

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 26, 2022

Doug Heller
Mullen Heller Architecture, PC
1718 Central Ave. SW Suite D
Albuquerque, NM 87102

Re: Pima Medical Institute New Class Room Building
4400 Cutler Ave. NE
Traffic Circulation Layout
Architect's Stamp 4-28-22 (H17-D054B)

Dear Mr. Heller,

The TCL submittal received 04-20-2022 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Prior to Certificate of Occupancy, please have the city sidewalk easement in place as requested by Mr. Salgado.**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Pima Medical Institute New Class Room Building **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: TR 1A REVISED PLAT OF PAVILIONS AT SAN MATEO CONT 4.2761 ACM/L OR 186,267 SF M/L

City Address: 4400 CUTLER AVE NE ALBUQUERQUE, NM 87110

Applicant: MULLEN HELLER ARCHITECTURE, PC **Contact:** DOUG HELLER

Address: 1718 CENTRAL AVENUE SW, SUITE D, ALBUQUERQUE, NM 87104

Phone#: 505-268-4144 **Fax#:** 505-268-4244 **E-mail:** DOUG@MULLENHELLER.COM

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 4-20-2022 **By:** DOUG HELLER 

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

PARKING CALCULATIONS

PER IDO SECTION 5-5(C)(1)(a) OFF-STREET PARKING CALCULATION:

WHEN A CALCULATION OF REQUIRED PARKING SPACES RESULTS IN A FRACTION OF A SPACE, THE NUMBER OF REQUIRED PARKING SPACES SHALL BE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER.

PER TABLE 5-5-1, OFF-STREET PARKING REQUIREMENTS:

VOCATIONAL SCHOOL: 3 SPACES / 1,000 SQ FT

EXISTING BUILDING: 44,877 SF / 1,000 = 44.88
PROPOSED CLASSROOM BUILDING: 2,000 SF / 1,000 = 2.00
46.88

TOTAL PARKING REQUIRED:

TOTAL REQUIRED SPACES: 46 x 3 = 138

PROVIDED PARKING:

EXISTING REGULAR SPACES = 232
EXISTING COMPACT SPACES = 20
NEW MOTORCYCLE SPACES = 5
EXISTING ADA SPACES = 12
TOTAL PROVIDED = 269

REQUIRED ADA ACCESSIBLE PARKING SPACES:

PER IDO 5-5-(C)(8)(a): WITHIN THE OFF-STREET PARKING REQUIREMENTS OF TABLE 5-5-1 AND AS ADJUSTED BY SECTION 14-16-5-5(C)(5), 3 - (PARKING REDUCTIONS) - AND NOT IN ADDITION TO THOSE REQUIREMENTS - ACCESSIBLE PARKING SHALL BE PROVIDED FOR ALL MULTI-FAMILY AND NON-RESIDENTIAL USES AS REQUIRED BY THE FEDERAL AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG) AND NEW MEXICO STATUTES ANNOTATED, AS AMENDED.

PER ADAAG:

TOTAL PARKING IN PROJECT LOT: 201-300, 7 ADA ACCESSIBLE PARKING SPACES SHALL BE PROVIDED.

PROVIDED: 12 ADA ACCESSIBLE PARKING SPACES.

REQUIRED MOTORCYCLE SPACES:

PER IDO 5-5(D)(1) IN ADDITION TO PARKING SPACES REQUIRED BY TABLE 5-5-1, AT LEAST THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR MOTORCYCLES, MOPEDS, AND MOTOR SCOOTERS LISTED IN TABLE 5-5-4 SHALL BE PROVIDED ON THE SITE FOR ALL USES EXCEPT RESIDENTIAL USES. THE MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES BETWEEN 151-300 SPACES, 5 MOTORCYCLE SPACES SHALL BE PROVIDED.

MOTORCYCLE SPACES PROVIDED: 5 SPACES

REQUIRED BICYCLE SPACES:

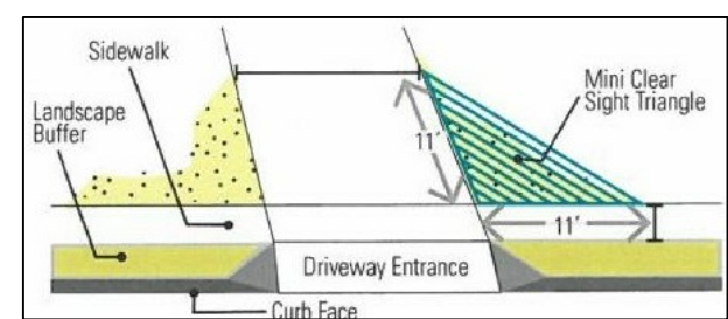
PER IDO 5-5(E)(1) AND TABLE 5-5-5, UNLESS SPECIFIED OTHERWISE IN THE IDO, ALL DEVELOPMENT SHALL PROVIDE ON-SITE PARKING SPACES FOR BICYCLES. WHERE THE MINIMUM BICYCLE PARKING IS BASED ON THE TOTAL NUMBER OF OFF-SITE STREET PARKING SPACES PROVIDED ON SITE, REGARDLESS OF THE MINIMUM REQUIREMENT FOR OFF-STREET PARKING.

USE: VOCATIONAL SCHOOL 3 SPACES / 1,000 SQ. FT. GFA
REQUIRED BICYCLE SPACES: 2,000 SF PROPOSED BUILDING

6 SPACES REQUIRED AND PROVIDED

CLEAR SIGHT TRIANGLE:

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE WITHIN THE CLEAR SIGHT TRIANGLE.



PROJECT DESCRIPTION:

THIS PROJECT IS NEW CONSTRUCTION OF A 2,000 SF NEW CLASSROOM BUILDING, ASSOCIATED SITE WORK AND LANDSCAPING, AND AN ADA ACCESSIBLE RAMP AND STAIRS. THE PROPOSED BUILDING WILL BE LOCATED NORTH OF AND ADJACENT TO AN EXISTING VOCATIONAL SCHOOL AND IS PART OF THE SCHOOL CAMPUS.

13 PARKING SPACES WILL BE REMOVED FOR THE ADDITION OF THE NEW BUILDING. THERE IS NO MODIFICATION TO THE EXISTING SITE OTHER THAN THE WORK ASSOCIATED WITH THE NEW CLASSROOM.

THE CAMPUS IS SITUATED IN THE PAVILIONS AT SAN MATEO, AN EXISTING RETAIL SHOPPING DISTRICT WITH A MIX OF RETAIL, RESTAURANT AND SERVICE TENANTS. EXISTING INFRASTRUCTURE INCLUDES STANDARD, COMPACT AND HC PARKING, EXISTING FIRE HYDRANTS, SIDEWALKS, BICYCLE SPACES, LOADING DOCK AND SOLID WASTE DUMPSTER.



BUBBLED AREA INDICATES NEW WORK.

BUILDING ADDRESS:

4400 CUTLER AVE NE
ALBUQUERQUE, NM 87110

LEGAL DESCRIPTION:

TR 1A REVISED PLAT OF PAVILIONS
AT SAN MATEO CONT 4.2761 ACM/L
OR 186,267 SF M/L

OCCUPANCY GROUP: B

IDO ZONING
INFORMATION:

NR-C: COMMERCIAL ZONE DISTRICTS

SITE ACREAGE:

4.28 ACRES

BUILDING GROSS

EXISTING BUILDING: 44,877 GSF

SQUARE FOOTAGE:

PROPOSED CLASSROOM BUILDING: 2,000 GSF

PROJECT PHASING:

TOTAL BUILDINGS: 46,877 GSF

THE PROPOSED CLASSROOM BUILDING SHALL BE COMPLETED UNDER ONE PHASE.

EXISTING RADIUS INFORMATION:

① = 25'-0" ③ = 21'-6" ⑤ = 3'-0"
② = 23'-6" ④ = 3'-0"

NEW RADIUS INFORMATION:

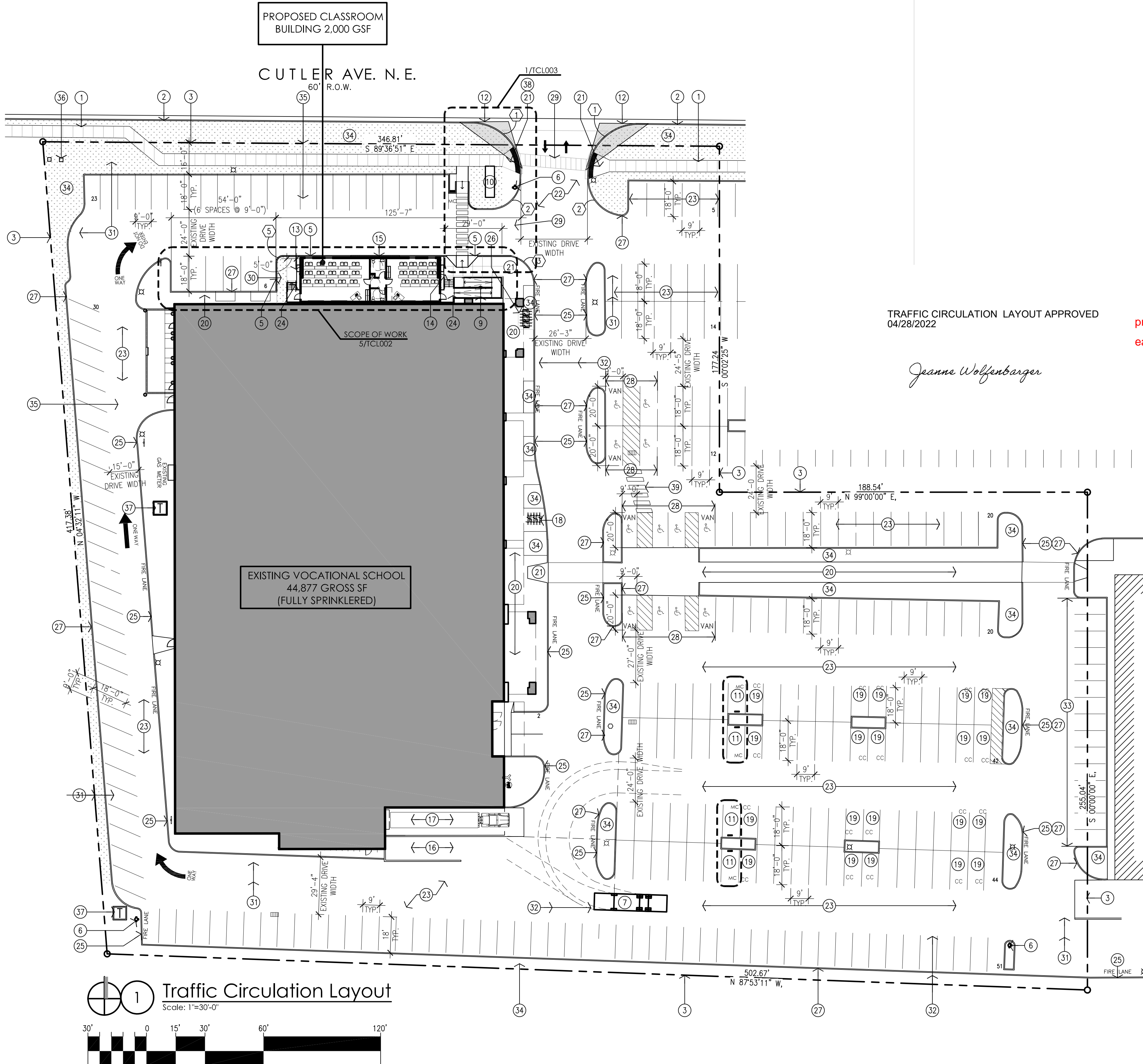
prior to Certificate of Occupancy, please have the city sidewalk easement in place as requested by Mr. Salgado.

