

June 9, 2023

Marwa-Al-najjar
Associate Engineer, Planning Department

RE: TCL comment explanation letter-7030 Holly Avenue NE

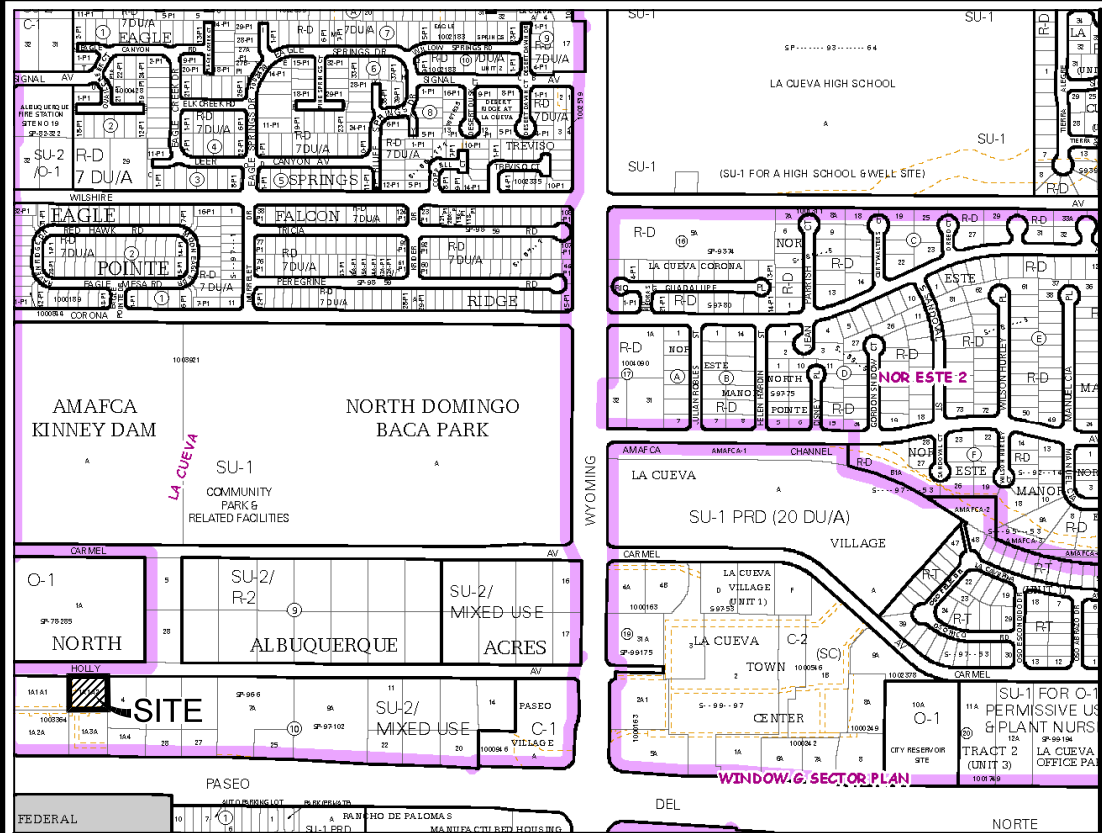
The following is a list of responses to comments dated June 9, 2023, from Marwa Al-najjar.

1. Keyed note 14 has been modified to add the note to install truncated domes. The existing ramp is in compliance per Std. Dwg. 2440 note 10.
2. The ALTA survey of the property is included as part of this resubmittal.
3. There is no sheet A002. All details are on sheet A001. A couple key notes incorrectly referred to sheet A002. This has been corrected.
4. The ADA compliant parking ramp detail has been added to the site plan. See detail 14/A001. A key has been added to detail 5/A001 as well.
5. The bicycle rack location and detail have been added to sheet A001. The bike rack is not a standard detail; however, it meets the requirements outlined in the comment. See details 12/A001 and 13/A001. Keynote 30 has been added to the site plan.
6. The bike rack shown complies with the requirements listed in a thru f.
7. The bike rack detail shows the bike rack is securely anchored.
8. The enlarged bike rack plan 13/A001 shows there is a 1' clear zone all sides of bike rack.
9. The bike rack spaces meet the 6' long x 2' wide requirement. See 13/A001 as well as the location on the entry plaza.
10. The keyway at the dead-end parking lot has been increased on the site plan from 4' to 5'.
11. The approved Solid Waste site plan is included as part of this resubmittal.
12. The approved Fire 1 Site Plan is included as part of this resubmittal.
13. Standard drawing numbers have been added to key notes 8 and 14, which refer to existing construction in the right of way.
14. The requested note has been added to keynote 8, which refers to the existing sidewalk and curb and gutter.
15. Letter of response.
16. The traffic Scoping Form is included as part of this resubmittal.

