



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.		
SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Sketch Plat Review and Comment		

APPLICATION INFORMATION		
Applicant/Owner: Keystone Homes		Phone: (602) 568-9723
Address: 7550 E. McDonald Dr Suite G		Email: jbelfiore@keystonehomesaz.com
City: Scottsdale	State: AZ	Zip: 85250
Professional/Agent (if any): TIERRA WEST LLC		Phone: (505) 858-3100
Address: 5571 MIDWAY PARK PLACE NE,		Email: vperea@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract B-1	Block:	Unit:
Subdivision/Addition: Heritage Marketplace	MRGCD Map No.:	UPC Code: 100905952600140105
Zone Atlas Page(s): H-09-Z	Existing Zoning: MX-L	Proposed Zoning MX-L
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 9.05 Acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 1700 UNSER BLVD NW	Between: I-40	and: Ladera Dr NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1003275, Z-81-49, PR-2018-005826, 13-EPC-40148		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 10/5/2022
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

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

- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

- ___ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

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

- ___ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

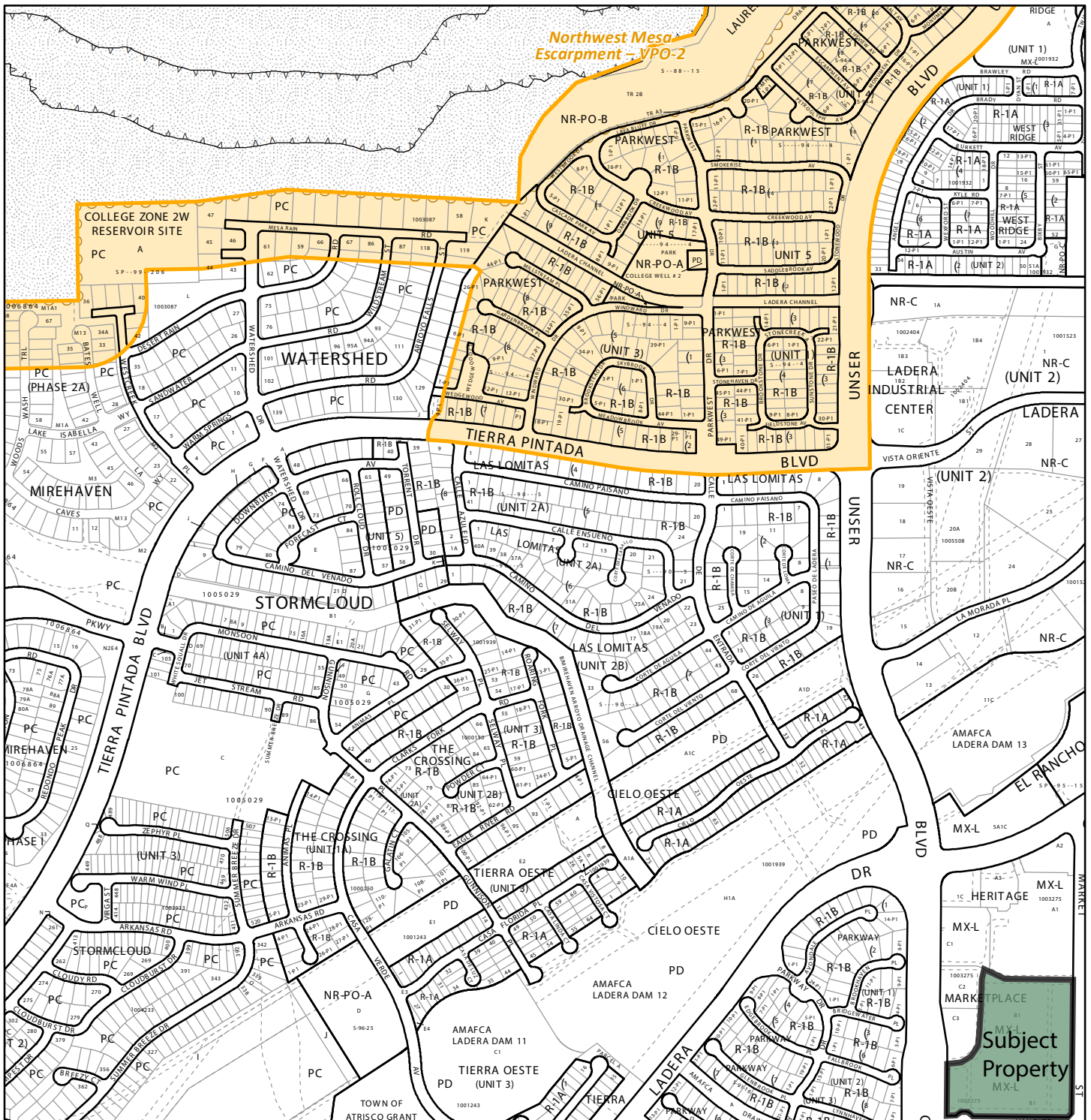
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

