



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

APPLICATION INFORMATION		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
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.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) Proposed Amended Infrastructure List
- 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



B A R G H A U S E N

PROJECT NARRATIVE

Sketch Plan Meeting Dutch Bros Coffee

7330 San Antonio Dr. NE.
Albuquerque, NM 87109

Prepared by:
Barghausen Consulting Engineers, Inc.

December 5, 2023

Our Job No. 23204

BARGHAUSEN CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425.251.6222 F) 425.251.8782
BRANCH OFFICES: CHEHALIS, WA KLAMATH FALLS, OR LONG BEACH, CA RICHLAND, WA ROSEVILLE, CA
barghausen.com

Project Overview

The project proposes to develop a 0.96-acre parcel for construction of a new 950-square-foot Dutch Bros Coffee with a drive-through service window. Site improvements include dual drive-through lanes with stacking for up to 24 vehicles, a bypass/exit lane, and updates to an existing neighboring trash enclosure that will be shared with the proposed Dutch Bros Coffee project. The building will include a customer walk-up window on the opposite side of the drive-through with a large canopy awning above for weather protection. Surface parking for thirteen (13) vehicles including one (1) ADA stall is proposed.

The property is zoned Mixed Use Low Intensity (MX-L) and designated as an Activity Center in the Albuquerque Comprehensive Plan. A restaurant is a permitted primary use and a drive-through is a permitted accessory use in the MX-L zone.

Operational Characteristics

Dutch Bros Coffee, known for their upbeat baristas and genuinely caring service, is a growing drive-through coffee company with more than 600 locations in eleven states and over 12,000 employees. Their three main values include speed, quality, and service. All Dutch Bros Coffee locations serve Private Reserve Coffee, White Coffee, and Decaf Coffee as espresso options, all roasted in Grants Pass, Oregon. Along with coffee, the menu includes a variety of Dutch Bros Blue Rebel energy drinks, lemonade, and tea. Limited packaged food items will be provided such as muffin tops and granola bars.

Dutch Bros Coffee continues to grow; wherever it does, the love, donations and smiles grow with it. The company donates over \$3.5 million a year to its local communities and non-profit organizations. Dutch Bros Foundation and Dutch Bros Coffee are both about people first and actively engage in their communities through giving and action in four core areas: youth, music, health, and origins.

Queuing and Stacking

Approximately 458 feet of stacking space is available behind the drive-through window. Dutch Bros Coffee will implement a runner system at the proposed facility that is designed to increase speed and efficiency in serving drive-through customers. Dutch Bros Coffee employees travel from vehicle to vehicle to greet customers and take orders. These "runners" utilize a handheld device to transmit customers' orders to the multiple drink stations inside the building. Additionally, runners will charge individuals while they are in line, so that, by the time they arrive at the service window, they may pick up their order and be on their way. This system decreases wait times while allowing the runners to have a more personal face-to-face interaction with customers.

The drive-through will not include any speaker boxes. All customer orders are taken in person either at the window or with a runner that carries a handheld device to transmit orders to the kitchen. This ordering process minimizes noise impacts and decreases the amount of vehicle idling at menu boards that are common at traditional drive-through facilities.

Site Design and Orientation

The proposed Dutch Bros Coffee building will be constructed on the site of a former gas station and car wash. Dual access will be from the northwest corner of the site off San Antonio Drive Northeast and San Antonio Place Northeast on the eastern portion of the property. The site as proposed provides customers the option to enter or exit from San Antonio Place Northeast or San Antonio Dr Northeast. Access from San Antonio Drive Northeast will lead customers to the vehicle drive-through lane to the south and vehicles entering the site from San Antonio Place Northeast can access the drive-through by heading north or west. Access to the drive-through lane at the northwestern portion of the site wraps around the building heading south to meet the drive-through service window to the north on the eastern side of the building. The project will include a separate customer window that is oriented to the east of the site to serve pedestrian walk-up traffic only.

Architecture

The proposed building is visually interesting and will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building. Canopy awnings are provided over all entrances and service doors, including a large 300-square-foot canopy over the customer walk-up service window providing weather protection. The building features modulation with a tower element, building wall articulation, and building materials that are aesthetically pleasing and compatible with other newer developments in the community. Colorful and visually interesting wall signs depicting the Dutch Bros Coffee logos will be installed on all sides of the building.

Signs and Lighting

Signs proposed for use at the project site will conform to the City of Albuquerque Zoning Code. Signs proposed to be installed at the project site include a freestanding sign, wall signs, menu signs, drive-through, parking lot, and directional signs. Signs will be constructed with high-quality materials and properly installed under separate permits.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and pedestrian scale lighting within the patio space and along the pedestrian pathway. Exterior building lighting will be installed on the building façade. The drive-through area will be provided with security lighting. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and rights-of-way.

Questions

As we are in the feasibility stage of the project, we respectfully request answers to the following questions:

Planning and Land Use/Entitlements

1. Please confirm that a Site Plan Amendment is the required land use approval process, and that a public hearing with the Environmental Planning Commission will be required. Please identify submittal requirements, fees, and the projected timeframe for staff review.
2. Please identify any opportunities for seeking an expedited plan review schedule.
3. Please confirm that permit applications may be processed concurrently with the land use process for entitlements at the applicant's risk.
4. Please confirm that there are no environmental review requirements.
5. Please review the Site Plan and provide feedback on any modifications that may be required to obtain entitlement approvals.
6. Please review the color elevations and provide feedback on any special architectural upgrades that will need to be implemented to obtain approval.
7. Please identify any special trash enclosure requirements such as minimum dimensions, building design, or roof requirements.
8. Please identify if signage allowances are reviewed as part of the land use entitlement process (Use Permit) or if a separate application is required.
9. Please identify setback and landscaping requirements related to the Major Arroyos. Does the Site Plan comply with City standards?
10. Please identify any restrictions to potential hours of operation.

