



<b>Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.</b>		
<b>SUBDIVISIONS</b>	<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)	<b>MISCELLANEOUS APPLICATIONS</b>	<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)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input 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 checked="" type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<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)
<b>BRIEF DESCRIPTION OF REQUEST</b>		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: Rick Metz		Phone: 505-991-5384
Address: 366 Los Ranchos NW		Email: jrickmetz@gmail.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): n/a		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners: Rick Metz
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: see attached legal survey/legal description		Block: Unit:
Subdivision/Addition:		MRGCD Map No.: UPC Code:
Zone Atlas Page(s): M-14-Z	Existing Zoning: NR-LM	Proposed Zoning NR-LM
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 19.1 acres
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 336 WOODWARD RD SE		Between: BROADWAY and: SECOND STREET
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
N/A		

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.

<b>Signature:</b>	<b>Date:</b> 12/8/22
<b>Printed Name:</b> RICK METZ	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FORM P: PRE-APPROVALS/SIGNATURES**

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

**Legal Description & Location:** 336 WOODWARD RD SE - SEE ATTACHED SURVEY/LEGAL DESCPT.

**Job Description:** ERECT WAREHOUSE

**Hydrology:**

- Grading and Drainage Plan      \_\_\_\_\_ Approved      \_\_\_\_\_ NA
- AMAFCA      \_\_\_\_\_ Approved      \_\_\_\_\_ NA
- Bernalillo County      \_\_\_\_\_ Approved      \_\_\_\_\_ NA
- NMDOT      \_\_\_\_\_ Approved      \_\_\_\_\_ NA
- MRGCD      \_\_\_\_\_ Approved      \_\_\_\_\_ NA

\_\_\_\_\_  
Hydrology Department

\_\_\_\_\_  
Date

**Transportation:**

- Traffic Circulations Layout (TCL)      \_\_\_\_\_ Approved      \_\_\_\_\_ NA
- Traffic Impact Study (TIS)      \_\_\_\_\_ Approved      \_\_\_\_\_ NA
- Neighborhood Impact Analysis (NIA)      \_\_\_\_\_ Approved      \_\_\_\_\_ NA
- Bernalillo County      \_\_\_\_\_ Approved      \_\_\_\_\_ NA
- MRCOG      \_\_\_\_\_ Approved      \_\_\_\_\_ NA
- NMDOT      \_\_\_\_\_ Approved      \_\_\_\_\_ NA
- MRGCD      \_\_\_\_\_ Approved      \_\_\_\_\_ NA

\_\_\_\_\_  
Transportation Department

\_\_\_\_\_  
Date

**Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Water/Sewer Availability Statement/Serviceability Letter      \_\_\_\_\_ Approved      \_\_\_\_\_ NA
- ABCWUA Development Agreement      \_\_\_\_\_ Approved      \_\_\_\_\_ NA
- ABCWUA Service Connection Agreement      \_\_\_\_\_ Approved      \_\_\_\_\_ NA

\_\_\_\_\_  
ABCWUA

\_\_\_\_\_  
Date

- Infrastructure Improvements Agreement (IIA\*)      \_\_\_\_\_ Approved      \_\_\_\_\_ NA
- Solid Waste Department Signature on the plan      \_\_\_\_\_ Approved      \_\_\_\_\_ NA
- Fire Marshall Signature on the plan      \_\_\_\_\_ Approved      \_\_\_\_\_ NA

\* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)

## FORM P2: SITE PLAN – DRB

**Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 P2 at the front followed by the remaining documents *in the order provided on this form.*

### SKETCH PLAN – DRB

### SITE PLAN – DRB

### MAJOR AMENDMENT TO SITE PLAN – DRB

### EXTENSION OF SITE PLAN – DRB

- \_\_\_ Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_ PDF of application as described above
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (*not required for Extension*)
- \_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)(3)
- \_\_\_ Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)  
*Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.*
- \_\_\_ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (*not required for Extension*)
- \_\_\_ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) (*not required for extension*)
  - \_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response
  - \_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - \_\_\_ Completed neighborhood meeting request form(s)
  - \_\_\_ If a meeting was requested or held, copy of sign-in sheet and meeting notes
- \_\_\_ Sign Posting Agreement
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response
  - \_\_\_ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
  - \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- \_\_\_ Completed Site Plan Checklist
- \_\_\_ Site Plan and related drawings
- \_\_\_ Copy of the original approved Site Plan or Master Development Plan (*for amendments and extensions*)
- \_\_\_ Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
- \_\_\_ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units
- \_\_\_ Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2.)(d.) if site is within a designated landfill buffer zone
- \_\_\_ Infrastructure List, if required

### FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC

**Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.**

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- \_\_\_ Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_ PDF of application as described above
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Solid Waste Department signature on Site Plan
- \_\_\_ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- \_\_\_ Approved Grading and Drainage Plan
- \_\_\_ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)
- \_\_\_ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- \_\_\_ Site Plan and related drawings
- \_\_\_ Infrastructure List, if require

# SITE PLAN CHECKLIST

Project #: 336 WOODWARD RD SE Application #: \_\_\_\_\_

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

***I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.***

\_\_\_\_\_  
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

**The electronic format must be organized in the above manner.**

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

**NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.**

**NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.**

## SHEET #1 - SITE PLAN

### A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'  
1.0 - 5.0 acres 1" = 20'  
Over 5 acres 1" = 50'  
Over 20 acres 1" = 100'

# SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

## B. Proposed Development

### 1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

### 2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per-aisle and totaled.
  - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
  - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
  - 3. On street parking spaces
- B. Bicycle parking & facilities
  - 1. Bicycle racks – location and detail
  - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)  
SIDEWALK EXT TO PROPERTY ONLY

