

CITY OF ALBUQUERQUE

Hydrology Section Planning Department
David S. Campbell, Director



Timothy M. Keller, Mayor

April 30, 2018

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place, NE
Albuquerque, NM 87109

RE: **Entertainment Facility**
3930 Pan-American NE
Grading and Drainage Plan
Engineers Stamp Date: 3/9/18
Hydrology File: G16D145A

Dear Mr. Bohannon,

I just wanted to be clear about the first flush requirements now being enforced by the City. Based on the information provided in your submittal received on 4/11/2018, the Grading and Drainage Plan cannot be approved for Building Permit until the following are addressed:

1. The "Proposed Site Drainage" narrative must be revised to clearly indicate the difference between "First Flush" and "Storm Water Management" requirements by adding a statement "The Griegos Pond (aka Edith Basin #2, aka SAD 216) is a detention pond and does not provide any first flush retention, nor was any other first flush retention provided with the previous phases of the Carpenters Center development."
2. The first flush requirements apply to all of the new impervious area on this site. Each pond should be sized for the impervious area draining to it. The City doesn't give credit for extra volume in a pond over and above that which is required for the impervious area draining into it. Fee in lieu of construction is allowed for any required volume not provided. We occasionally allow treatment of pre-existing impervious in lieu of treatment of new impervious as long as the pre-existing impervious is part of the same development. This procedure has been followed by all of the rest of the engineers on all of the rest of the projects in the city for the past year and we are not going to make an exception for this development. Treatment of the adjacent public street in lieu of treating the new onsite impervious is unacceptable especially in this situation where none of the first flush from the street will make it past the existing inlets on either side of the rundown into the pond. The rundown plan view, details, and narrative must be removed from the plan.

PO Box 1293

Albuquerque

NM 87103

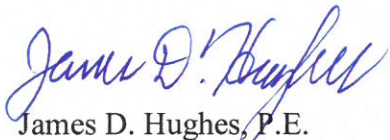
www.cabq.gov

3. First Flush volume calculations, both required volume and provided volume, must be added to the plan for each pond, and more detail is required on each pond including proposed contours, dimensions and spot elevations. Both existing and proposed contours must be legible. The City will accept Fee-in-Lieu of first flush. Add the volume calculations for the portion of the first flush, if any that will be paid fee in lieu of construction.
4. An Agreement and Covenant is required for the stormwater quality pond on the public easement. The original notarized form, pond exhibit (legible on 8.5x11 paper), and recording fee (\$25, payable to City of Albuquerque) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants.

Prior to requesting C.O., the Agreement and Covenant will need to be recorded.

If you have any questions, you can contact me at 924-3686 or jhughes@cabq.gov.

Sincerely,



James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Entertainment Facility **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: 3930 Pan American FWY NE Albuquerque, NM

Applicant: Tierra West, LLC **Contact:** Jonathan Niski

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** jniski@tierrawestllc.com

Other Contact: ABC Comanche Retail, LLC **Contact:** Brendon Hollier

Address: 8350 N. Central Expy., Suite 1313 Dallas, TX 75206

Phone#: 214-561-6515 **Fax#:** _____ **E-mail:** hollier@paliopartners.com

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 3/27/2018 **By:** Jonathan Niski

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



TIERRA WEST, LLC

March 23, 2018

Dana Peterson, P.E.
City of Albuquerque
600 2nd St. NW, Suite 201
Albuquerque, NM 87102

**RE: ENTERTAINMENT FACILITY
3930 PAN- AMERICAN NE
GRADING AND DRAINAGE PLAN
ENGINEERS STAMP DATE: 3/9/18
HYDROLOGY FILE: G16D145A**

Dear Mr. Peterson:

Please find the following responses addressing your comments listed below:

1. Payment of Fee-in-Lieu is required for the bypass volume at a rate of \$8/CF. Amount: $717\text{CF} \times \$8/\text{CF} = \5736 , per Grading Plan, basin 1 and 4 (Stamp date 3/9/18). Please include a copy of the paid treasury deposit with your resubmittal.
We do not believe this project should be subject to this fee due to the project being in compliance with the Approved Overall Master Plan as well as SAD 216. We have provided a separate letter to the City Engineer which is also enclosed explaining our position.
2. Please add dimensions and spot elevations (top/bottom of pond, toe of slope, corners, etc.) to the plan view of the pond so that the pond extents are clearly defined. Include existing topography around the entire proposed pond area and remove or screen back the hatching so it can be clearly seen.
This information was added to the plan.
3. An Agreement and Covenant is required for the stormwater quality pond on a public easement. The original notarized form, pond exhibit (legible on 8.5x11 paper), and recording fee (\$25m payable to City of Albuquerque) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants.
The Agreement and Covenant was submitted to the City for review. A draft copy of the Agreement is enclosed for your reference.

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

Sincerely,

Ronald R. Bohannon, PE

JN: 2017042
RRB/jn/kw

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

AGREEMENT AND COVENANTCity Project No. 572462

This Agreement and Covenant ("Agreement"), between the City of Albuquerque, New Mexico ("City") and ABQ Comanche Retail, LLC ("User"), is made in Albuquerque, New Mexico, and is entered into as of the date of recording this Agreement with the Bernalillo County Clerk, State of New Mexico.

1. Recital. The User is the owner of certain real property ("User's Property") located at 3930 Pan American Freeway, in Albuquerque, New Mexico, and more particularly described as: (give legal description and filing information)
Lot 3, SRCC Albuquerque Carpenters Training Center (12/02/2014, Book 2014C, Page 129
 _____ and is attached as **Exhibit A**.