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

- ___ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

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



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

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
H-09-Z

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

Feet
0 250 500 1,000

October 10, 2022

Ms. Jolene Wolfley
City of Albuquerque – DRB Chair
Plaza del Sol, 600 2nd St NW
Albuquerque, NM 87102

**RE: REQUEST FOR DRB SKETCH PLAT REVIEW AND COMMENT
KEYSTONE- HERITAGE MARKETPLACE
TR B-1 PLAT OF TRACT B-1 HERITAGE MARKETPLACE (BEING A REPLAT
OF TRACT B, HERITAGE MARKETPLACE)**

Dear Ms. Wolfley,

Tierra West, LLC is submitting a sketch plat for a new multi-family townhome complex, located along Unser Blvd. NW and Hanover Rd NW. The tract is zoned MX-L which permits this type of use. A preliminary draft of the plat is attached along with an EPC-approved Site Plan showing the orientation of the buildings in relation to the existing roadways and property lines. This site plan has been approved through the EPC with final site plan being approved administratively.

The intent for this submittal is to meet the requirement of Sketch Plat Review for a Major Subdivision Replat. The replat will not change any property lines however, is intended to vacate a public water easement, public drainage easement, and private drainage easement. The easements being vacated will be dedicated in new locations on this plat to work in conjunction with the development of the townhomes. Included in this submittal is an easement exhibit showing where these easements will be vacated and relocated.

Our next steps in this process will be to submit a DRB application for Preliminary Plat (Major Subdivision) along with two applications for Vacation of Public Easement (water and drainage) and one application for Vacation of Private Easement (drainage). The applications will include an infrastructure list for relocations of a public water line, public storm drain, and private storm drain which will need to be financially guaranteed with an Infrastructure Improvements Agreement prior to applying for Final Plat approval with the DRB.

