

CITY OF ALBUQUERQUE



November 8, 2019

Richard Stevenson
Tierra West LLC
5571 Midway Park Place
Albuquerque NM 87110

Re: Jiffy Lube
8305 Menual NE Albuquerque NM 87110
Traffic Circulation Layout
Engineer's/Architect's Stamp 11-06-2019 (H19D086)

Dear Mr. Stevenson,

The TCL submittal received 11-08-2019 is approved for Building Permit. 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.

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.

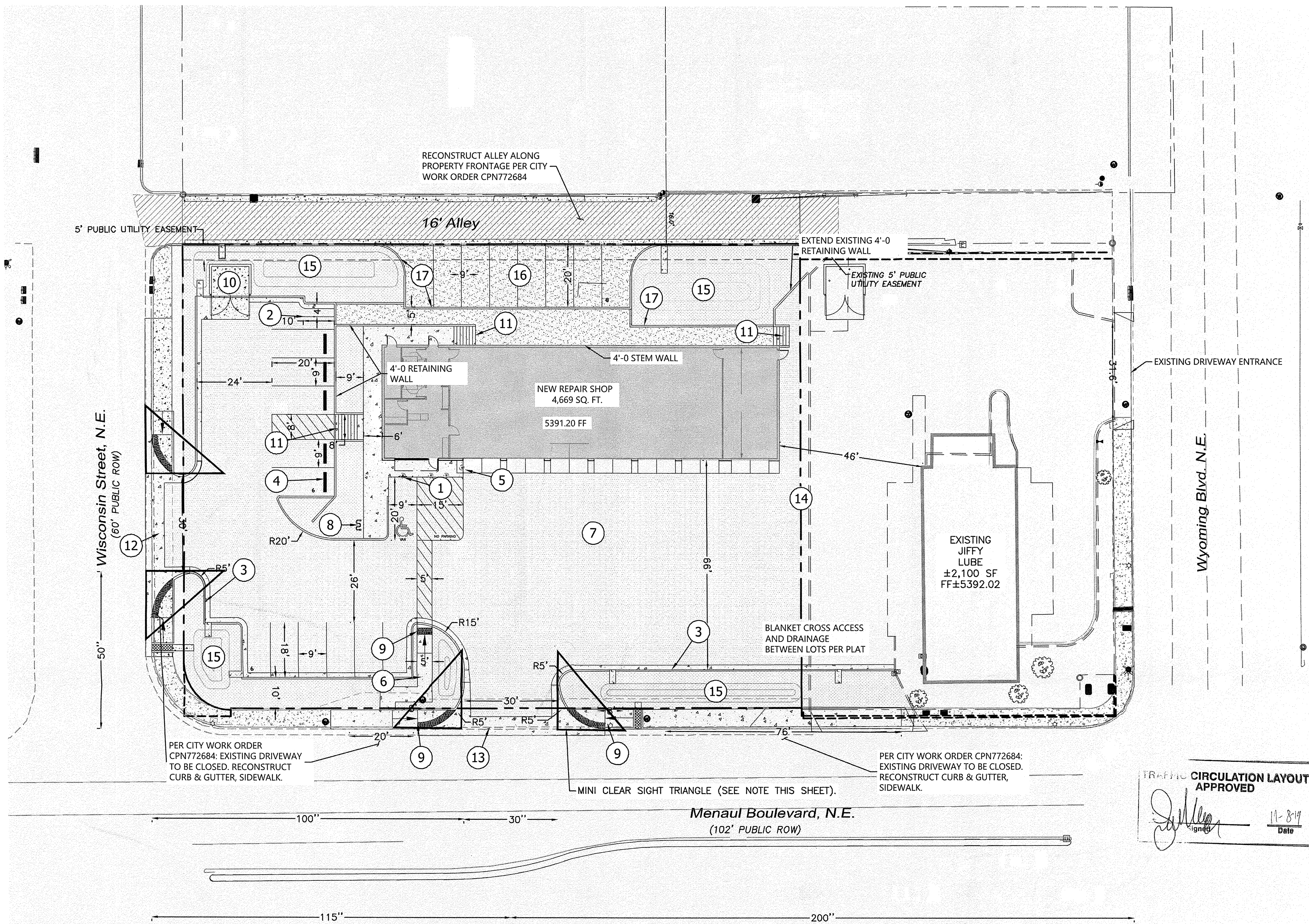
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

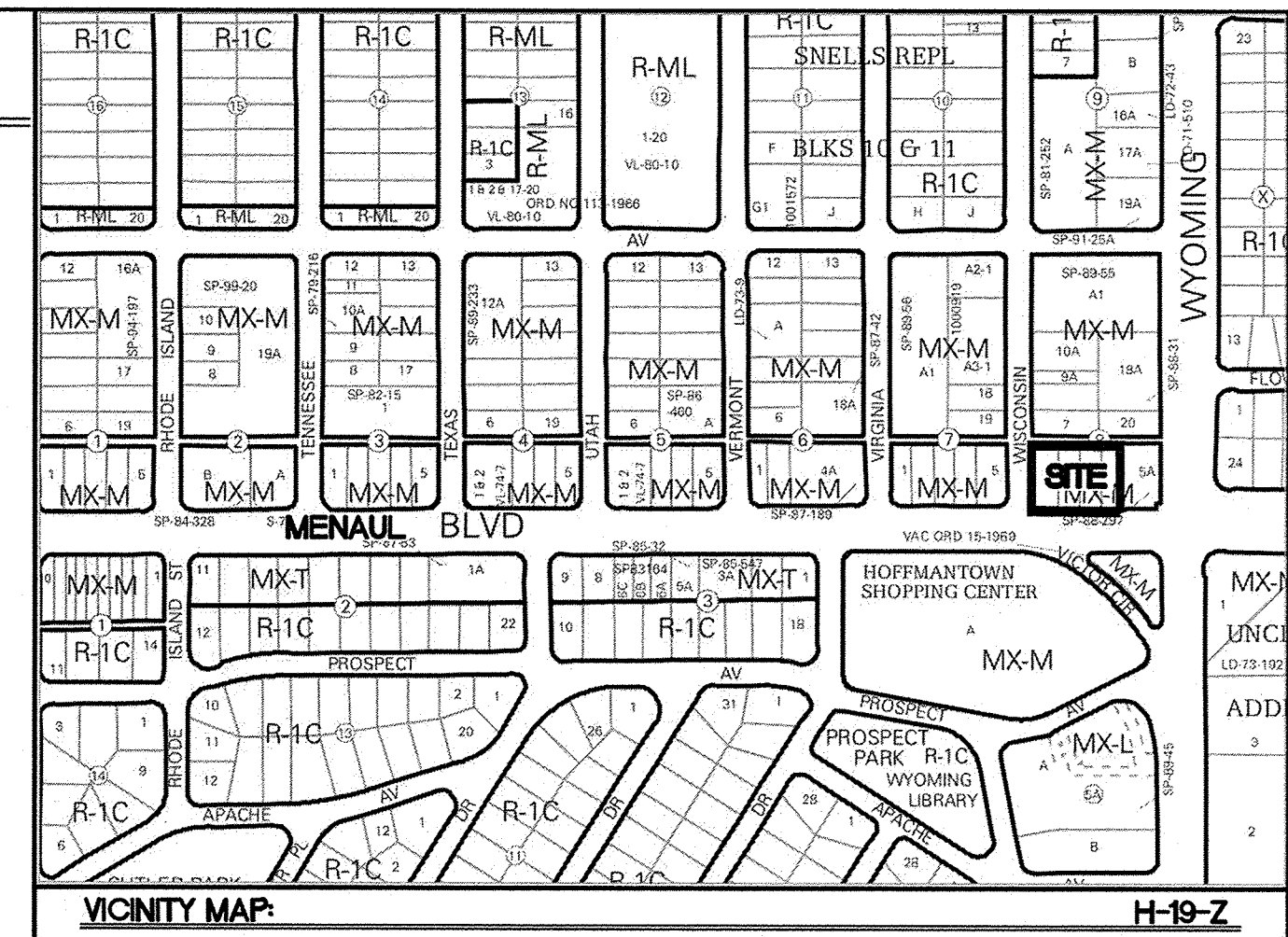
Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