Traffic and Circulation

1. Please identify any circulation and LOS issues, define their relevance to the site design, and any proposed mitigations.
2. Please identify any right-of-way dedications, frontage improvements, access restrictions, and/or permits associated with off-site improvements.
3. Please quantify any applicable traffic impact and/or mitigation fees.
4. Please confirm if a traffic analysis is required. If so, please identify the specific scope of work to be addressed by a traffic engineer.

Fire Marshal

1. Please discuss the adequacy of current hydrants and the need/location for additional hydrants.
2. Please confirm the adequacy of fire flow and/or water supplies for fire-fighting needs.
3. Please identify any requirements for special alarm systems and/or sprinklers.

Building

1. Please identify all permits required for this project; describe the submittal process and review timeframe.
2. Please identify any available processes to expedite plan reviews during the Building Permit Application.
3. Please discuss any accessibility requirements relevant to the Site Plan.

Engineering and Utilities

1. Identify any special requirements for access, grading, erosion control and stormwater system design, and water quality controls.
2. Please confirm if the stormwater requirements will require a roof on the trash enclosure.
3. Please identify the nearest available utilities to serve the project site. Describe any special requirements for water, sewer, power, and/or telephone service such as easements or permits.
4. Identify if a separate civil engineering review is required prior to or concurrent with the building permit process; describe the submittal requirements and review timeframe.
5. Identify and quantify, if possible, all utility impact and/or mitigation fees.

SITE INFORMATION

BUILDING SQ. FT.:	950 S.F.
PARKING SPACES:	13 SPACES
PROTECTED QUEUING:	24 CARS
SITE ACREAGE±:	±0.96 AC.
SITE SQ. FT.±:	±42,032 S.F.

DEVELOPER

COMPANY:	DUTCH BROS. CORPORATE
NAME:	JARED MANGELS
PHONE:	928.899.3725

DESIGNER

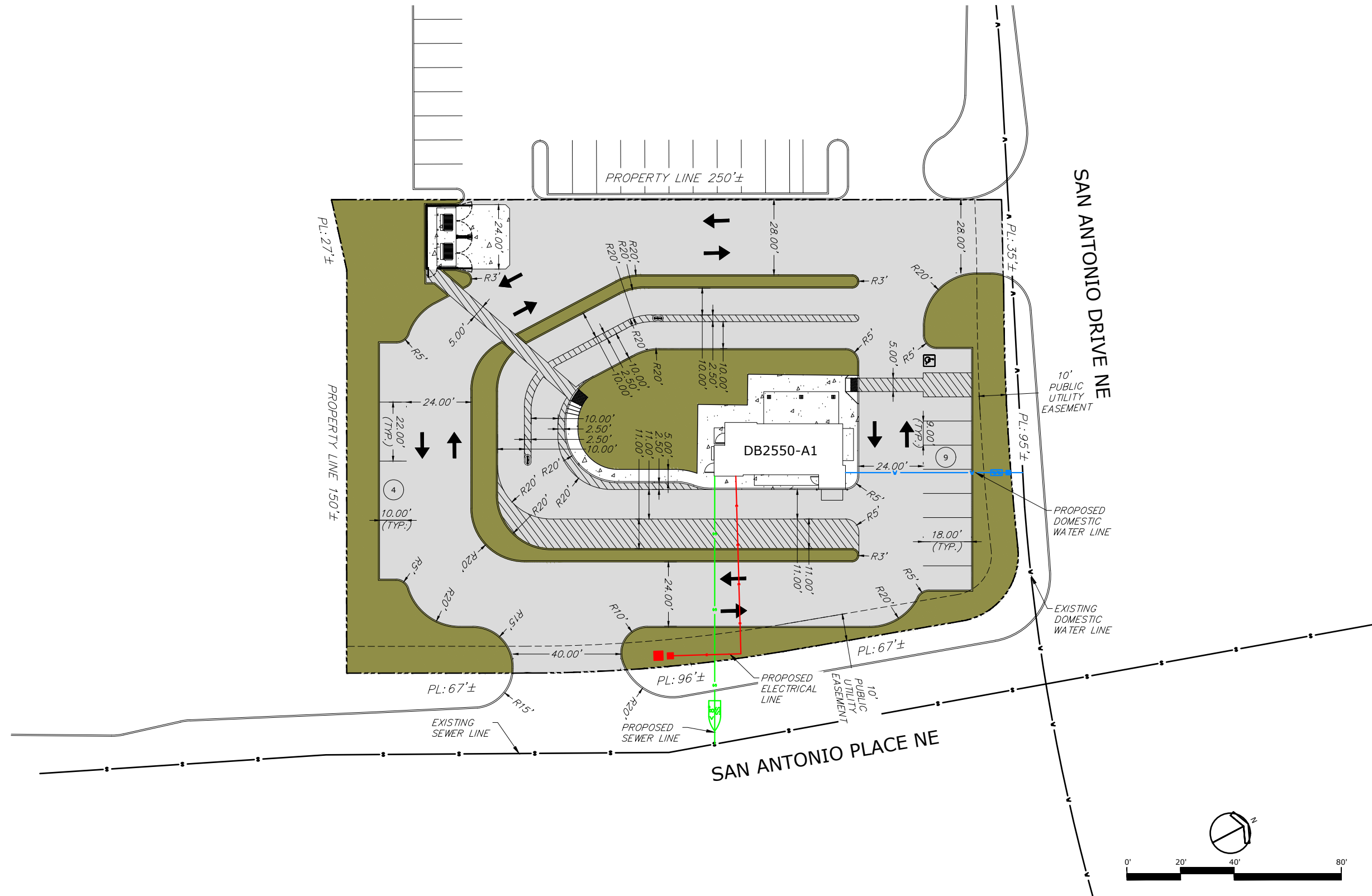
COMPANY:	TECTONICS DESIGN GROUP
NAME:	MATT RASMUSSEN
PHONE:	775.824.9988

