



DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

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

PROJECT NO. PR-2022-00710

Application No. SD-2023-00038

TO:

- Planning Department
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec
- City Engineer

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

NOTE: ELECTRONIC VERSION is Required. Submittal will not be accepted without.

DHO SCHEDULED HEARING DATE: 03.08.2023 HEARING DATE OF DEFERRAL: 03.22.2023

SUBMITTAL

DESCRIPTION: Response to Comments

CONTACT NAME: Amanda Herrera

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



TIERRA WEST, LLC

March 17, 2023

Mr. David S. Campbell
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: RESPONSE TO DHO COMMENTS MARCH 8TH, 2023
FOR PROPOSED REPLAT TRACT MM-1-B-1 AND TRACT MM-1-B-2 SEVEN BAR RANCH
PR-2022-007100
SD-2023-00038**

Dear Mr. Campbell:

The following items in this letter below provide the various adverse comments received from the Development Hearing Officer plus responses for those comments as shown in bold for the approval request Preliminary Plat.

WATER AUTHORITY COMMENTS

1. Serviceability letter #220805 has been executed and provides conditions for service.
RESPONSE: The Approved Serviceability Letter will be provided with the Final DHO Submittal.
2. This site is outside of the Established Service area and requires the approved Development Agreement to be signed by the developer and assigned correctly. Coordination will need to take place to get the proper developer assigned to the responsibility for the infrastructure requirements.
RESPONSE: This has been executed and provided to ABCWUA with the Signed Assignment Agreement. Both originally signed agreements have been delivered to Mark Sanchez at ABCWUA on 3/17/23 for approval.
3. Infrastructure List
 - a. Please note property boundaries for the location of infrastructure.
 - b. Location – Western portion of proposed Tract MM-1-B-2 from the north property boundary at the existing public sanitary sewer line to the south property boundary of MM-1-B-2.
 - c. Location Western Portion of proposed Tract MM-1-B-1 from the north property boundary to the south property boundary of MM-1-B-1.

RESPONSE: The Infrastructure List has been updated and provided with the DHO submittal and below.

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

4. Easement.

a. The minimum width easement requires is 20'. Please include a 20' easement for the public sanitary sewer line. (Exclusive)

b. Please add the following note

i. ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

RESPONSE: These comments have been added to the Updated Plat. The Plat is provided with DHO submittal and below.

TRANSPORTATION DEVELOPMENT COMMENTS

1. This project is within a Center and a Major Transit Corridor. Airport Drive and Cottonwood Drive are local roads. Proposed 6' sidewalk is acceptable, but a 5-6' landscape buffer is also required between the sidewalk and curb per the DPM. This was requested at sketch plat but I do not see this addressed. Right of way may be required.

RESPONSE: Due to our limited spacing for the required 20-ft dedication on the SAS line extension, we're proposing a the 4-ft buffer with the 1-ft encroachment into the sidewalk with tree grates. This can still maintain the walkway width requirements as well as provide the spacing for trees to assist with pedestrian safety along Cottonwood Dr. The exhibit can be found below for DHO's review and approval. We're hoping this will meet DHO's approval due to the limited spacing and already dedicating a large portion of the site to Utility and Sewer Easements. See Exhibit below.

2. For any development along Seven Bar loop road, a minimum ten-foot wide sidewalk is required, and bike lanes are also proposed per the MRCOG plan.

RESPONSE: Seven Bar Loop does not run along Proposed Replat Tract MM-1-B-1 and Tract MM-B-2.

3. Transportation has an approved Conceptual TCL dated 10/20/2022. A full TCL will be required at building permit. Transportation still needs a filled out a Traffic Scoping form to determine if a Traffic Impact Study is required.

RESPONSE: This is a requirement of Fiiz Drinks and not RSF Land and Cattle Replat. This comment has been discussed with Ernest Armijo and will be revisited when going to DFT on Fiiz Drinks Site Plan.

4. Incorporate shared access with neighboring property as needed, and radius for entry drive off of roadway should not encroach into neighboring property.

RESPONSE: This has been added to the Plat. The Plat is provided with DHO submittal and below.

NMDOT COMMENTS

No comments to be addressed at this time.

AMAFCA COMMENTS

No adverse comments.

HYDROLOGY COMMENTS

Hydrology has no objection to the platting action.

MRMPO COMMENTS

MRMPO has no adverse comments.

APS COMMENTS

APS has no adverse comments.

CODE ENFORCEMENT COMMENTS

1. Prior Code Enforcement comments made at 6/15/22 Sketch Plat have all been addressed in this submittal.
2. Code Enforcement has no further comments at this time, and no objections to the proposed re-plat.

RESPONSE: Code Enforcement has no adverse comments.

PLANNING COMMENTS

1. Final plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Project and application numbers must be added.

RESPONSE: The Project and Application Number have been added to the Site Plan, Sidewalk Exhibit, and Tree Exhibit and sealed and signed by a design Professional Licensed in the State of New Mexico. The updated Plans will be provided with the Final DHO submittal and can be seen below.