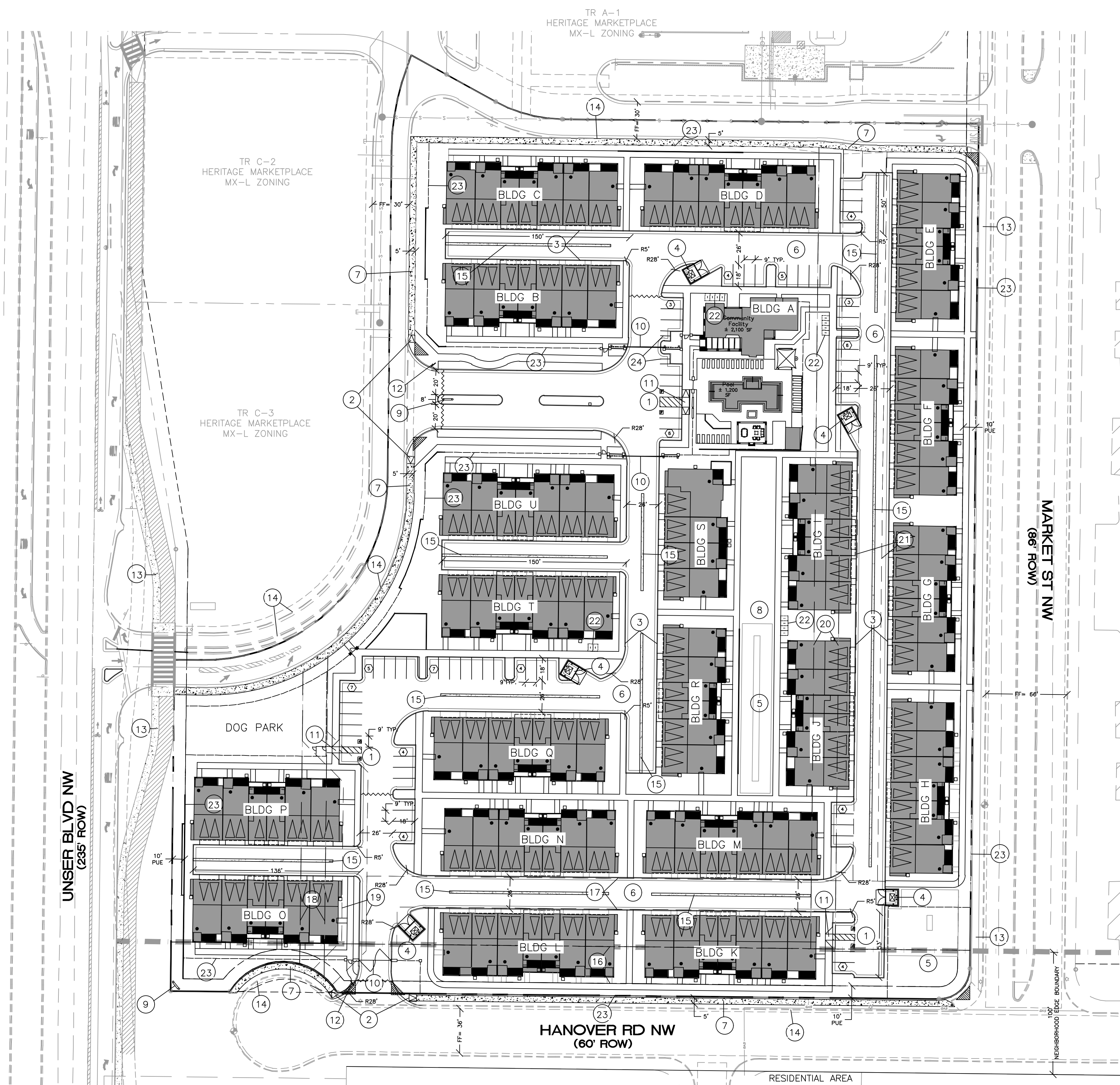
Please review this sketch plat and application and let us know of any items and components we may be missing as part of our approval process. If you have any questions, please feel free to contact me at (505) 858-3100 or vperea@tierrawestllc.com.

Sincerely,



Vinny Perea, P.E.

JN: 2022057
RRB/vp/jg



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- ▭ BUILDING
- ▨ PROPOSED SIDEWALK
- - - EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- # PARKING COUNT
- △ CLEAR SIGHT TRIANGLE

KEYED NOTES

- 1 ACCESSIBLE PARKING W/SIGN PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE) SEE DETAIL SHEET DET-1
- 2 UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET DET-2
- 3 STANDARD CURB AND GUTTER (TYP) PER COA STD DWG 2415A SEE DETAIL SHEET DET-1
- 4 DUMPSTER W/RECYCLING SEE DETAIL SHEET DET-2
- 5 DETENTION POND
- 6 NEW ASPHALT PAVING SEE DETAIL SHEET DET-1
- 7 NEW 5' CONCRETE SIDEWALK PER COA STD DW 2430 SEE DETAIL SHEET DET-1
- 8 SHADED GATHERING AREA
- 9 MONUMENT SIGN
- 10 GATED VEHICULAR ACCESS
- 11 CURB RAMP SEE DETAIL SHEET DET-1
- 12 "STOP" SIGN SEE DETAIL SHEET DET-2
- 13 EXISTING SIDEWALK, CURB & GUTTER
- 14 EXISTING CURB & GUTTER
- 15 2 FT-WIDE CONCRETE VALLEY GUTTER
- 16 EXISTING 30' PUBLIC DRAINAGE EASEMENT TO BE VACATED
- 17 PROPOSED 25' PUBLIC DRAINAGE EASEMENT TO BE DEDICATED
- 18 EXISTING 20' PUBLIC WATERLINE EASEMENT TO BE VACATED
- 19 PROPOSED 20' PUBLIC WATERLINE EASEMENT TO BE DEDICATED
- 20 EXISTING 20' PRIVATE DRAINAGE EASEMENT TO BE VACATED
- 21 PROPOSED 20' PRIVATE DRAINAGE EASEMENT TO BE DEDICATED
- 22 4'x6' BICYCLE PARKING SPACES
- 23 PERIMETER FENCE - MAXIMUM 6' TALL
- 24 4'x8' MOTORCYCLE PARKING SPACES

NOTES:

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
3. LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
4. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.