ARCHITECT

COMPANY:	TECTONICS DESIGN GROUP
NAME:	MATT RASMUSSEN
PHONE:	775.824.9988

DISCLAIMER

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.



DUTCH BROS

11/10/23
DATE REVIEWED

APPROVED:
NO RESUBMITTAL
REQUIRED

REVISE:
RESUBMITTAL
REQUIRED

CONTACT THE DB REAL ESTATE
REPRESENTATIVE FOR
FURTHER CLARIFICATION



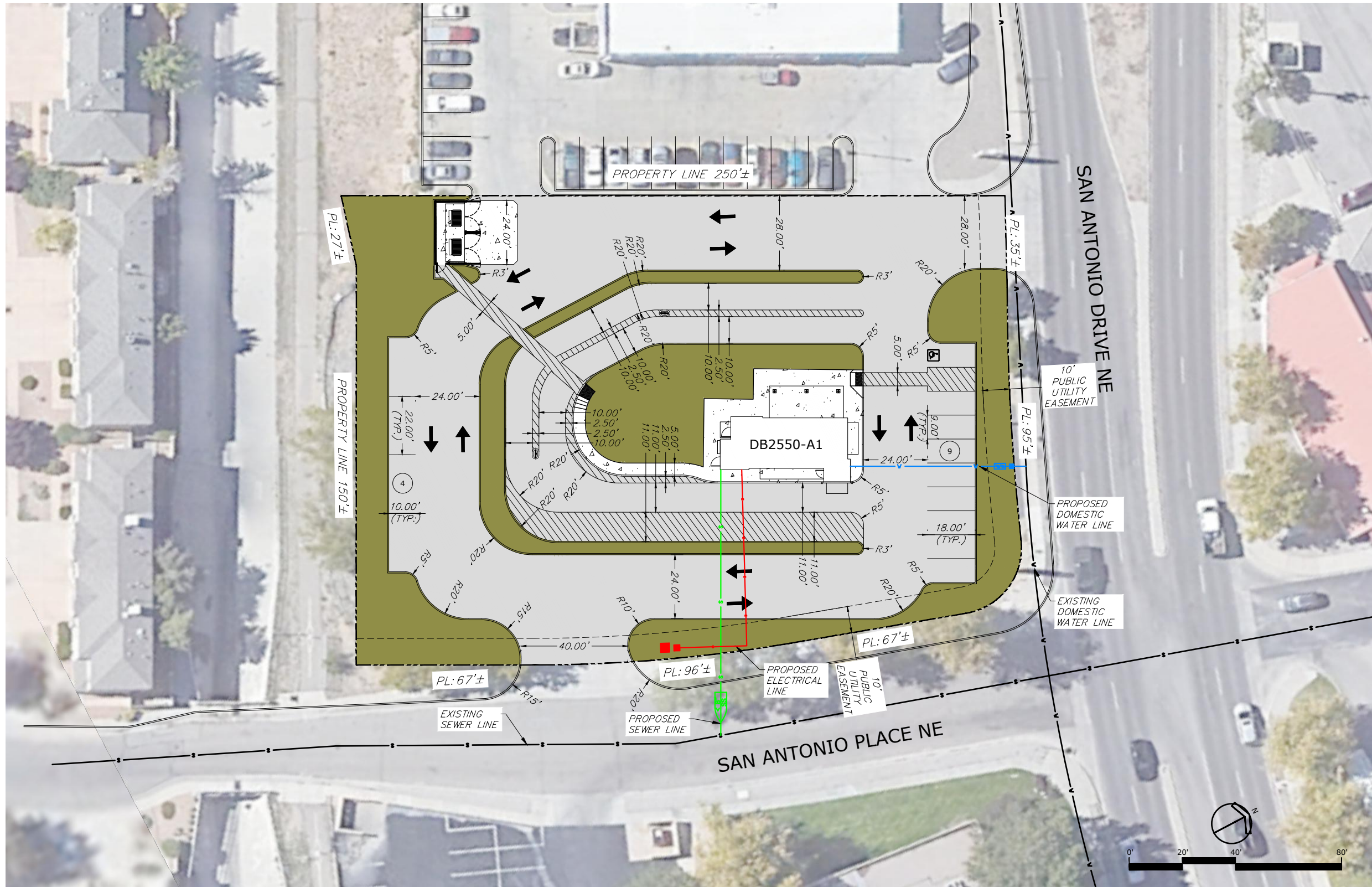
Dutch Bros. Coffee

Site Plan

7330 San Antonio Dr NE, Albuquerque, NM 87109

11/08/23





SITE INFORMATION

BUILDING SQ. FT.:	950 S.F.
PARKING SPACES:	13 SPACES
PROTECTED QUEUING:	24 CARS
SITE ACREAGE±:	±0.96 AC.
SITE SQ. FT.±:	±42,032 S.F.