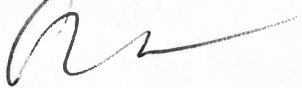
2. The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to final sign-off from Planning should the Plat be approved by the DHO.
RESPONSE: A DXF will be provided to AGIS for approval upon Plat Approval. This email of confirmation will be provided to DHO for Final Plat.
3. Future development must meet all applicable standards and provisions of IDO and the DPM.
RESPONSE: The future development will meet all applicable standards and provisions of IDO and the DPM.
4. Subdivision of Land per IDO section 5-4. Including but not limited to 5-4-C, 5-4(K) Dedication of Land for Public Purposes, and 5-4(P) Additional Design Criteria and Construction Standards.
RESPONSE: The Subdivision of Land will follow section 5-4 IDO compliance including 5-4(C) Compliance with Zoning Requirements, 5-4(K) dedication For Land of Public Uses, and 5-4(P) Additional Design Criteria and Construction.
5. The applicant completed a Sensitive Lands Analysis per IDO 5-2(C) and identified that no sensitive land features exist on the subject site.
RESPONSE: The Approved Sensitive Lands Analysis is provided with Final DHO the submittal.
6. Compliance with section 7 of the DPM is required per Table 7.2.29. Sidewalk width is 6 feet and a landscape buffer between the curb and the sidewalk should be 5-6 feet. Sidewalk is existing on Old Airport Road. Sidewalk needs to be built along Cottonwood Drive.
RESPONSE: Due to our limited spacing for the required 20-ft dedication on the SAS line extension, we're proposing a the 4-ft buffer with the 1-ft encroachment into the sidewalk with tree grates. This can still maintain the walkway width requirements as well as provide the spacing for trees to assist with pedestrian safety along Cottonwood Dr. The exhibit can be found below for DHO's review. Correspondence has been also provided with Planning. We're hoping this will meet DHO's approval due to the limited spacing and already dedicating a large portion of the site to Utility and Sewer Easements. See Exhibit below.
7. Please update the infrastructure list using the new form available. The Infrastructure list is approved by the Development Facilitation Team with final signoff by the City Engineer.
RESPONSE: The Infrastructure List has addressed the Development Facilitation Team's comments and the updated Infrastructure List is provided with the DHO submittal for approval and provided below.

PARKS AND RECREATION COMMENTS

1. Street Trees required per IDO Section 5-6(B). Please consult the NM Climate Ready Tree List: <https://www.nature.org/content/dam/tnc/nature/en/documents/Climate-Ready-Trees-Report-Nov2020.pdf>
RESPONSE: Street Trees will be provided for along the buffered ROW every 25-ft along the Cottonwood Dr and Old Airport Rd. See Tree Exhibit Below with the required 5-ft depth needed for Trees. The Developer of the two Proposed Plats will consult with the NM Climate Ready Tree List for approval of tree's to be used.
2. Park and Recreation has no adverse comments.

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

Sincerely,



Amanda Herrera, P.E.

JN: 2022048
RRB/ah/ca

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

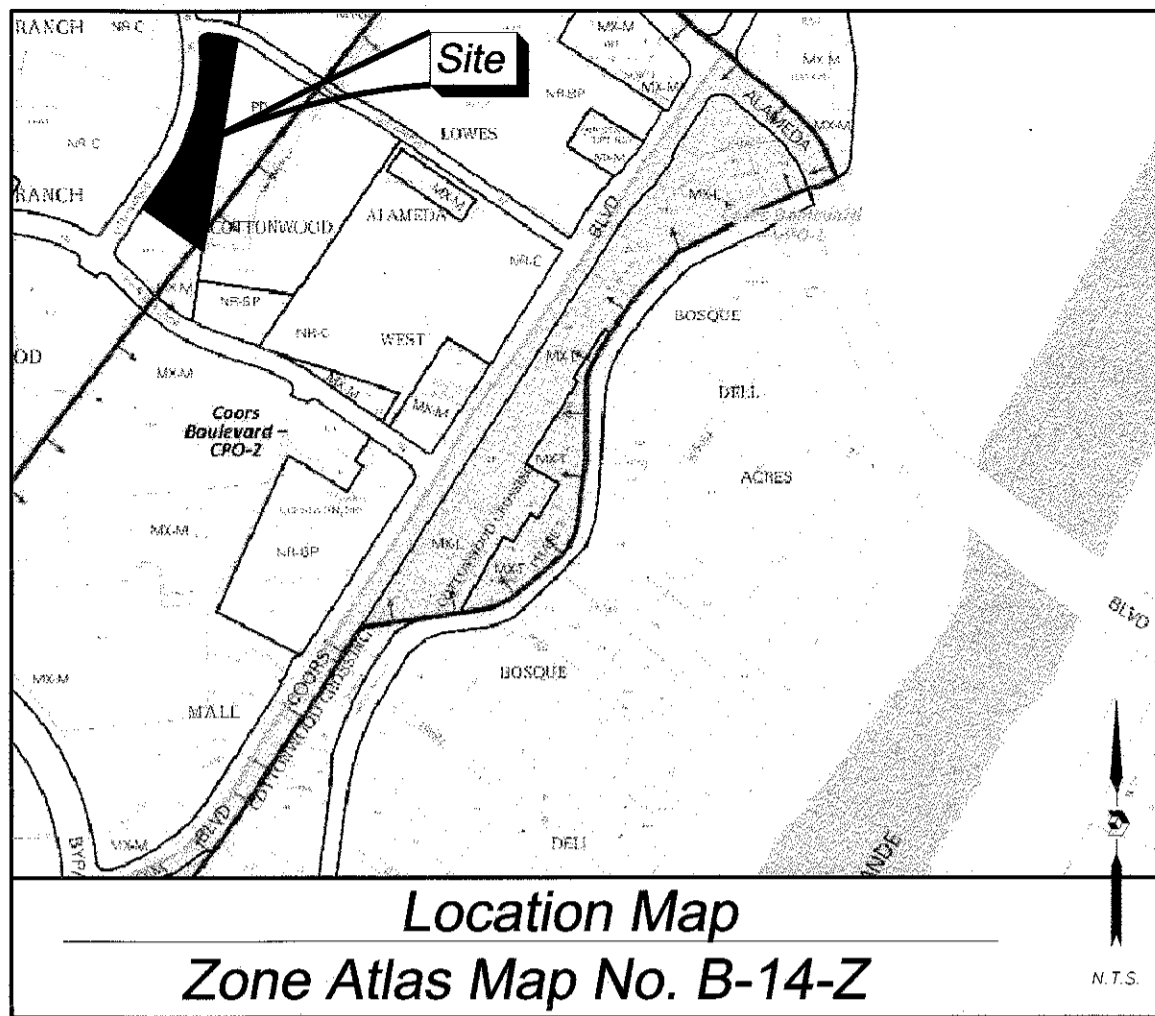
**TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT HEARING OFFICER (D.H.O.) REQUIRED INFRASTRUCTURE LIST**

