TREES:**

SIZE (DIA.)	QTY.	CREDIT PER TREE	TOTAL
4" - 8"	4	2	8
8" - 13"	2	4	8
13" - 25"	12	6	72
<b>TOTAL</b>	<b>18</b>		<b>88</b>

**LANDSCAPE AREA COVERAGE**

TOTAL SITE AREA (5.04 AC.):	219,649 SF
BUILDING AREA:	- 85,645 SF
NET AREA:	134,004 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	23,101 SF
PROVIDED LANDSCAPE AREA:	27,121 SF (17%)

**LANDSCAPE LIVE VEGETATIVE COVERAGE**  
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE	20,368 SF
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE	39,854 SF (96%)
REQUIRED GROUND-LEVEL PLANT COVERAGE	5,092 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE	10,539 SF (51%)

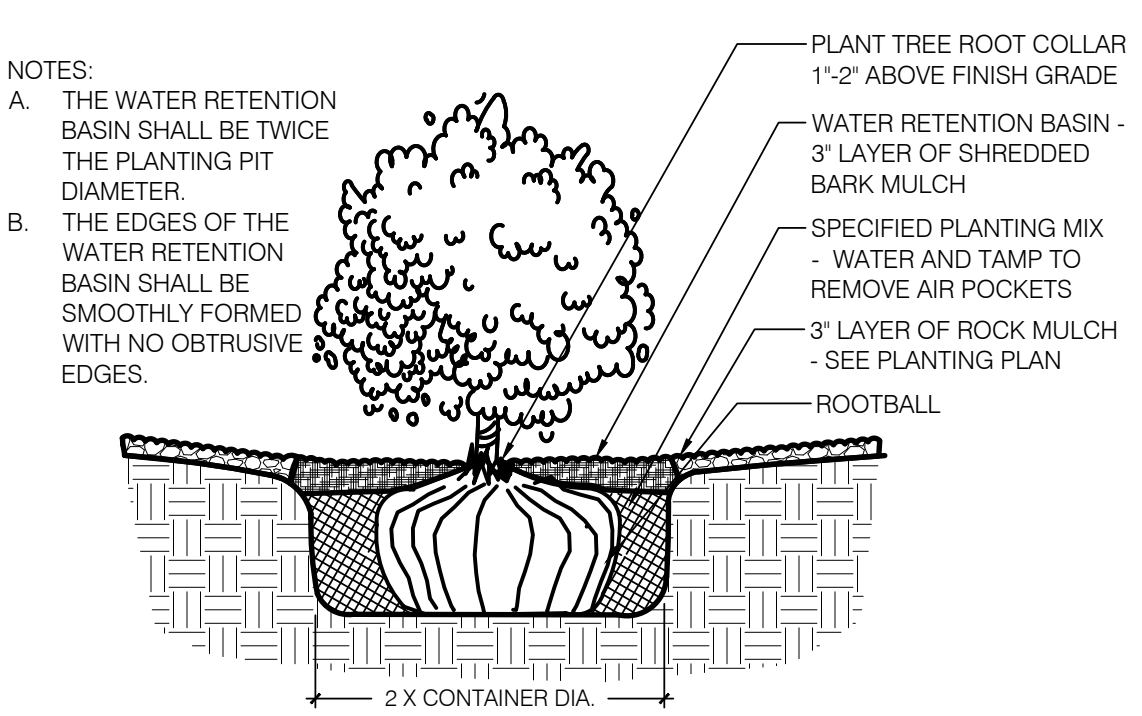
**LANDSCAPE TURF**  
NO MORE THAN 10% OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING SEASONS.

ALLOWABLE TURF	2,310 SF
EXISTING TURF (NON CONFORMING SITE FEATURE)	10,539 SF (46%)

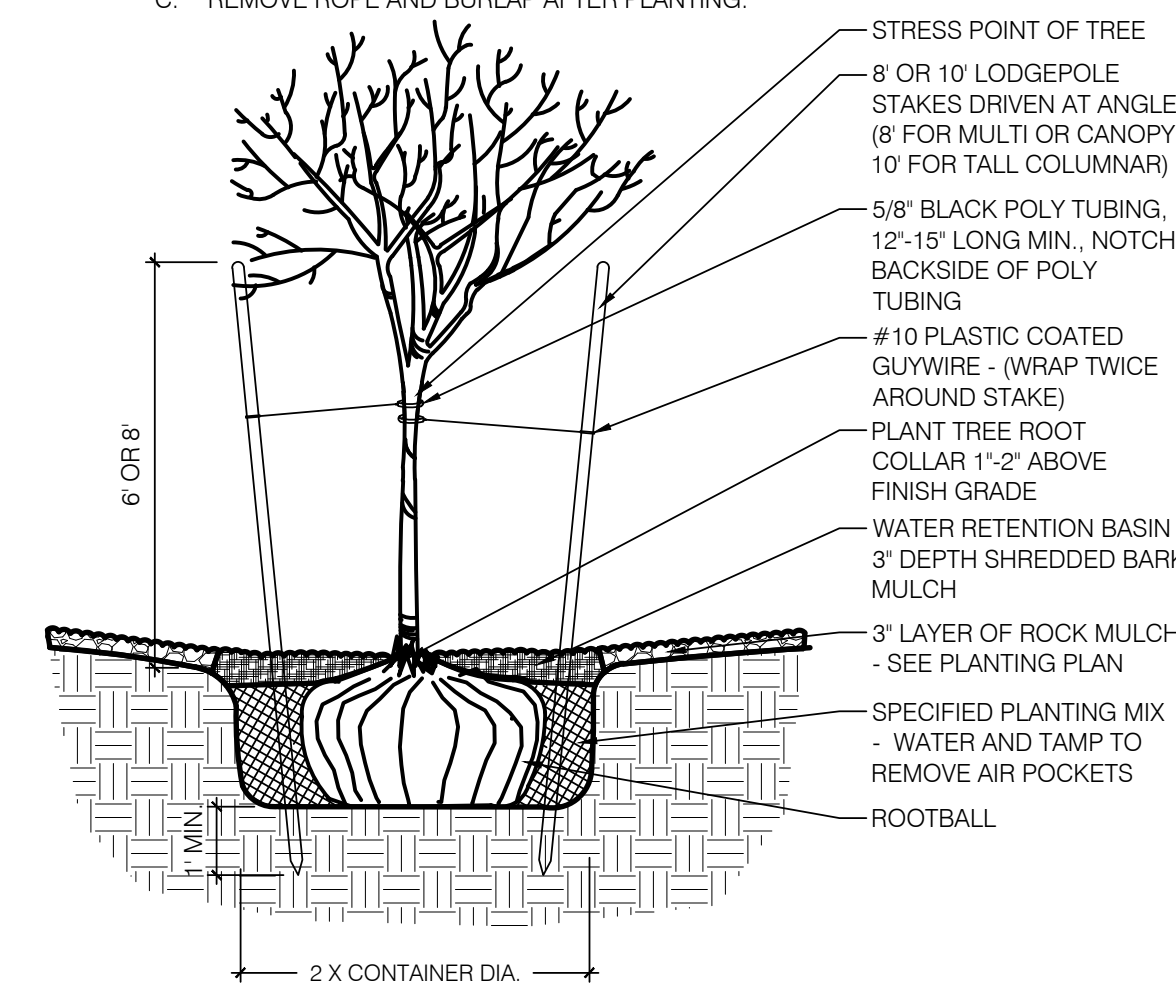
**PARKING LOT AREA**  
AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES, AND AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