DEVELOPER

COMPANY:	DUTCH BROS. CORPORATE
NAME:	JARED MANGELS
PHONE:	928.899.3725

DESIGNER

COMPANY:	TECTONICS DESIGN GROUP
NAME:	MATT RASMUSSEN
PHONE:	775.824.9988

ARCHITECT

COMPANY:	TECTONICS DESIGN GROUP
NAME:	MATT RASMUSSEN
PHONE:	775.824.9988

DISCLAIMER

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

DUTCH BROS

11/10/23
DATE REVIEWED

APPROVED:
NO RESUBMITTAL
REQUIRED

REVISE:
RESUBMITTAL
REQUIRED

CONTACT THE DB REAL ESTATE
REPRESENTATIVE FOR
FURTHER CLARIFICATION



Dutch Bros. Coffee

Site Plan w/ Aerial

7330 San Antonio Dr NE, Albuquerque, NM 87109

11/08/23



SITE INFORMATION

BUILDING SQ. FT.:	950 S.F.
PARKING SPACES:	13 SPACES
PROTECTED QUEUING:	24 CARS
SITE ACREAGE±:	±0.96 AC.
SITE SQ. FT.±:	±42,032 S.F.

DEVELOPER

COMPANY:	DUTCH BROS. CORPORATE
NAME:	JARED MANGELS
PHONE:	928.899.3725

DESIGNER

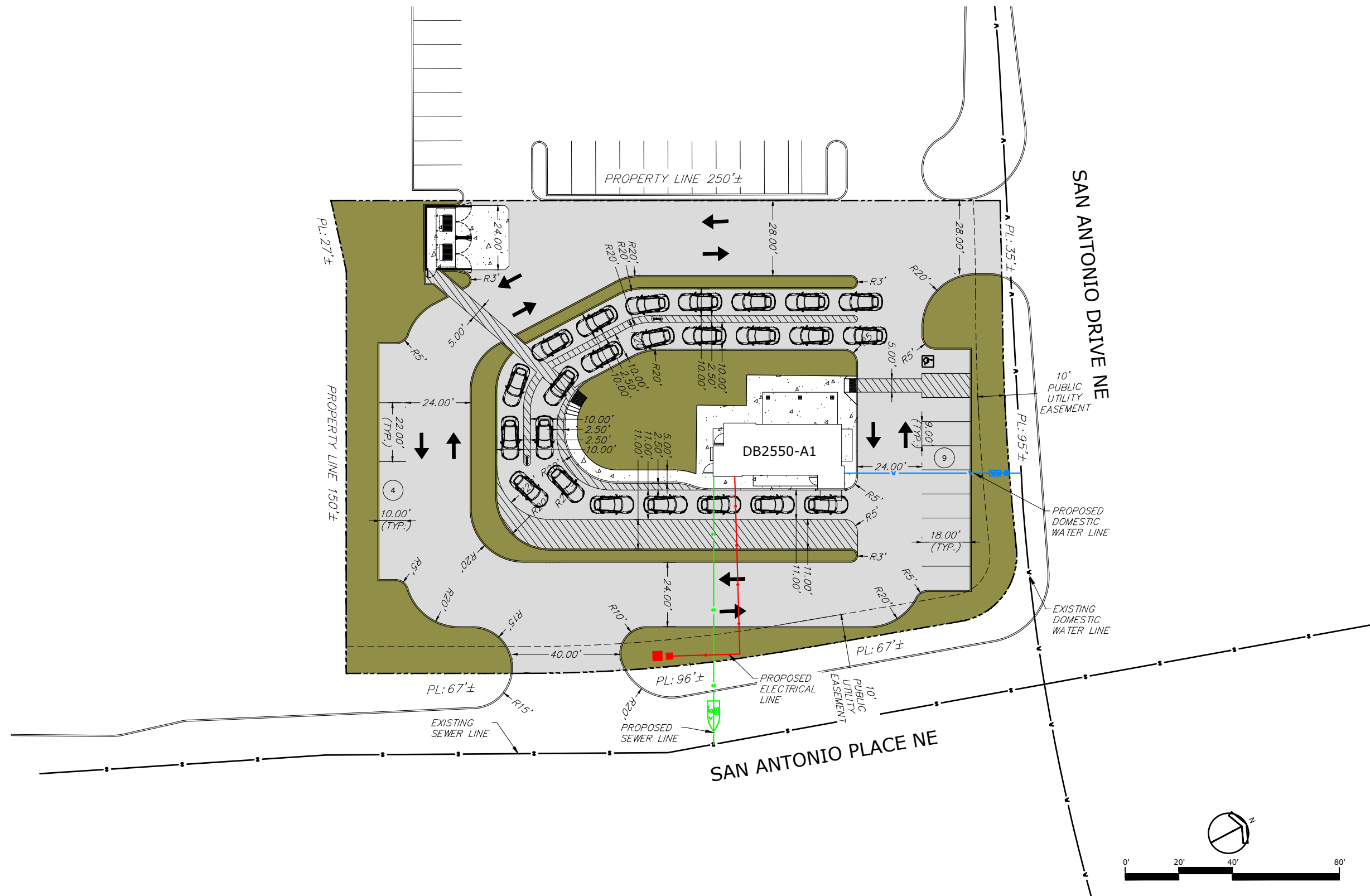
COMPANY:	TECTONICS DESIGN GROUP
NAME:	MATT RASMUSSEN
PHONE:	775.824.9988

ARCHITECT

COMPANY:	TECTONICS DESIGN GROUP
NAME:	MATT RASMUSSEN
PHONE:	775.824.9988

DISCLAIMER

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.