**REPLAT OF SEVEN BAR RANCH
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TR MM-1-B PLAT OF TRACTS MM-1-A AND MM-1-B SEVEN-BAR RANCH
 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
<input type="text"/>	<input type="text"/>	5' - Wide	Sidewalk Along Cottonwood Dr	Western Portion of proposed Tract MM-1-B-2	North property boundary at the Existing Sidewalk intersection of Cottonwood Dr and Old Airport Rd	South property boundary of Tract MM-1-B-2	/	/	/
<input type="text"/>	<input type="text"/>	5' - Wide	Sidewalk Along Cottonwood Dr	Western Portion of proposed Tract MM-1-B-1	North property boundary at the proposed Tract MM-B-1	South property boundary of Tract MM-1-B-1	/	/	/
<input type="text"/>	<input type="text"/>	10' Wide	8" Sanitary Sewer Extension	Western Portion of proposed Tract MM-1-B-2	North property boundary at the Existing Public Sanitary Sewer line	South property boundary of Tract MM-1-B-2	/	/	/
<input type="text"/>	<input type="text"/>	10' Wide	8" Sanitary Sewer Extension	Western Portion of proposed Tract MM-1-B-1	North property boundary at the proposed Tract MM-B-1	South property boundary of Tract MM-1-B-1	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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RECORDING STAMP

Plat of
Tracts MM-1-B-1 and MM-1-B-2
Seven-Bar Ranch
 Town of Alameda Grant, Projected Sections 5 & 8,
 Township 11 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 August 2022

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 5 AND 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT MM-1-B, SEVEN-BAR RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 30, 2004, IN BOOK 2004C, PAGE 311, NOW COMPRISING TRACTS MM-1-B-1 AND MM-1-B-2, SEVEN-BAR RANCH.

TREASURER'S CERTIFICATE

Project No. PR-2022-00710
 Application No. SD-2023-00038
Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

City Approvals

<u>Loran Risenhoover P.S.</u> CITY SURVEYOR	<u>9/20/2022</u> DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
MRGCD	DATE

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.7192 ACRES±
 ZONE ATLAS INDEX NO: B-14-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0

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.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE ONE EXISTING TRACT INTO TWO NEW TRACTS TO VACATE EASEMENTS, AND TO GRANT EASEMENTS.

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 and Dedication

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.

RSF LAND & CATTLE COMPANY LLC
 A NEW MEXICO LIMITED LIABILITY COMPANY

BY: Greg Foltz 09/23/2022
 MEMBER

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF September 2022 BY RSF LAND & CATTLE COMPANY LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, BY GREG FOLTZ, MEMBER.

BY: Jaimie N. Garcia MY COMMISSION EXPIRES: 3-22-2025
 NOTARY PUBLIC

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Larry W. Medrano 9/21/2022
 LARRY W. MEDRANO
 N.M.S. No. 11993
 DATE



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 GRANTEE 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 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.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION STATE PLANE ZONE: NM-C GRID / GRID / GRID HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM COMBINED SCALE FACTOR: GROUND TO GROUND: 1.000320393 GROUND TO GRID: 0.999679709		PLSS INFORMATION LAND GRANT: TOWN OF ALAMEDA SECTION: 05/08 TOWNSHIP: 11 NORTH RANGE: 03 EAST MERIDIAN: NMMP CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM		INDEXING INFORMATION FOR COUNTY CLERK PROPERTY OWNER: RSF LAND & CATTLE COMPANY LLC SUBDIVISION NAME: SEVEN-BAR RANCH UPC: 10140650574802027 ADDRESS: SEVEN BAR LOOP, NW		PROJECT INFORMATION CREW/TECH: OT DATE OF SURVEY: JUNE 2022 DRAWN BY: JK CHECKED BY: LM PSI JOB NO.: 228185P SHEET NUMBER: 1 OF 2	
GEIOD: ABQ GEIOD ROTATION ANGLE: 0° 00' 00.00" MATCHES DRAWING UNITS: YES BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0 DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID ELEVATION TRANSLATION: ±0.00' ELEVATIONS VALID: NO		PRECISION SURVEYS, INC. OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX		PROJECT INFORMATION			