Sincerely,



Joe Slagle
Slagle Architect, Inc.



VICINITY MAP No. C-19

LEGAL DESCRIPTION:

LOT NUMBERED ONE-A-ONE-A-TWO (1-A-1-A-2), IN BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 2005, IN PLAT BOOK 2005C, FOLIO 396 AS DOCUMENT NO. 2005182277.

A.L.T.A / N.S.P.S. LAND TITLE SURVEY
WITH PLAT OF TOPOGRAPHY
OF
LOT 1-A-1-A-2
NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2023

GENERAL NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "ACS BM 21-C19", HAVING AN ELEVATION OF 5305.082, NAVD 1988.
- 3: UTILITIES SHOWN HEREON ARE IN THE APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 4: OWNER OF RECORD PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BINDER DATED: JANUARY 27, 2023 IS PR INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
- 5: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. 2300415
- 6: PLATS USED TO ESTABLISH BOUNDARY.
A: NORTH ALBUQUERQUE ACRES TRACT 3 UNIT 2
FILED: DECEMBER 13, 2005 IN PLAT BOOK 2005C, FOLIO 396 AS DOCUMENT No. 2005182277
- 7: FIELD WORK PERFORMED ON: FEBRUARY 2023
- 8: PARKING
HANDICAP: 0
REGULAR: 0
TOTAL: 0
- 9: CURRENT ZONING: MX-L
- 10: NPZ = NO PARKING ZONE

SCHEDULE B II NOTES

ITEM #10. ARE THE RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS-OF-WAY AS SET FORTH IN OLD BOOK 166, PAGE 510, OLD BOOK 132, PAGE 458, OLD BOOK 162, PAGE 487, DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS FOR PASEO AND LOUISIANA RECORDED SEPTEMBER 9, 2005, IN BOOK A103, PAGE 2064, AS DOCUMENT NO. 2005132445, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOTE: THIS EXCEPTION OMTS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SEC. 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SEC. 3607, OR (C) RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. WHICH AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE

ITEM #11. ARE EASEMENTS AND NOTES AS SHOWN ON THE PLAT RECORDED DECEMBER 13, 2005, IN PLAT BOOK 2005C, FOLIO 396 AS DOCUMENT NO. 2005182277, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. WHICH AFFECT THE PROPERTY AND ARE SHOWN HEREON.

ITEM #12. IS A PUBLIC SERVICE COMPANY OF NEW MEXICO JOINT UNDERGROUND ELECTRIC AND GAS EASEMENT, AND INCIDENTAL PURPOSES THERETO, GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED AUGUST 26, 2005, IN BOOK A102, PAGE 4486, AS DOCUMENT NO. 2005124852, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. WHICH AFFECTS THE PROPERTY AND ARE SHOWN HEREON.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.
CERTIFY TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY & KAREN SILL AND RYAN SILL

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS FROM THIS PROPERTY TO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS LAND IN 2021, AND INCLUDES ITEMS: 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, 11(A), 13, 14, AND 18 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN URBAN SURVEY.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO
THIS 17th DAY OF FEBRUARY, 2023

Anthony L. Harris
ANTHONY L. HARRIS, N.T.M.P.S. #11463



HARRIS SURVEYING, INC.
1308 CIELO VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048

PHONE: (505) 250-2273
E-MAIL: harrissurveying51@gmail.com

CURVE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°30'47" E	10.30'
	(S 89°40'46" E)	(10.30')