TOTAL PARKING LOT AREA:	107,385 SF
REQUIRED LANDSCAPE AREA:	16,108 SF
PROVIDED LANDSCAPE AREA:	9,103 SF (9%)

- NOTES:**
- THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
  - THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
  - REMOVE ROPE AND BURLAP AFTER PLANTING.



**A SHRUB PLANTING DETAIL**  
SCALE: N.T.S.



**B TREE PLANTING DETAIL**  
SCALE: N.T.S.

**NOT FOR CONSTRUCTION**

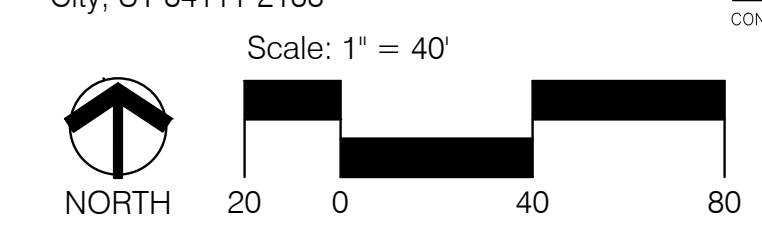
03/26/21

# MCRE MULTI-FAMILY CONVERSION

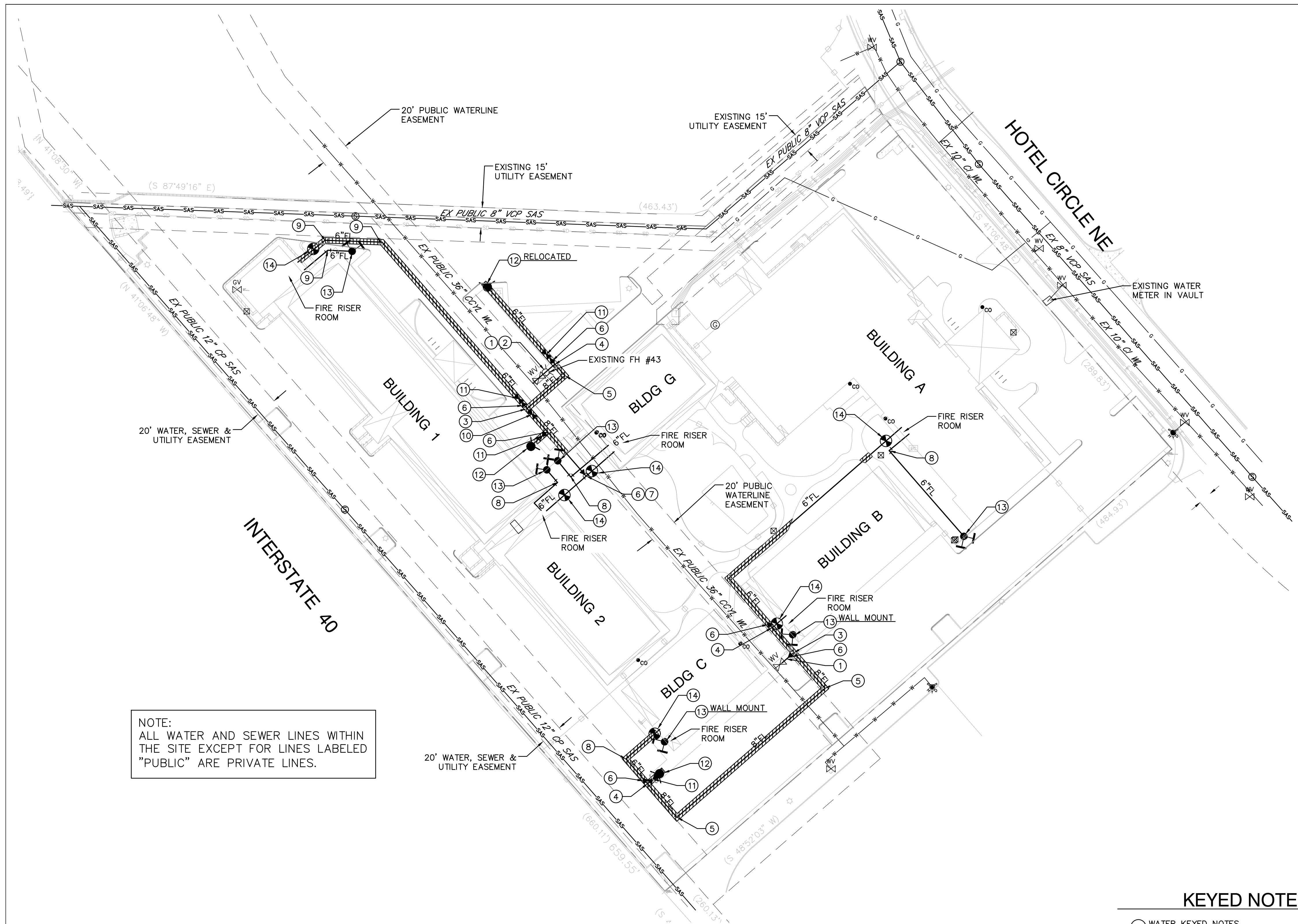
## LANDSCAPE PLAN

Prepared for:  
Mountain Classic Real Estate,  
461 East 200 South Suite 102, Salt Lake  
City, UT 84111-2138

Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street SW  
Albuquerque, NM 87102







NOTE:  
ALL WATER AND SEWER LINES WITHIN THE SITE EXCEPT FOR LINES LABELED "PUBLIC" ARE PRIVATE LINES.