## SITE PLAN CHECKLIST

- N/A? 2. Location and dimension of drive aisle crossings, including paving treatment
- NONE 3. Location and description of amenities, including patios, benches, tables, etc.
- N/A E. Off-Street Loading
- \_\_\_ 1. Location and dimensions of all off-street loading areas
- \_\_\_ F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
- N/A 1. Location and dimensions of vehicle stacking spaces and queuing lanes
- X 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
- N/A 3. Striping and Sign details for one-way drive through facilities

### 3. Streets and Circulation

- \_\_\_ A. Locate and identify adjacent public and private streets and alleys.
- X 1. Existing and proposed pavement widths, right-of-way widths and curve radii
- N/A 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
- N/A 3. Location of traffic signs and signals related to the functioning of the proposal
- N/A 4. Identify existing and proposed medians and median cuts
- X 5. Sidewalk widths and locations, existing and proposed
- NA? 6. Location of street lights
- N/A 7. Show and dimension clear sight triangle at each site access point
- X 8. Show location of all existing driveways fronting and near the subject site.
- \_\_\_ B. Identify Alternate transportation facilities within site or adjacent to site
- N/A 1. Bikeways and bike-related facilities
- N/A 2. Pedestrian trails and linkages
- N/A 3. Transit facilities, including routes, bus bays and shelters existing or required

### 4. Phasing

- N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 - LANDSCAPING PLAN

- X 1. Scale - must be same as scale on sheet #1 - Site plan
- X 2. Bar Scale
- X 3. North Arrow
- X 4. Property Lines
- X 5. Existing and proposed easements
- X 6. Identify nature of ground cover materials
- \_\_\_ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
- \_\_\_ B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
- \_\_\_ C. Ponding areas either for drainage or landscaping/recreational use

## SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
  - A. Existing, indicating whether it is to be preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- NONE** 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

### SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

#### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- N/A 7. Location of Retaining walls

#### B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- N/A 3. Identify ponding areas, erosion and sediment control facilities.
- N/A 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

# SITE PLAN CHECKLIST

## SHEET #4- UTILITY PLAN

### NO UTILITIES\*

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

## SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures
  - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

### B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO



## **Project Overview**

### General

We are putting a single building on an empty lot. This is a dry storage building with no utilities.

The site previously housed General Electric up until 2010. They took their building down but left behind a developed lot with perimeter fencing, sidewalks, storm drainage, parking lots, etc.

Our building is going on the existing concrete slab where it can benefit not only from the slab but also the infrastructure noted above that serviced the previous structure.

There are no utilities on the site, those were removed when GE removed their structures. There will be no utilities servicing this building.

This building is a prefab metal truss building with a cloth roof and walls... basically a big tent. In effect it is a temporary structure but it does conform to all the required building codes, wind speeds and snow loads.

The site is 19 acres but the new structure is only on 1 acre, the rest of the lot is for parking or is not actively used.

The frontage acre of the property is landscaped already and has sidewalks as well.

### For Hydrology

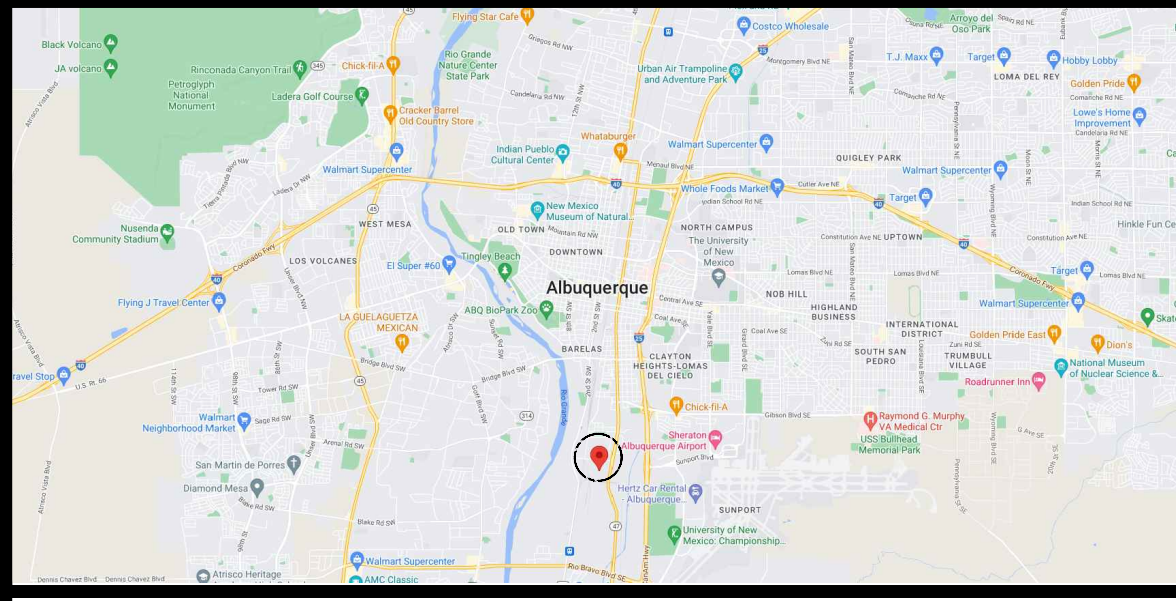
The entire site has engineered drainage as outlined in the attached drainage survey. The attached site map contains elevation markings. 95% of the site is paved and is shaped to direct water into the storm drainage inlets. The site has both storm inlets and storm drain concrete trenches with metal grate covers... everything drains into the arroyo that runs the length of the East side of the property. This is illustrated within the drainage survey.