DUTCH BROS

11/10/23
DATE REVIEWED

APPROVED:
NO RESUBMITTAL
REQUIRED

REVISE:
RESUBMITTAL
REQUIRED

CONTACT THE DB REAL ESTATE
REPRESENTATIVE FOR
FURTHER CLARIFICATION



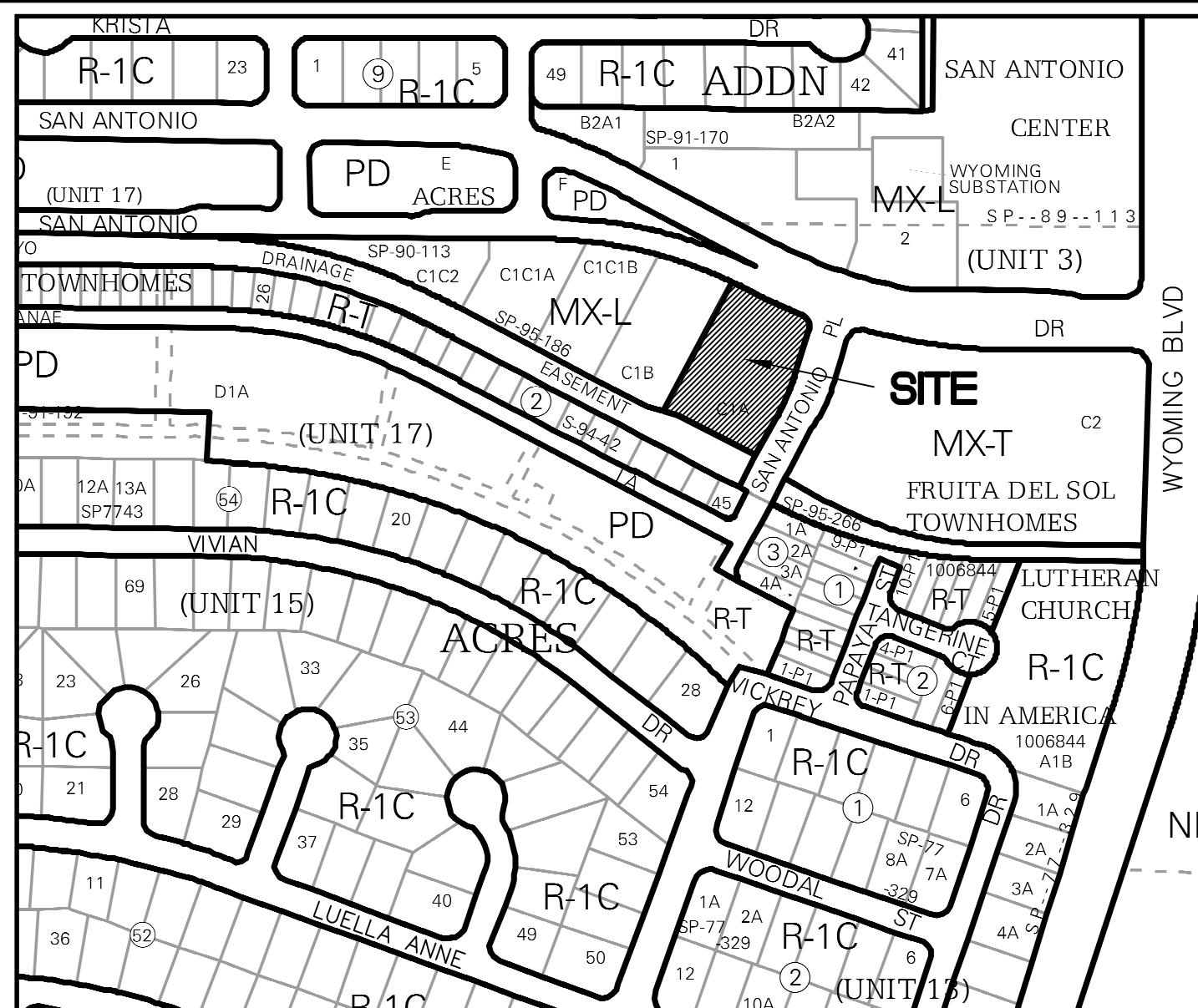
Dutch Bros. Coffee

Site Plan w/ Cars

7330 San Antonio Dr NE, Albuquerque, NM 87109

11/08/23





Vicinity Map - Zone Atlas E-19-Z

N.T.S.

Indexing Information

Section 30, Township 11 North, Range 4 East, N.M.P.M.
 as Projected into the Elena Gallegos Grant
 Subdivision: Academy Acres, Unit 17
 Owner: First Jump, LLC
 UPC #: 101906219148122105

Record and Measured Legal Description

PARCEL 1:

TRACT LETTERED C-ONE-A (C-1-A), PLAT OF ACADEMY ACRES, UNIT 17, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS C-1-A THRU C-1-E, ACADEMY ACRES, UNIT 17, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 18, 1990, IN PLAT BOOK 90C, FOLIO 131.