GENERAL NOTES:

- [A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
[B] LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
[C] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
[D] ALL CURBS SURROUNDING LANDSCAPING, SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).
[E] ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.
[F] ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
[G] SIDEWALK AREAS TO BE SHADED ALONG THE PRIMARY FACADE OF BUILDING.
[H] ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
[I] BUILDING ELEVATIONS FOR NEW CLASSROOM BUILDING WILL BE REQUIRED TO BE APPROVED VIA ADMINISTRATIVE AMENDMENT AND COMPLY WITH THE DESIGN REGULATIONS AND AESTHETICS CREATED BY THE TWO BUILDINGS IN THIS SUBMITTAL.
[J] CONTRACTOR TO REFERENCE COA STANDARD DETAILS 2430 AND 2415 FOR ALL NEW SIDEWALKS AND CURB AND GUTTER, RESPECTIVELY.
[K] ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPAIRED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARD DETAILS 2430 AND 2415, RESPECTIVELY.
[L] GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
[M] ALL SITE LIGHTING IS EXISTING TO REMAIN 'AS IS'.

KEYED NOTES:

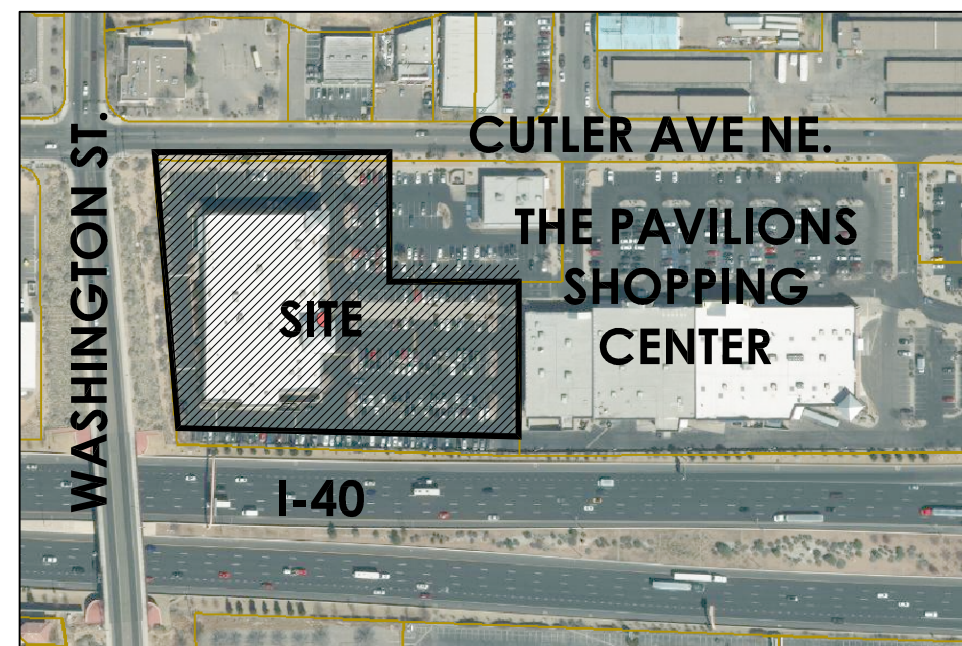
- [1] EXISTING CITY SIDEWALK TO REMAIN.
[2] EXISTING CITY CURB AND GUTTER TO REMAIN.
[3] EXISTING PROPERTY LINE.
[4] NOT USED.
[5] PROPOSED HEADER CURB.
[6] EXISTING FIRE HYDRANT TO REMAIN.
[7] CITY REFUSE TRUCK AND TURNING RADIUS, FOR REFERENCE ONLY.
[8] NOT USED.
[9] PROPOSED ADA ACCESSIBLE RAMP.
[10] EXISTING SIGNAGE TO REMAIN.
[11] PROPOSED MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE, WITH 12" HIGH PAVEMENT TEXT "MC" AND SIGNAGE. SEE DETAIL 4/TCL002.
[12] CLEAR SIGHT TRIANGLE: LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
[13] PROPOSED CONCRETE SIDEWALK 4' WIDE MINIMUM WITH CONTROL JOINTS EVERY 5'-0" WITH EXPANSION JOINTS EVERY 20'-0".
[14] PROPOSED FIRE DEPARTMENT KNOX BOX.
[15] PROPOSED PAINTED CURB 'FIRE LANE'.
[16] EXISTING TRASH COMPACTOR TO REMAIN.
[17] EXISTING LOADING DOCK TO REMAIN.
[18] EXISTING BICYCLE PARKING TO REMAIN.
[19] EXISTING COMPACT PARKING SPACE TO REMAIN.
[20] EXISTING SIDEWALK TO REMAIN.
[21] EXISTING SIDEWALK RAMP TO REMAIN.
[22] EXISTING ENTRY DRIVE TO REMAIN.
[23] EXISTING ASPHALT PARKING LOT TO REMAIN.
[24] PROPOSED STAIR AND LANDING.
[25] EXISTING PAINTED FIRE LANE TO REMAIN.
[26] PROPOSED BIKE RACK WITH 6 SPACES. SEE DETAIL 1/TCL002.
[27] EXISTING CURB TO REMAIN.
[28] EXISTING HC PARKING AND ACCESS AISLE TO REMAIN.
[29] EXISTING DESIGNATED CROSSWALK TO REMAIN.
[30] PROPOSED LANDSCAPE AREA.
[31] EXISTING 10' UTILITY EASEMENT.
[32] EXISTING 20' WATERLINE EASEMENT.
[33] THESE SPACES NOT COUNTED IN PARKING CALCULATIONS AS THEY ARE OVER THE PROPERTY LINE.
[34] EXISTING LANDSCAPE TO REMAIN.
[35] EXISTING BUILDING SETBACK.
[36] EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
[37] EXISTING TRANSFORMER TO REMAIN.
[38] INSTALL TRUNCATED DOMES ON EXISTING CURB RAMPS PER COA STANDARD DETAIL #2446.
[39] NEW 6' WIDE DESIGNATED CROSSWALK.