### For Traffic

We have provided a site plan (current and proposed) with how we plan on allocating the parking. In addition to the single building, the next main usage of the site will be for parking and so there is a lot of parking on the site plan by design. There are 4 gates to the property both for cars and trucks. The western most gate also has an 80' entrance to allow even semis to enter the property without needing to stand on Woodward Road. Within the property traffic movements are notated with arrows on the site plan. There are new sidewalks on the complete property frontage with Woodward.

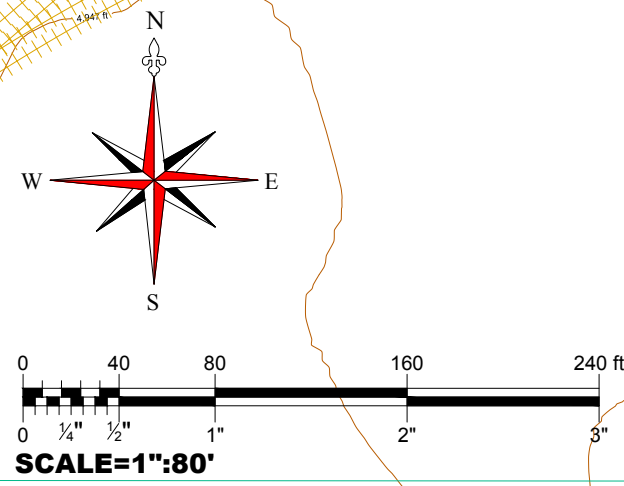
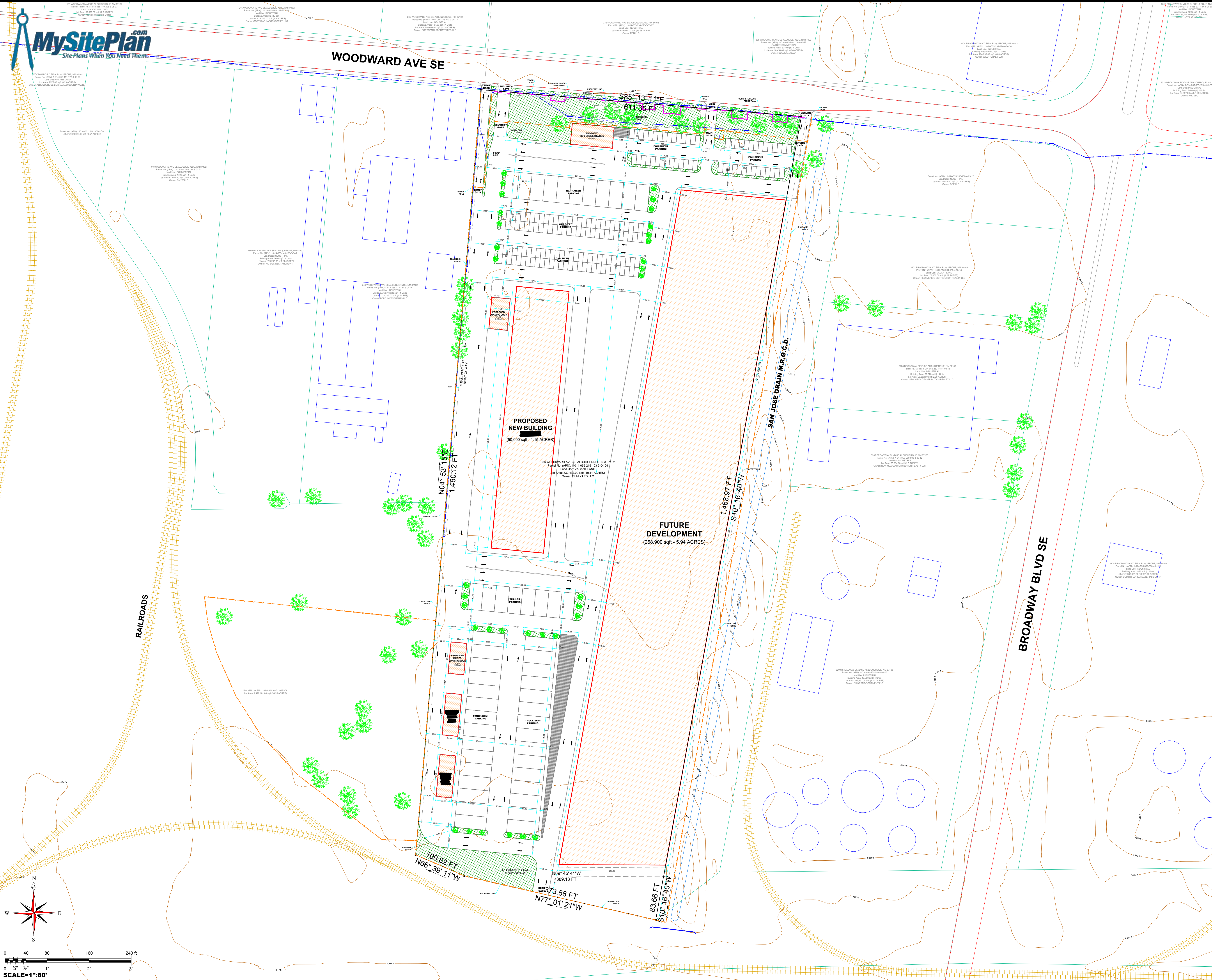






VICINITY MAP

**PROPOSED SITE PLAN**  
**336 WOODWARD AVE SE ALBUQUERQUE, NM 87102**  
PARCEL #: 1-014-055-215-103-3-04-09  
AREA: 832,432.00 sqft (19.11 acres)