PARCEL 2:

NON-EXCLUSIVE RIGHTS OF RECIPROCAL BLANKET PRIVATE ACCESS, DRAINAGE, UTILITY, AND PARKING EASEMENT, AS SHOWN ON PLAT FILED MAY 18, 1990, IN PLAT BOOK 90C, FOLIO 131, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, TO THE EXTENT OF AND ONLY FOR THE DURATION PROVIDED FOR THEREIN.

Notes

- FIELD SURVEY PERFORMED IN OCTOBER 2022.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- AS TO TABLE A ITEM NO. 16, NO EVIDENCE OBSERVED INDICATING RECENT EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
- AS TO TABLE A ITEMS 11(A) AND 11(B), WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS.(NMB11 TICKET NO. 22SE270600)
- THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999658688, WITH AN ORIGIN OF (0,0).
- AS TO TABLE A ITEM 17, WHILE NO SPECIFIC INFORMATION IS AVAILABLE BY THE CONTROLLING JURISDICTION CONCERNING PLANNED STREET WIDENING, THE SURVEYOR REFERS TO THE FOLLOWING WEBSITE FOR LONG RANGE STREET CLASSIFICATION, THE STREET WIDTH AND RETURN REQUIREMENTS FOR THE DIFFERENT CLASSIFICATIONS AND EVEN SPECIAL PLANNED CORRIDOR AND MASTER PLANS: [HTTP://WWW.CABQ.GOV/GIS](http://www.CABQ.GOV/GIS), AND ACCORDING TO THE WEBSITE FOR CURRENT AND PROPOSED STREET PROJECTS IN THE CITY OF ALBUQUERQUE WEBSITE, [HTTPS://WWW.BERNCO.GOV/PUBLIC-WORKS/CURRENT-PAST-PROJECTS/](https://www.BERNCO.GOV/PUBLIC-WORKS/CURRENT-PAST-PROJECTS/), NO CURRENT PROJECTS OR FUTURE PROJECTS ARE PLANNED FOR ANY STREET WIDENING NOR IMPROVEMENTS.
- AS TO TABLE A ITEM 18, PERTAINING TO THE OFFSITE EASEMENTS AND SERVITUDES, THERE WERE EASEMENTS BURENING AND BENEFITING THE SUBJECT PROPERTY. THESE EASEMENTS ARE BLANKET EASEMENTS SHOWN HEREON AS [2] AND [5] PER DOCUMENT (10/22/1990, BK. 90-17, PG. 26470-2675, DOC. NO. 9081526) AND PER PLAT (5/18/1990, 90C-131).
- AS TO TABLE A ITEM 10, A PARTY WALL IS DEFINED AS A WALL ERECTED ON A PROPERTY BOUNDARY AS A COMMON SUPPORT TO STRUCTURES ON BOTH SIDES, WHICH HAVE DIFFERENT OWNERSHIPS. THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY OTHER THAN SHOWN HEREON.
- AS TO TABLE A ITEM 2, THE ADDRESS OF THE SUBJECT PROPERTY IS AS FOLLOWS:
7330 SAN ANTONIO DRIVE NE
ALBUQUERQUE, NM 87109
- AS TO TABLE A ITEM9, NO PARKING STRIPES WERE OBSERVED IN THE FIELD DURING THE SURVEY.

Zoning Notes

A ZONING REPORT WAS NOT PROVIDED BY THE CLIENT, HOWEVER, ACCORDING TO THE CITY OF ALBUQUERQUE OFFICIAL IDO WEBSITE, [HTTP://CABQ.MAPS.ARCGIS.COM](http://CABQ.MAPS.ARCGIS.COM), ON OCTOBER 27, 2022, THE SUBJECT PROPERTY IS ZONED "MX-L" (MIXED-USE - LOW INTENSITY ZONE DISTRICT) AND IS WITHIN AN URBAN CENTER ("CHERRY HILLS VILLAGE"), THE SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS:

FRONT SETBACK: 5 FT., MINIMUM
 SIDE SETBACK: INTERIOR: 0 FT., MINIMUM; STREET SIDE: 5 FT. MINIMUM
 REAR SETBACK: 15 FT., MINIMUM
 BUILDING HEIGHT: 38 FT. MAXIMUM
 USABLE OPEN SPACE, MINIMUM: STUDIO/1 BEDROOM: 225 SQ. FT./UNIT
 2 BEDROOM: 285 SQ. FT./UNIT
 3 OR MORE BEDROOM: 350 SQ. FT./UNIT

REQUIRED PARKING:
 4 SPACES/1,000 SQ. FT. GFA (FOR LIGHT VEHICLE FUELING STATION)

Boundary Survey, ALTA/NSPS Land Title Survey and Topographic Map for Lot C-1-A, Academy Acres, Unit 17 City of Albuquerque Bernalillo County, New Mexico December 2022

Benchmark -NAVD 88

ACS MONUMENT "SMW-12" HAVING AN ELEVATION OF 5242.356 FEET.