LEGAL DESCRIPTION:

TR B-1 PLAT OF TRACT B-1 HERITAGE MARKETPLACE (BEING AREPLAT OF TRACT B, HERITAGE MARKETPLACE) CONT 9.0540 AC

SITE DATA

PROPOSED USAGE MULTI-FAMILY HOUSING
 LOT AREA 394,392 SF (9.054 ACRES)
 ADDRESS 1700 UNSER BLVD NW
 ZONING MX-L
 TOTAL DWELLING UNITS 129

Townhome Unit ID	Garage	Room Details	Unit Square Footage	Number of Units
Townhome Plan 1	Y - 1 Car	1 BR + Den / 1 Bath	903	38
Townhome Plan 2	Y - 2 Car	2 BR / 2.5 Bath	1,162	51
Townhome Plan 3	Y - 2 Car	3 BR / 2.5 Bath	1,469	31
Townhome Plan 4	Y - 2 Car	3 BR / 3 Bath w Loft	1,645	9

BUILDING A:

Proposed Use = Community Facility
 Building Footprint = 2,100 SF
 1 Story High Building

BUILDINGS B-D, H, K-N, Q, & T-U (EACH):

Proposed Use = 7-Plex Residency, Plus Garages
 Building Footprint = 7,059 SF
 2 Story High Building
 Garage Parking Spaces = 12

BUILDINGS E-G, I-J, O-P, & R (EACH):

Proposed Use = 6-Plex Residency, Plus Garages
 Building Footprint = 6,005 SF
 2 Story High Building
 Garage Parking Spaces = 10

BUILDING S:

Proposed Use = 4-Plex Residency, Plus Garages
 Building Footprint = 5,190 SF
 Garage Parking Spaces = 8

PARKING REQUIRED

DWELLING MULTI FAMILY- 1 SPACE/DU = 129 (SP FOR SUBDIVISION)
 RESIDENTIAL COMMUNITY AMENITY- 3 SPACES/1000 GFA = 7 (TABLE 5-5-2)
 TOTAL PARKING REQUIRED = 132 SPACES

PARKING PROVIDED

STANDARD PARKING 70 SPACES
 GARAGE PARKING 220 SPACES
 TOTAL PARKING 290 SPACES

HC PARKING REQUIRED 4 SPACES
 HC PARKING PROVIDED 6 SPACES
 VAN ACCESSIBLE REQUIRED 1 SPACE
 VAN ACCESSIBLE PROVIDED 6 SPACES

BICYCLE PARKING REQUIRED 65 SPACES (SP FOR SUBDIVISION)
 BICYCLE PARKING PROVIDED 129 SPACES (1 IN EACH GARAGE)
 14 SPACES (EXTERNAL ONSITE)
 133 SPACES (TOTAL)

MOTORCYCLE PARKING REQUIRED 4 SPACES
 MOTORCYCLE PARKING PROVIDED 4 SPACES

GENERAL NOTES - SITE PLANS:

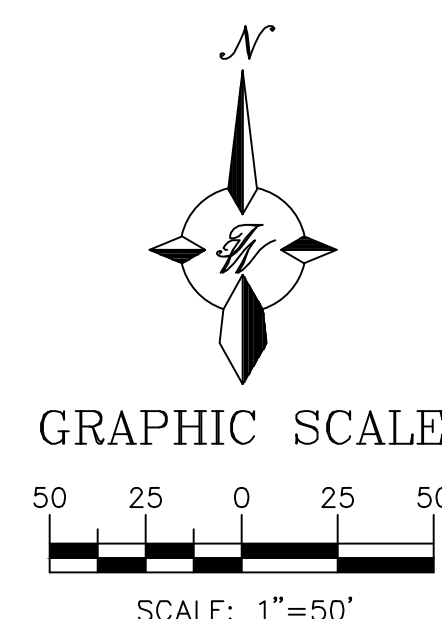
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
6. PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
 1/2" @ ALL EXIT DOORS
 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
 1 1/2" @ OVERHEAD DOORS
 1 1/2" @PRE-FAB METAL WALL PANELS

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

CLEAR SIGHT TRIANGLE NOTE:

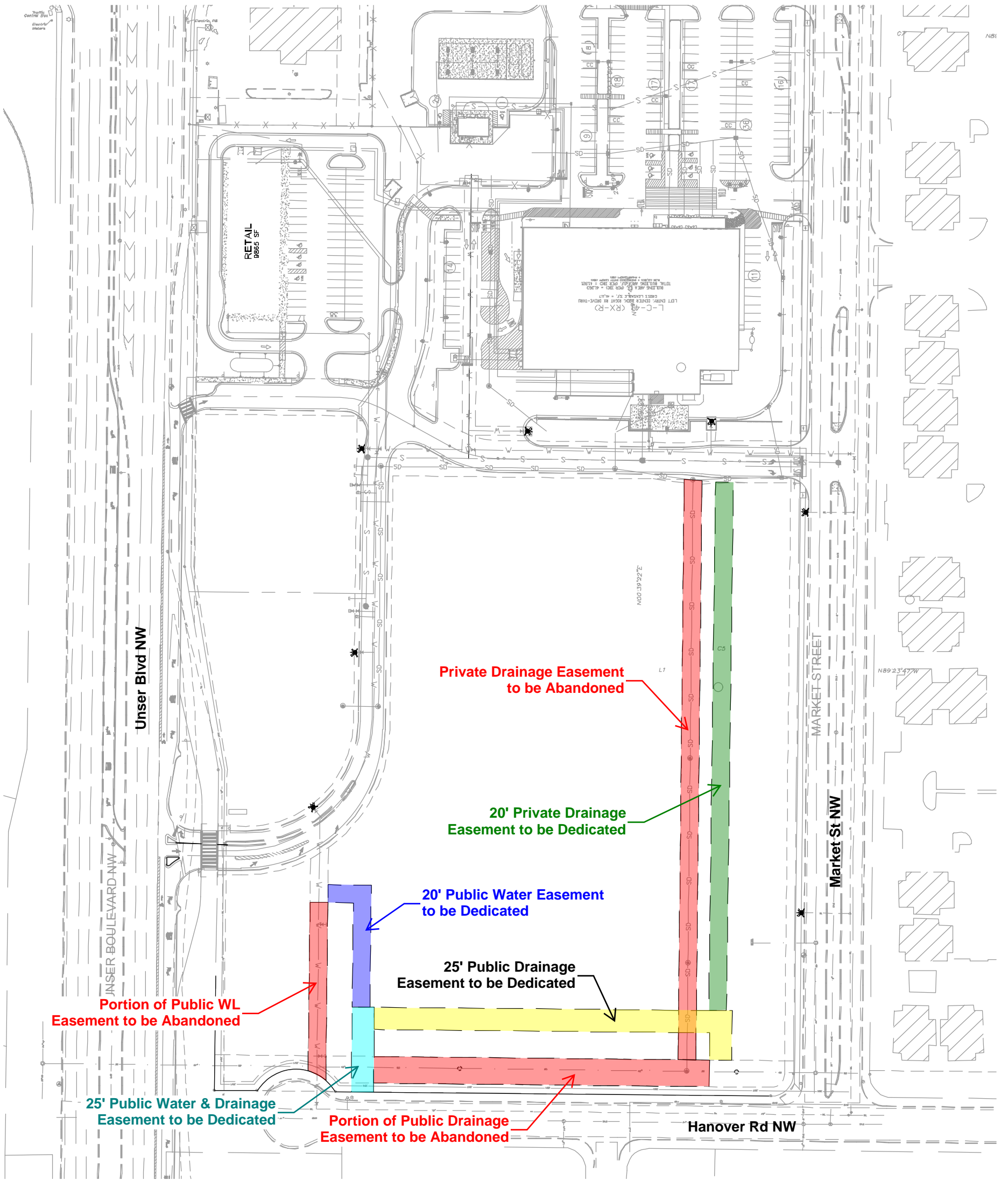
LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