336 WOODWARD AVE SE ALBUQUERQUE, NM 87102  
PARCEL #: 1-014-055-215-103-3-04-09  
AREA: 832,432.00 sqft (19.11 acres)

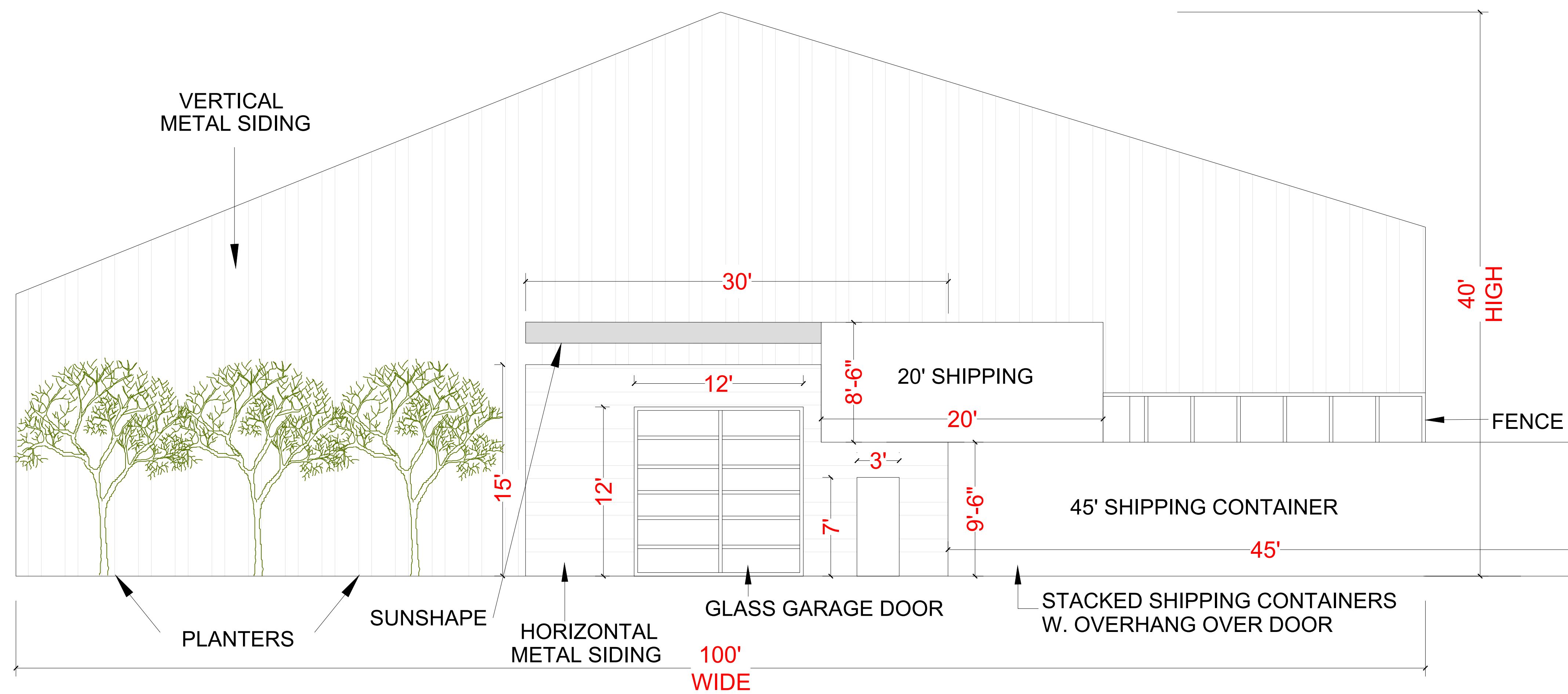
LEGAL INFORMATION: MRGCD MAP 44 TRS 64A3B1, 64A3B2, 64A4 & VAC W 24 FT OF SAN JOSE DRAIN ADJ & E OF MRGCD MAP 44 TRS 64A3B2 & 64A4 CONT 19.1117 AC  
SUBDIVISION: -  
LEGAL LOT: - LEGAL BLOCK: -  
ZONING: -  
LAND USE CATEGORY: VACANT LAND  
LAND USE DESCRIPTION: MISCELLANEOUS VACANT LAND  
OWNER NAME: FILM YARD LLC  
OWNER ADDRESS:  
366 LOS RANCHOS RD NW LOS RANCHOS, NM 87107

DESIGNED BY: MySitePlan.com  
Site Plans When You Need Them

REVISION #:	SHEET #:
1	2

SCALE: 1"=80'  
DATE: DECEMBER 2, 2022

\*NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 24"x36"\*



FRONT ELEVATION

COLOR SPECS:  
 DOORS AND FRAMES - BLACK METAL  
 SIDING (VERT AND HORZ) - DARK GREY  
 SUNSHAPE - LIGHT GREY METAL  
 STACKED CONTAINERS - ORANGE  
 FENCE - BLACK METAL

NOTES:

**ADDRESS:**  
 336 WOODWARD RD SE  
 ALBUQUERQUE, NM 87105

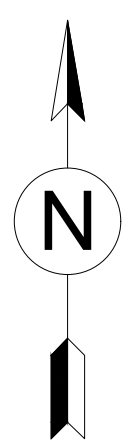
ELEVATION

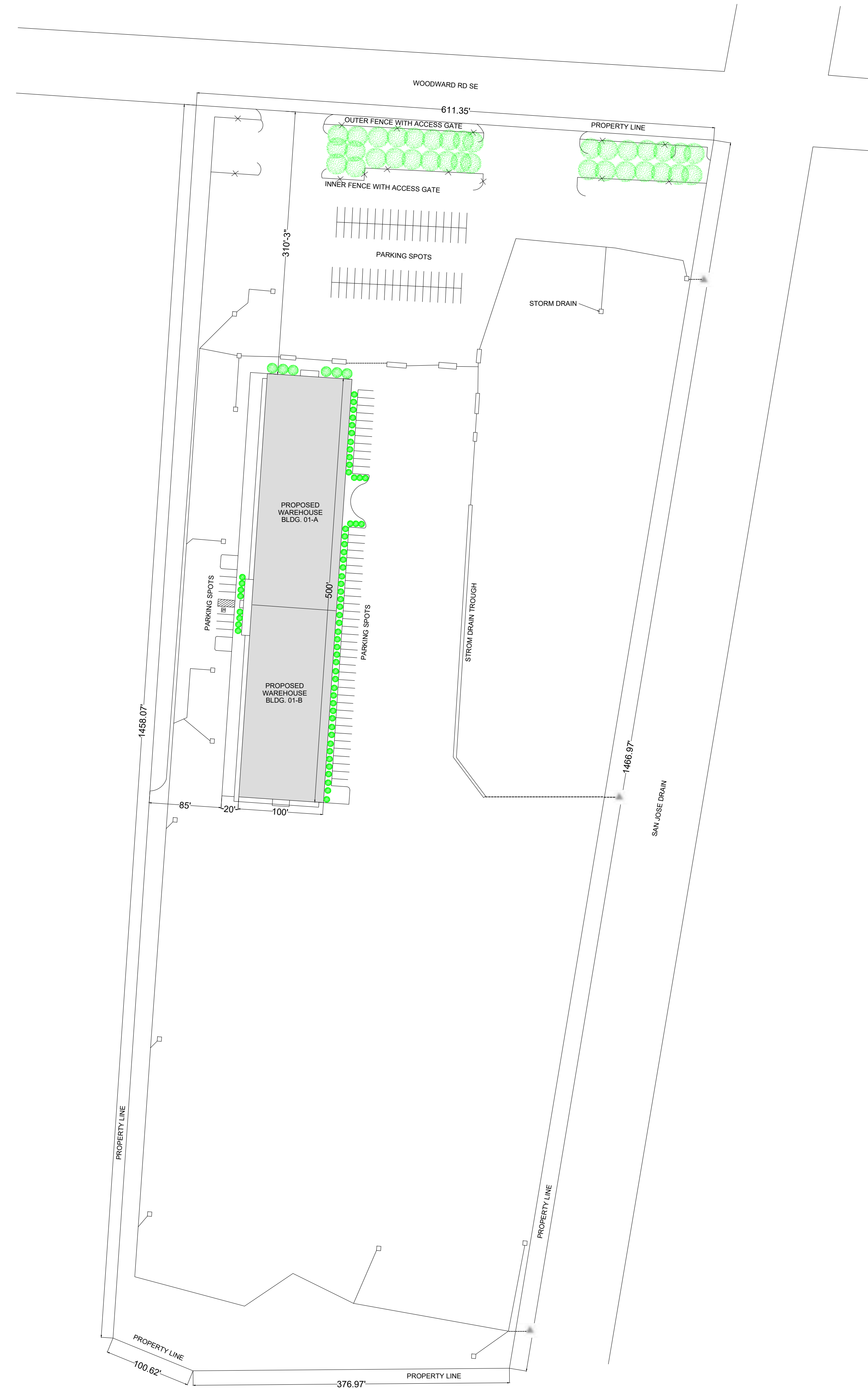
PARCEL ID: 101405521510330409

LOT AREA: 18.3037 ACRES

PLOT SIZE: 24" X 36"

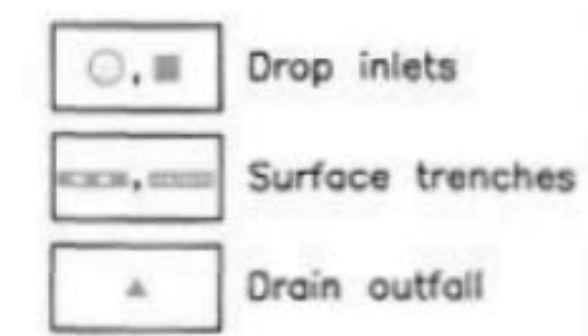
DRAWING SCALE: 1"=5'





**THE YARD**  
Site Drainage v3.2

All drop inlets, surface trenches and grading drain into the San Jose Drain.



**\*NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 24"x36"\***

**NOTES:**

**ADDRESS:**  
336 WOODWARD RD SE  
ALBUQUERQUE, NM 87105

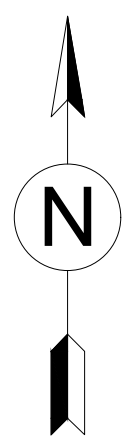
SITE PLAN

PARCEL ID: 101405521510330409

LOT AREA: 18.3037 ACRES

PLOT SIZE: 24" X 36"