### GENERAL NOTES

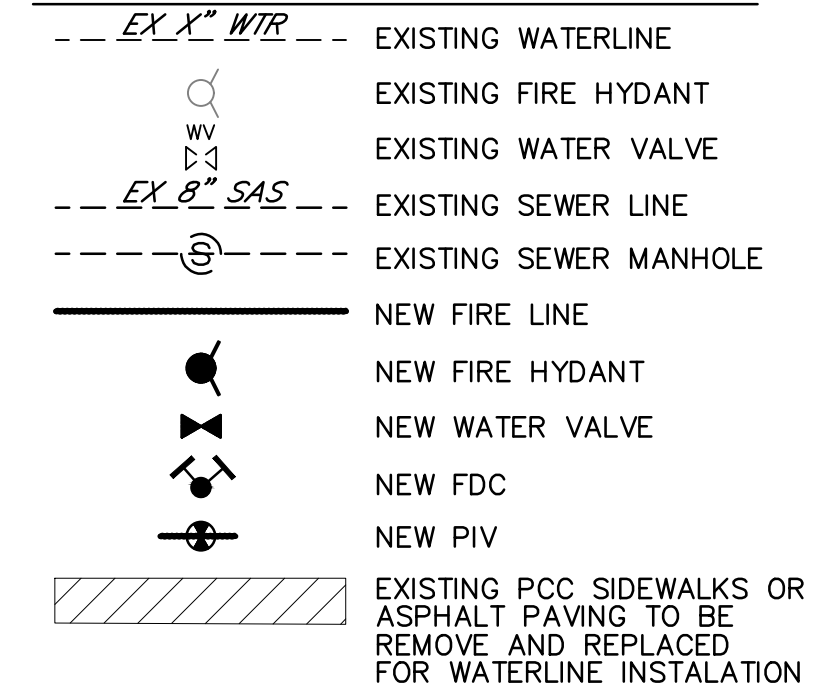
- SEE SHEET C-100 FOR ALL CIVIL GENERAL NOTES.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

### RESTRAINED JOINT CRITERIA

#### FOR WATERLINE FITTINGS

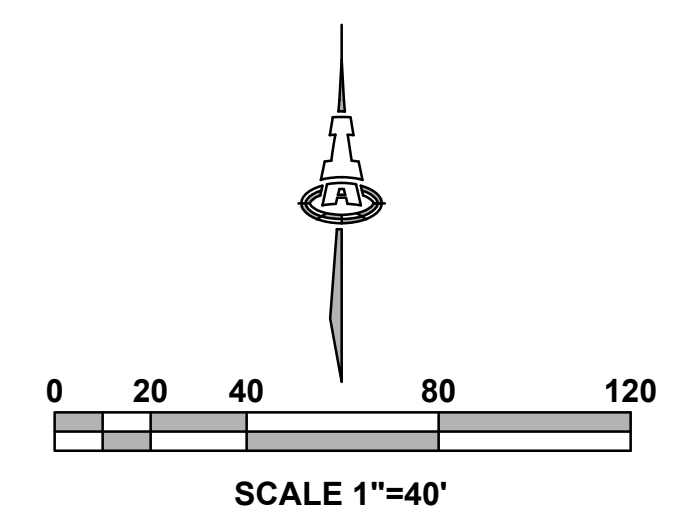
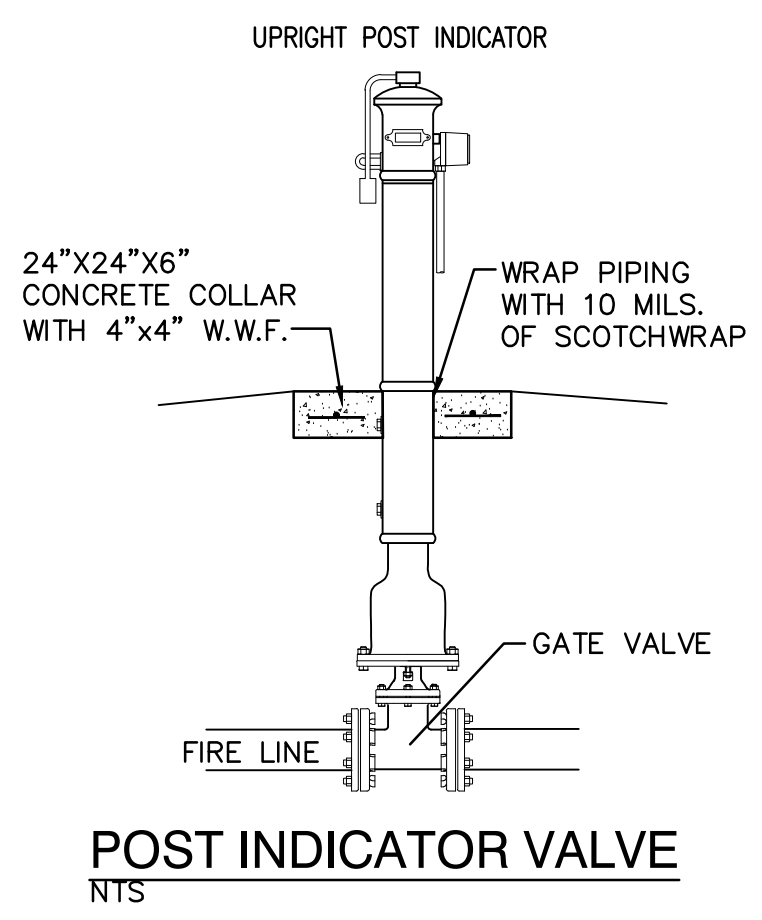
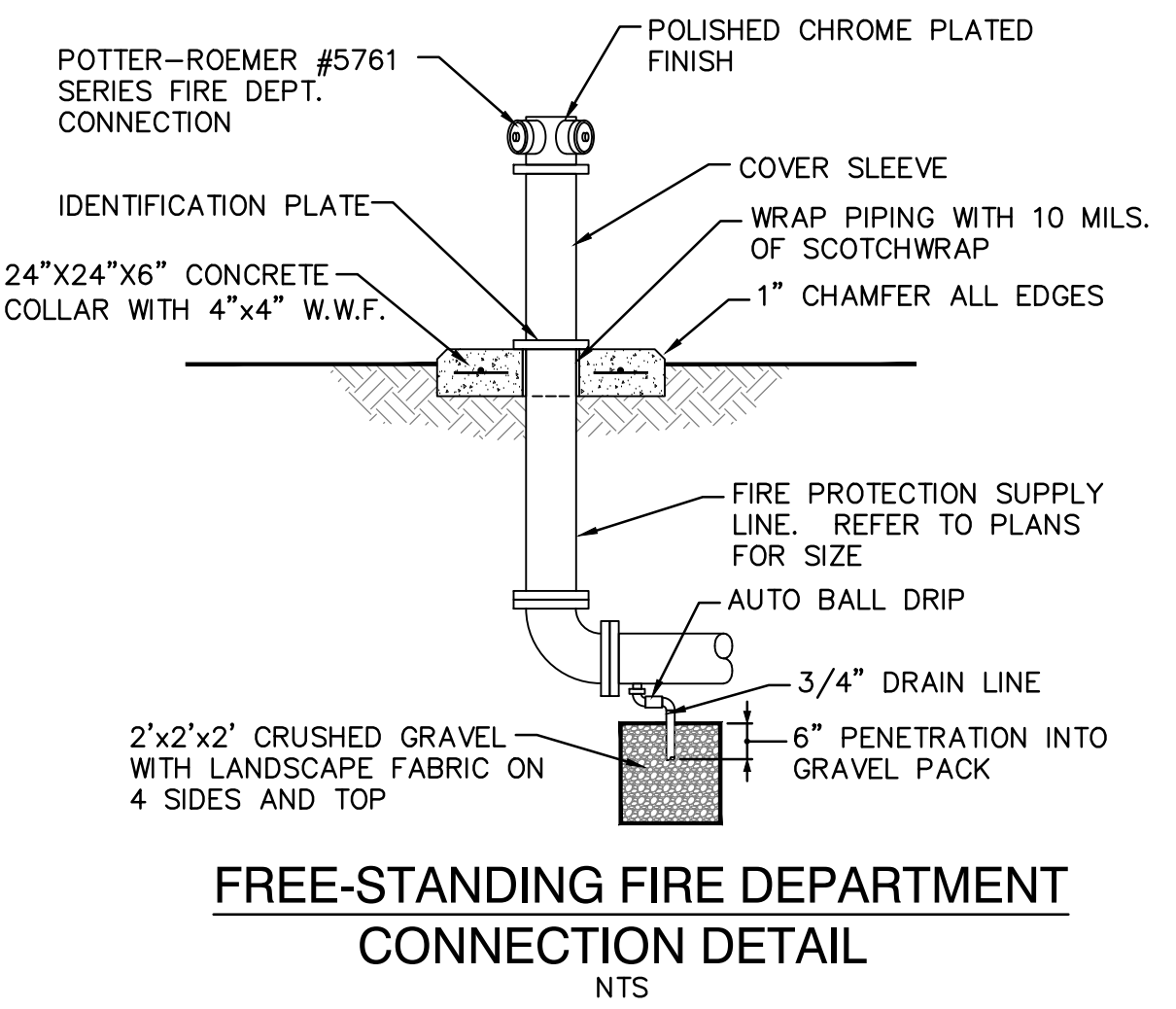
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTINGS PER KEYED NOTES THIS SHEET.
  - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
  - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
- DEPTH OF BURY: 3.0 FT. MINIMUM  
 FACTOR OF SAFETY: 1.50  
 MATERIAL: PVC  
 SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
- TEST PRESSURE: 150 PSI
- TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.
- DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