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 12/23/22
 BRIAN J. MARTINEZ DATE
 N.M.R.P.S. NO. 18374



Surveyor's Certificate for ALTA Survey

To: 7330 San Antonio LLC, a New Mexico limited liability company, First Jump, LLC, a New Mexico limited liability company, Old Republic National Title Insurance Company, Old Republic National Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a), 6(b), 7(a) 7(1), 7(c), 8-10, 11(a), 11(b), 13, 14, 16-20 of Table A thereof. The Field Work was completed on November 3, 2022.

Brian J. Martinez 12/23/22
 Brian J. Martinez Date
 N.M.R.P.S. No. 18374



Revisions: 11/3/2022 - Original
 12/23/2022 - Revised to add easement [5], revise note numbered 8, correct the finished floor labels and reflect updated title commitment

Surveyor's Certificate for Boundary Survey

I, Brian J. Martinez, New Mexico Professional Surveyor No. 18374, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Brian J. Martinez 12/23/22
 Brian J. Martinez Date
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

Exceptions 9-17

- RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA TO THE ELENA GALLEGOS GRANT, DATED FEBRUARY 25, 1909, RECORDED OCTOBER 27, 1923 IN BOOK 80, PAGE 353, RECORDS BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- EASEMENTS AND NOTES AS SHOWN ON THE PLAT RECORDED MAY 18, 1990, IN PLAT BOOK 90C, FOLIO 131, INCLUDING {A} A 10 FOOT UTILITY EASEMENT RESERVED ALONG THE NORTH AND EASTERLY LOT LINES OF INSURED PREMISES, {B} A RECIPROCAL BLANKET PRIVATE ACCESS, DRAINAGE, UTILITY, AND PARKING EASEMENT, THIS EASEMENT SHALL BE DEFINED AS THOSE AREAS NOT OCCUPIED BY BUILDINGS AS SHOWN ON THE SITE DEVELOPMENT PLAN OF WYOMING COMMERCIAL COMPLEX, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
{A} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [1]
{B} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [5]
- SITE DEVELOPMENT COST SHARING AGREEMENT, RECORDED OCTOBER 22, 1990 IN BOOK BCR 90-17, PAGE 2665, AS DOCUMENT NO. 1990081525, RECORDS BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- GRANT OF MUTUAL AND RECIPROCAL EASEMENTS, RECORDED OCTOBER 22, 1990 IN BOOK BCR 90-17, PAGE 2670, AS DOCUMENT NO. 1990081526, RECORDS BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [2]
- INTENTIONALLY OMITTED
- EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED SEPTEMBER 17, 1991, IN BOOK BCR 91-16, PAGE 5090, AS DOCUMENT NO. 1991077864, RECORDS BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [4]
- INTENTIONALLY OMITTED
- INTENTIONALLY OMITTED
- INTENTIONALLY OMITTED

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0141G, DATED SEPTEMBER 26, 2008.

Boundary Survey, ALTA/NSPS Land Title Survey and Topographic Map for Lot C-1-A, Academy Acres, Unit 17 City of Albuquerque Bernalillo County, New Mexico December 2022

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2206170 AND AN EFFECTIVE DATE OF DECEMBER 19, 2022.
- PLAT OF RECORD, FOR ACADEMY ACRES, UNIT 17, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 18, 1990, IN PLAT BOOK 90C, FOLIO 131.
- SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 12, 2022, AS DOCUMENT NO. 2022036320.