MM via: email
C: CO Clerk, File



LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	BUILDING
	SIDEWALK
	RETAINING WALL
	EXISTING STREET LIGHTS
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	CONCRETE PAVERS
	CLEAR SIGHT TRIANGLE



LEGAL DESCRIPTION:
LOTS 1 & 2, BLOCK 8, LOT 3 & THE WEST 38' OF LOT 4, SOMBRA DEL MONTE

NOTES:
1. LOTS TO BE CONSOLIDATED WITH SITE PLAN FOR SUBDIVISION WITH RE-PLAT THROUGH DRB PROCESS.
2. REFER TO DRC WORK ORDER PLANS FOR PUBLIC WORK IMPROVEMENTS.

KEYED NOTES

- 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL THIS SHT.)
- 2 MOTORCYCLE PARKING WITH SIGN (SEE DETAIL THIS SHT.)
- 3 ON-SITE 6" CURB & GUTTER (SEE DETAIL SHT. C4)
- 4 WHEEL STOPS (SEE DETAIL SHT. C4)
- 5 BOLLARDS (SEE DETAIL SHT. C4)
- 6 5' CONCRETE SIDEWALK
- 7 ASPHALT PAVEMENT (REFER GEOTECH REPORT)
- 8 2X BICYCLE RACKS (SEE DETAIL SHT. C4)
- 9 ACCESSIBLE RAMP (SEE DETAIL SHT. C4)
- 10 TRASH ENCLOSURE (SEE DETAIL SHT. C4)
- 11 STAIRS (REFER GRADING PLAN FOR DETAILS)
- 12 CONSTRUCT NEW 30'-FT DRIVE-PAD PER WORK ORDER 772684
- 13 CONSTRUCT NEW 30'-FT DRIVEWAY PER WORK ORDER 772684
- 14 BLANKET CROSS LOT ACCESS; DRIVEABLE SURFACE AT GRADE.
- 15 SWQV POND (REFER GRADING PLAN FOR DETAILS)
- 16 GRAVEL SURFACE REAR PARKING LOT
- 17 ZERO CURB

SITE DATA

LOCATION:	8301-8309 MENAUL BLVD. NE ALBUQUERQUE, NM 87110
PROPOSED USAGE:	LIGHT VEHICLE REPAIR SHOP
IDO CLASSIFICATION:	LIGHT VEHICLE REPAIR PER IDO 4-3(D)(18)
EXISTING ZONING:	MX-M
LOT AREA:	29,602 SF (0.679 ACRES)
BUILDING AREA:	4,669 SF
PARKING REQUIRED:	4 SPACES (1 SPACES PER 1,000 SF)
PARKING PROVIDED:	21 SPACES
HC PARKING REQUIRED:	1 SPACES
HC PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA REQUIRED:	3,822 SF
LANDSCAPE AREA PROVIDED:	5,145 SF
PERCENTAGE OF NET LOG AREA:	20%

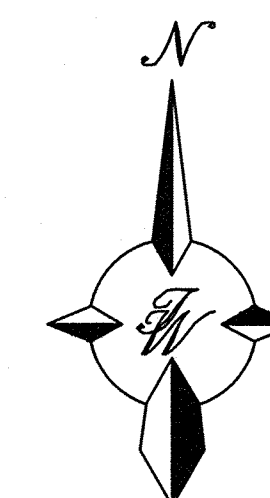
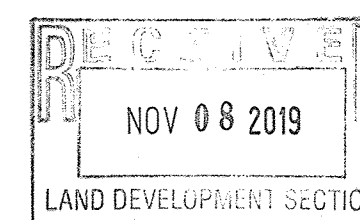
MINI CLEAR SIGHT TRIANGLE NOTE

LANDSCAPING AND SIGNAGE 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 (11'X11' PER DPM 7-11(D)).

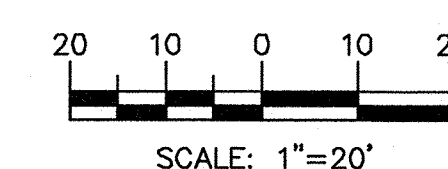
GENERAL NOTES:

1. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER AS REQUIRED PER COA STD DWG 2430 AND 2415A.
2. REFER ATTACHED DETAIL SHEETS FOR STD DWGS REFERENCED THIS PAGE.
3. REFER SITE SPECIFIC GRADING PLAN SHEET FOR ADA RAMP DETAILS AND ELEVATIONS. REFER WORK ORDER CPN772684 FOR ALL PUBLIC CONSTRUCTION DETAILS.
4. ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



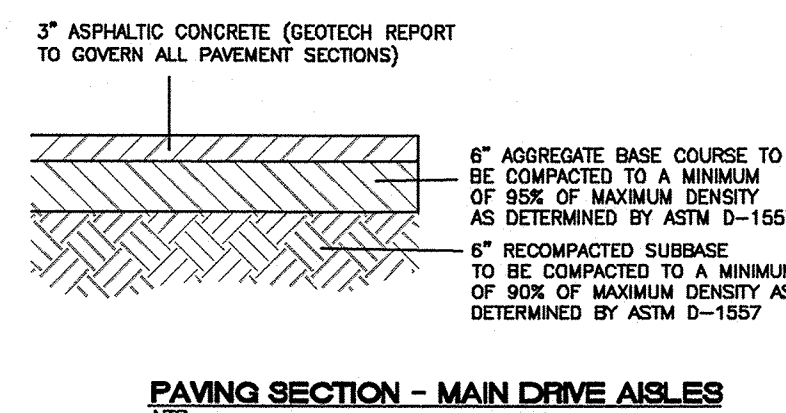
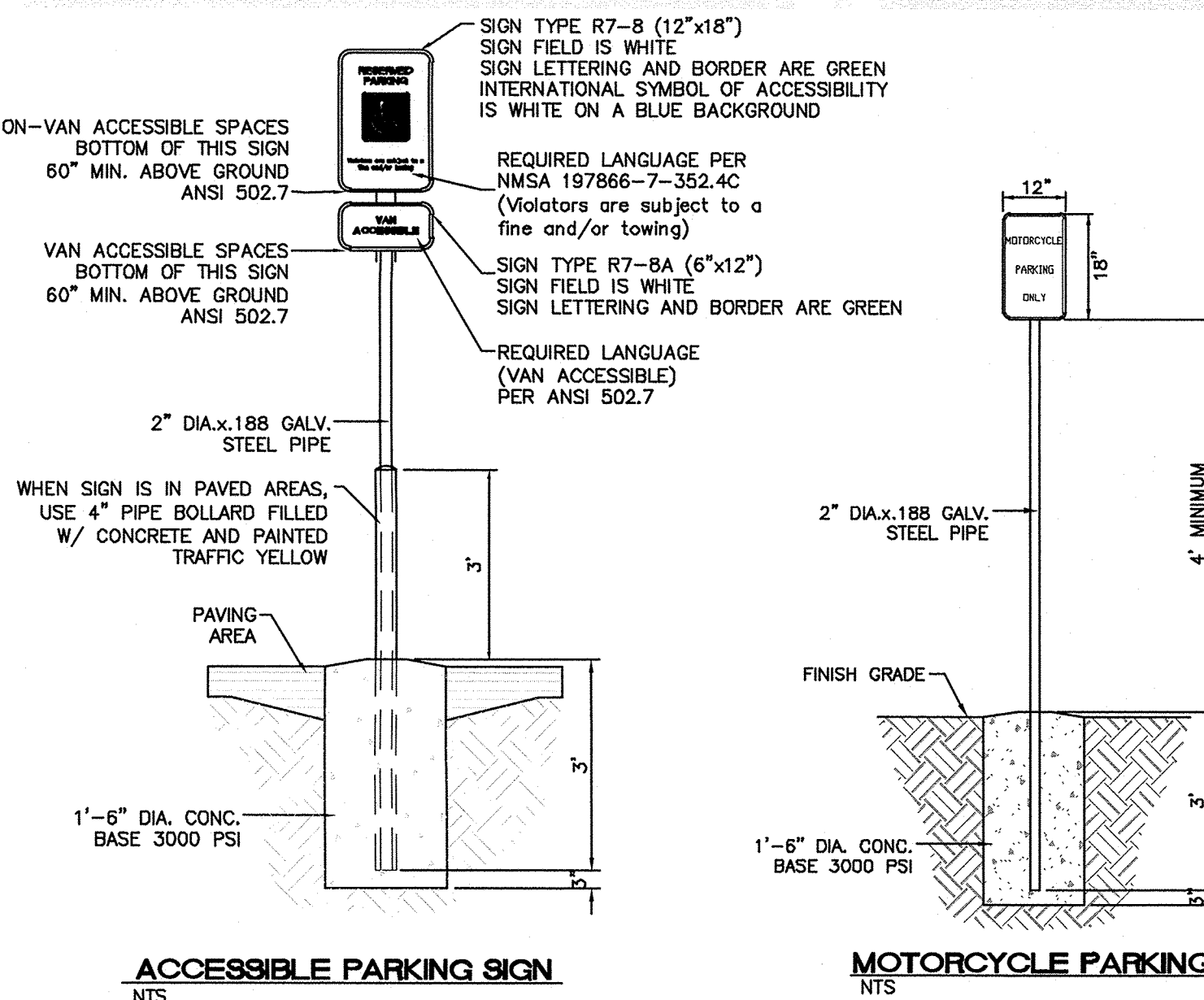
GRAPHIC SCALE