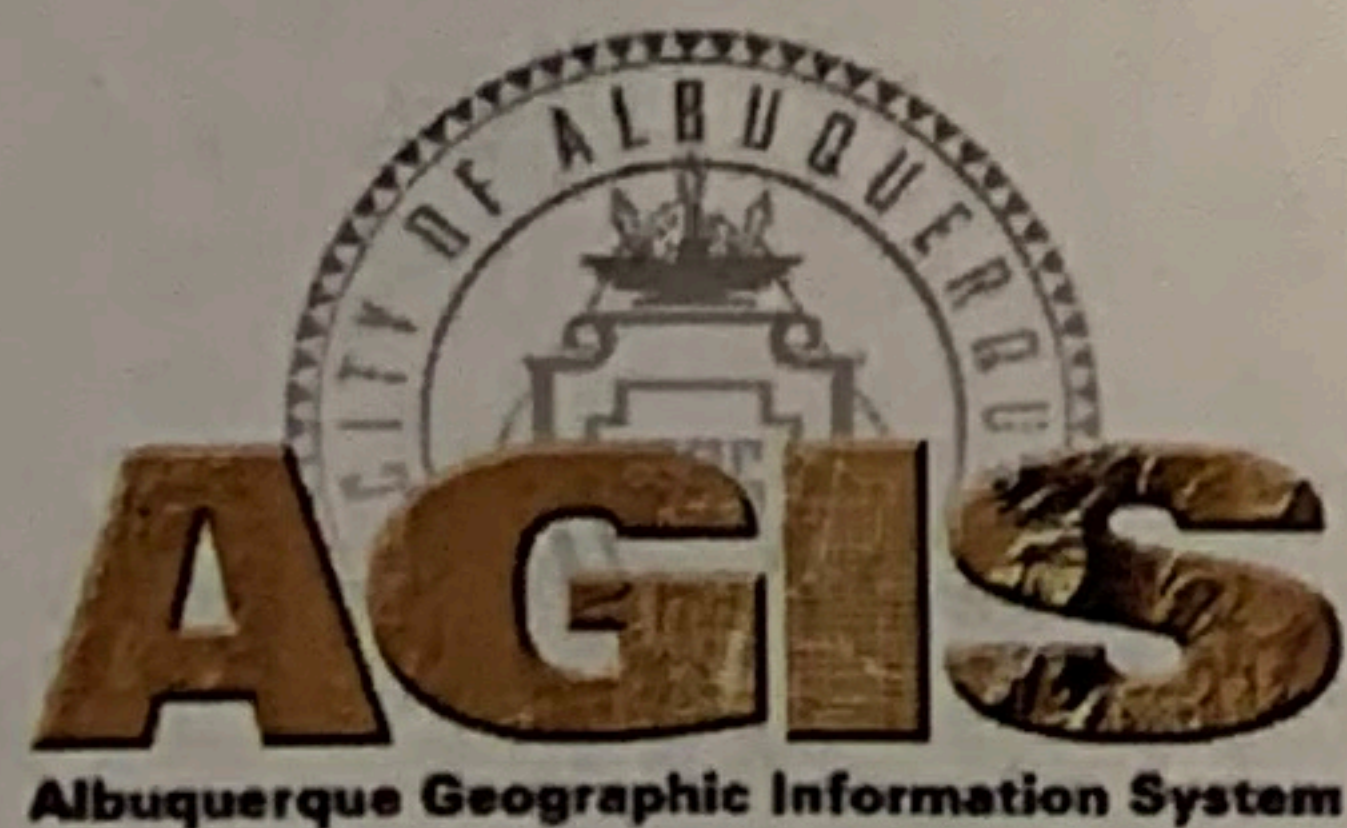
DRAWING SCALE: 1"=80'