### LEGEND



### KEYED NOTES

- WATER KEYED NOTES
- CONNECT NEW 6" WATERLINES TO EXISTING 6" WATER STUBS PER ABCWUA STD DWG 2301.
  - REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
  - 8" TEE.
  - 8"x6" TEE.
  - 8" 90° BEND. (LT=27')
  - 8"x6" REDUCER.
  - 6" TEE.
  - 6" 90° BEND. (LT=20')
  - 6" 45° BEND. (LT=9')
  - 8" GATE VALVE W/ BOX. PER ABCWUA STD DWG 2326 & 2329. (LT=60')
  - 6" GATE VALVE W/ BOX. PER ABCWUA STD DWG 2326 & 2329. (LT=46')
  - FIRE HYDRANT PER ABCWUA STD DWG 2340. PAINTED SAFETY ORANGE.
  - FDC (FIRE DEPARTMENT CONNECTION).
  - PIV (POST INDICATOR VALVE).



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**NOT FOR CONSTRUCTION**

Engineer  
**RAMADA INN CONVERSION**  
25 HOTEL CIRCLE NE  
ALBUQUERQUE, NM 87123

DESIGN	ISSUE: DEVELOPMENT
PROJECT NUMBER:	IA 2409
FILE:	DEC
DRAWN BY:	FCA
CHECKED BY:	
DATE:	02/19/2021

No.	Date	Description

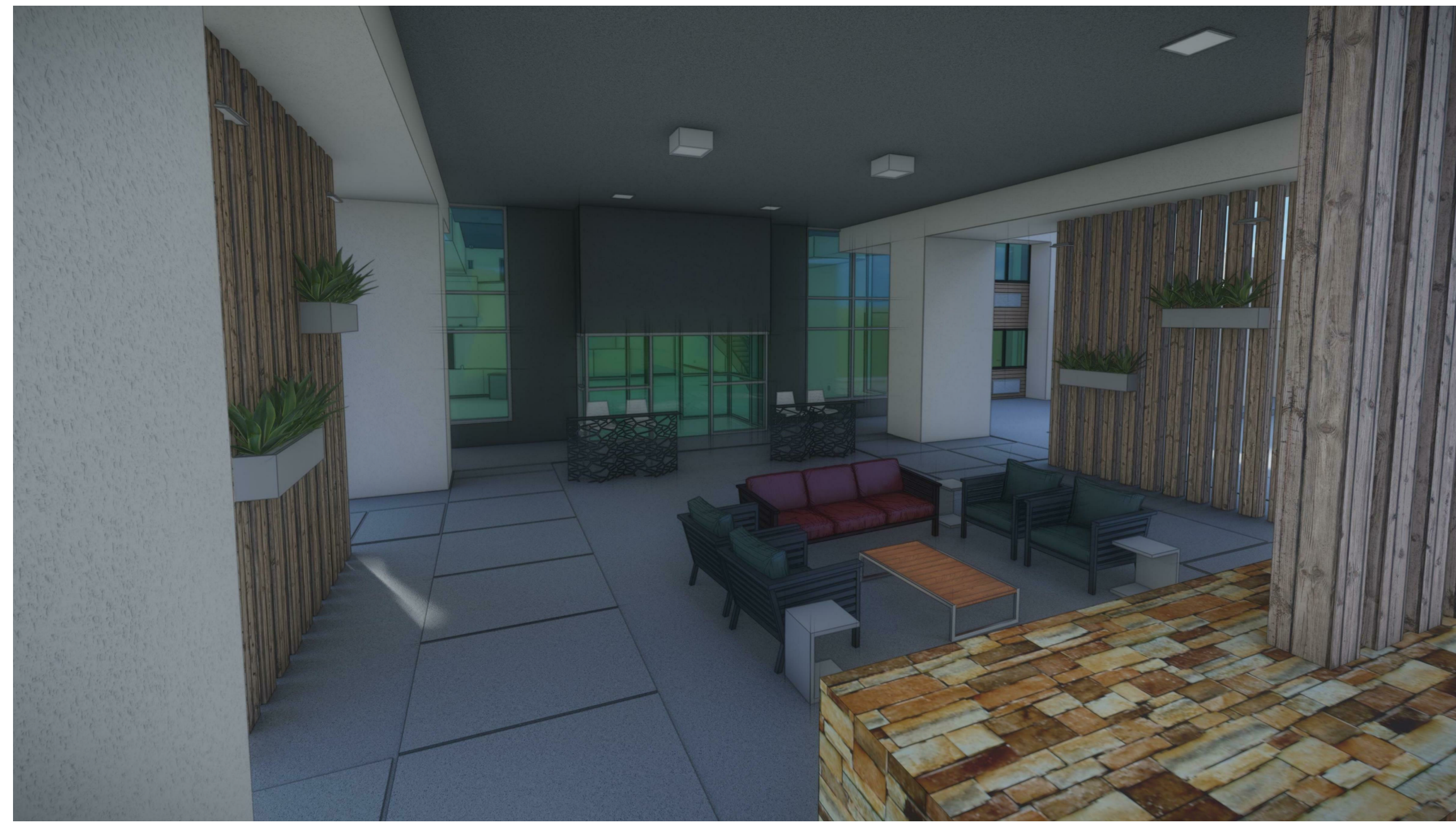
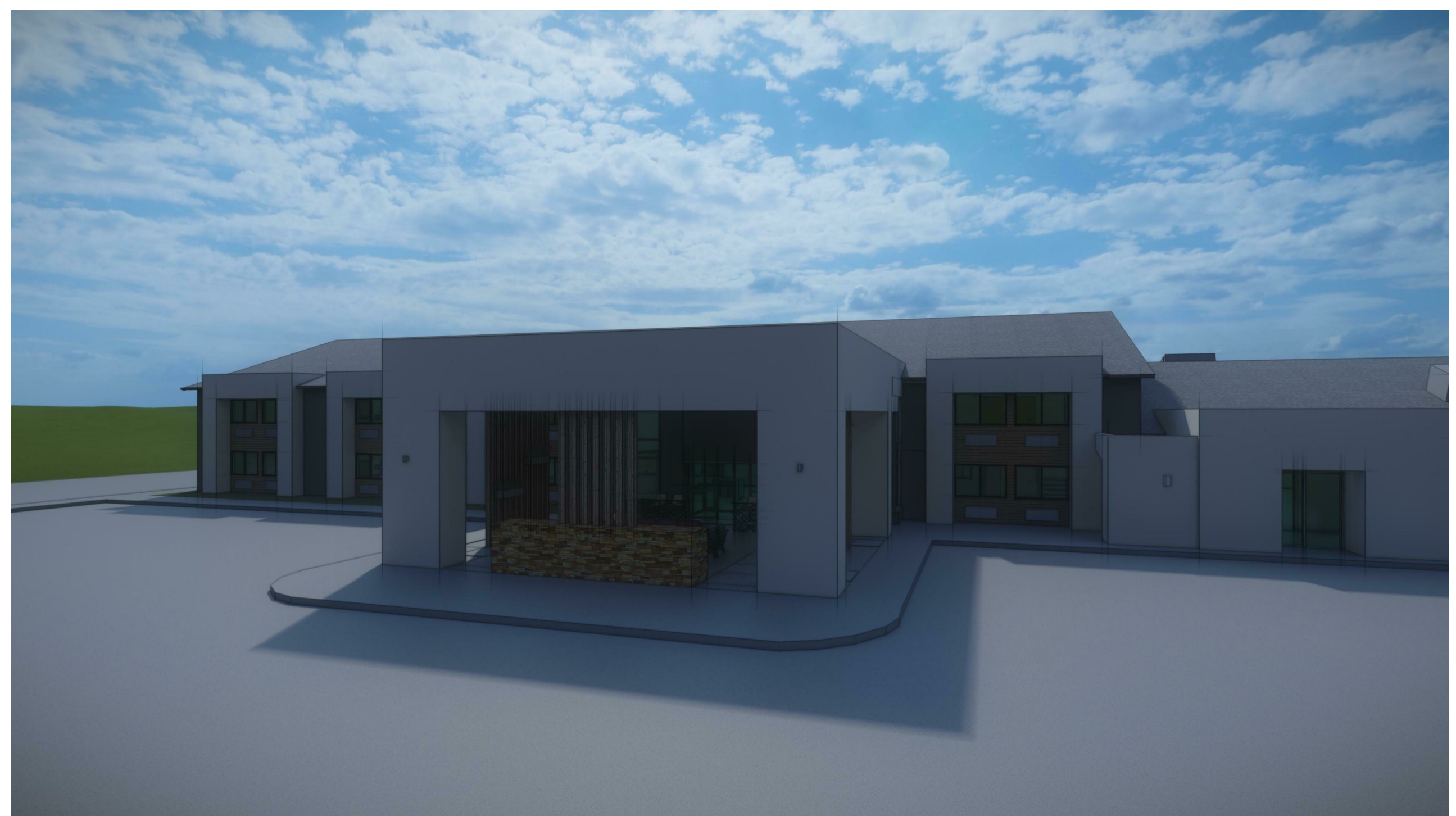
SHEET TITLE  
**SITE UTILITY PLAN**


SHEET NUMBER  
**CU-101**



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1 | 2 | 3 | 4 | 5



ajc architects   
 703 east 1700 south  
 salt lake city, ut 84105  
 ajcarchitects.com



ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

**RAMADA INN  
 CONVERSION**

25 HOTEL CIR NE  
 ALBUQUERQUE, NM 87123

SHEET NAME:

**BUILDING 1  
 RENDERINGS**

REVISIONS  
 MARK DATE DESCRIPTION

ISSUE DATE: 3/26/2021  
 ISSUE TYPE: DRB SUBMITTAL  
 DRAWN BY: LT  
 CHECKED BY: K. RIGBY  
 PROJECT#: 2020-64

SHEET NUMBER:

**AE001**

1 | 2 | 3 | 4 | 5

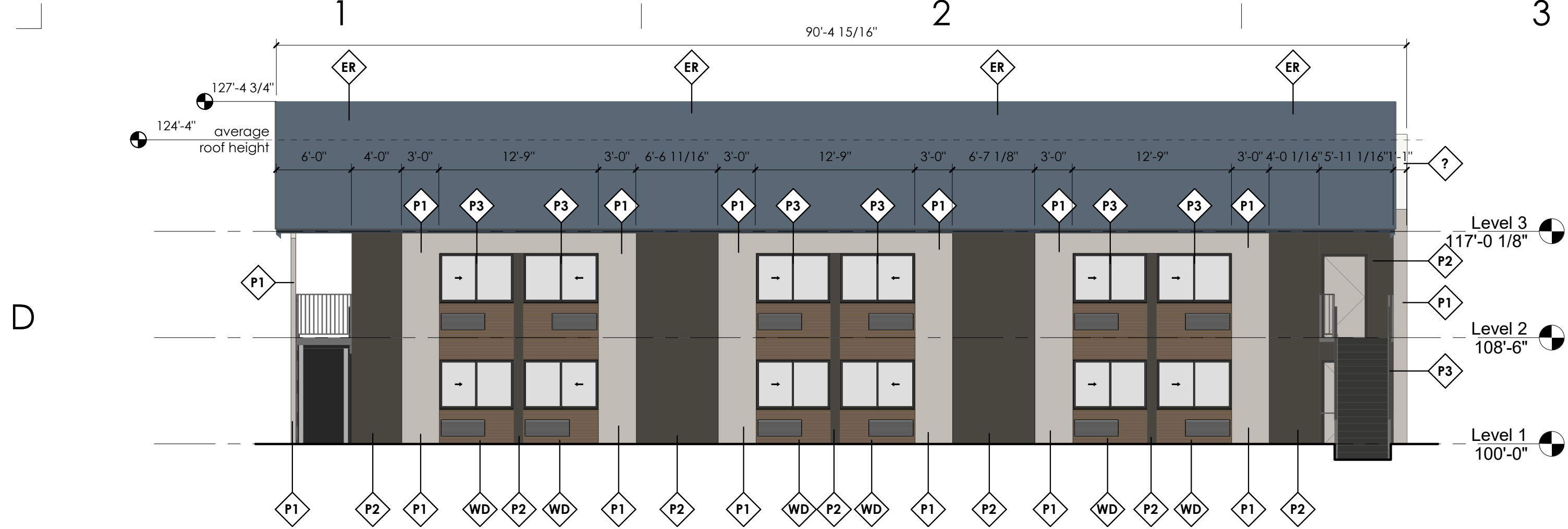








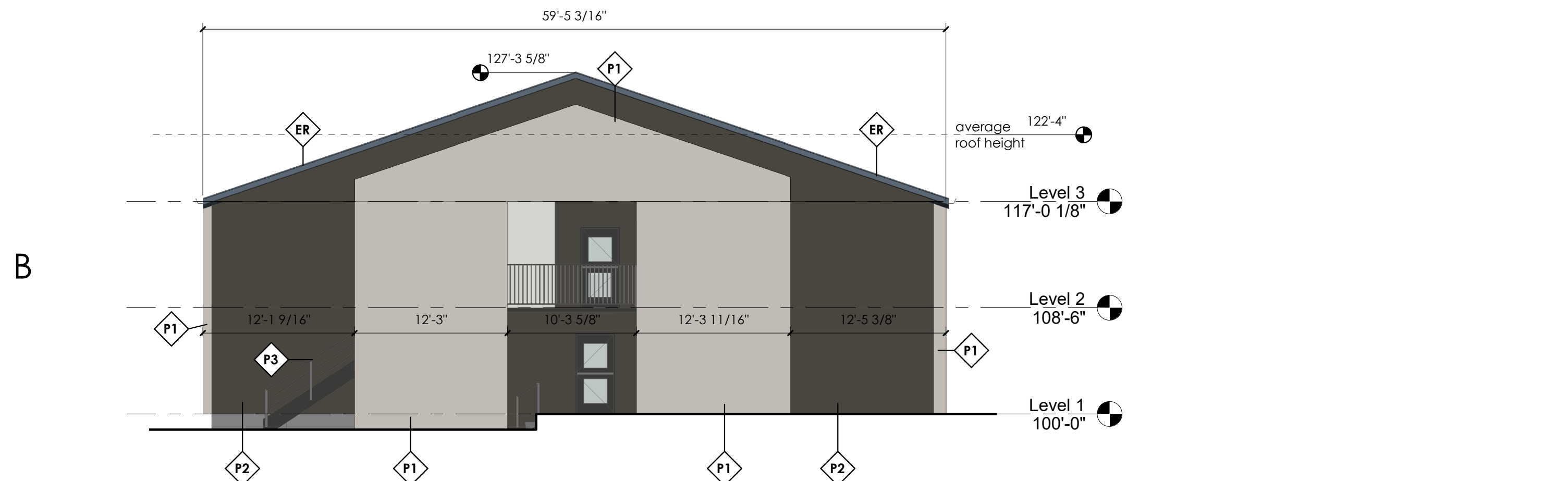
3/25/2021 5:49:16 PM \\ajccorps04c1\users\msommer\Documents\2020-64\MCRE ABQ Building 3 v20.msommer\BMDR.rvt  
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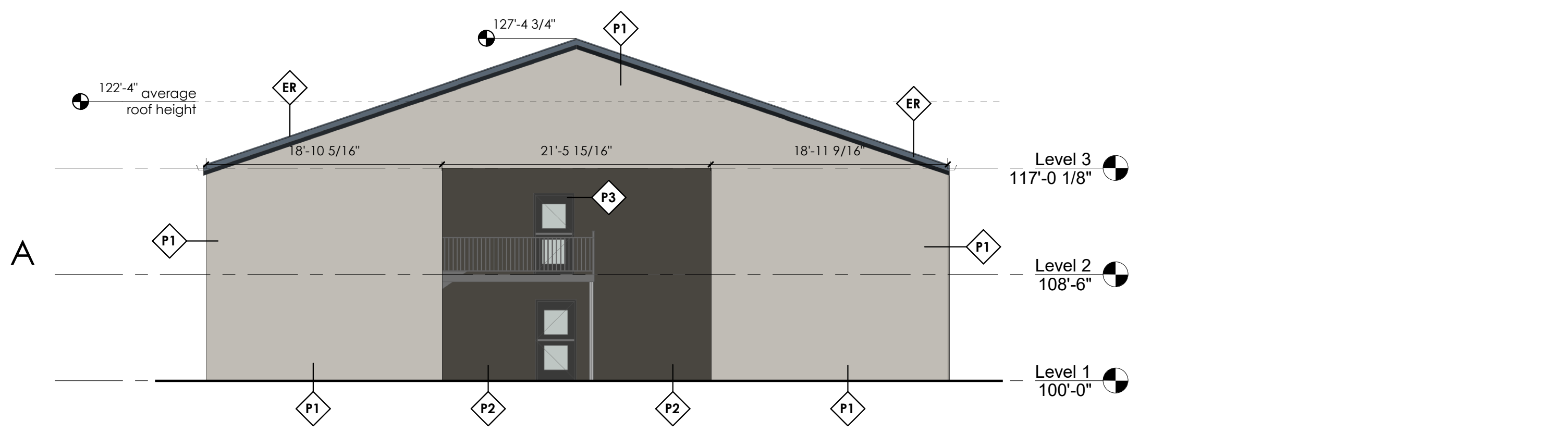
**D1 BUILDING 3 - ELEVATION - WEST**  
 1/8" = 1'-0"