TRAFFIC CIRCULATION LAYOUT APPROVED
04/28/2022

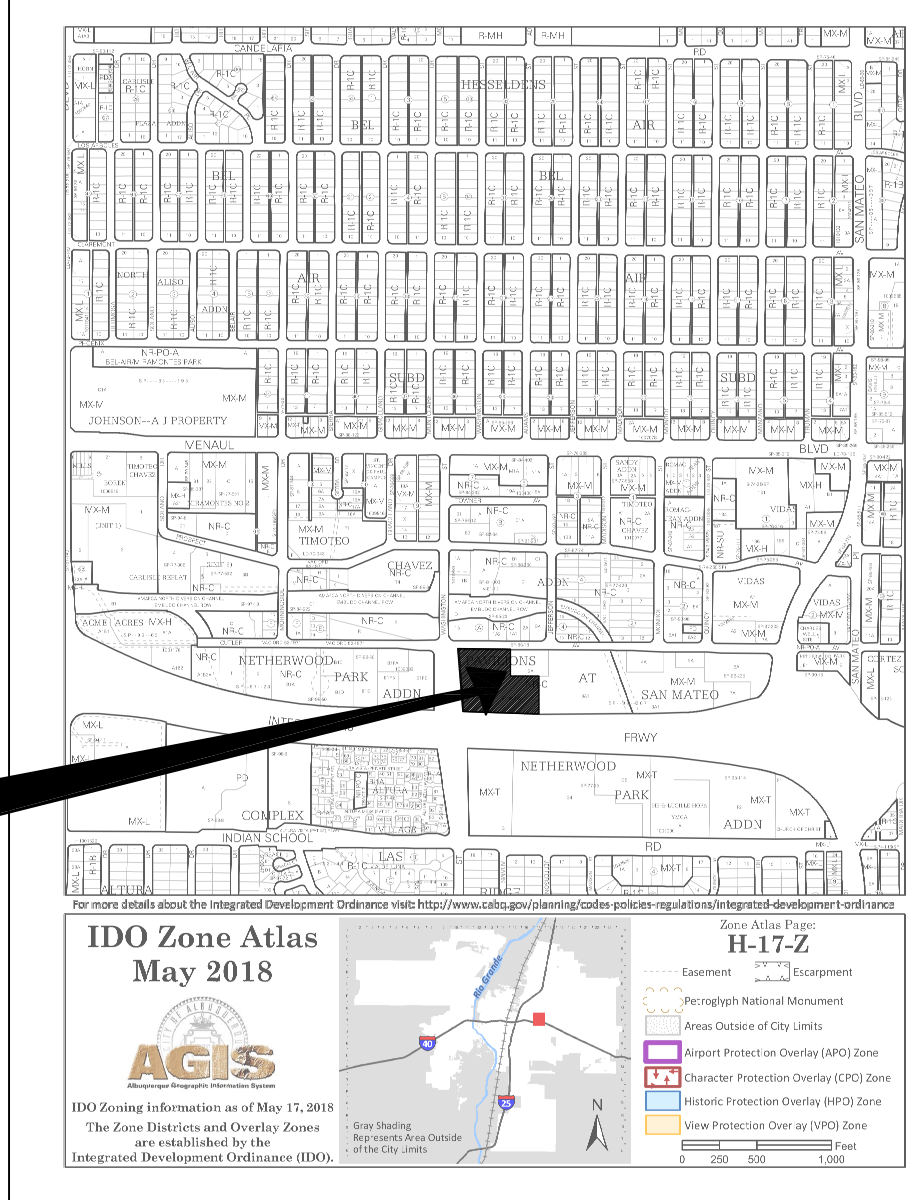
Jeanna Wolfenbarger

VICINITY MAP



ZONING MAP

ZONE ATLAS PAGE H-17-Z

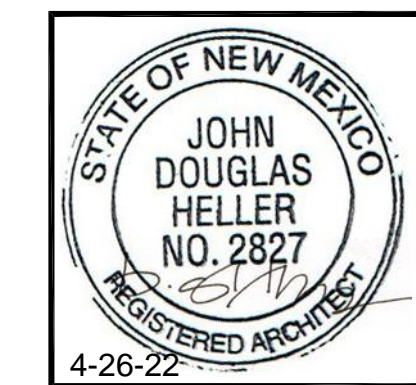


SITE

DESCRIPTION
BY

DATE
REV

mullen heller architecture



MULLEN HELLER ARCHITECTURE
1718 CENTRAL AVE SW | STE D
ALBUQUERQUE, NM | 87109
P | 505.268.4144
F | 505.268.4244
www.mullenheller.com