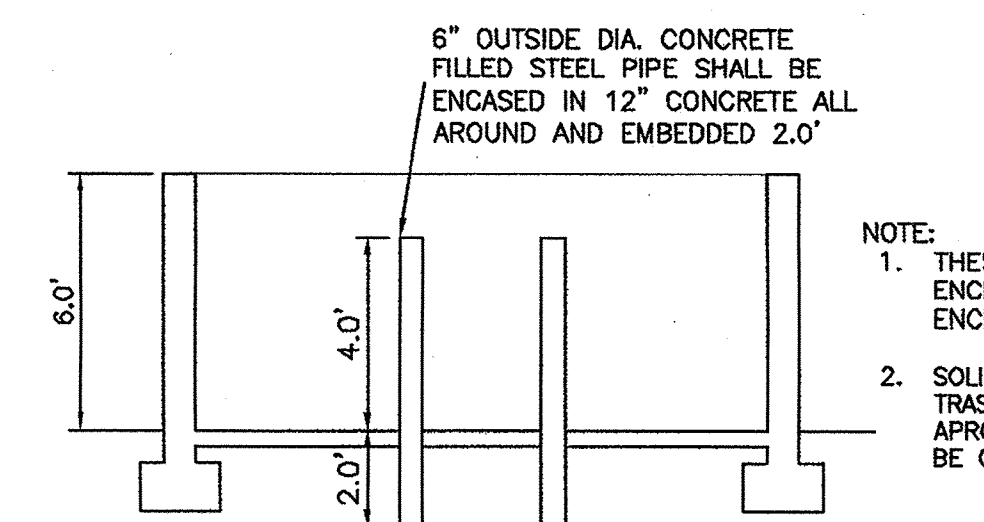
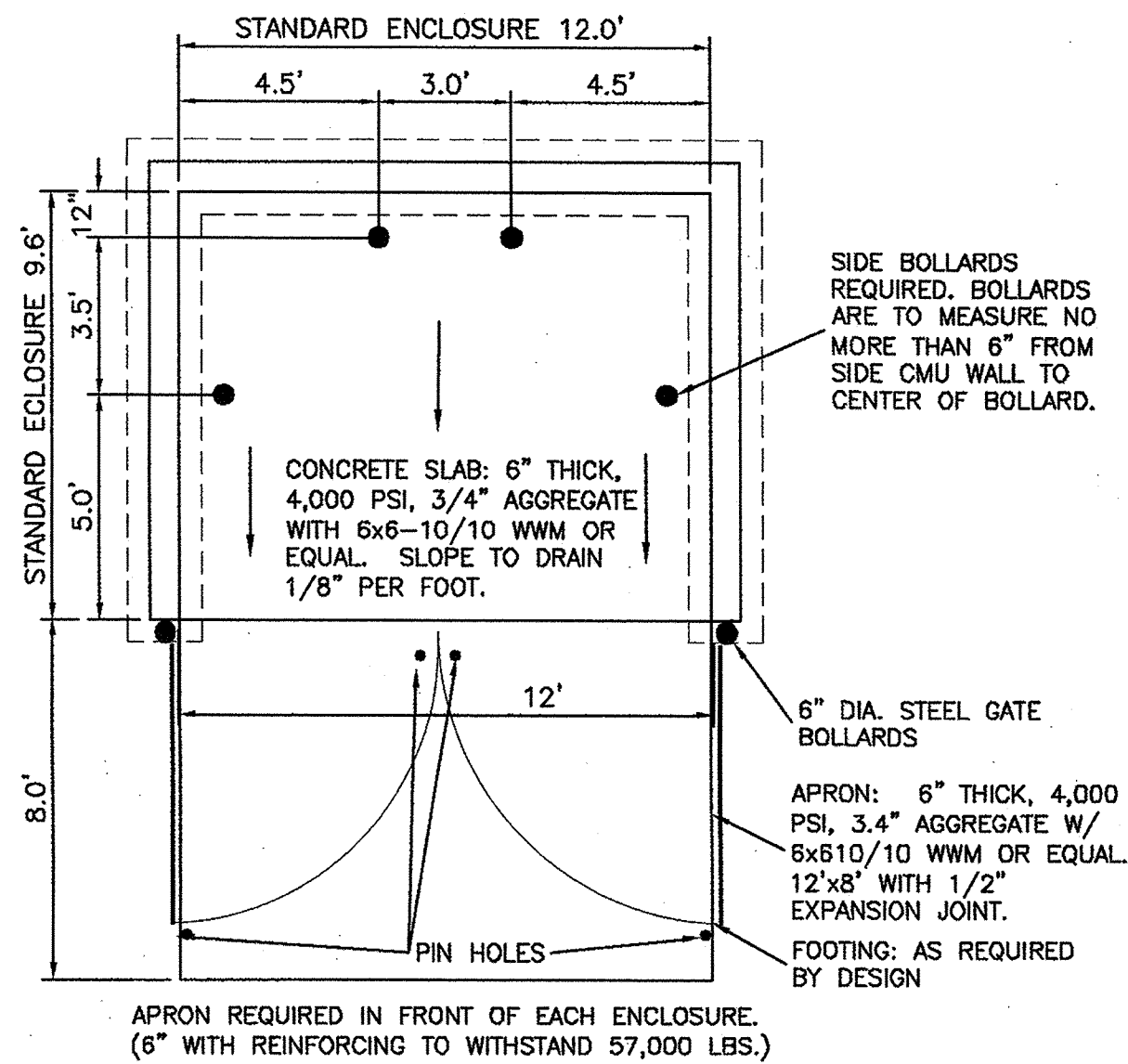