Legend

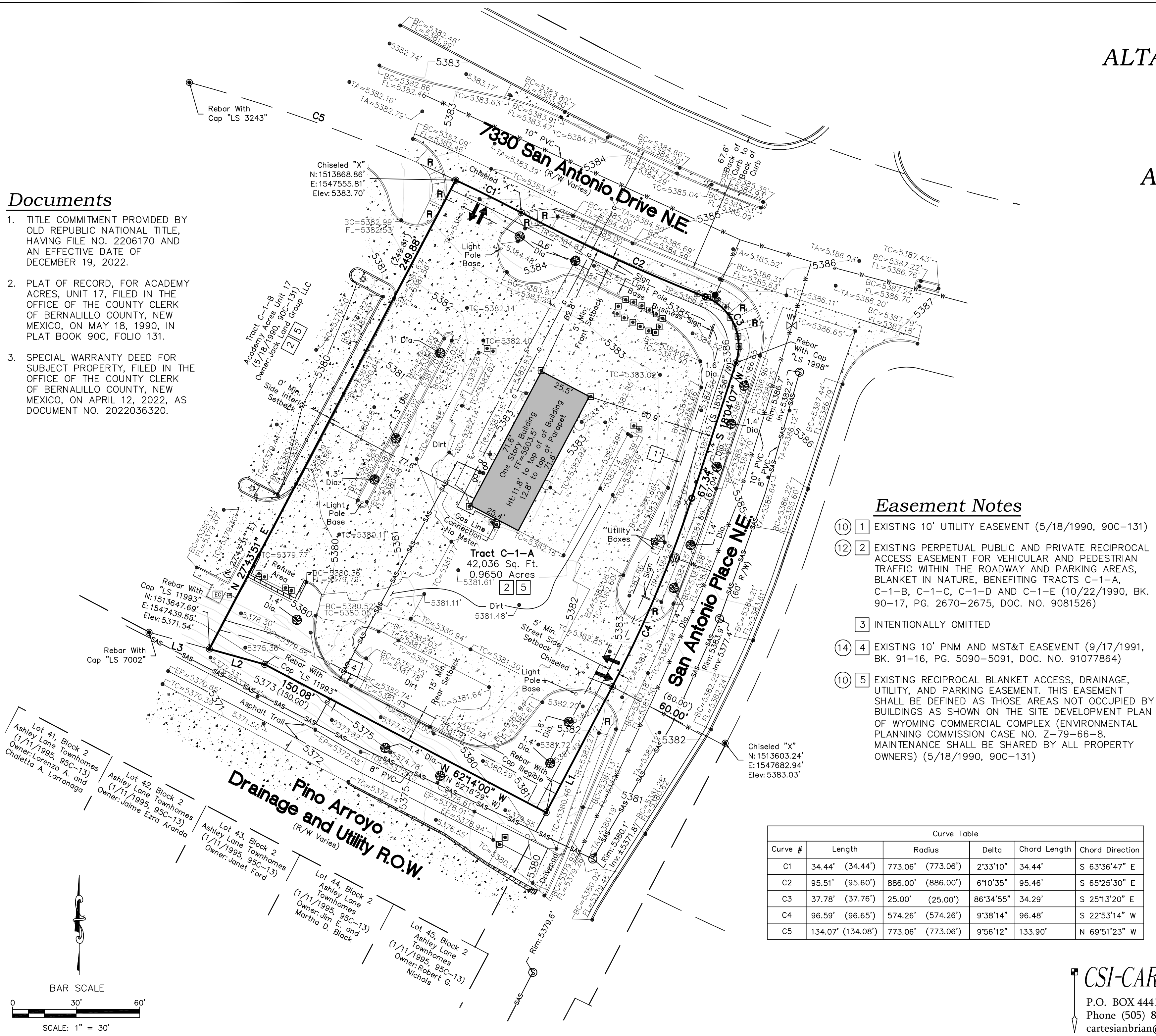
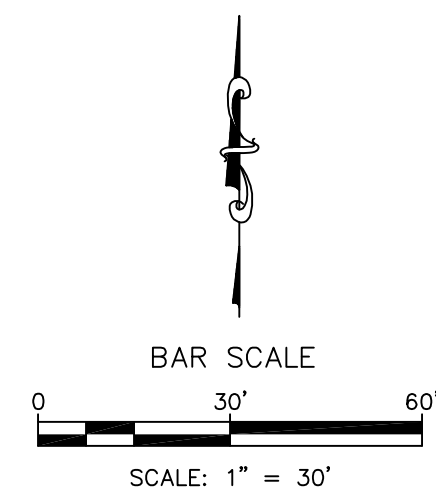
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/18/1990, 90C-131)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
○X	SET CHISELED "X"
■	CONCRETE
—	METAL FENCE
▨	BLOCK WALL
—	CHAINLINK FENCE
□	BOLLARD
WV	WATER VALVE
⊕	WATER METER
⊕	FIRE HYDRANT
⊕	SANITARY SEWER MANHOLE
⊕	SAS CLEANOUT
⊕	IRRIGATION BOX
R	RAMP
OR	SIGN
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION
TR 5075.50	TOP OF RAMP ELEVATION
TOP 5075.50	TOP OF SLOPE ELEVATION
TOE 5075.50	TOE OF SLOPE ELEVATION
⊕ 1.4" Dia.	DECIDUOUS TREE WITH DIAMETER OF TRUNK

Easement Notes

- EXISTING 10' UTILITY EASEMENT (5/18/1990, 90C-131)
- EXISTING PERPETUAL PUBLIC AND PRIVATE RECIPROCAL ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN THE ROADWAY AND PARKING AREAS, BLANKET IN NATURE, BENEFITING TRACTS C-1-A, C-1-B, C-1-C, C-1-D AND C-1-E (10/22/1990, BK. 90-17, PG. 2670-2675, DOC. NO. 9081526)
- INTENTIONALLY OMITTED
- EXISTING 10' PNM AND MST&T EASEMENT (9/17/1991, BK. 91-16, PG. 5090-5091, DOC. NO. 91077864)
- EXISTING RECIPROCAL BLANKET ACCESS, DRAINAGE, UTILITY, AND PARKING EASEMENT. THIS EASEMENT SHALL BE DEFINED AS THOSE AREAS NOT OCCUPIED BY BUILDINGS AS SHOWN ON THE SITE DEVELOPMENT PLAN OF WYOMING COMMERCIAL COMPLEX (ENVIRONMENTAL PLANNING COMMISSION CASE NO. Z-79-66-8. MAINTENANCE SHALL BE SHARED BY ALL PROPERTY OWNERS) (5/18/1990, 90C-131)

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	34.44' (34.44')	773.06' (773.06')	2°33'10"	34.44'	S 63°36'47" E
C2	95.51' (95.60')	886.00' (886.00')	6°10'35"	95.46'	S 65°25'30" E
C3	37.78' (37.76')	25.00' (25.00')	86°34'55"	34.29'	S 25°13'20" E
C4	96.59' (96.65')	574.26' (574.26')	9°38'14"	96.48'	S 22°53'14" W
C5	134.07' (134.08')	773.06' (773.06')	9°56'12"	133.90'	N 69°51'23" W

Line Table		
Line #	Direction	Length (ft)
L1	S 27°42'21" W (S 18°04'56" W)	67.12' (67.03')
L2	N 74°29'25" W (N 74°29'59" W)	27.13' (27.14')
L3	N 74°29'25" W (N 74°29'59" W)	29.52' (29.53')



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com