JOB NUMBER 20-08

DRAWN BY AG/MP

PROJECT MGR JDH

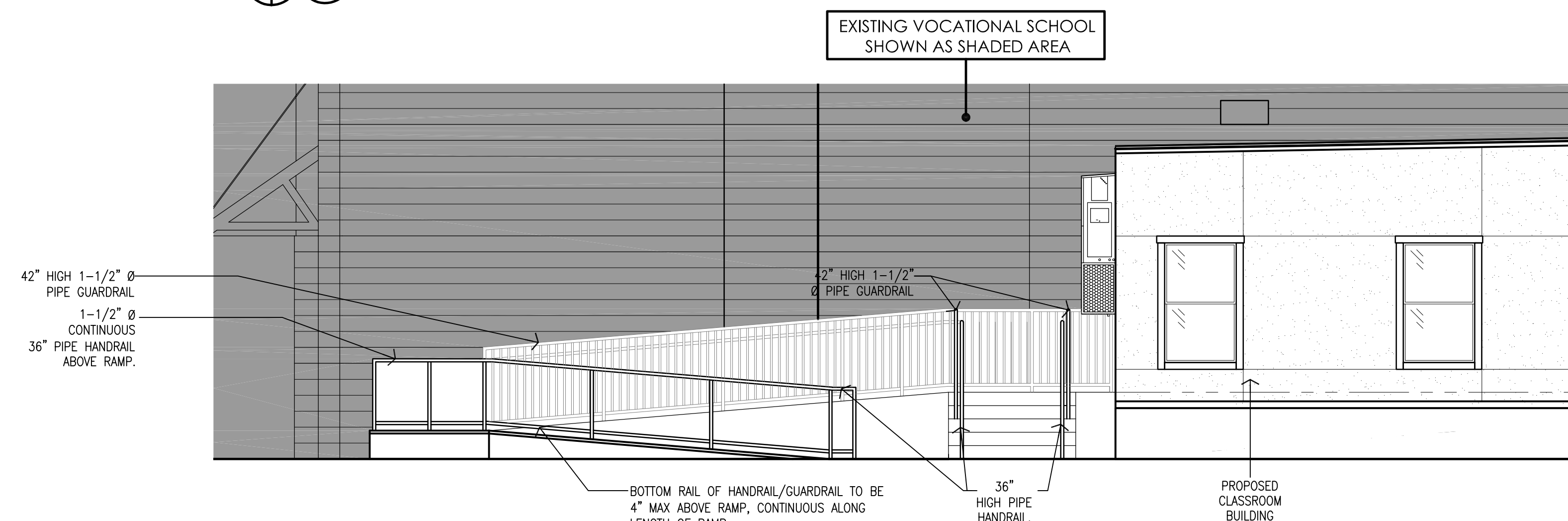
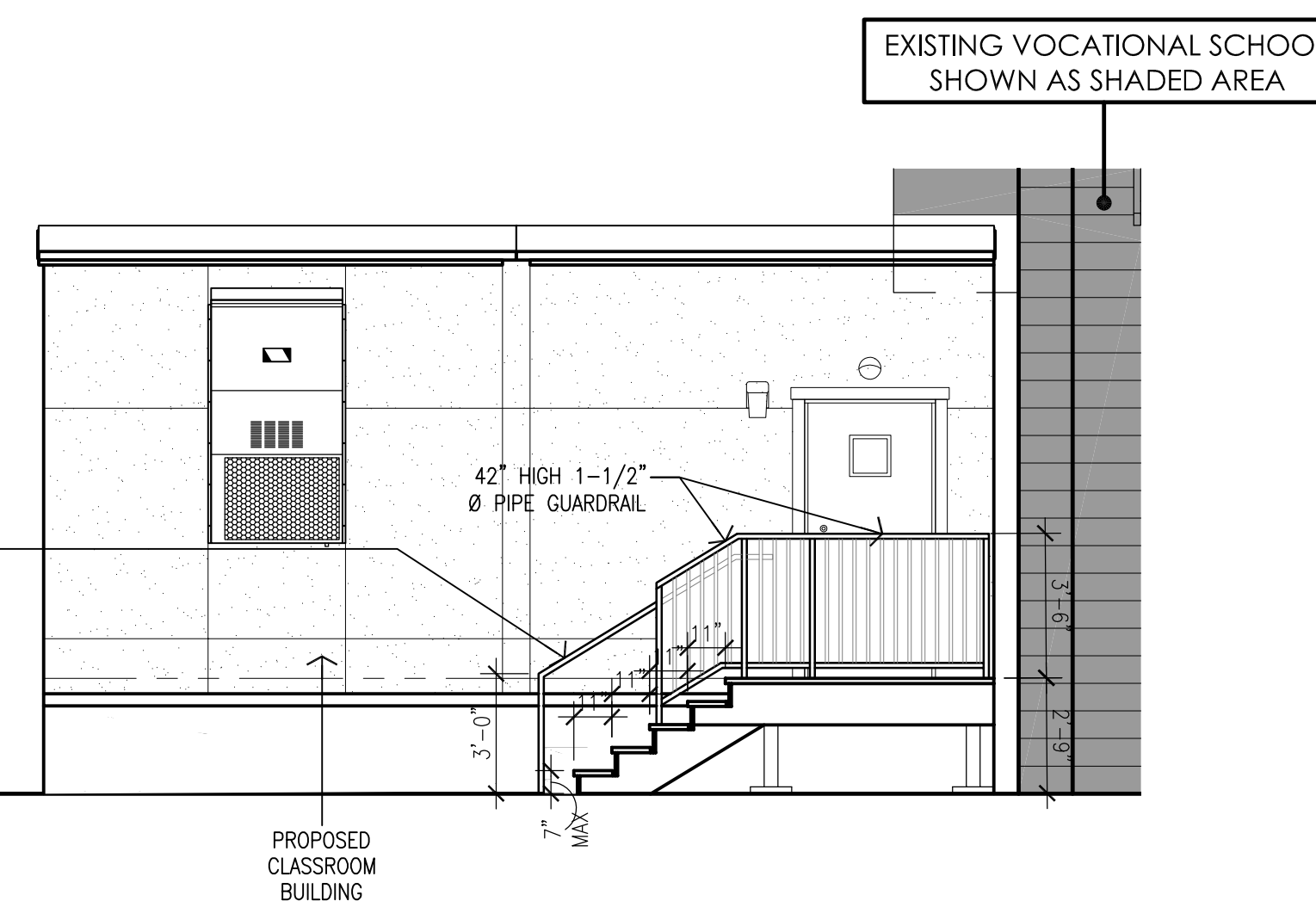
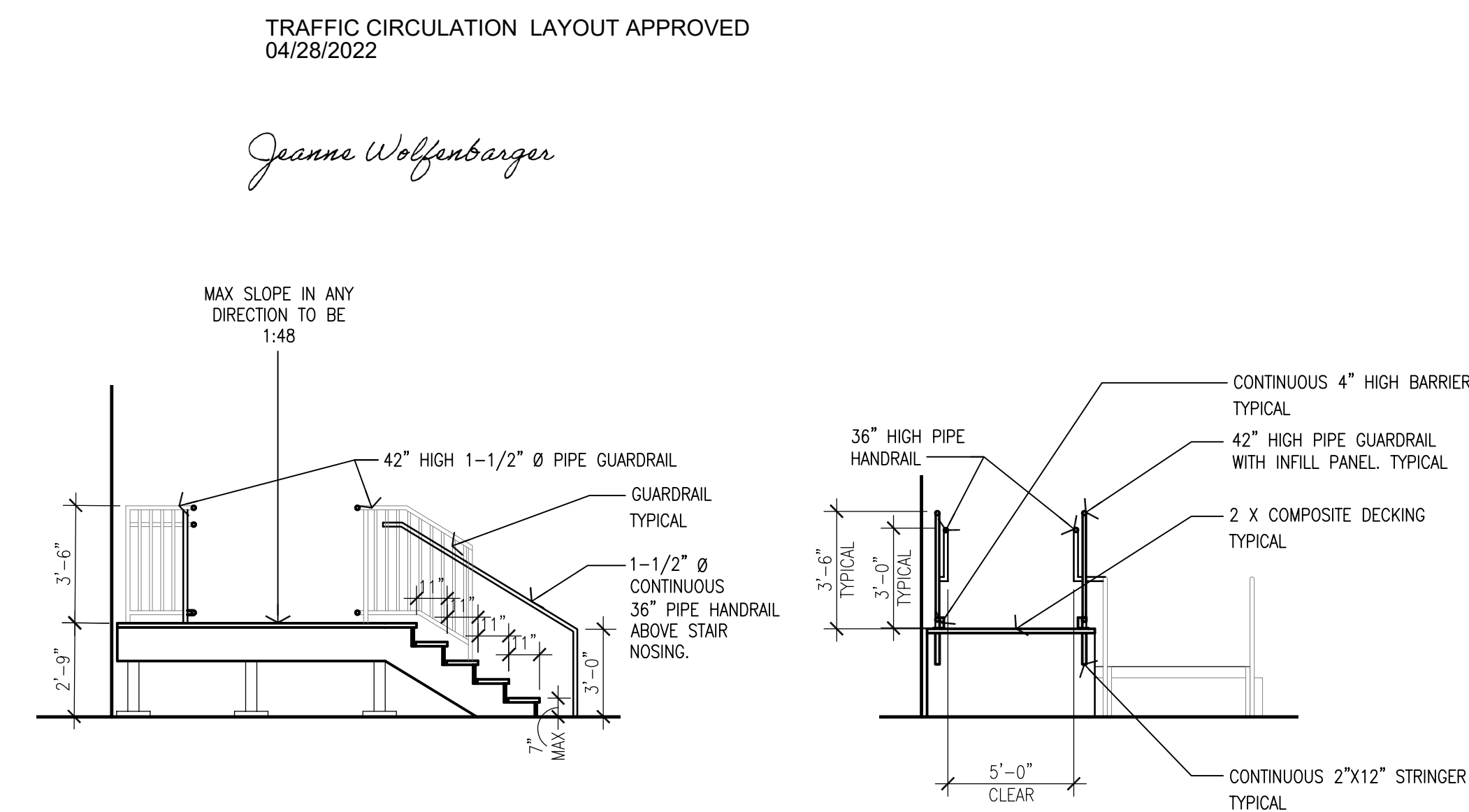
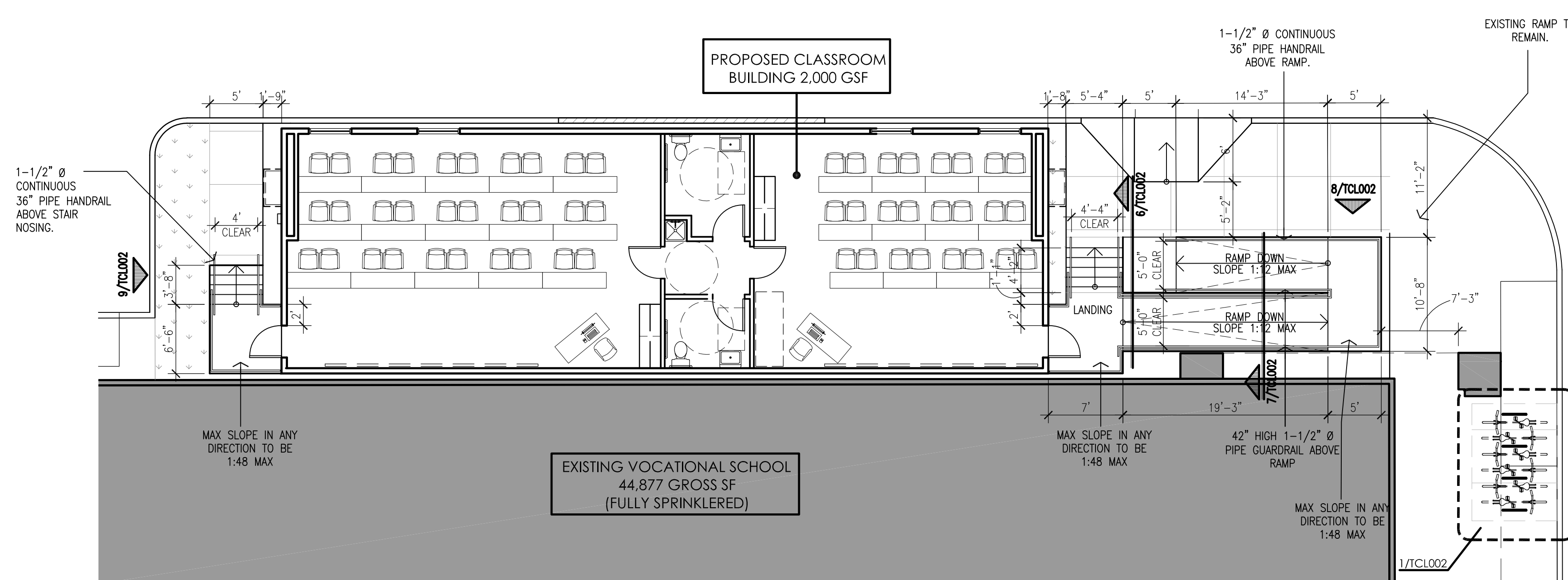