INDEX TO DRAWINGS

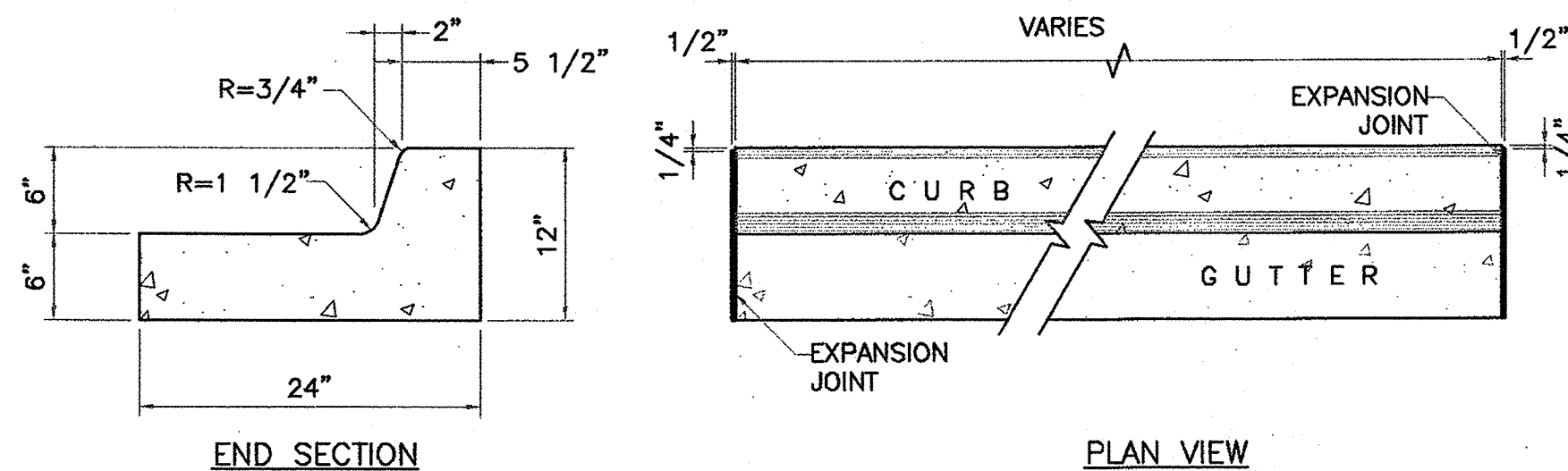
- C1. TCL/SITE PLAN
- C2. GRADING PLAN
- C3. UTILITY PLAN
- C4. CONSTRUCTION DETAILS
- C5. CONSTRUCTION DETAILS
- L1. LANDSCAPING PLAN

	ENGINEER'S SEAL	ENGINEER: JIFFY LUBE	DRAWN BY: BF
		8305 MENAUL BLVD. NE	DATE: 11/6/2019
		TRAFFIC CIRCULATION LAYOUT PLAN	2018016_TLC
		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C1 JOB # 2018016