The City is the owner of a certain real property, easement or public right-of-way ("City's Property") in the vicinity of, contiguous to, abutting or within User's Property, and more particularly described as:

Along the south property line of said Lot 3

If the City's Property is an easement, then give legal description and filing information:
Storm Drainage Easement (02/14/1995, BK 95-4, Page 4164)

The User wishes to construct upon, improve or repair and to maintain the following drainage Improvement ("Improvement") on the City's Property (or already has done so):
First Flush Pond

A sketch of the proposed or existing Improvement is attached as **Exhibit B** and made a part of the Agreement.

The City agrees to permit the Improvement to exist on the City's Property provided the User complies with the terms of this Agreement.

2. City Use of City's Property and City Liability. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, or modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

3. User's Responsibility for Improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement all in accordance with standards required by the City as per the approved Grading and Drainage Plan _____ on file at the City Engineer's office. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or to interfere with the City's use of the City's Property. The

County Clerk's Recording Label

User will conform with all applicable laws, ordinances and regulations.

4. Use of the Improvement. If the City's Property is a public right-of-way, it shall be open to the use of the general public at all times, subject to reasonable curtailment during periods of construction, maintenance or repair.

5. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within 30 days ("Deadline") and the User will comply promptly with the requirements of the Notice. If removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

6. Failure to Perform by User and Emergency Work by City. If the User fails to comply with the terms of the Notice by the Deadline stated, or, if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages which result from User's failure to perform. The User agrees promptly to pay the City the amount assessed. If the User fails to pay the City within thirty (30) days after the City gives the User written notice of the amount due, the City may impose a lien against User's Property for the total resulting amount.

7. Cancellation of Agreement and Release of Covenant. This Agreement may be canceled and User's covenants released by the City at will by the City's mailing to the User notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk, State of New Mexico. The Cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice of the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk, State of New Mexico.

Cancellation of this Agreement for any reason shall not release the User from any liability or obligation relating to the installation, operation, maintenance, or removal of the Improvement or any other term of this Agreement.

8. Condemnation. If any part of the User's Property is ever condemned by the City, the User will forego all claims to compensation for any portion of User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure on User's Property.

9. Assessment. Nothing in this Agreement shall be construed to relieve the User, his heirs, assigns and successors from an assessment against User's Property for improvements to the City Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Improvement will not reduce the amount assessed by the City.

10. Notice. For purposes of giving formal written notice to the User, User's address is:
8350 N. Central Expy, Suite 1313
Dallas, TX 75206
-

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within 3 days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

11. Indemnification. The User shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The User agrees to indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the User, its agents, representatives, contractors or subcontractors or arising from the failure of the User, its agents, representatives, contractors or subcontractors to perform any act or duty required of the User herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Term. This Agreement shall continue until revoked by the City pursuant to Section 7 above.

13. Binding on User's Property. The covenants and obligations of the User set forth herein shall be binding on User, his heirs assigns and successors and on User's Property and constitute covenants running with User's Property until released by the City.

14. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

15. Changes of Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

16. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

17. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

USER:

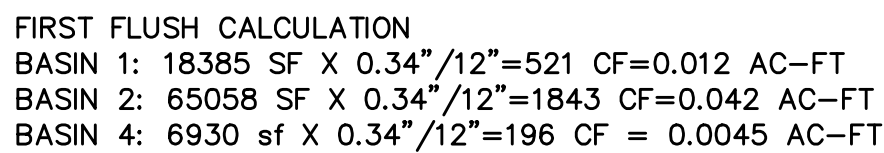
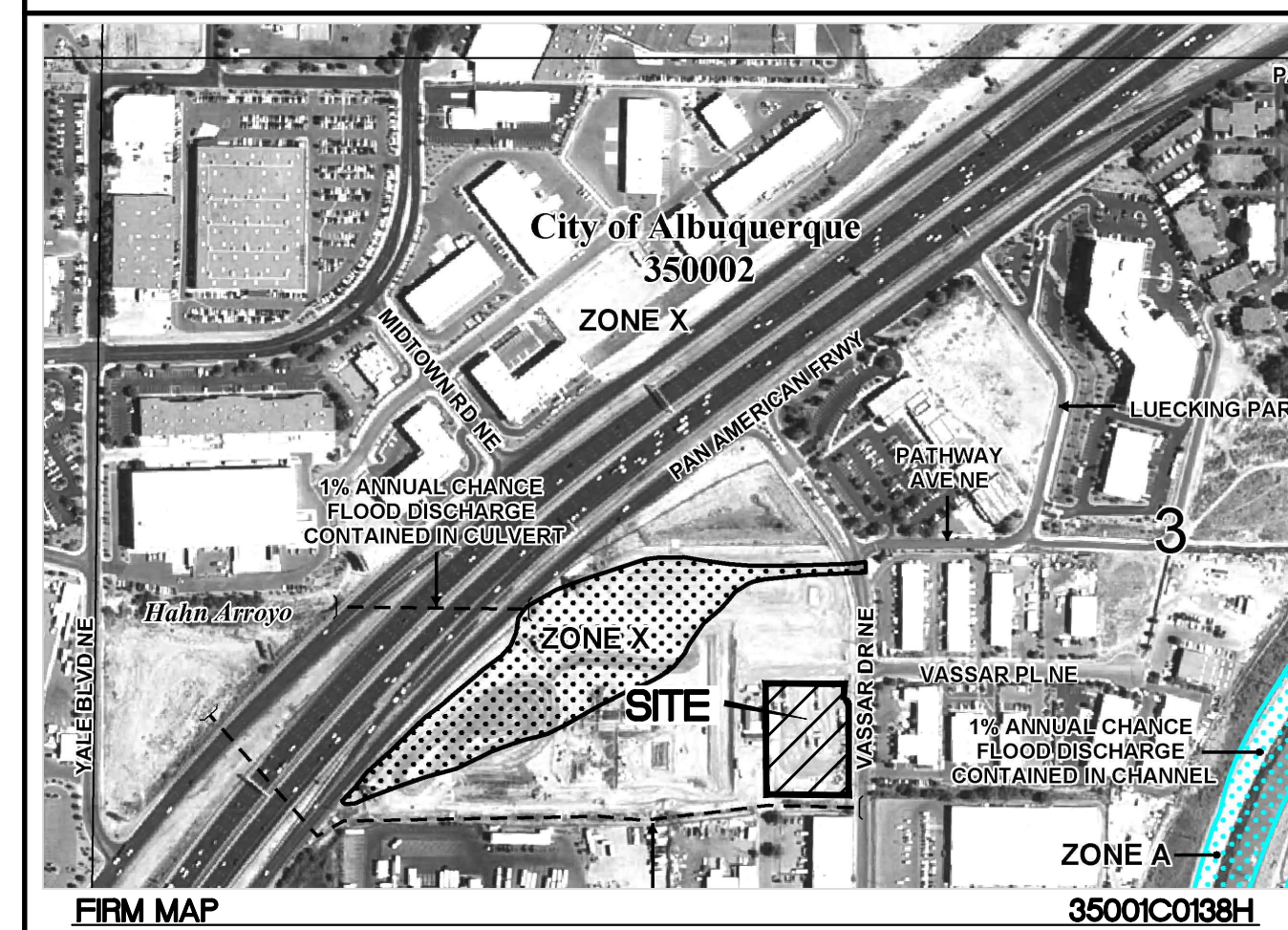
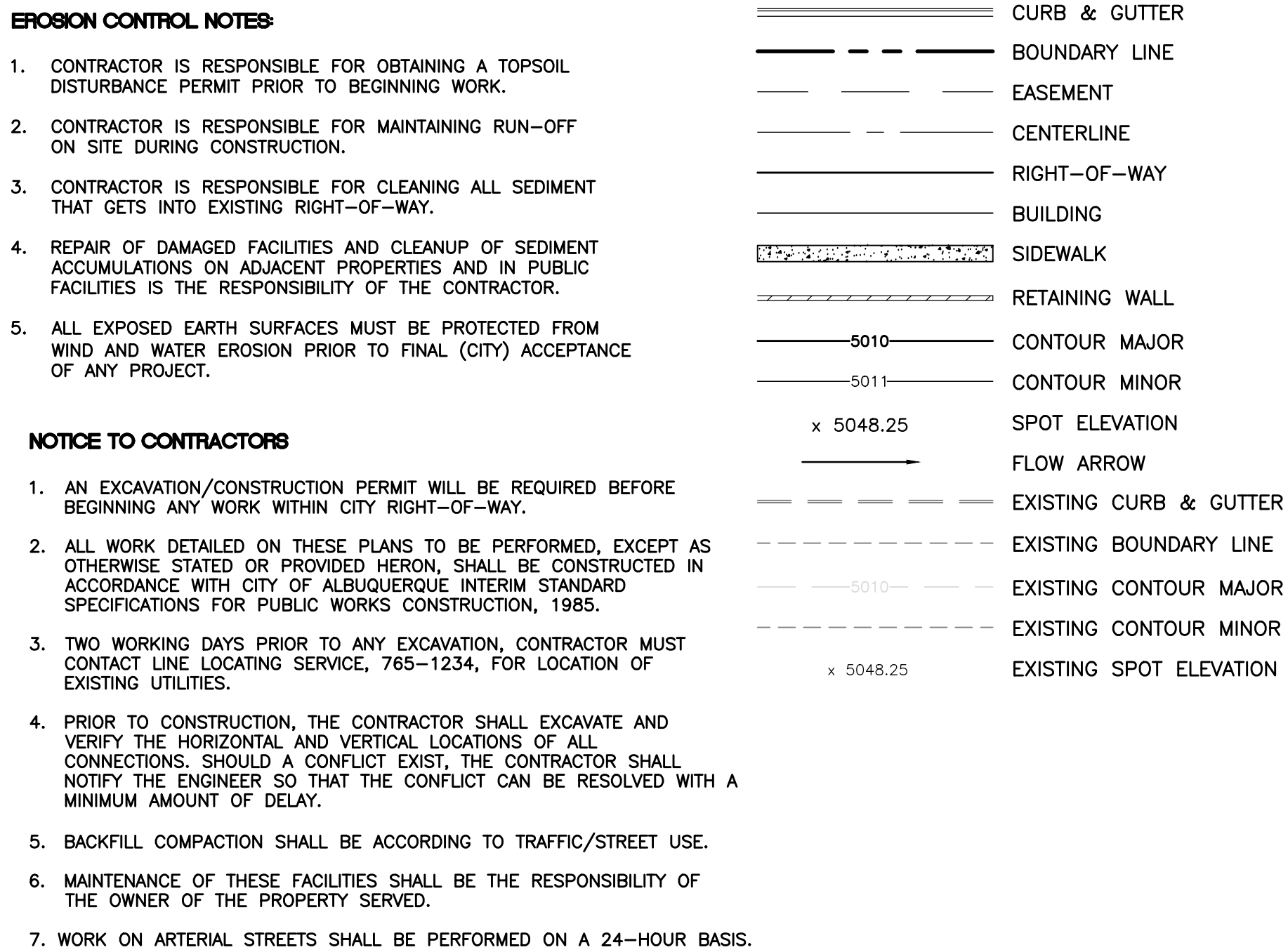
By: [Signature]
Name: Brendon Hollier
Title: Managing Member
Date: 3/22/18