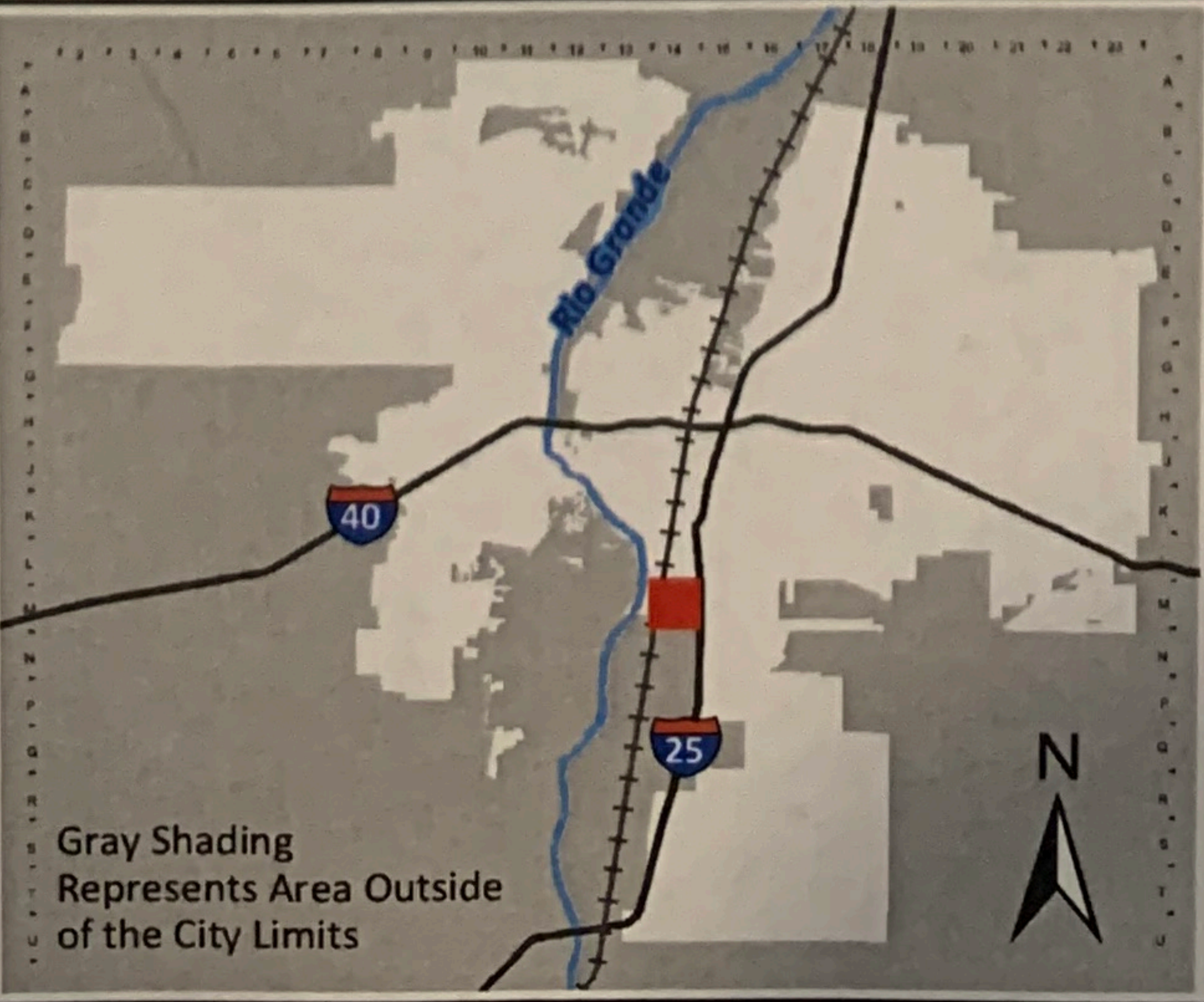


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**M-14-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

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

**FLOOD ZONE DETERMINATION**

The subject property (as shown herein) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) together with Zone "X" (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) in accordance with the National Flood Insurance Program Rate Map No. 35001C0342 G, Effective Date 9-26-2008.

**(LEGAL DESCRIPTION PROVIDED BY FIDELITY NATIONAL TITLE COMPANY)**

A tract of land Situate in the Southwest Quarter (SW 1/4) of Section 32, Township 10 North, Range 3 East, N.M.P.M., and more particularly described as follows:  
Beginning at the Southeast corner No. 1 of the tract herein set forth, a point on the Westerly right of way line of Middle Rio Grande Conservancy District San Jose Drain whence the Southeast corner of Sections 32, Township 10 North, Range 3 East, N.M.P.M., as shown on Bernalillo County survey sheet No 28 bears S 83° 03' 15" E., 3046.52 feet distant, and running thence  
West 376.97 feet to corner No. 2 of the tract herein set forth; thence  
N66° 53' 30" W., 100.62 feet to the Southwest corner No. 3 of the tract herein set forth; thence  
N4° 32' 30" W., 1458.07 feet to the Northwest corner No. 4 of the tract herein set forth, a point on the Southerly right of way line of Woodward Road SE; thence  
N85° 27' 30" E., 611.35 feet along said Southerly right of way line of said Woodward Road SE to its intersection with the Westerly right of way line of said San Jose Drain and the Northeast corner No. 5 of the tract herein set forth; thence leaving said Woodward Road SE and running  
N10° 01' 30" W., 1466.97 feet along said Westerly right of way line of said San Jose Drain to the Southeast corner No. 1 and the place of beginning.

**ALSO KNOWN AS:**

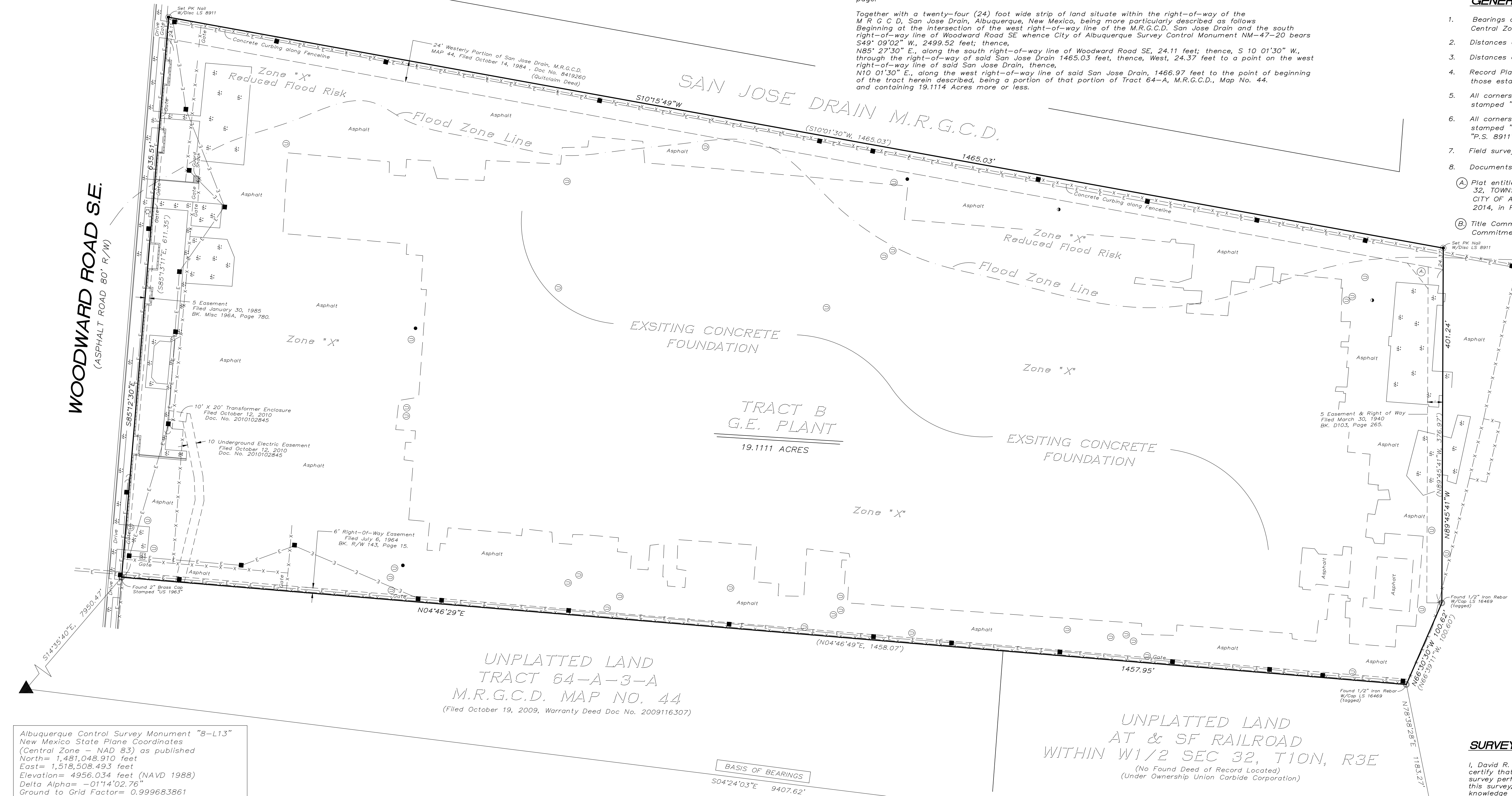
Tract Lettered "B" of the Plat of Survey for G.E. Plant Site, being within the projected SW1/4 of Section 32, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said Plat of Survey, filed January 7, 2014, in Plat Book 2014S, page.