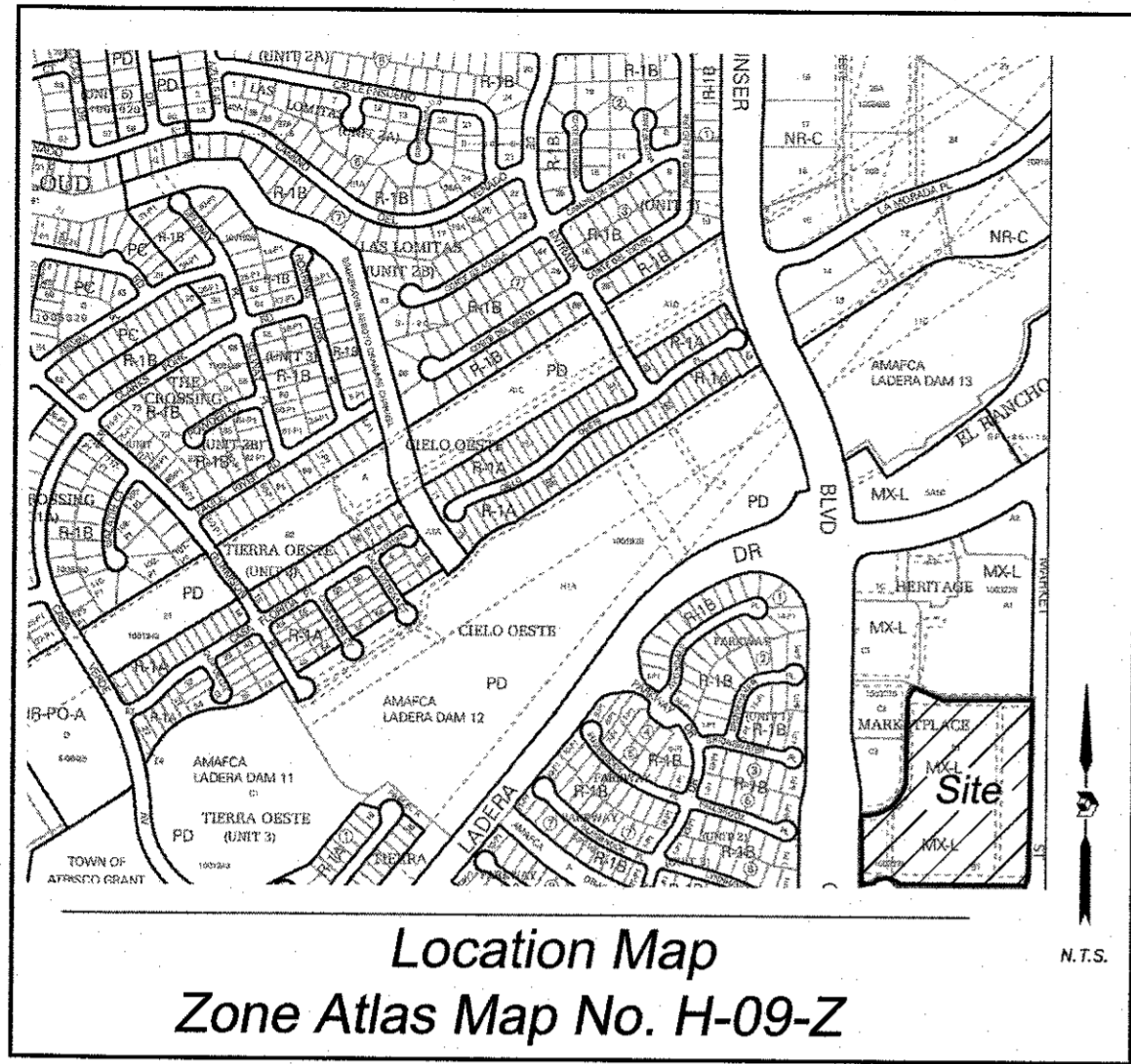


SHEET INDEX:

- C1.0 SITE PLAN FOR BUILDING PERMIT
- L1.0 LANDSCAPE PLAN
- C2.0 CONCEPTUAL GRADING AND DRAINAGE PLAN
- C3.0 MASTER UTILITY PLAN
- C3.1 MASTER UTILITY PLAN
- A1.01 BUILDING ELEVATIONS
- A1.02 BUILDING ELEVATIONS
- A1.03 BUILDING ELEVATIONS

ENGINEER'S SEAL	KEYSTONE - HERITAGE MARKETPLACE ALBUQUERQUE, NM	DRAWN BY JL
	SITE PLAN FOR BUILDING PERMIT	DATE 6-30-22
 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com		DRAWING
	RONALD R. BOHANNAN P.E. #7868	 SHEET # C1.0





RECORDING STAMP

Plat of
Tract B-1-A
Heritage Marketplace
Albuquerque, Bernalillo County, New Mexico
October 2022

Legal Description

TRACT LETTERED "B-1" OF HERITAGE MARKETPLACE, AS THE SAME IS SHOWN ON THE SUBDIVISION PLAT OF TRACT B, HERITAGE MARKETPLACE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 2015 IN PLAT VOLUME 2015C, FOLIO 109 AS DOCUMENT NO. 2015079607, NOW COMPRISING OF TRACT B-1-A, HERITAGE MARKETPLACE.