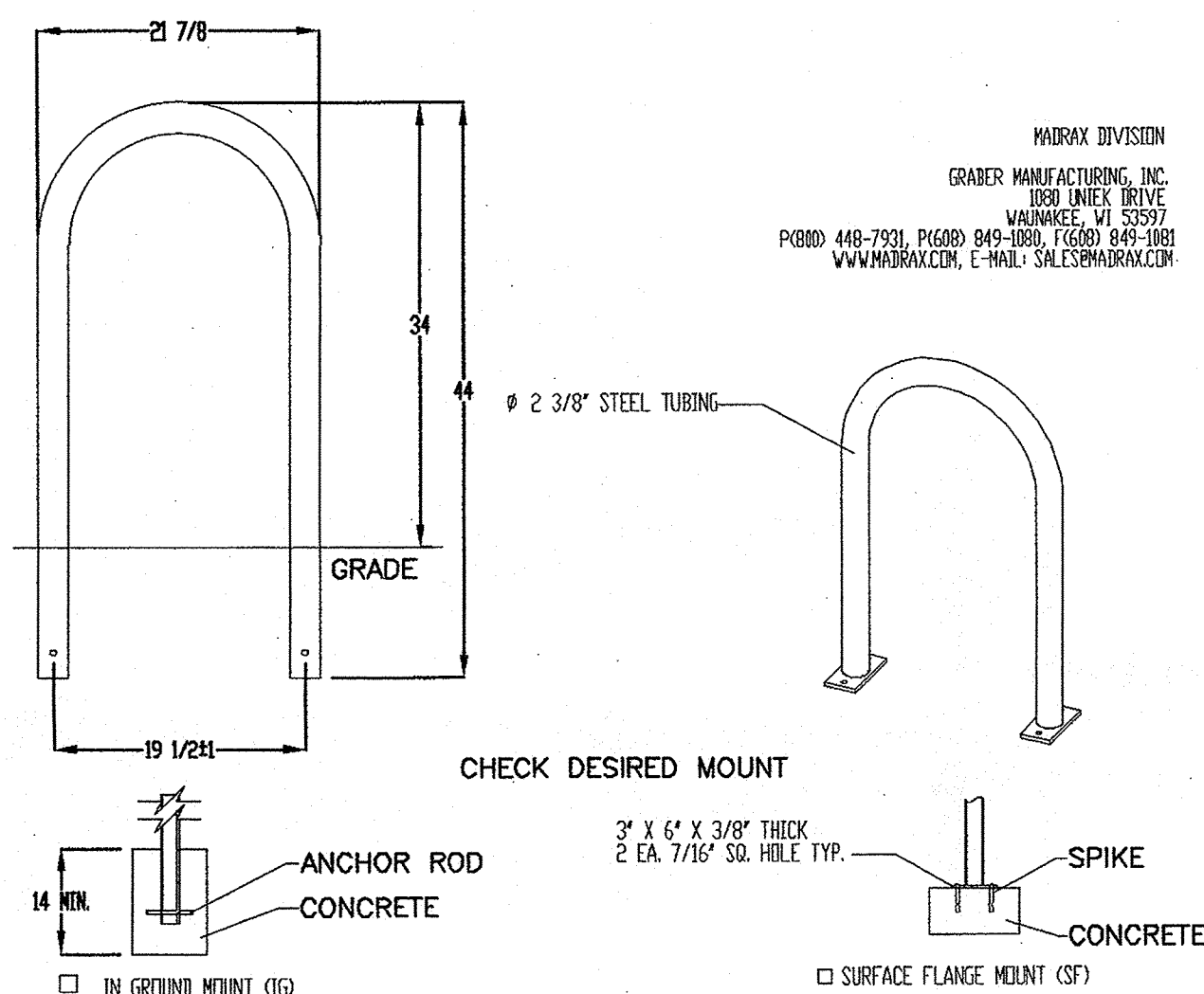


DUMPSTER ENCLOSURE DETAIL
NTS

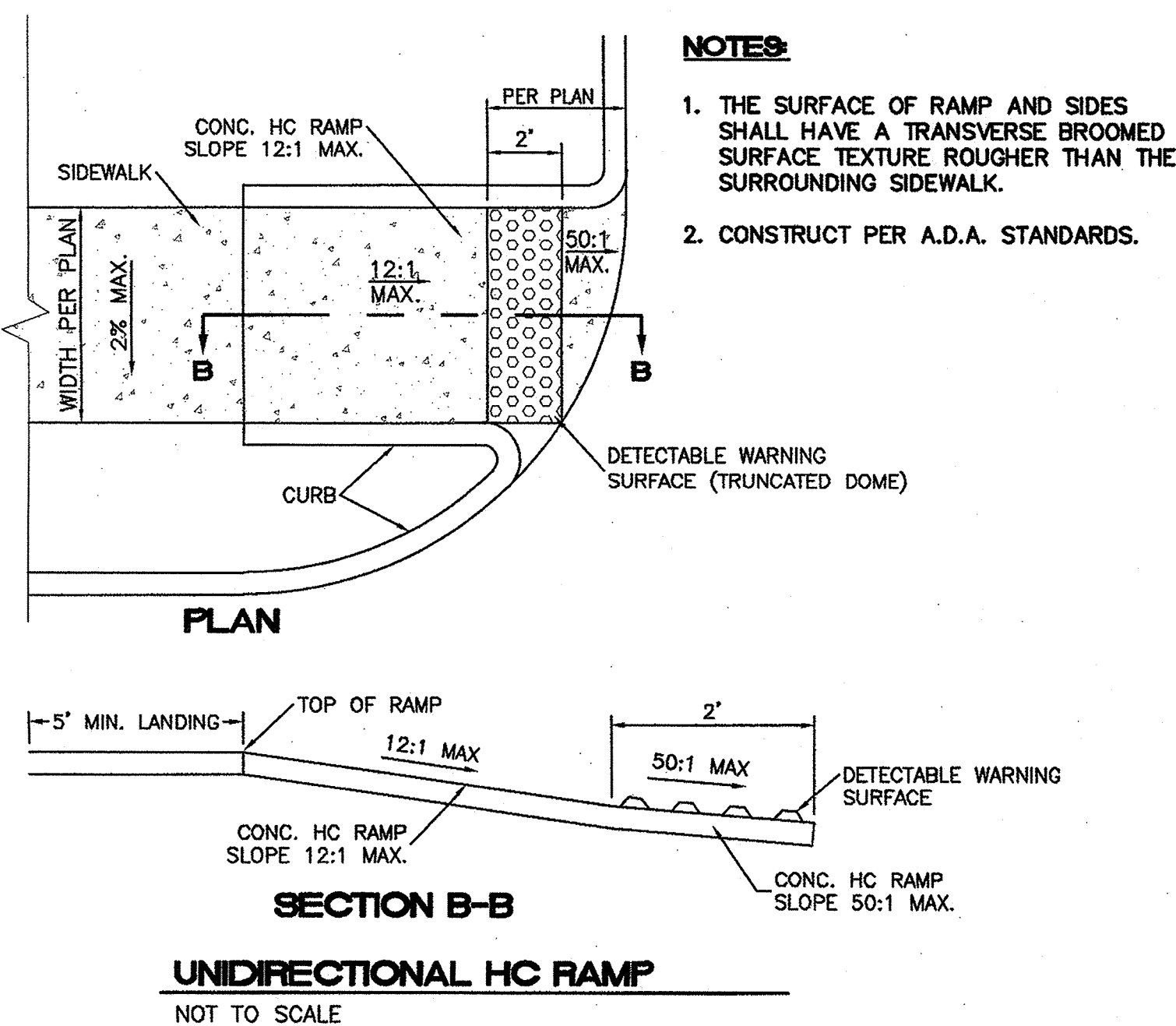


- NOTES:**
1. NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
 2. CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCORED EVERY 10 FEET IN CURB AND GUTTER.
 3. ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
 4. CONCRETE: CLASS "A" 3000 PSI.
 5. EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.
 6. THIS DETAIL APPLIES TO PRIVATE CURB WORK ONLY.

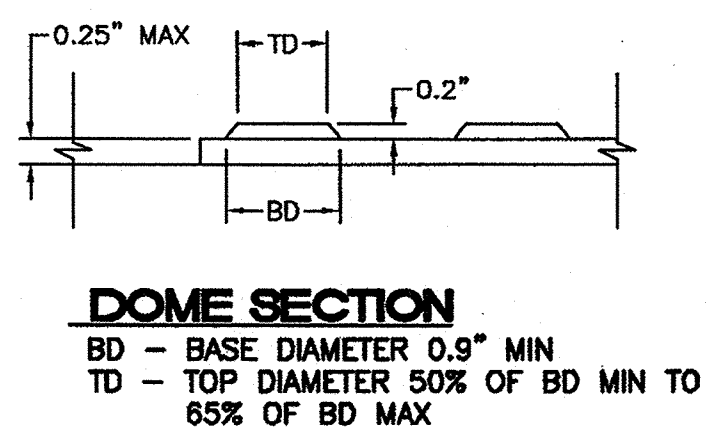
STANDARD 6" CURB & GUTTER DETAIL
SCALE: 1"=1'