Together with a twenty-four (24) foot wide strip of land situate within the right-of-way of the M.R.G.C.D., San Jose Drain, Albuquerque, New Mexico, being more particularly described as follows:  
Beginning at the intersection of the west right-of-way line of the M.R.G.C.D. San Jose Drain and the south right-of-way line of Woodward Road SE whence City of Albuquerque Survey Control Monument NM-47-20 bears S49° 09' 02" W., 2499.52 feet; thence  
N85° 27' 30" E., along the south right-of-way line of Woodward Road SE, 24.11 feet; thence, S 10° 01' 30" W., through the right-of-way of said San Jose Drain 1465.03 feet, thence, West, 24.37 feet to a point on the west right-of-way line of said San Jose Drain, thence,  
N10° 01' 30" E., along the west right-of-way line of said San Jose Drain, 1466.97 feet to the point of beginning of the tract herein described, being a portion of that portion of Tract 64-A, M.R.G.C.D., Map No. 44, and containing 19.1114 Acres more or less.

**BOUNDARY SURVEY PLAT  
TRACT B  
G.E. PLANT SITE  
TOGETHER WITH  
PORTION OF SAN JOSE DRAIN  
MRGCD MAP 44  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2022**

**GENERAL NOTES**

- Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground. (U.S. Survey foot)
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
- All corners found in place and held were tagged with an Brass disk, stamped "P.S. 8911" unless otherwise indicated hereon.
- All corners that were set are a 5/8" rebar with a yellow plastic cap stamped "P.S. 8911" or a concrete nail with Aluminum disk stamped "P.S. 8911" unless otherwise indicated hereon.
- Field surveys were performed during the month of July, 2022.
- Documents used in the preparation of this survey are as follows:
  - (A) Plat entitled, "PLAT OF SURVEY, G.E. PLANT SITE, SW 1/4 OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed January 7, 2014, in Plat Book 2014S, Page 1.
  - (B) Title Commitment Provided by Fidelity National Title Company Commitment No. SP000064153, Effective Date March 30, 2022



Albuquerque Control Survey Monument "8-L13"  
New Mexico State Plane Coordinates  
(Central Zone - NAD 83) as published  
North= 1,481,048.910 feet  
East= 1,518,508.493 feet  
Elevation= 4956.034 feet (NAVD 1988)  
Delta Alpha= -01°14'02.76"  
Ground to Grid Factor= 0.999683861

**LEGEND**

- = Power Pole
- = Guy Wire
- = Overhead Wires
- ⊙ = Light Pole
- ⊠ = Concrete Area
- ⊞ = Utility Pedestal
- ⊞ = Water Meter
- ⊞ = Utility Manhole
- = Gas Valve
- = Water Valve

**PROPERTY SUBJECT TO:**

- (A) (Approximate Location)  
Easement & Right-of-Way  
Filed March 30, 1940, Bk.D103, Pg. 265  
Illegible Copy provided at this time

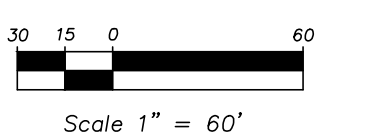
**BASIS OF BEARINGS**  
S04°24'03"E 9407.62'

Albuquerque Control Survey Monument "NM-47-20"  
New Mexico State Plane Coordinates  
(Central Zone - NAD 83) as published  
North= 1,471,671.964 feet  
East= 1,519,230.120 feet  
Elevation= 4942.068 feet (NAVD 1988)  
Delta Alpha= -00°13'56.97"  
Ground to Grid Factor= 0.999684328

**SURVEYORS CERTIFICATION**

I, David R. Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this Boundary Survey Plat was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Boundary Survey Plat of one existing lot.

David R. Vigil  
NMPs No. 8911  
July 22, 2022



220329

**SURV-TEK**  
Consulting Surveyors  
Albuquerque, New Mexico