Flood Note

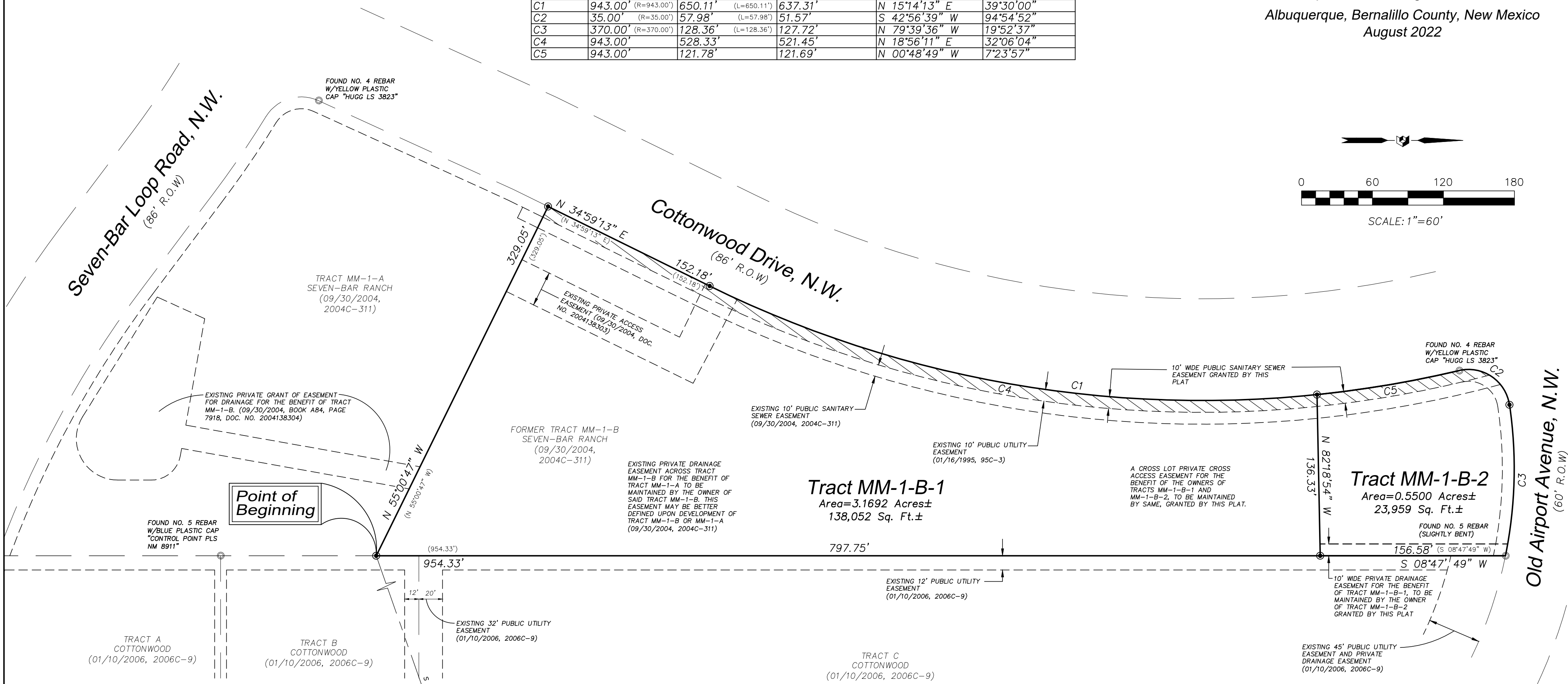
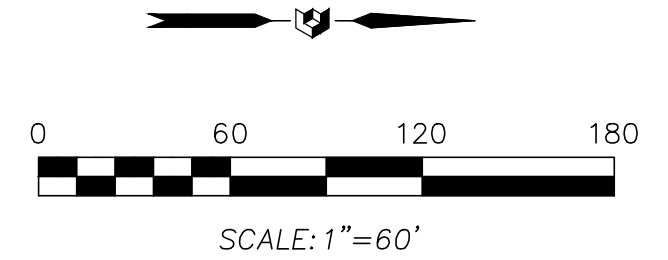
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0109H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

RECORDING STAMP

Plat of
Tracts MM-1-B-1 and MM-1-B-2
Seven-Bar Ranch
 Town of Alameda Grant, Projected Section 8,
 Township 11 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 August 2022

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	943.00' (R=943.00')	650.11' (L=650.11')	637.31'	N 15°14'13" E	39°30'00"
C2	35.00' (R=35.00')	57.98' (L=57.98')	51.57'	S 42°56'39" W	94°54'52"
C3	370.00' (R=370.00')	128.36' (L=128.36')	127.72'	N 79°39'36" W	19°52'37"
C4	943.00'	528.33'	521.45'	N 18°56'11" E	32°06'04"
C5	943.00'	121.78'	121.69'	N 00°48'49" W	7°23'57"



N.G.S. MONUMENT "10_B13"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,528,304.616 US SURVEY FEET
 E=1,517,724.365 US SURVEY FEET
 PUBLISHED EL=5074.478 US SURVEY FEET (NAVD 1988)
 GROUND TO GRID FACTOR=0.999678411
 DELTA ALPHA ANGLE=-07°12'27"

N.G.S. MONUMENT "NM_448_N12"
 STANDARD N.M.S.H.C. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,528,973.229 US SURVEY FEET
 E=1,521,354.471 US SURVEY FEET
 PUBLISHED EL=5026.132 US SURVEY FEET (NAVD 1988)
 GROUND TO GRID FACTOR=0.999679709
 DELTA ALPHA ANGLE=-01°34'11"