Shahab Biazar, P.E., City Engineer

My Commission Expires: _____
Notary Public: _____

My Commission Expires: 8/12/2020
Notary Public





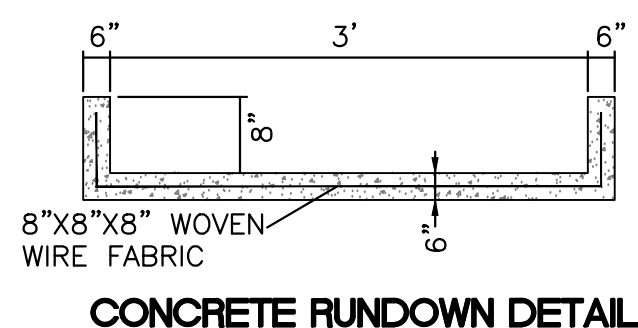
Weighted E Method

On-Site Basins


Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D	100-Year			10-Year			
			%	(acres)	%	(acres)	%	(acres)		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs	
1	22,168	0.51	0%	0	17%	0.09	0%	0.00	83%	0.42	1.892	0.080	2.18	1.160	0.049	1.41
2	71,405	1.64	0%	0	9%	0.15	0%	0.00	91%	1.49	1.999	0.273	7.35	1.245	0.170	4.82
3	12,748	0.29	0%	0	100%	0.29	0%	0.00	0%	0.00	0.780	0.019	0.67	0.280	0.007	0.28
4	6,930	0.16	0%	0	0%	0.00	0%	0.00	100%	0.16	2.120	0.028	0.75	1.340	0.018	0.50
		2.44							1.91		0.372	10.20				

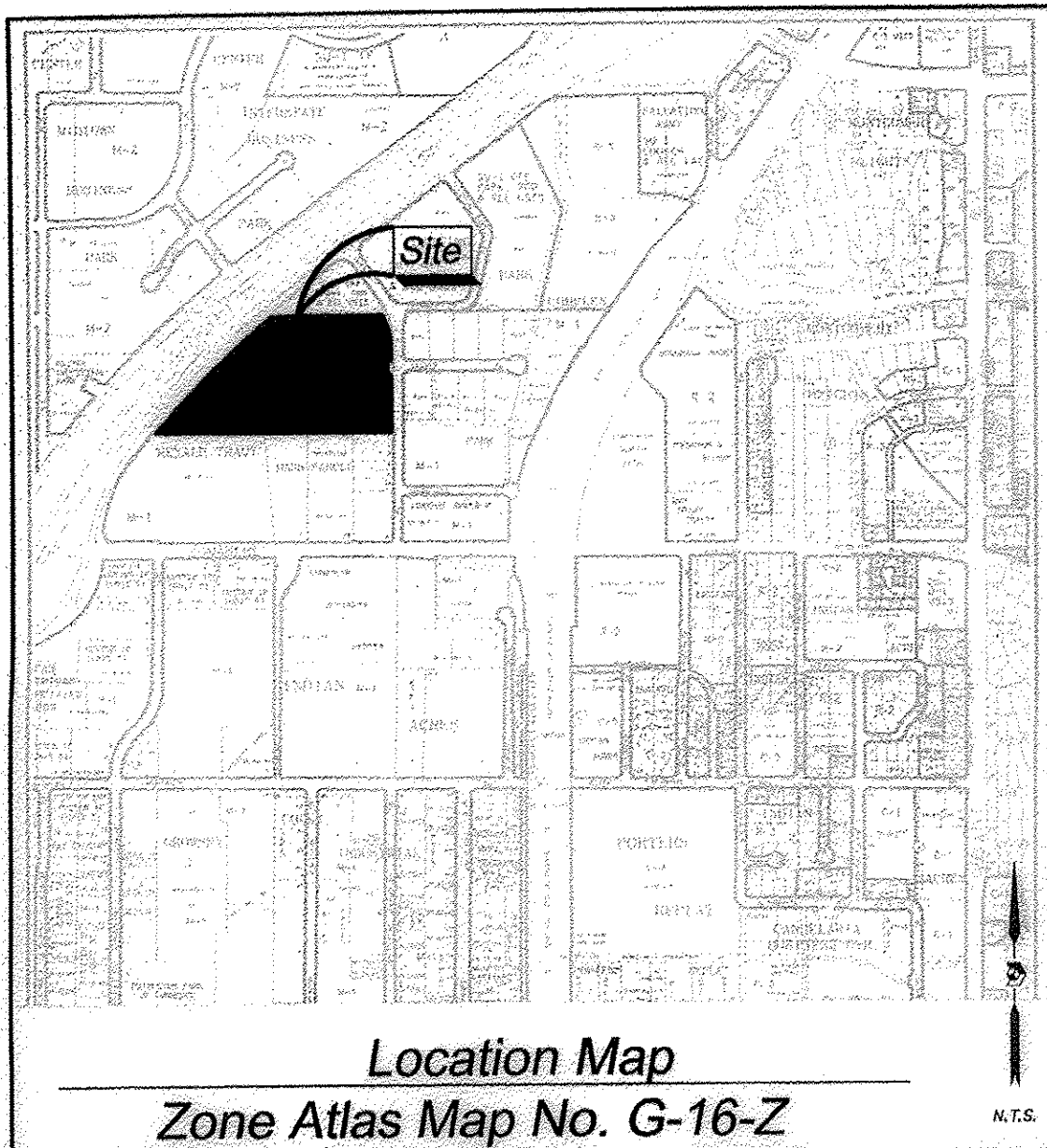
Equations:

	Excess Precipitation, E (inches)			Peak Discharge (cfs/acre)		
Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)	Zone 2	100-Year	10 - Year	Zone 2	100-Year	10 - Year
	Ea	0.53	0.13	Qa	1.56	0.38
Volume = Weighted D * Total Area	Eb	0.78	0.28	Qb	2.28	0.95
	Ec	1.13	0.52	Qc	3.14	1.71
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad	Ed	2.12	1.34	Qd	4.70	3.14



CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL	ENTERTAINMENT FACILITY 3930 PAN AMERICAN FRWY GRADING PLAN	DRAWN BY pm
		DATE 3-20-18
		DRAWING
	 <i>TIERRA WEST, LLC</i> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # 3
RONALD R. BOHANNAN P.E. #7868	JOB # 2017042	



Subdivision Data:

ZONING: M-1
GROSS SUBDIVISION ACREAGE: 15.7083 ACRES±
ZONE ATLAS INDEX NO: G-16-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 4
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: SEPTEMBER 16, 2014

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO FOUR NEW LOTS.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

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 ERRECTED 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.

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.

DOCH 2014096103

12/02/2014 10:53 AM Page: 1 of 4
PLAT R: \$25.00 B: 20140 P: 0129 M: Toulous Oliveira, Bernalillo Co.



Legal Description

TRACT A-1-A, COMANCHE BUSINESS PARK, WITHIN SECTION 3, 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 PLAT ENTITLED "PLAT OF TRACT A-1-A, COMANCHE BUSINESS PARK, ALBUQUERQUE, NEW MEXICO, SEPTEMBER, 1998" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 05, 2008 IN PLAT BOOK 2008C, PAGE 0172.

SAID PARCEL CONTAINS 15.7083 ACRES, MORE OR LESS.

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

THE SUBDIVISION 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER WARRANTS 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.

Randy J. Sowell 9/22/14
DATE
SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
RANDY J. SOWELL, DIRECTOR OF REAL ESTATE,
FOR UBC & AUTHORIZED SIGNATORY FOR THE SWRCC

Acknowledgment

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF September, 2014 BY
RANDY J. SOWELL, DIRECTOR OF REAL ESTATE, FOR UBC & AUTHORIZED SIGNATORY FOR THE SWRCC

Carmen M. Visser MY COMMISSION EXPIRES: March 15, 2018
NOTARY PUBLIC



Plat of
Lots 1, 2, 3 and 4

SRCC Albuquerque Carpenters Training Center

(A Subdivision of Tract A-1-A Comanche Business Park)
Situate within Section 3, Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
September 2014

Project No. 1006865

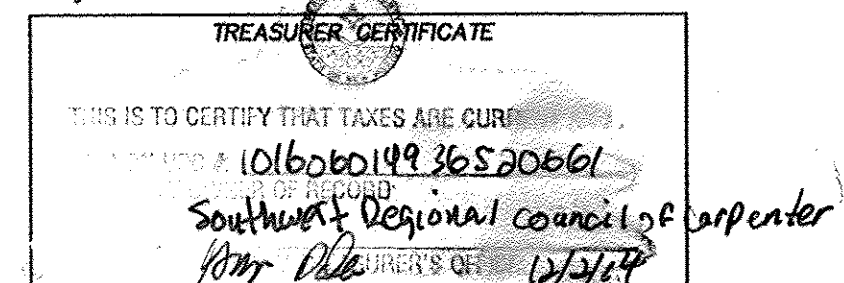
Application No. 14DRB-70353

Utility Approvals

Fernando Vigil 10-13-14
PNM DATE
Ally 10-20-14
NEW MEXICO GAS COMPANY DATE
Ally 12/2/14
QWEST CORPORATION D/B/A CENTURYLINK QC DATE
Ally 10/20/14
COMCAST DATE

City Approvals

Sam N. Rios 9/25/14
Acting CITY SURVEYOR DATE
Ally 10-22-14
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
Ally 10/22/14
A.B.C.W.U.A. DATE
Ally 10/22/14
PARKS AND RECREATION DEPARTMENT DATE
Ally 10-22-14
AMAFCA DATE
Ally 10-22-14
CITY ENGINEER DATE
Ally 12-2-14
DRB CHAIRPERSON, PLANNING DEPARTMENT