Project No. PR-2022-
Application No. -2022-
Utility Approvals

TREASURER'S CERTIFICATE

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

City Approvals

CITY SURVEYOR	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: 9.0540 ACRES±
ZONE ATLAS INDEX NO: H-09-Z
NO. OF TRACTS CREATED: 1
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 GRANT NEW EASEMENTS AND VACATE EXISTING 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 ERECTED 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.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

JEFFREY D. GARRETT DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY
JEFFREY D. GARRETT, MANAGER, BERNCO INVESTORS, LLC.

BY _____ MY COMMISSION EXPIRES: _____
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 MEETING 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 DATE
N.M.P.S. No. 11993



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.

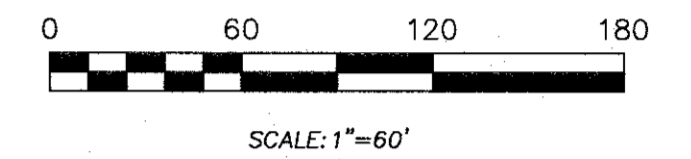
REVISIONS		
NO.	DATE	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION STATE PLANE ZONE: NM-C GRID HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM COMBINED SCALE FACTOR: GRID TO GROUND: 1.00031994 GROUND TO GRID: 0.99968016		PLSS INFORMATION LAND GRANT: TOWN OF ATRISCO GRANT SECTION: 9, 10, 15 & 16 TOWNSHIP: 10 NORTH RANGE: 2 EAST MERIDIAN: NMPM CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM		INDEXING INFORMATION FOR COUNTY CLERK PROPERTY OWNER: BERNCO INVESTORS LLC SUBDIVISION NAME: HERITAGE MARKETPLACE UPC: 100905952600140105 ADDRESS: 1700 UNSER BLVD NW		PROJECT INFORMATION CREW/TECH: ML DATE OF SURVEY: 07/11-12/2022 DRAWN BY: ME CHECKED BY: LM PSI JOB NO. 22-8211P SHEET NUMBER 1 OF 2	
PRECISION SURVEYS, INC. OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX							

Plat of
Tract B-1-A
Heritage Marketplace
Albuquerque, Bernalillo County, New Mexico
October 2022

RECORDING STAMP

A.G.R.S. MONUMENT "3_H10"
STANDARD C.O.A. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,492,985.681 US SURVEY FEET
E=1,492,125.498 US SURVEY FEET
PUBLISHED EL=5196.151 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999678906
DELTA ALPHA ANGLE=-0°16'31.81"