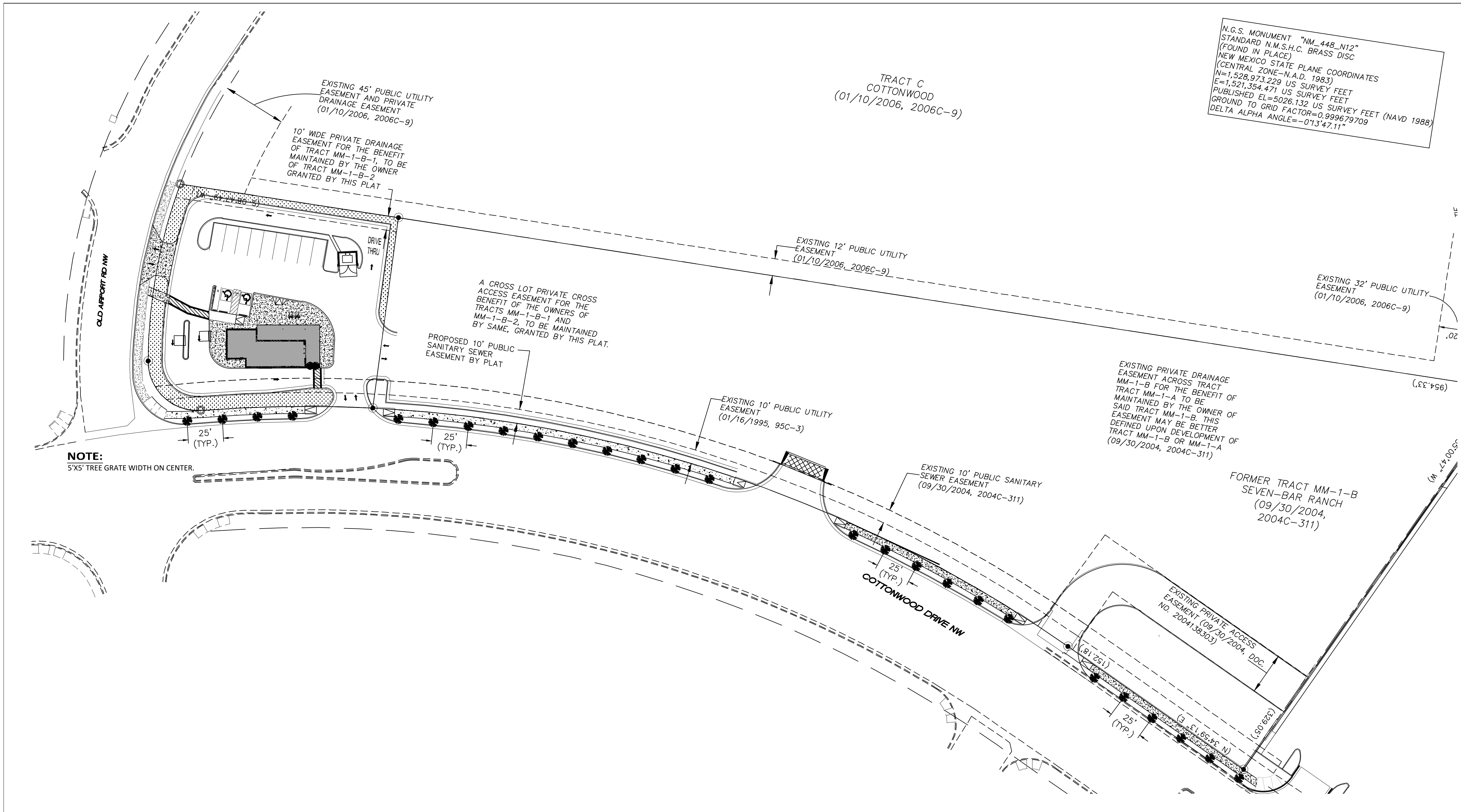
Legend

- 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

REVISIONS			
NO.	DATE	BY	DESCRIPTION

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION		
STATE PLANE ZONE: NM-C		GRID		GEIOD: ABQ GEIOD		LAND GRANT: TOWN OF ALAMEDA		PROPERTY OWNER: RSF LAND & CATTLE COMPANY LLC				CREW/TECH: OT	DATE OF SURVEY: JUNE 2022	
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION: 05/08	TOWNSHIP: 11 NORTH	RANGE: 03 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: SEVEN-BAR RANCH		DRAWN BY: JK	CHECKED BY: LM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0				CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	UPC: 101406505748020207	ADDRESS: SEVEN BAR LOOP, NW	PSI JOB NO.: 228185P	SHEET NUMBER: 2 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000320393, GROUND TO GRID: 0.999679709				DISTANCE ANNOTATION: GROUND, BEARING ANNOTATION: GRID, ELEVATION TRANSLATION: ±0.00', ELEVATIONS VALID: NO				<div style="display: flex; justify-content: space-between;"> <div> </div> <div> <p>OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX</p> </div> </div>						