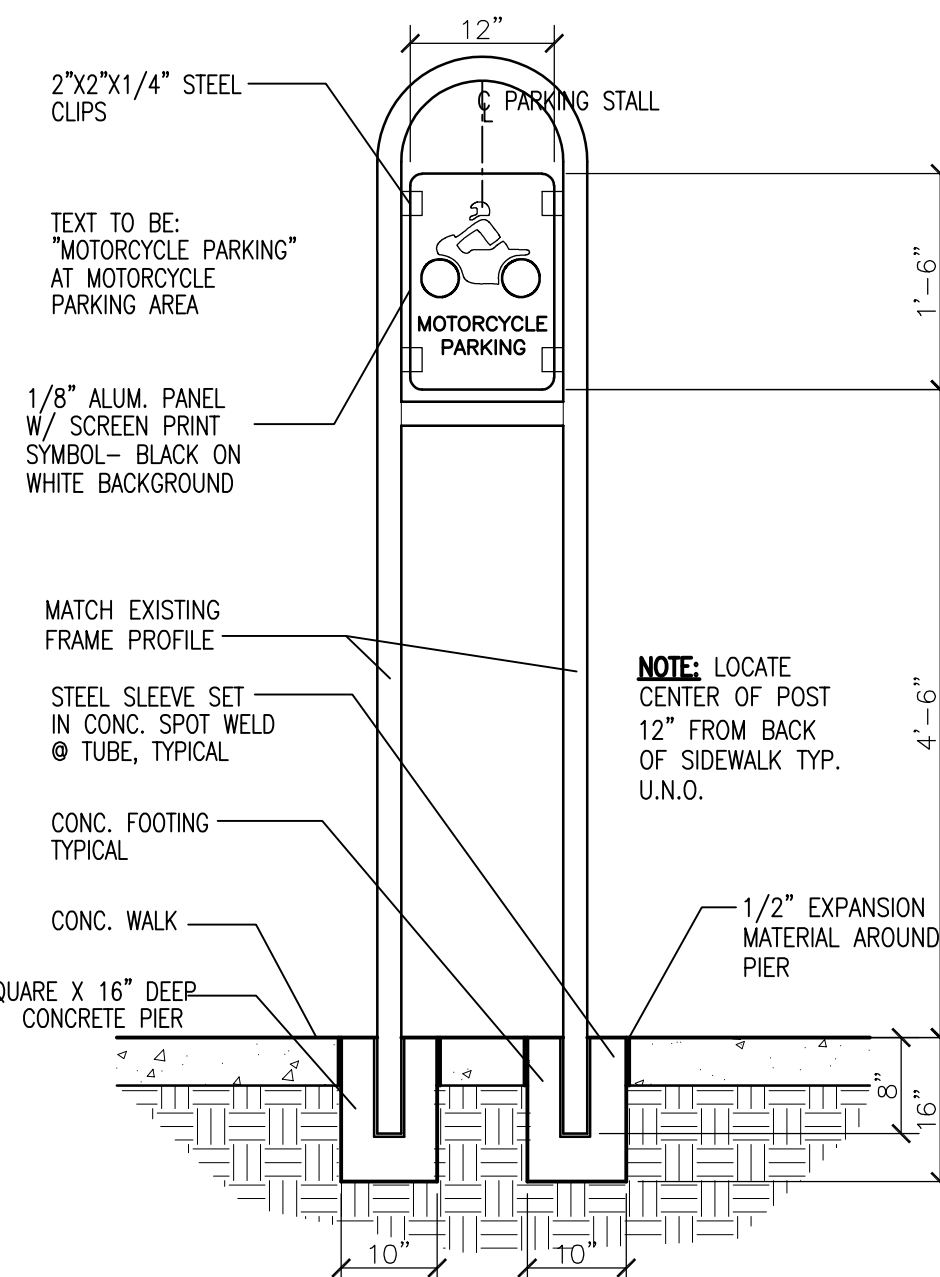
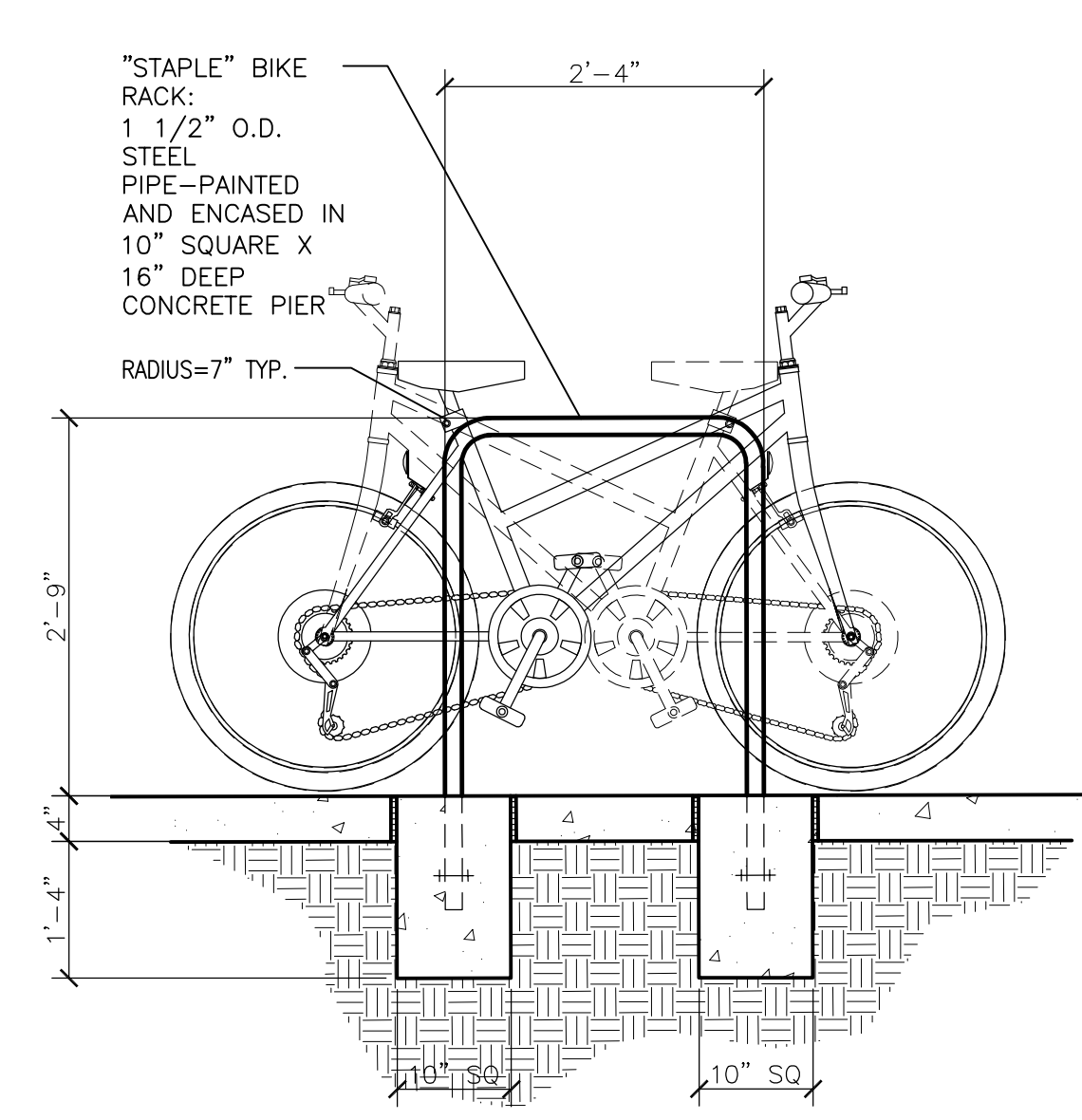
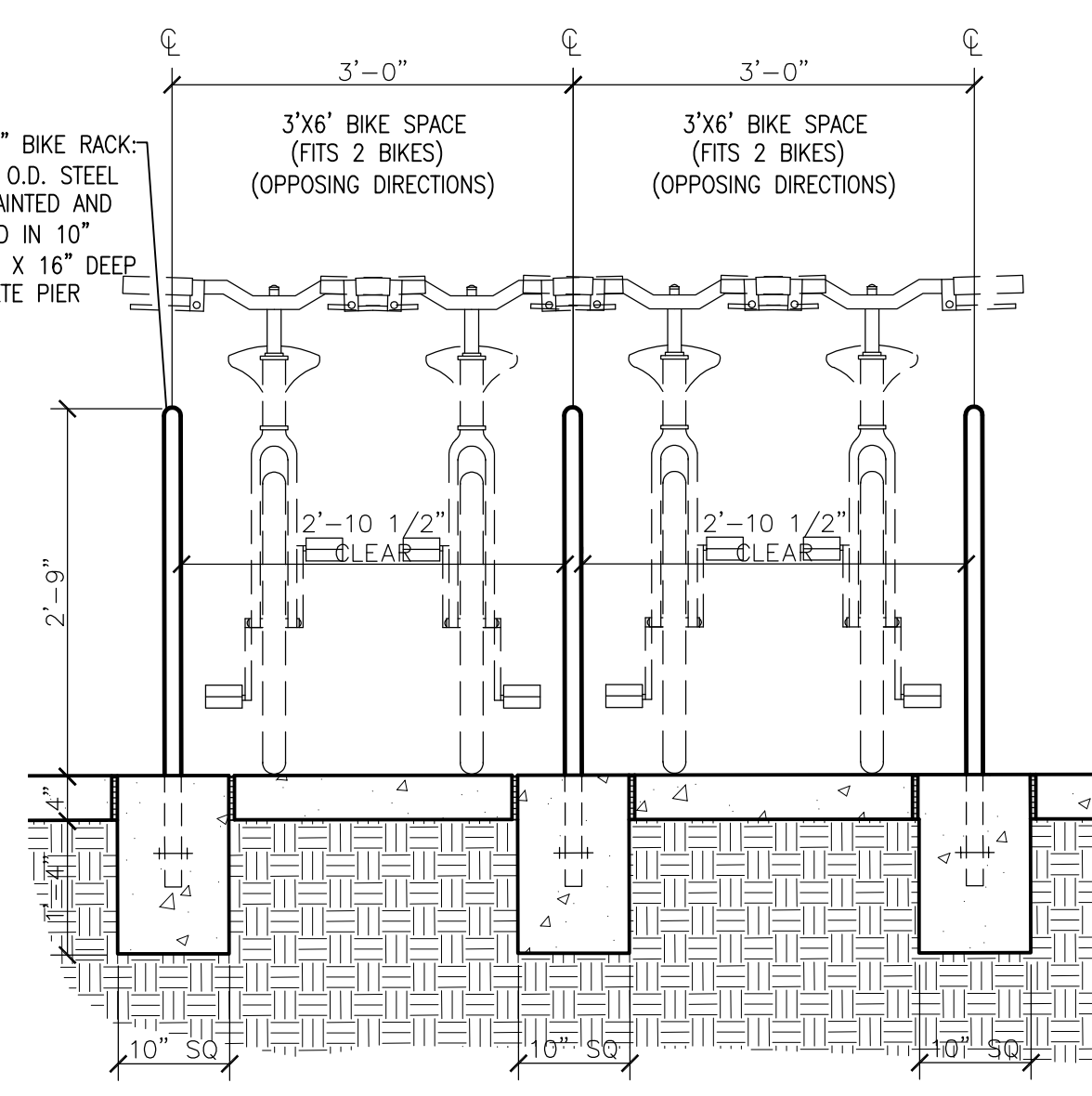
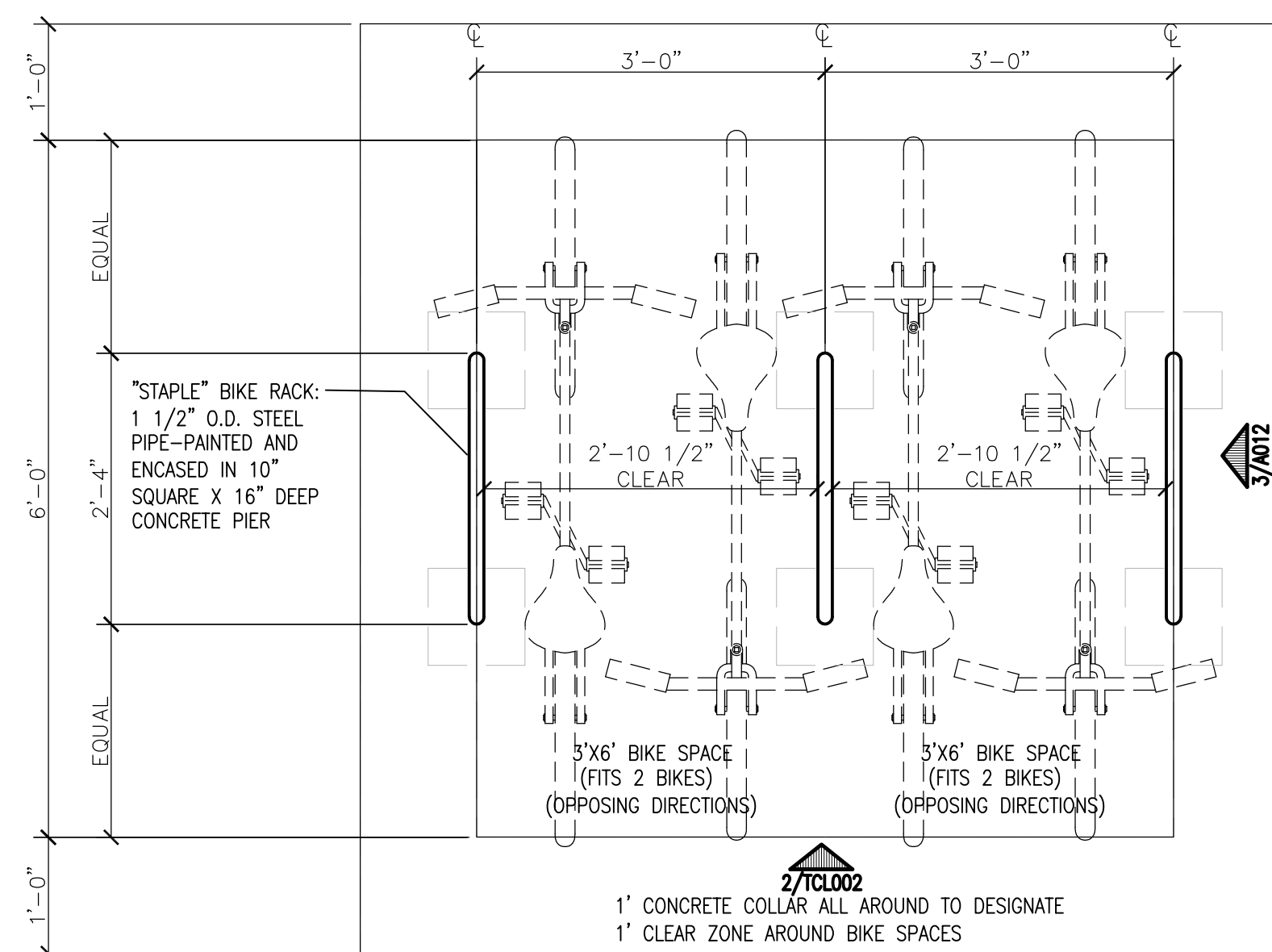
DATE 04-26-22