Legend

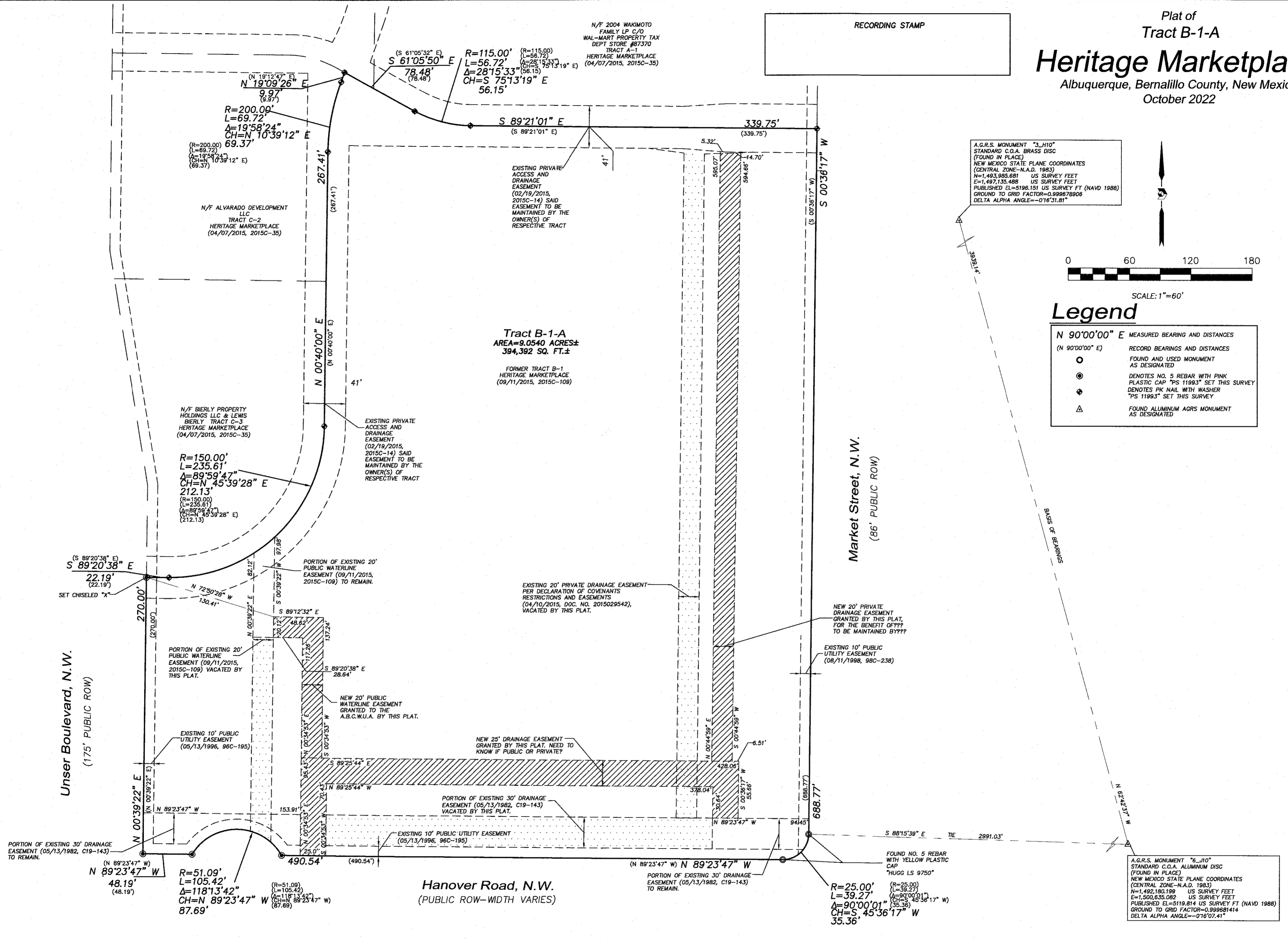
- N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES
 - FOUND AND USED MONUMENT AS DESIGNATED
 - ⊙ DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
 - ⊕ DENOTES PK NAIL WITH WASHER "PS 11993" SET THIS SURVEY
 - △ FOUND ALUMINUM AGRS MONUMENT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

Tract B-1-A
AREA=9.0540 ACRES±
394,392 SQ. FT.±
FORMER TRACT B-1
HERITAGE MARKETPLACE
(09/11/2015, 2015C-109)

Market Street, N.W.
(86' PUBLIC ROW)

Unser Boulevard, N.W.
(175' PUBLIC ROW)

Hanover Road, N.W.
(PUBLIC ROW-WIDTH VARIES)



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION							
STATE PLANE ZONE: NM-C		GRID: GRID		GEI00: ABQ GEI0D		LAND GRANT: TOWN OF ATRISCO GRANT		PROPERTY OWNER: BERNCO INVESTORS LLC		SUBDIVISION NAME: HERITAGE MARKETPLACE		CREW/TECH: ML		DATE OF SURVEY: 07/11-12/2022					
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		SECTION: 9, 10, 15 & 16		TOWNSHIP: 10 NORTH		RANGE: 2 EAST		DRAWN BY: ME		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		PSI JOB NO: 22-8211P		SHEET NUMBER: 2 OF 2			
COMBINED SCALE FACTOR: GRID TO GROUND: 1.00031994				DISTANCE ANNOTATION: GROUND				UPC: 100905952600140105		ADDRESS: 1700 UNSER BLVD NW		SECOND ADDRESS: N/A		OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113		PHONE: 505.856.5700		FAX: 505.856.7900	
GROUND TO GRID: 0.99968016				BEARING ANNOTATION: GRID				ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO		PRECISION SURVEYS, INC.							