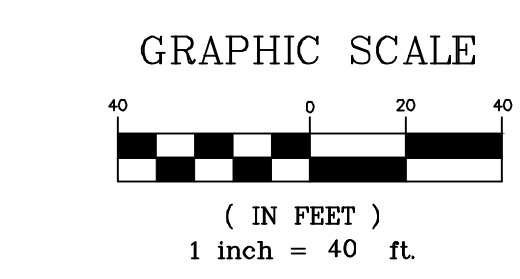
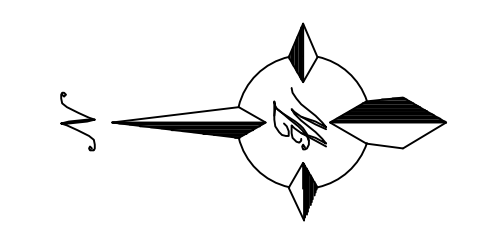


VICINITY MAP B14

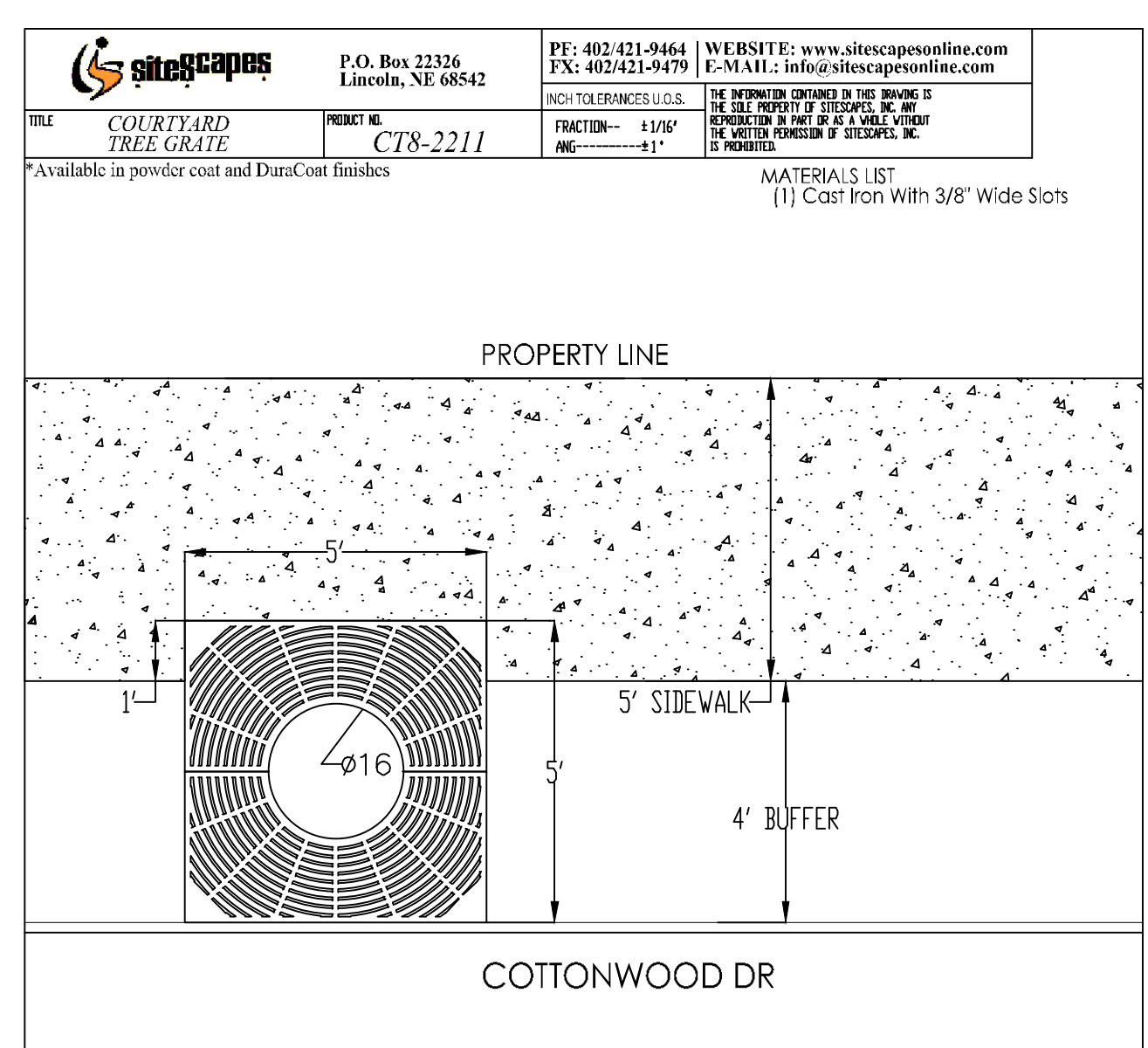