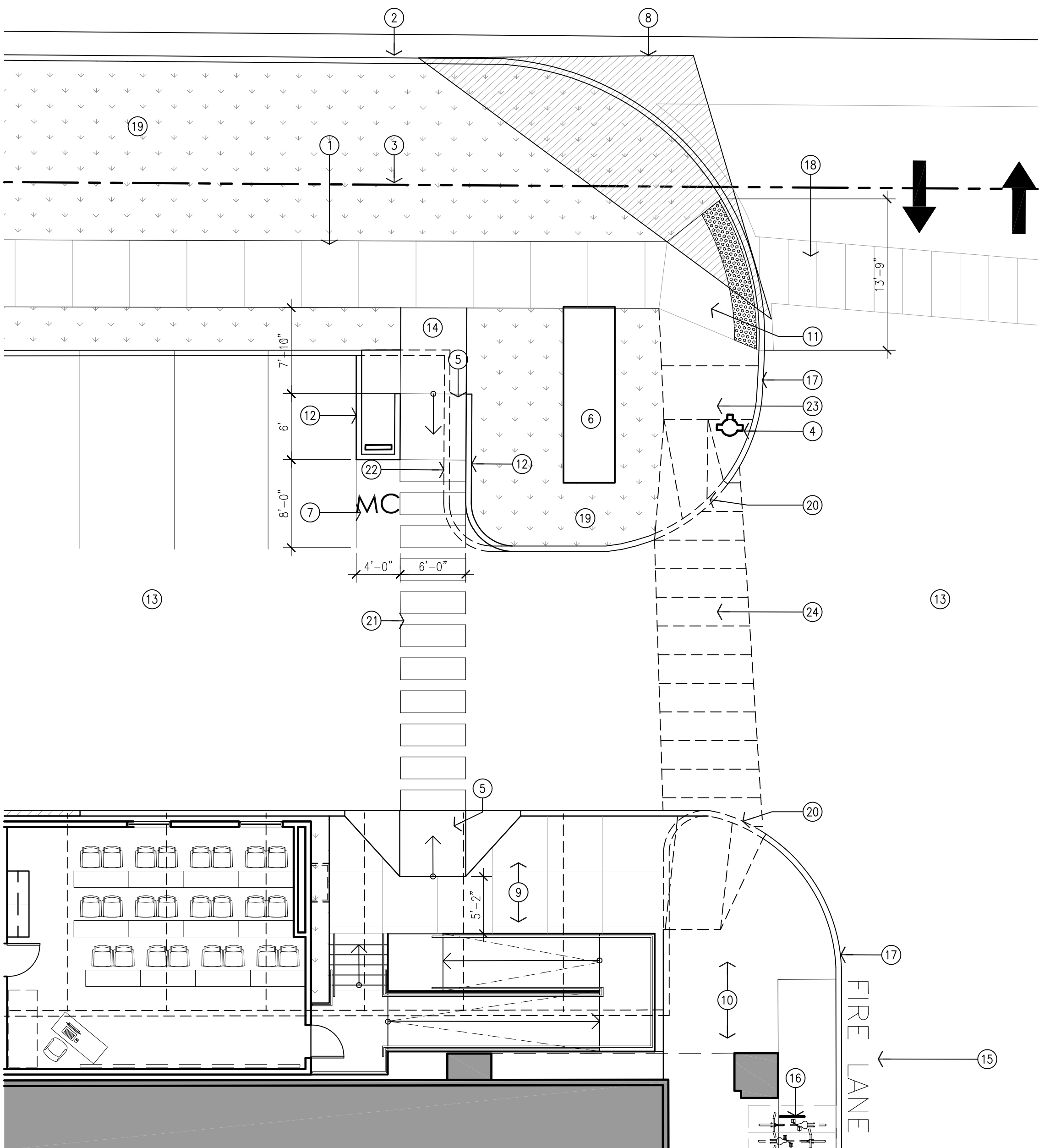
PHASE CD

PROJECT
Pima Medical Institute New Classroom Building
4400 Cutler Ave. NE
Albuquerque, NM 87110
TITLE
Traffic Circulation Layout

SHEET

TCL001

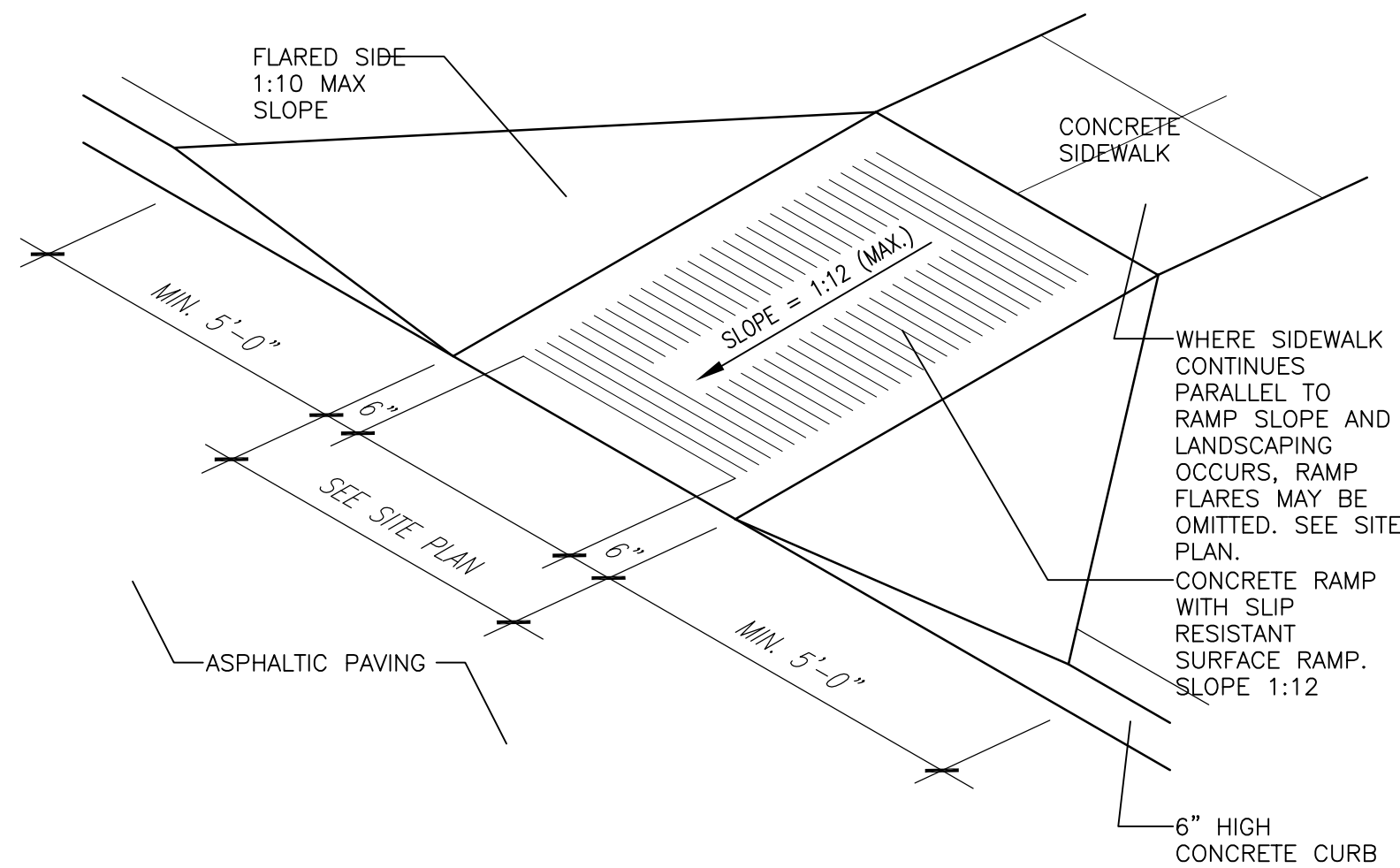




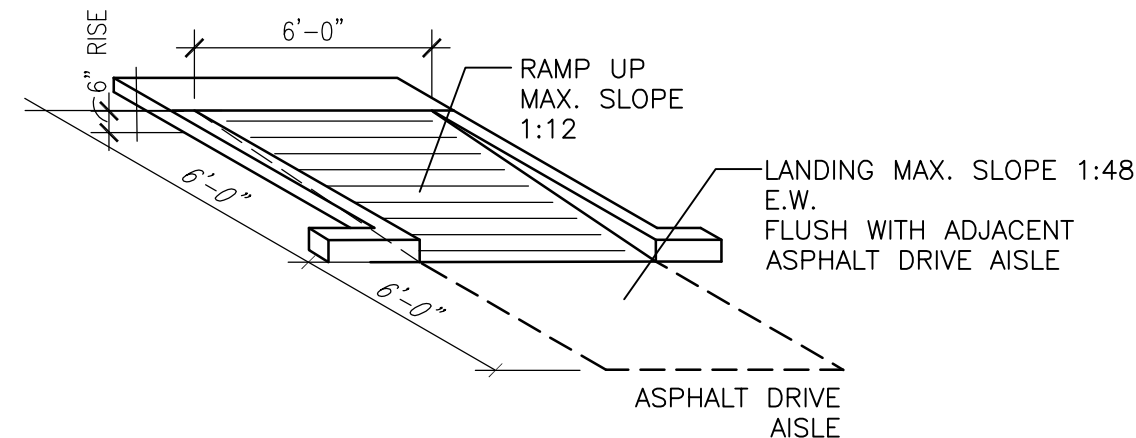
1 Enlarged Site Plan
Scale: 1/8"=1'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED
04/28/2022