**C1 BUILDING 3 - ELEVATION EAST**  
 1/8" = 1'-0"



**B1 BUILDING 3 - ELEVATION - SOUTH**  
 1/8" = 1'-0"



**A1 BUILDING 3 - ELEVATION - NORTH**  
 1/8" = 1'-0"

**GENERAL NOTES:**

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 ALL MECHANICAL EQUIPMENT VISIBLE FROM PUBLIC SIDEWALK TO BE SCREENED

**ELEVATION FINISHES**

NEW STUCCO FINISH - PAINTED	P1
NEW STUCCO FINISH - PAINTED	P2
NEW STUCCO/TRIM FINISH - PAINTED	P3
NEW HORIZONTAL LAP SIDING	WD
STONE VENEER CLADDING	
EXISTING ROOF	ER

**KEYED NOTES:**

**ajc architects**  
 703 east 1700 south  
 salt lake city, ut 84105  
 ajcarchitects.com



ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

**RAMADA INN  
 CONVERSION**

25 HOTEL CIR NE  
 ALBUQUERQUE, NM 87123

SHEET NAME:

**BUILDING 3  
 ELEVATIONS**

REVISIONS	MARK	DATE	DESCRIPTION

ISSUE DATE: 3/26/2021  
 ISSUE TYPE: DRB SUBMITTAL  
 DRAWN BY: ZS/LT  
 CHECKED BY: K. RIGBY  
 PROJECT#: 2020-64

SHEET NUMBER:

**AE201.3**

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 ALL DIMENSIONS, MATERIALS, FINISHES, AND CONDITIONS ARE TO BE CHECKED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S WORK IS LIMITED TO THE DESIGN AND DOCUMENTATION OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE DRAWINGS OR THE COMPLETION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND DOCUMENTATION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND DOCUMENTATION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND DOCUMENTATION OF THE PROJECT.

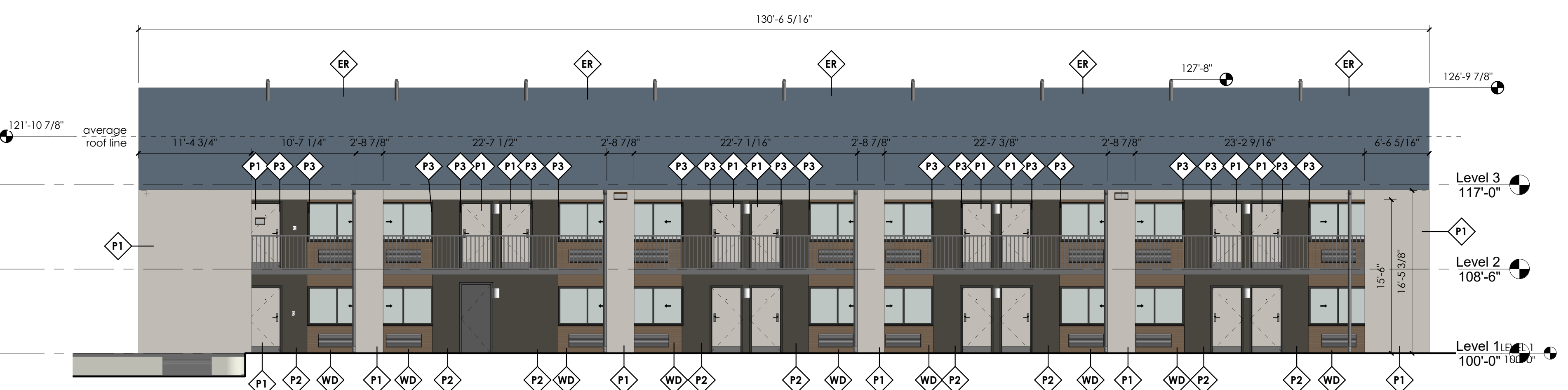
D

C



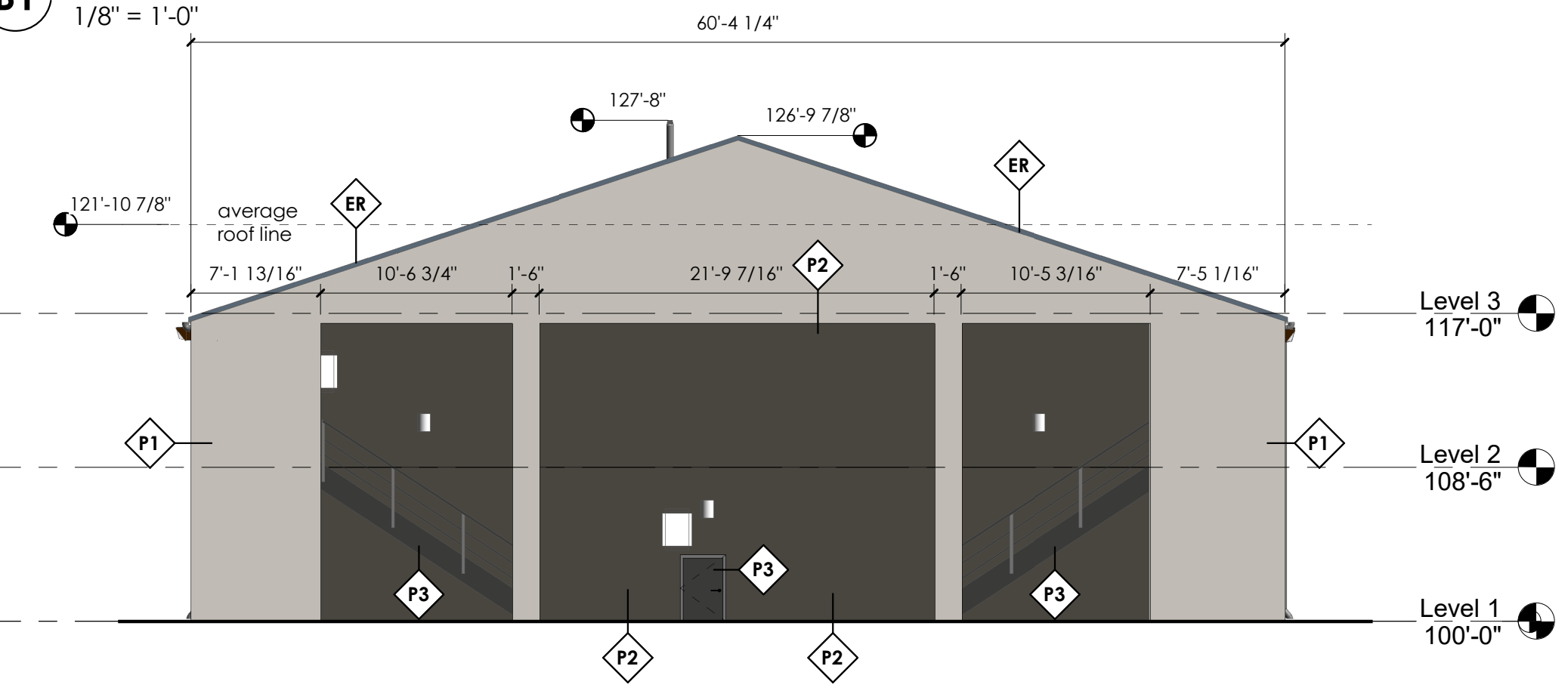
**C1 BUILDING 4 - ELEVATION - NORTH**  
 1/8" = 1'-0" SCALE: 1/8" = 1'-0"