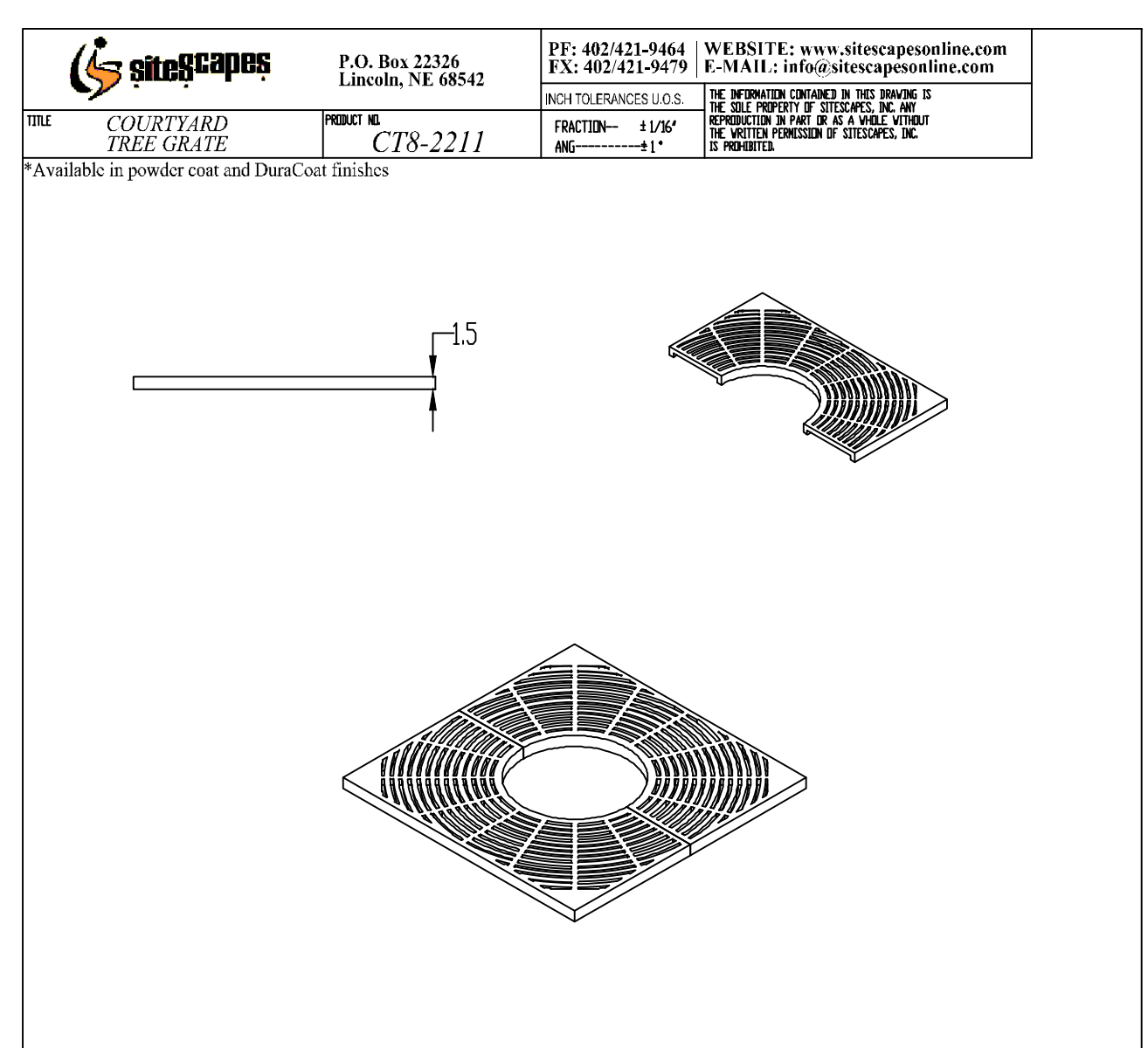
MM-1-B SEVEN-BAR RANCH (BEING A REPLAT OF TRACT MM-1 SEVEN-BAR RANCH) CONT 0.55 AC