Jeanne Wolfenbarger



2 H.C. Ramp Detail
Scale: Not To Scale (Isometric) FOR INFORMATION ONLY

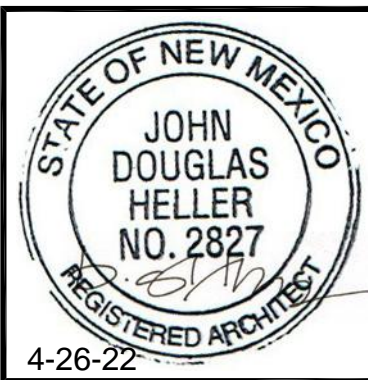
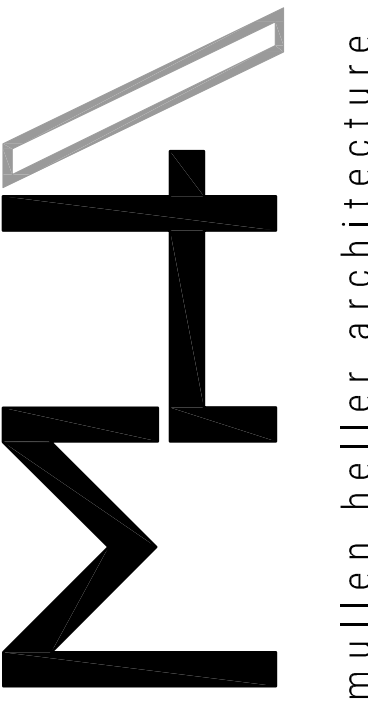


3 H.C. Ramp Details
Scale: Not To Scale (Isometric)

KEYED NOTES:

- [1] EXISTING CITY SIDEWALK TO REMAIN.
- [2] EXISTING CITY CURB AND GUTTER TO REMAIN.
- [3] EXISTING PROPERTY LINE.
- [4] EXISTING FIRE HYDRANT TO REMAIN.
- [5] PROPOSED ADA ACCESSIBLE RAMP. SEE 2 AND 3/TCL003.
- [6] EXISTING SIGN TO REMAIN.
- [7] PROPOSED MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE, WITH 12" HIGH PAVEMENT TEXT "MC" AND SIGNAGE. SEE DETAIL 4/TCL002.
- [8] CLEAR SIGHT TRIANGLE: LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- [9] PROPOSED CONCRETE SIDEWALK 4' WIDE MINIMUM WITH CONTROL JOINTS EVERY 5'-0" WITH EXPANSION JOINTS EVERY 20'-0".
- [10] EXISTING SIDEWALK TO REMAIN.
- [11] EXISTING CURB RAMP TO REMAIN. INSTALL TRUNCATED DOMES PER COA STANDARD DETAIL #2446. CROSSWALK SLOPE 2% MAX AND RUN SLOPE 8.3% MAX.
- [12] PROPOSED CONCRETE CURB.
- [13] EXISTING ASPHALT PARKING LOT TO REMAIN.
- [14] NEW 6'-0" WIDE CONCRETE SIDEWALK CONNECTION FROM CITY SIDEWALK.
- [15] EXISTING PAINTED FIRE LANE TO REMAIN.
- [16] PROPOSED BIKE RACK WITH 6 SPACES. SEE DETAIL 1/TCL002.
- [17] EXISTING CURB TO REMAIN.
- [18] EXISTING DESIGNATED CROSSWALK TO REMAIN.
- [19] EXISTING LANDSCAPE TO REMAIN.
- [20] EXISTING SIDEWALK RAMP TO BE REMOVED AND REPLACED WITH NEW CONCRETE CURB.
- [21] PROPOSED DESIGNATED CROSSWALK.
- [22] REMOVE PORTION OF CURB.
- [23] REMOVE CONCRETE PAVING AND INSTALL LANDSCAPING.
- [24] REMOVE CONCRETE PAVING. PATCH WITH ASPHALT PAVING.

REV	DATE	BY	DESCRIPTION
A			
A			
A			
A			



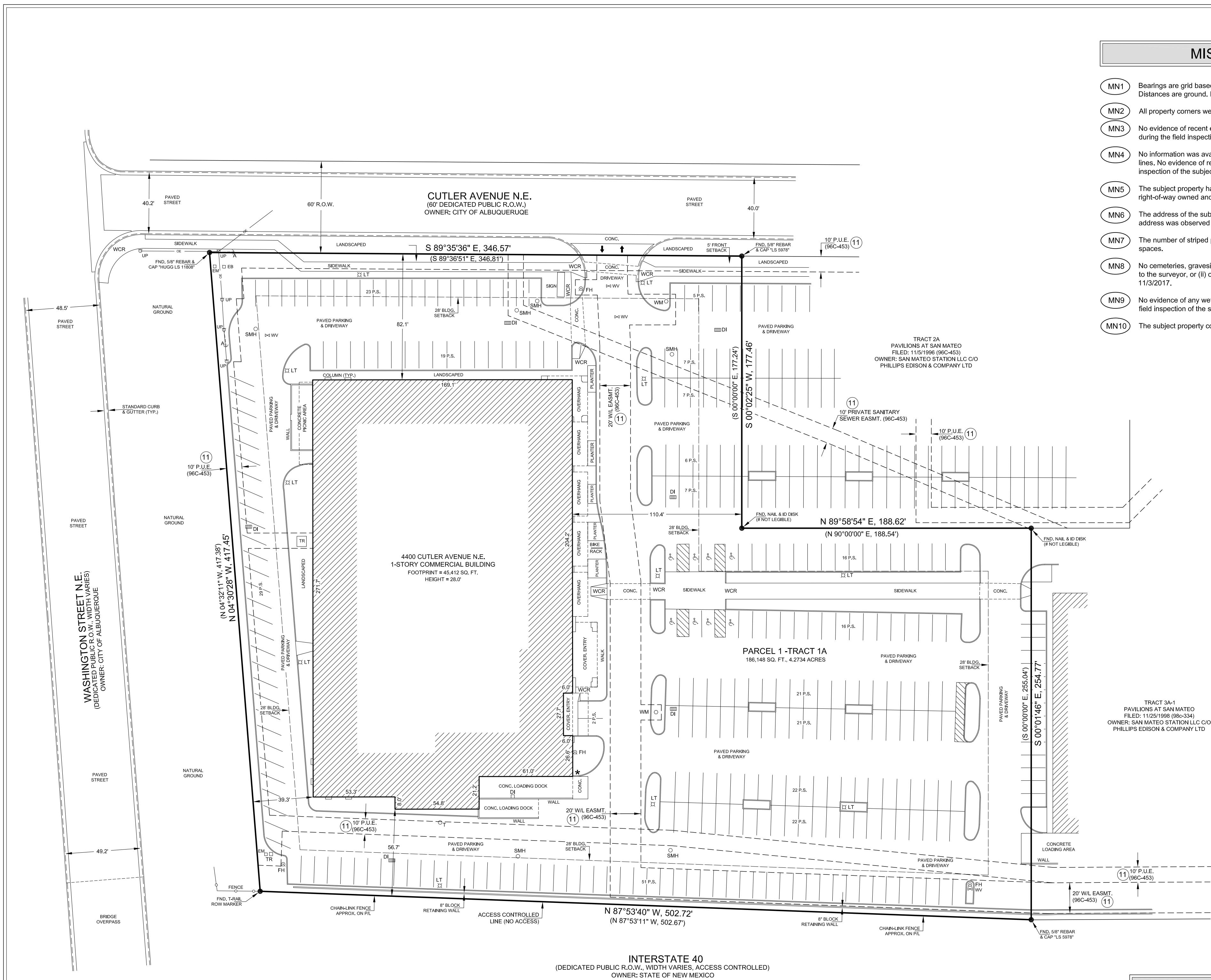
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JOB NUMBER 20-08
DRAWN BY AG/MP
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PROJECT
Pima Medical Institute New Classroom Building
4400 Cutler Ave. NE
Albuquerque, NM 87110

TITLE
Traffic Circulation Layout - Enlarged Plan

SHEET
TCL003



LEGEND OF SYMBOLS & ABBREVIATIONS

- ★ BUILDING MEASUREMENT SPOT
- INGRESS/EGRESS
- ⊗ FH FIRE HYDRANT
- ⊗ LT LIGHT POLE
- ⊗ WM WATER METER
- ⊗ UP DROP INLET
- ⊗ DI WATER VALVE
- WCR WHEEL CHAIR RAMP
- ⊗ EB ELECTRIC BOX
- ⊗ EM ELECTRIC METER
- ⊗ T TELEPHONE MANHOLE
- ⊗ SMH MANHOLE
- ⊗ TR TRANSFORMER PAD
- ⊗ HP HANDICAP PARKING SPACE
- ⊗ FP FLAG POLE
- ⊗ UP UTILITY POLE
- OK OVERHEAD LINES
- A ANCHOR
- 10 P.S. PARKING SPACE COUNT

UTILITY NOTE

- UN1** Location of underground utilities is approximate only and is based on location of surface appearances of underground utilities. Other utilities exist that are not shown. No utility maps or plans were provided to the surveyor by the client or the owner of the subject property.
- UN2** Based on observed evidence and previous survey, electric, gas, sanitary sewer, water lines, storm drain and telephone/communication services are available for the subject property within the public roads rights-of-ways and within utility easements shown hereon.