B

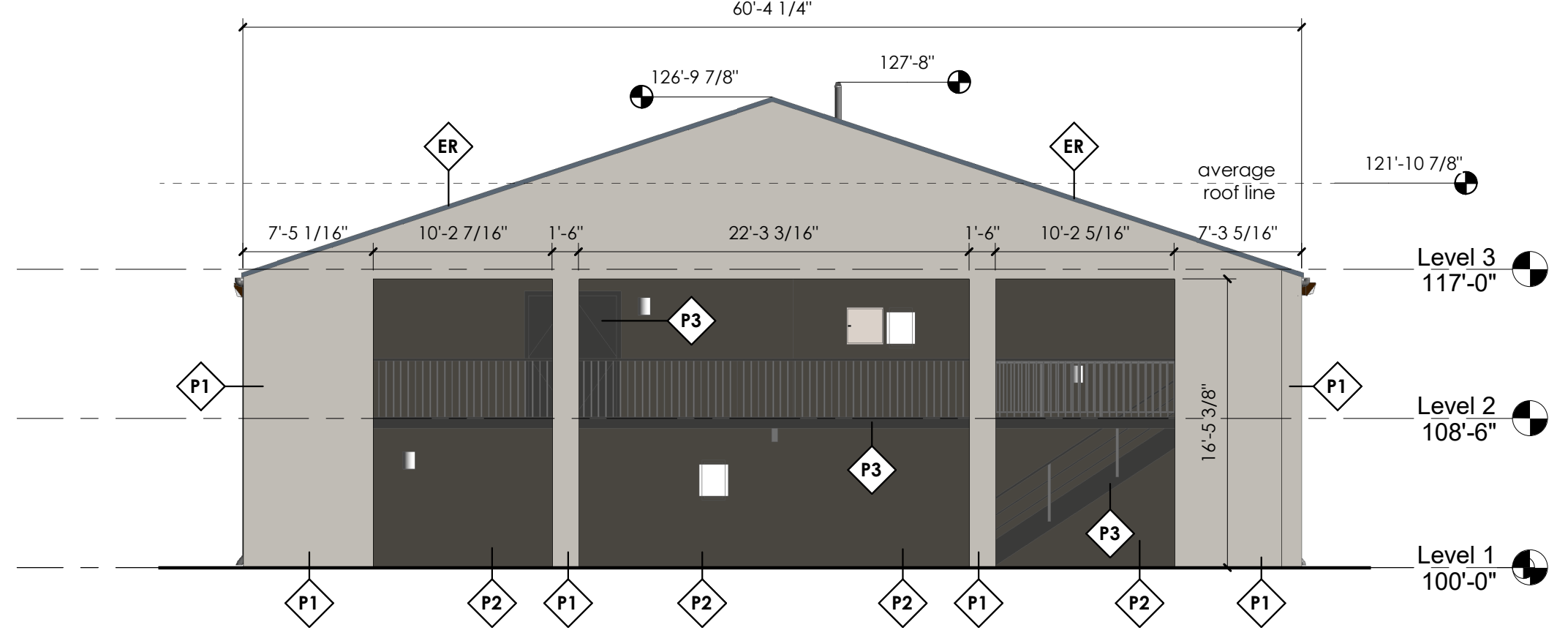


**B1 BUILDING 4 - ELEVATION - SOUTH**  
 1/8" = 1'-0" SCALE: 1/8" = 1'-0"

A



**A1 BUILDING 4 - ELEVATION - EAST**  
 1/8" = 1'-0" SCALE: 1/8" = 1'-0"



**A3 BUILDING 4 - ELEVATION - WEST**  
 1/8" = 1'-0" SCALE: 1/8" = 1'-0"

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 ALL MECHANICAL EQUIPMENT VISIBLE FROM PUBLIC SIDEWALK TO BE SCREENED

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NEW STUCCO FINISH - PAINTED	P1
NEW STUCCO FINISH - PAINTED	P2
NEW STUCCO/TRIM FINISH - PAINTED	P3
HORIZONTAL LAP SIDING	WD
STONE VENEER CLADDING	ST
EXISTING ROOF	ER

**KEYED NOTES:**

ajc architects

703 east 1700 south  
 salt lake city, ut 84105  
 ajcarchitects.com



ARCHITECT / CONSULTANT

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PROJECT DESCRIPTION

**RAMADA INN  
 CONVERSION**

ENTER PROJECT  
 ADDRESS  
 HERE

SHEET NAME:

**BUILDING 4  
 ELEVATIONS**

REVISIONS  
 MARK DATE DESCRIPTION

ISSUE DATE: 3/26/2021  
 ISSUE TYPE: DRB SUBMITTAL  
 DRAWN BY: ZS/LT  
 CHECKED BY: K. RIGBY  
 PROJECT#: 2020-64

SHEET NUMBER:

**AE201.4**