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

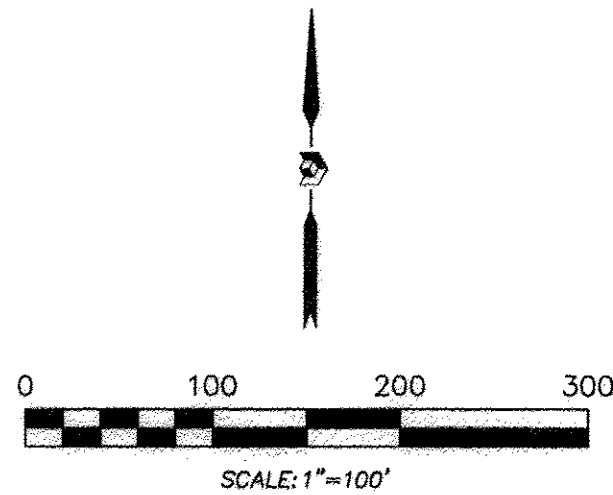
Larry W. Medrano 9/17/14
DATE
LARRY W. MEDRANO
N.M.P.S. No. 11993



OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

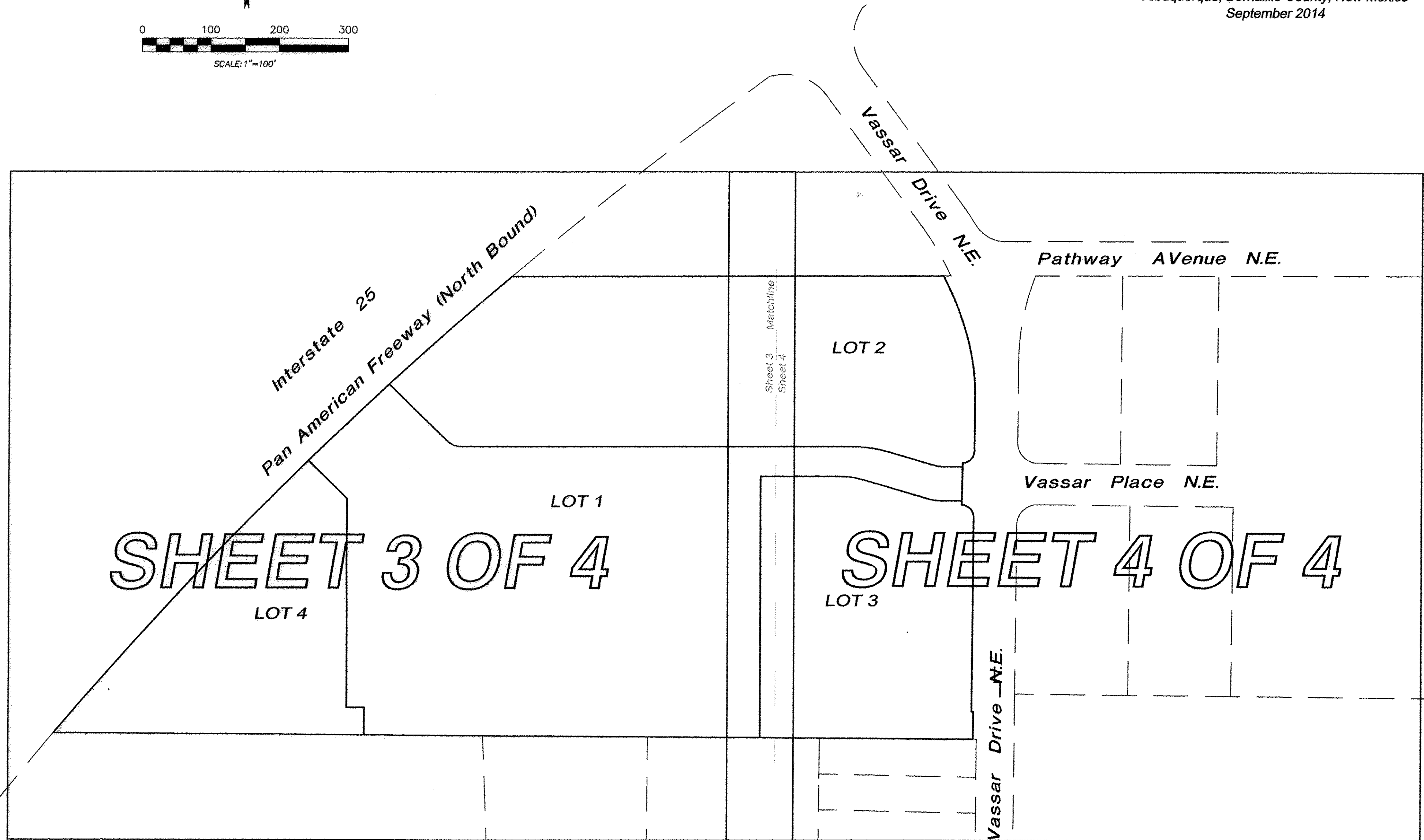
505.856.5700 PHONE
505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
OWNER SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
SECTION 3, TOWNSHIP 10 N, RANGE 3 E,
SUBDIVISION CARPENTERS TRAINING CENTER



RECORDING STAMP
DOCH 2014096103
12/02/2014 10:53 AM Page 2 of 4
City/PLAT R: \$25.00 B: 2014C P: 0129 M: Toulous Olivero, Bernalillo County

Plat of
Lots 1, 2, 3 and 4
SRCC Albuquerque
Carpenters Training Center
(A Subdivision of Tract A-1-A Comanche Business Park)
Situate within Section 3, Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
September 2014



PRECISION
SURVEYS, INC.