SIGNIFICANT OBSERVATIONS

- A** No encroachments or other significant observations were observed during the field inspection of the subject property on 11/3/2017.

FLOOD NOTE

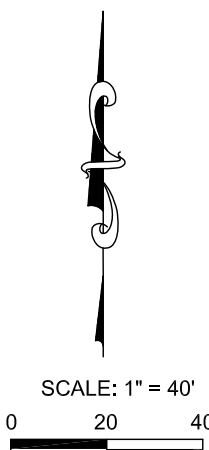
The subject property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency, on Flood Insurance Rate Maps No. 35001C03351H and 35001C03352H, with dates of identification of 8/16/2012, for Community Number 350002 (City of Albuquerque), in Bernalillo County, State of New Mexico, which are the current Flood Insurance Rate maps for the community in which said Property is situated.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
11/6/2017	First Draft	11/14/2017	Revised Setbacks - 28'
11/8/2017	Added Zoning Report, Setbacks		
11/13/2017	Revised Setbacks		
FIELD WORK: VJ		CHECKED BY: VJ	
DRAFTED: ZS		FB & PG: 2013/148	

MISCELLANEOUS NOTES

- MN1** Bearings are grid based on NM State Plane Coordinate System Central Zone, NAD83 datum. Distances are ground. Bearings and distances shown in parentheses are record data.
- MN2** All property corners were found as shown hereon.
- MN3** No evidence of recent earth moving work, building construction, or building additions was observed during the field inspection of the subject property on 11/3/2017.
- MN4** No information was available to the surveyor regarding any proposed changes in street right of way lines. No evidence of recent street or sidewalk construction or repairs was observed during the field inspection of the subject property on 11/3/2017.
- MN5** The subject property has direct physical access to and from Cutler Avenue N.E., a dedicated public right-of-way owned and maintained by the City of Albuquerque.
- MN6** The address of the subject property is 4400 Cutler Avenue N.E., Albuquerque, NM 87110. The address was observed in the field.
- MN7** The number of striped parking spaces located on the subject property is 282, including 8 handicap spaces.
- MN8** No cemeteries, gravesites, and burial grounds were (i) disclosed in the record documents provided to the surveyor, or (ii) observed in the process of conducting the survey of the subject property on 11/3/2017.
- MN9** No evidence of any wetlands located or marked on the subject property was observed during the field inspection of the subject property on 11/3/2017.
- MN10** The subject property contains 186,148 square feet, 4.2734 acres, more or less.



RECORD DESCRIPTION

Parcel No. 1:
Tract "1A", Revised Plat of Pavilions at San Mateo, Albuquerque, New Mexico, 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 November 5, 1996, in Plat Book 96C, Page 453.

Parcel No. 2:
A non-exclusive appurtenant easement as described in that Reciprocal Easement Agreement by and between Pavilion Partners, L.L.C., an Arizona limited liability company, and Washburn Plano Co., an Arizona corporation, dated February 15, 2000, recorded February 15, 2000 in Book A2, Page 5054 as Doc. No. 2000015129, as amended by First Amendment to Reciprocal Easement Agreement by and between S/W Albuquerque, L.P., a Texas limited partnership, and Herdote Development, LLC, an Arizona limited liability company, recorded March 31, 2010 as Doc. No. 2010027116, records of Bernalillo County, New Mexico. Blanket easement affecting Tracts 1A, 2A, 3A1, 4A, 5A, 6A and 7A of the Pavilions at San Mateo development, Not plottable, Not plotted. See location map for all tracts.

The above legal description describes the same parcel of land as described in the commitment for title insurance No. 1707036 dated 9/7/2017 by Old Republic National Title Insurance Company.

ALTA/NSPS LAND TITLE SURVEY

PIMA

B&C Project No. 201703519/Site 1
4400 Cutler Avenue N.E., Albuquerque, NM 87110

Based upon Old Republic National Title Insurance Company Commitment No. 1707036 bearing an effective date of September 7, 2017

Surveyor's Certification

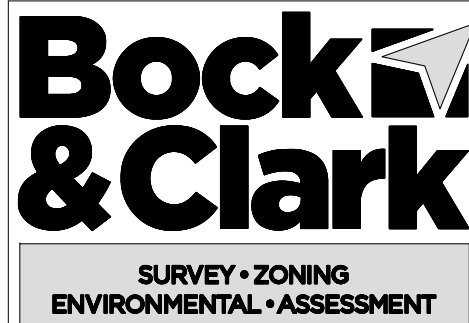
To: Broadstone PMI Portfolio, LLC; Vaisey Nicholson & Nearpass PLLC; Broadstone Net Lease Acquisitions, LLC; Old Republic National Title Insurance Company; and Bock & Clark Corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on November 3, 2017.

Vladimir Jirik
Registration No. 10464 in the State of New Mexico
Date of Survey: 11/6/2017
Date of Last Revision: 11/14/2017
Bock & Clark NSN Project No. 201703519/1

Survey Performed by: Professional Surveying LLC
P.O. Box 94595, Albuquerque, NM 87199
1102 Marigold Drive N.E., Albuquerque, NM 87122
Phone: 505.892.4597, Call 505.620.4228
professional.surveying@comcast.net

SHEET 1 OF 1



National Coordinators
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Bock & Clark Corporation
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maywehelpyou@bockandclark.com
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ZONING INFORMATION

Zoning data obtained from Zoning Report #7201701583:001 dated 11/7/2017 prepared by Bock & Clark Zoning, 800-787-8390.

Address: 4400 Cutler Avenue N.E., Albuquerque, NM
Jurisdiction: City of Albuquerque
Zoning District: C-3 (Highway Commercial)
Adjacent Property Zoning: North, East and West - C-3 Highway Commercial District; South - Interstate 40

Setbacks: Front/Corner Side - 5 feet, and 11 feet from junction of a driveway or alley and a public sidewalk
Different setbacks apply near residential zones - not applicable to the subject property
Maximum Building Height - 26 feet at any legal location, heights over 26 feet shall fall within 45° angle planes drawn from internal boundaries and centerlines of public right-of-ways
(Surveyor's Note - per clarification from Code Compliance Administrator, City of Albuquerque Planning Department, all setbacks from property lines are equal to building height)

Minimum lot area: No requirement
Minimum lot width: No requirement
Minimum lot depth: No requirement
Maximum lot coverage: No requirement
Maximum floor area ratio: No requirement

Parking formula: 1 space for each two seats or two students and employee stations

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.
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Pima Medical Institute New Classroom – Traffic Circulation Layout 4400 Cutler Ave. N.E.

Responses to TCL Review Comments, Revision 4

April 20, 2022

This memo addresses the review comments received from the Traffic Circulation Layout, dated 4-14-2022. The number of the responses below corresponds to the comments as received in the letter dated 4-18-2022 from Mr. Salgado-Fernandez, P.E.

1. The traffic circulation layout must be stamped, signed, and dated by and engineer or architect licensed in the state of New Mexico.

RESPONSE: All submitted drawings have been stamped and dated.

2. Cutler Ave Frontage:

- The current ramp run (12:10) connection onto the sidewalk connection is not ADA accessible.

RESPONSE: Based on a conversation with Mr. Salgado-Fernandez, the existing curb ramp facing south on the west side of the curb cut off of Cutler Ave is not accessible. Even though this ramp is existing and has been in place since the shopping center was constructed, we propose to remove it and construct a new unidirectional ramp and pedestrian connection from the public sidewalk to the building. Please refer to Enlarged Site Plan 1/TLC003.

- Per DPM, a 6ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances Please clearly show this pathway and provide details and demo any existing/old sidewalk connections that doesn't meet the requirements above. Make sure you provide striping for this 6 ft. pathway across the drive aisle.

RESPONSE: Enlarged Site Plan 1/TCL2022 provides all the relevant notes to demo the non-accessible ramps and construct a new accessible path from the public sidewalk to the building entrance.

- You will need a Sidewalk Easement for existing sidewalk located outside of public R.O.W. See attachment for the forms.

RESPONSE: We have researched and found the Warranty Deed which addresses the current sidewalk location and maintenance. Refer to attached Warranty Deed, which has been recorded in Bernalillo County, Exhibit B Note 9. This document was attached to the last submittal.

3. Handrail Detail:

- Dimension all pathways widths on the proposed run/tapers and landings (including bottom, middle, top). Label all landings 48:1 MAX and all runs/tapers 12:1 MAX.

RESPONSE: Refer to Enlarged Ramp Plan, 5/TLC002, and Ramp Section, 7/TLC002, dimensions have been added to clarify the clear width of the ramp (between

handrails) is 5'-0". The notation 'max' has been added to the slopes on the ramps and landings.

4. Please specify the City Standard Drawing Number (If applicable).
RESPONSE: City standard details are generally referenced on Sheet TCL001 in General Notes J and K and keyed note 38, Sheet TLC001 which reference the truncated domes on the existing sidewalk ramps on each side of the curb cut off of Cutler Ave
5. Shared Site access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with adjacent property owner.
RESPONSE: Refer to the attached survey as prepared by Bock & Clark, items 10-12 on the right side of the sheet reference Easement Agreements across all parcel of the shopping center development. This document was attached to the last submittal.

Attachments: Sheet TCL001, Traffic Circulation Layout, dated 4/20/22
Sheet TCL002, Traffic Circulation Layout – Site Details, dated 4/20/22
Sheet TCL003, Traffic Circulation Layout – Enlarged Plan, dated 4/20/22
Bock & Clark Land Title Survey, dated 11/6/2017
Special Warranty Deed, recorder 12/7/2017

ALL FOR NOW