SITE DATA

PROPOSED USAGE	RESTAURANT
LOT AREA	23,958 SF (0.55 ACRES)
ZONING	MX-X
PARKING REQUIRED	8 SPACES/1,000 SQ.FT. GFA= 1,073 SF
REQUIRED	8.6 SPACES
PARKING PROVIDED	9 SPACES
HC PARKING REQUIRED	1 SPACES
HC PARKING PROVIDED	2 SPACES
MC PARKING REQUIRED	1 SPACES
MC PARKING PROVIDED	1 SPACES
TOTAL	12 SPACES
BICYCLE SPACES REQUIRED	2 SPACES
BICYCLE SPACES PROVIDED	4 SPACES



NOTE:
5'X5' TREE GRATE WIDTH ON CENTER.



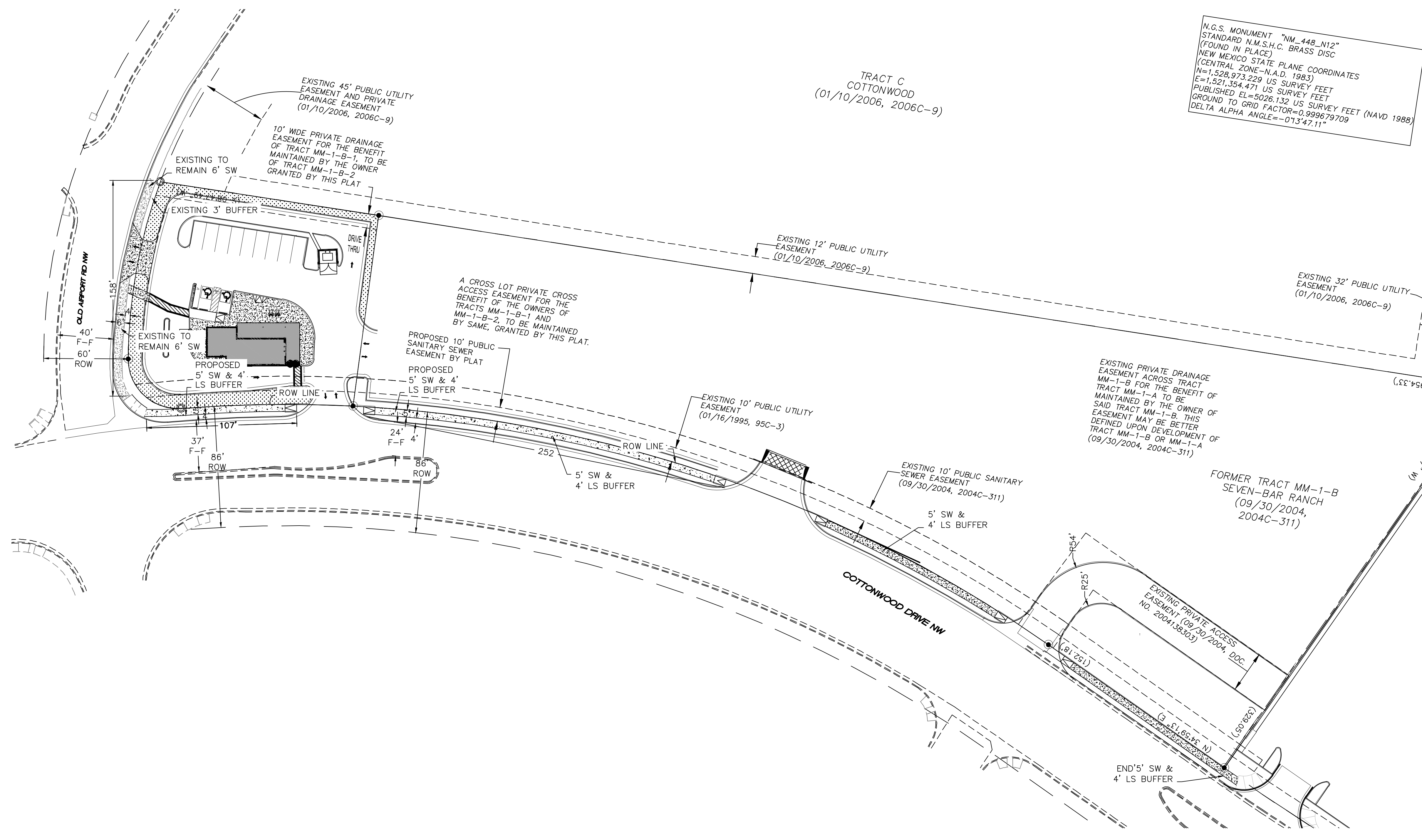
DRB PROJECT NO.: PR-2022-007100
APPLICATION NO.: SD-2023-00038

	FIIZ DRINKS ALBUQUERQUE, NM	DRAWN BY JL
	TREE EXHIBIT	DATE 3-17-2023
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		DRAWING
		SHEET # T-1
AMANDA HERRERA P.E. #23575		JOB # 2022048



VICINITY MAP B14

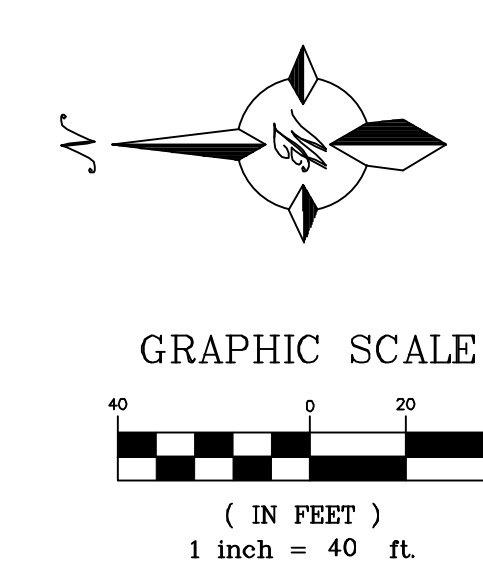
MM-1-B SEVEN-BAR RANCH (BEING A REPLAT OF TRACT MM-1 SEVEN-BAR RANCH)
CONT 0.55 AC



N.G.S. MONUMENT "NM .448 .N12"
STANDARD N.M.S.H.C. BRASS DISC
(FOUND IN PLACE)
(NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D., 1983)
N=1,529,373.229 US SURVEY FEET
E=1,521,354.471 US SURVEY FEET
PUBLISHED EL=5026.132 US SURVEY FEET
GROUND TO GRID FACTOR=0.999679709
DELTA ALPHA ANGLE=-0°13'47.11"

SITE DATA

PROPOSED USAGE	RESTAURANT
LOT AREA	23,958 SF (0.55 ACRES)
ZONING	MX-X
PARKING REQUIRED	
8 SPACES/1,000 SQ.FT. GFA= 1,073 SF	
REQUIRED	8.6 SPACES
PARKING PROVIDED	9 SPACES
HC PARKING REQUIRED	1 SPACES
HC PARKING PROVIDED	2 SPACES
MC PARKING REQUIRED	1 SPACES
MC PARKING PROVIDED	1 SPACES
TOTAL	12 SPACES
BICYCLE SPACES REQUIRED	2 SPACES
BICYCLE SPACES PROVIDED	4 SPACES



DRB PROJECT NO.: PR-2022-007100

APPLICATION NO.: SD-2023-00038

	FIIZ DRINKS ALBUQUERQUE, NM	DRAWN BY JL
	SIDEWALK EXHIBIT	DATE 3-17-2023
		DRAWING
		SHEET # SW-1
AMANDA HERRERA P.E. #23575	 TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2022048