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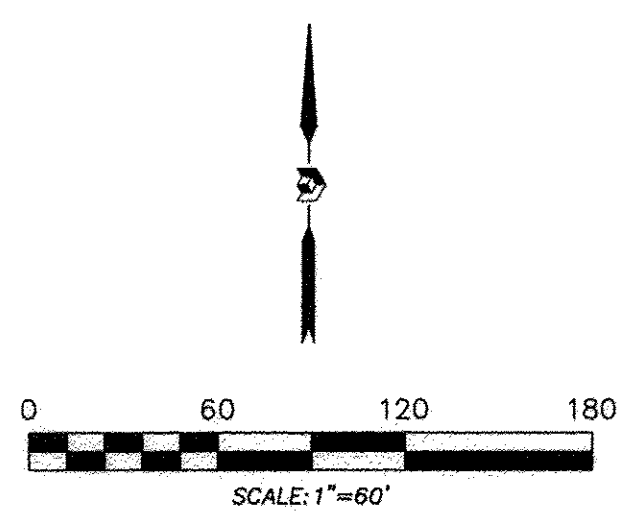
Sheet 2 of 4

146123P

DOCH 2014096103
12/02/2014 10:53 AM Page: 3 of 4
City/PLAT R: \$25.00 B: 2014C P: 0129 M. Toulouse Oliveira, Bernalillo County

A.G.R.S. MONUMENT "1-25-20"
STANDARD 3 1/4" ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,502,367.51
E=1,530,649.76
PUBLISHED EL=N/A (NAVD 1988)
GROUND TO GRID FACTOR=0.999674593
DELTA ALPHA ANGLE=-072'40.48"

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September 2014



- NOTE:
1. PROPERTY SUBJECT TO BLANKET PUBLIC DRAINAGE EASEMENT AS NOTED ON THE PLAT FILED MAY 4, 1989 IN VOLUME C39, FOLIO 34, GRANTED BY SAID PLAT WITH THE UNDERSTANDING THAT THE SPECIFIC ALIGNMENT AND LOCATION WILL BE DETERMINED UPON THE DEVELOPMENT OF ANY OF THE LOTS SUBDIVIDED ON SAID PLAT, OR THE CONSTRUCTION OF VASSAR DR. N.E. AS DEDICATED ON SAID PLAT, WHICHEVER COMES FIRST.
 2. PRIVATE COMMON PARKING, PEDESTRIAN, AND VEHICULAR ACCESS EASEMENT ACROSS TRACTS 1, 2 AND 4 FOR THE BENEFIT OF EACH TRACT, TO BE MAINTAINED BY THE OWNER OF EACH TRACT, GRANTED BY THIS PLAT.

PL 11/3/14
Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES	
	MEASURED BEARINGS AND DISTANCES MATCH RECORD PLAT
	FOUND AND USED MONUMENT AS DESIGNATED
	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Interstate 25
VARIABLE WIDTH R/W
Pan American Freeway (North Bound)

Lot 4
AREA=2.2444 ACRES±
97,765 SQ. FT.±

Lot 1
AREA=6.3591 ACRES±
277,004 SQ. FT.±

Lot 2
AREA=4.4238 ACRES±
192,699 SQ. FT.±

Matchline
Sheet 3
Sheet 4

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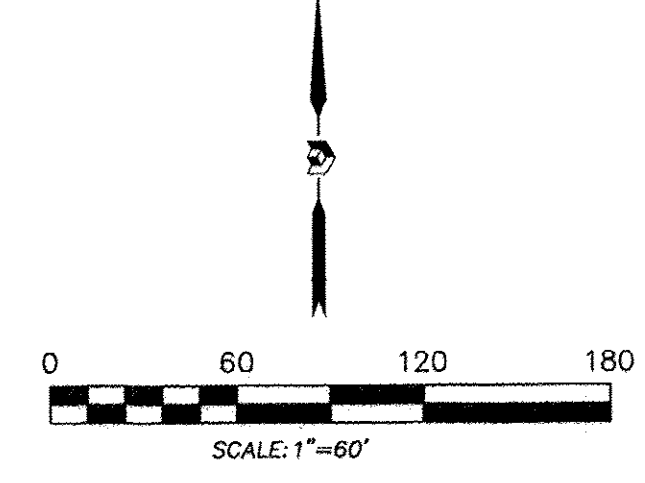
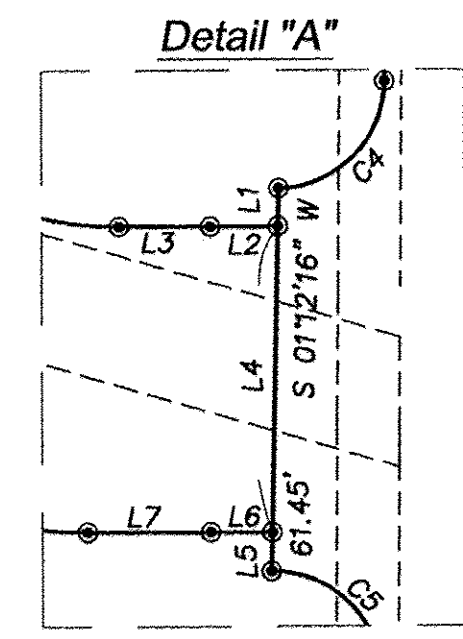
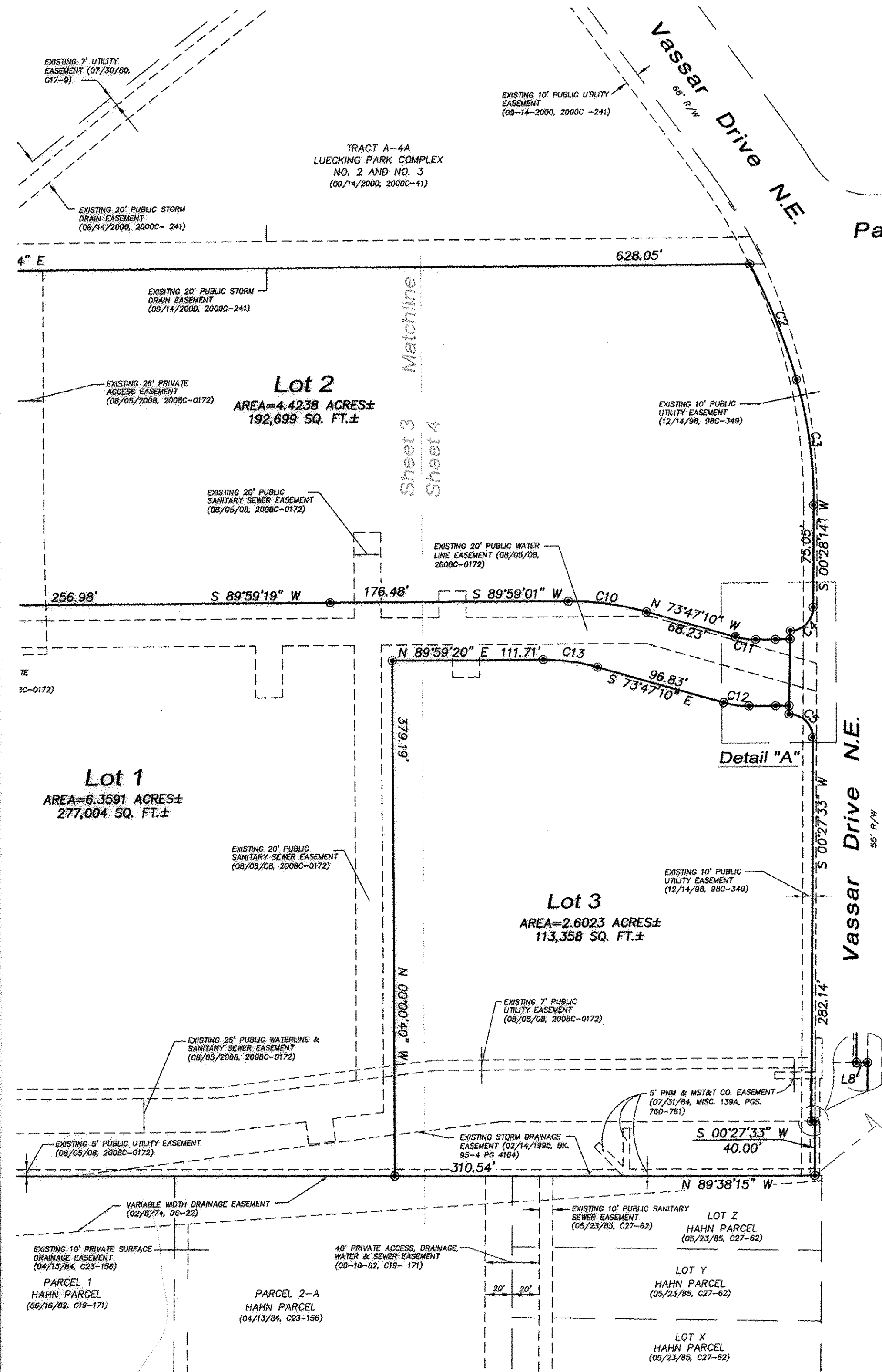
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Sheet 3 of 4

146123P

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12/02/2014 10:53 AM Page: 4 of 4
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Albuquerque, Bernalillo County, New Mexico
September 2014



Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES

○ RECORD BEARINGS AND DISTANCES MATCH MEASURED

● FOUND AND USED MONUMENT AS DESIGNATED

⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY

△ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Line Table

LINE	BEARING	DISTANCE
L1	S 01°12'16" W	6.14'
L2	S 89°48'41" W	10.90'
L3	N 89°57'17" W	14.63'
L4	S 01°12'16" W	49.09'
L5	S 01°12'16" W	6.22'
L6	N 89°44'46" W	9.86'
L7	S 89°59'20" W	19.81'
L8	S 89°38'15" E	2.76'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	5607.00'	940.44'	9°36'36"	S 45°10'29" W	939.34'	471.33'
C2	432.99'	92.19'	12°11'56"	S 21°46'57" E	92.01'	46.27'
C3	314.40'	94.11'	17°09'03"	S 07°34'41" E	93.76'	47.41'
C4	17.33'	26.81'	88°38'55"	S 44°46'32" W	24.22'	16.93'
C5	17.24'	27.50'	91°24'35"	S 45°12'22" E	24.68'	17.67'
C6	5607.00'	541.86'	5°32'14"	N 43°08'18" E	541.65'	271.14'
C7	5607.00'	161.44'	1°38'59"	N 46°43'54" E	161.43'	80.72'
C8	5607.00'	237.14'	2°25'24"	N 48°46'05" E	237.12'	118.59'
C9	28.50'	21.84'	43°54'46"	S 68°03'17" E	21.31'	11.49'
C10	206.50'	58.48'	16°13'30"	S 81°53'56" E	58.28'	29.44'
C11	53.50'	15.15'	16°13'30"	S 81°53'55" E	15.10'	7.63'
C12	66.50'	18.83'	16°13'30"	S 81°53'55" E	18.77'	9.48'
C13	143.49'	40.64'	16°13'31"	S 81°53'56" E	40.50'	20.45'

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