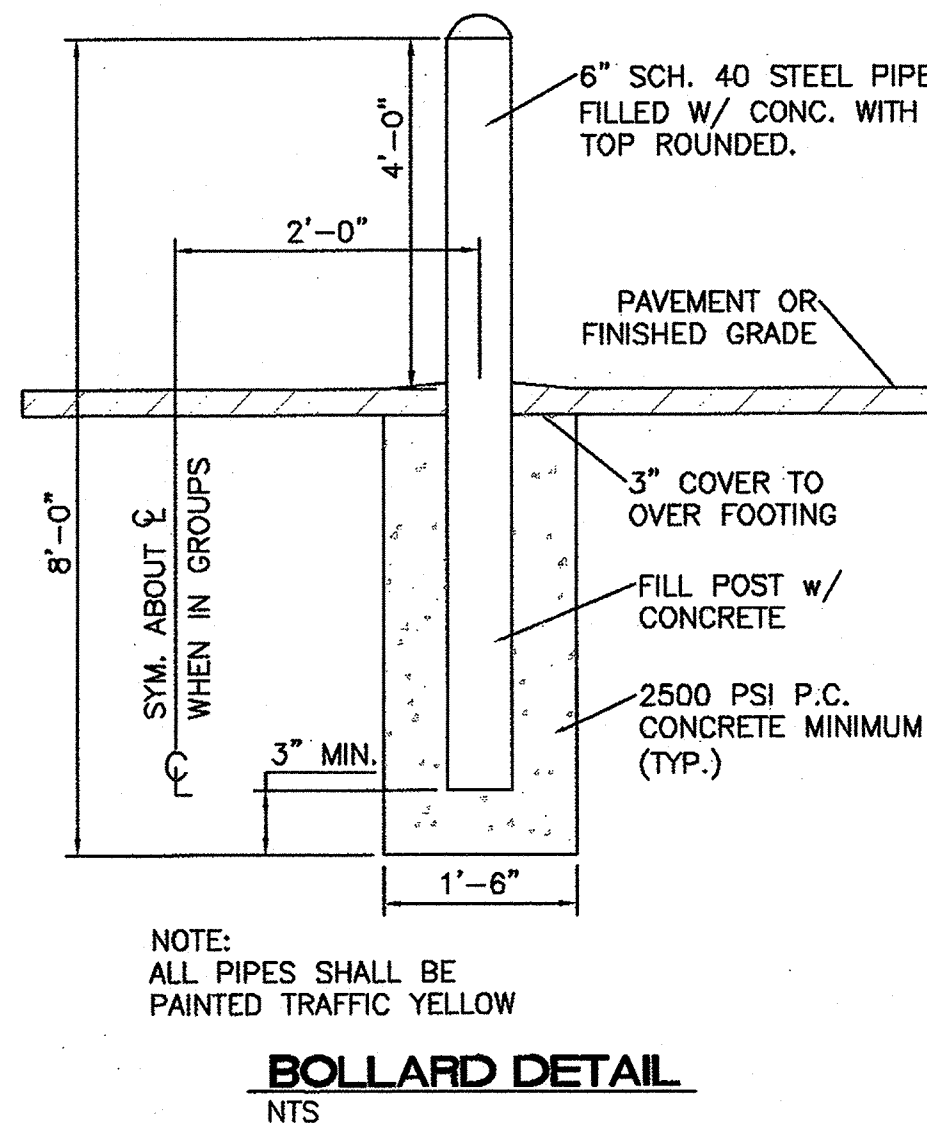
BIKE RACK DETAIL
SCALE: NONE



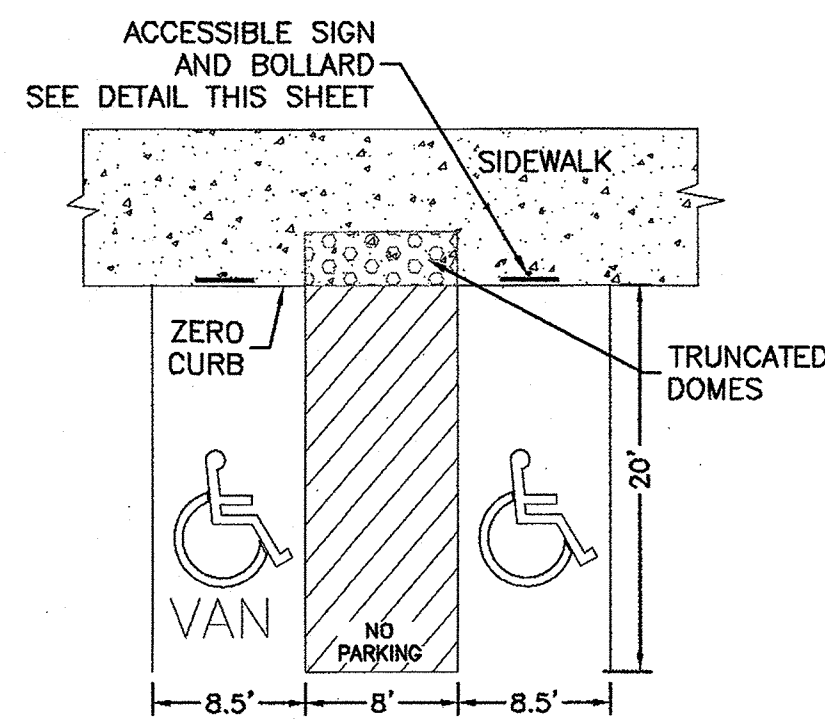
UNIDIRECTIONAL HC RAMP
NOT TO SCALE



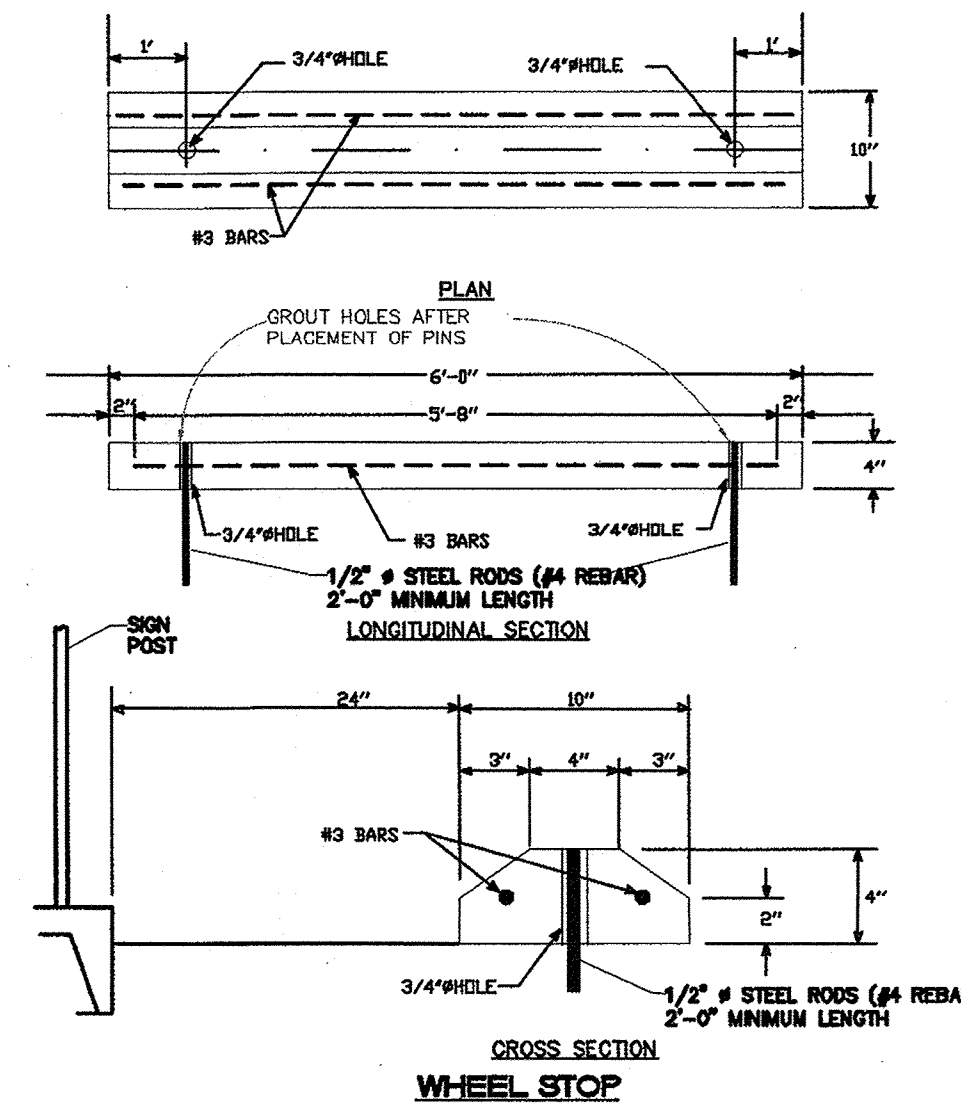
BIKE RACK DETAIL
SCALE: NONE



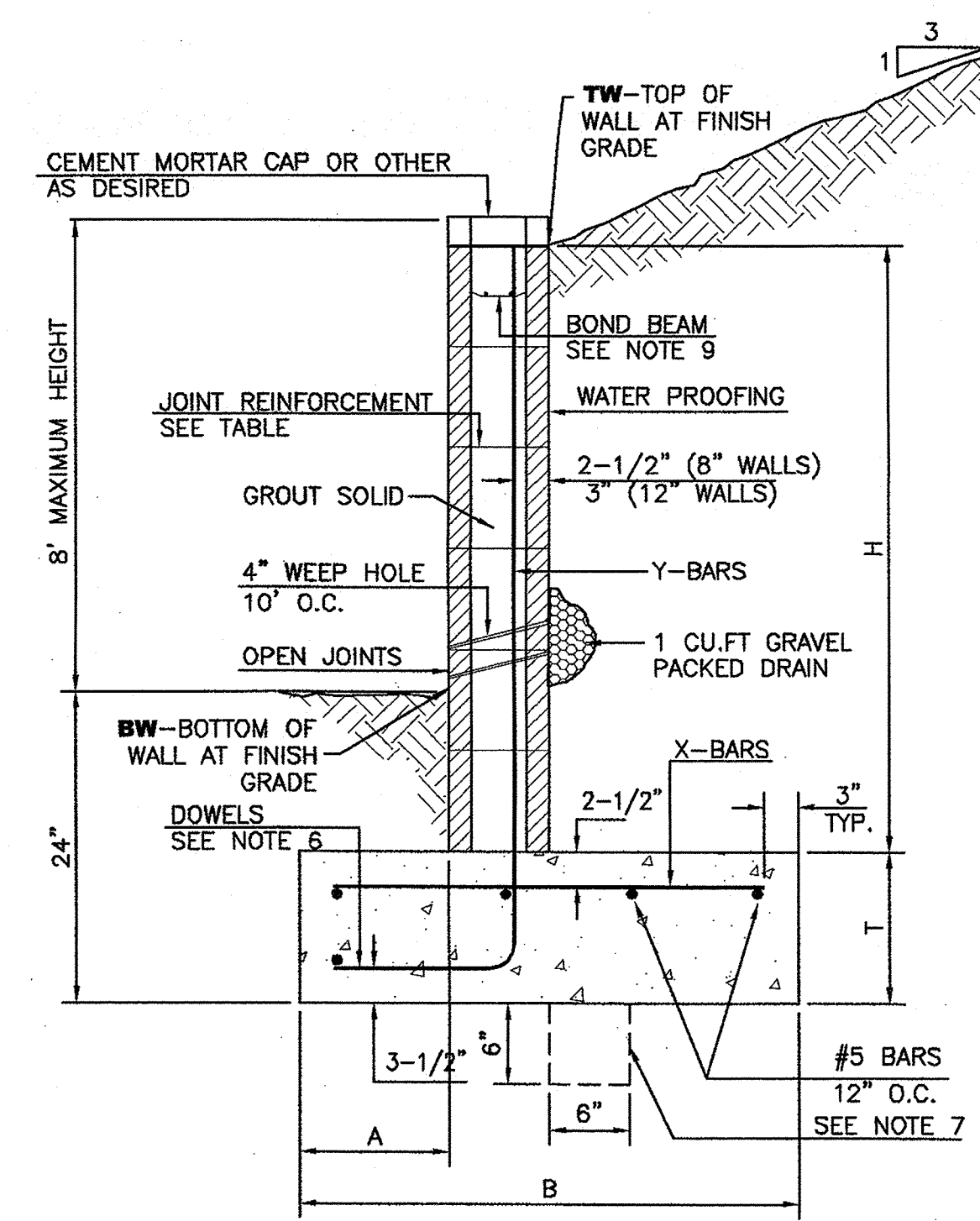
BOLLARD DETAIL
NTS



HC PARKING DETAIL
NTS



WHEEL STOP



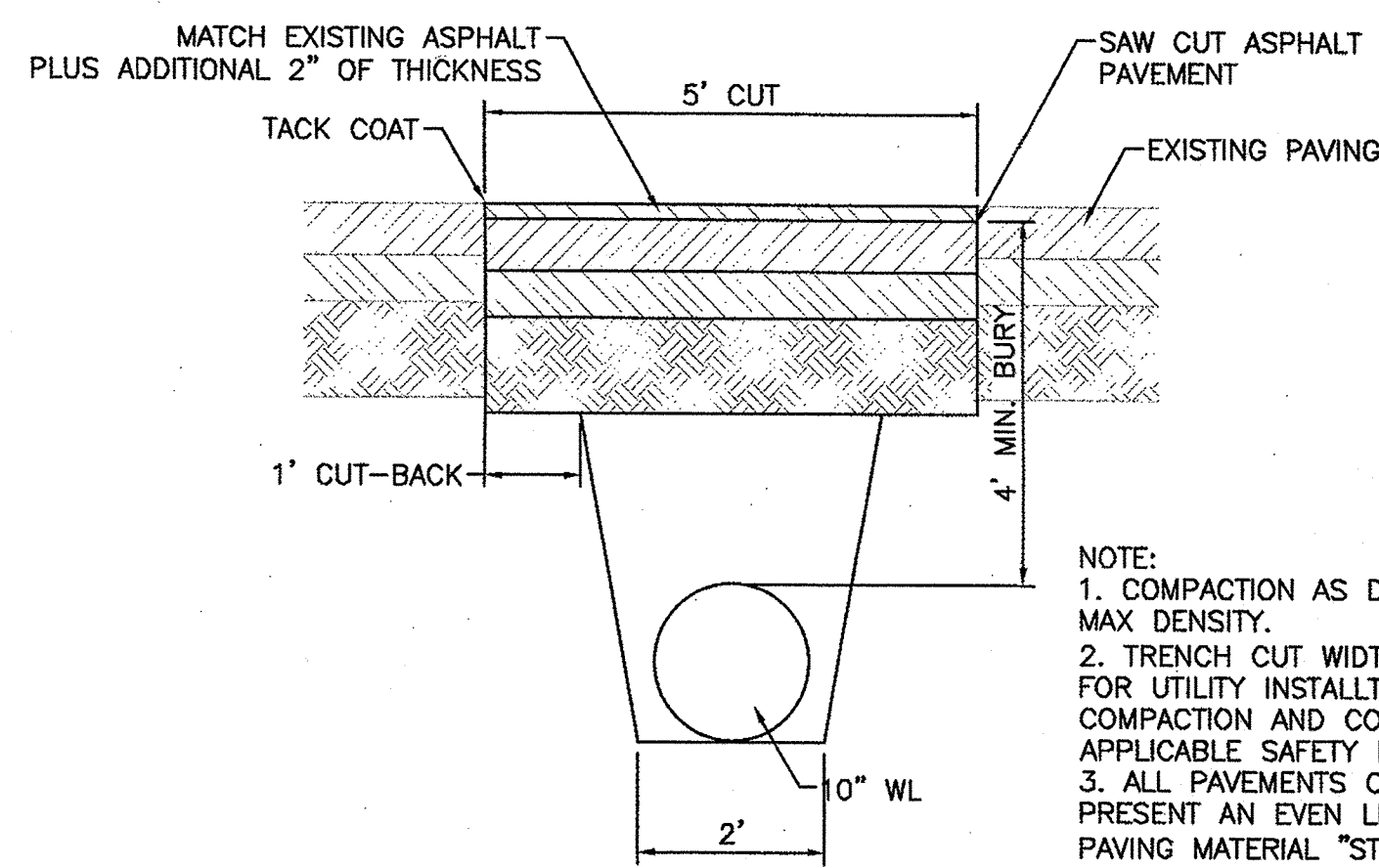
RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL					
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
2'-8"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	10"	2'-8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#6 @18" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @8" O.C.	#4 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL					
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @16" O.C.	#5 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7 @16" O.C.	#6 @12" O.C.

- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
 5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
 8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

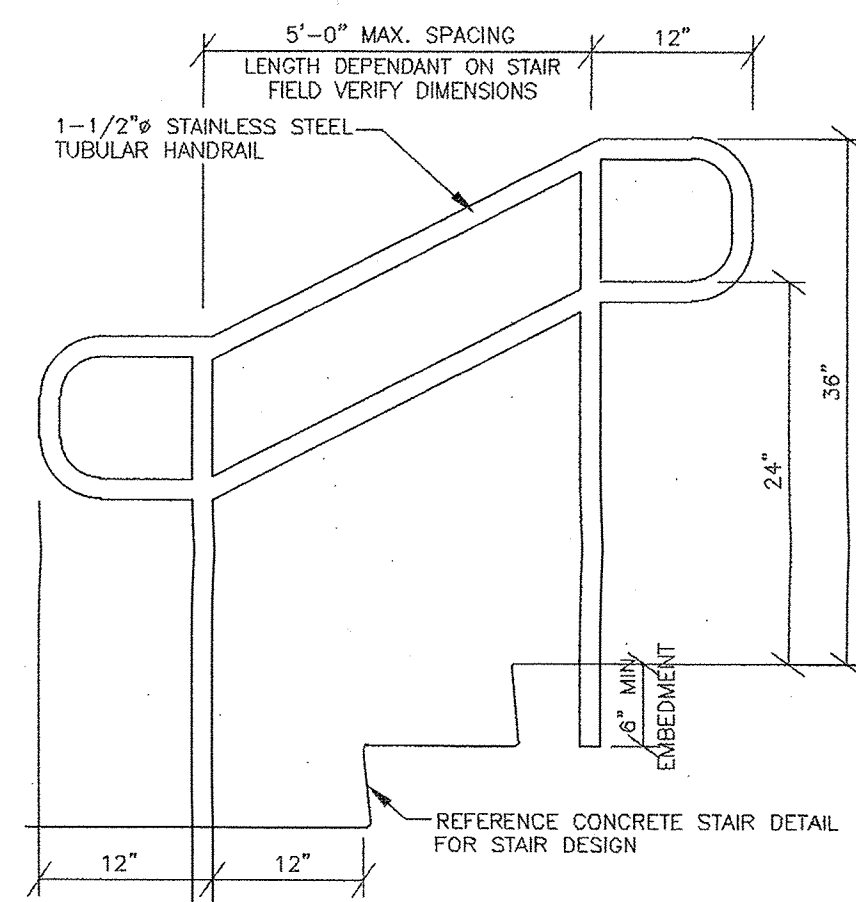
	JIFFY LUBE 8305 MENAUL BLVD. NE CONSTRUCTION DETAILS	DRAWN BY BF DATE 11/6/2019 2019016_DT
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierawestllc.com	SHEET # C4
		JOB # 2018016



NOTE:
1. COMPACTION AS DETERMINED BY ASTM D1557 MAX DENSITY.
2. TRENCH CUT WIDTHS SHALL BE MIN. WITH REQ'D FOR UTILITY INSTALLTION, ECONOMICAL BACKFILL COMPACTION AND COMPLIANCE WITH CURRENT AND APPLICABLE SAFETY REGULATIONS.
3. ALL PAVEMENTS CUT EDGES WILL BE TRIMMED TO PRESENT AN EVEN LINE PRIOR TO REPLACEMENT OF PAVING MATERIAL "STITCH" CUTTING OF PAVEMENT WILL NOT BE PERMITTED.

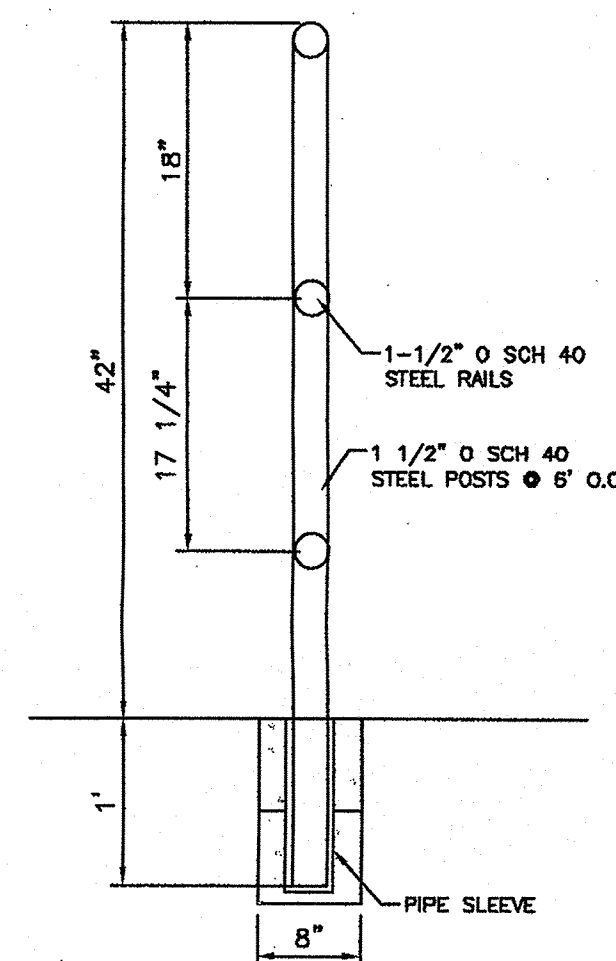
PAVEMENT CUT FOR UTILITIES

NTS



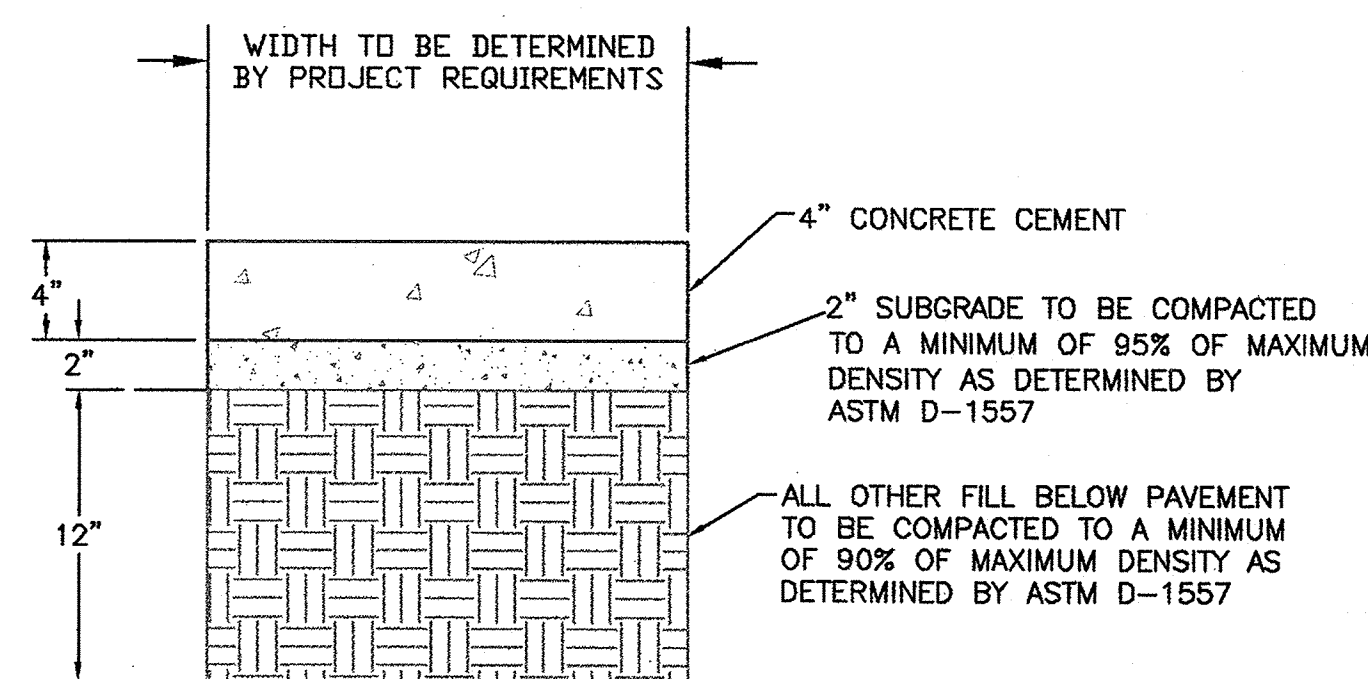
HAND RAIL DETAIL

SCALE: NONE

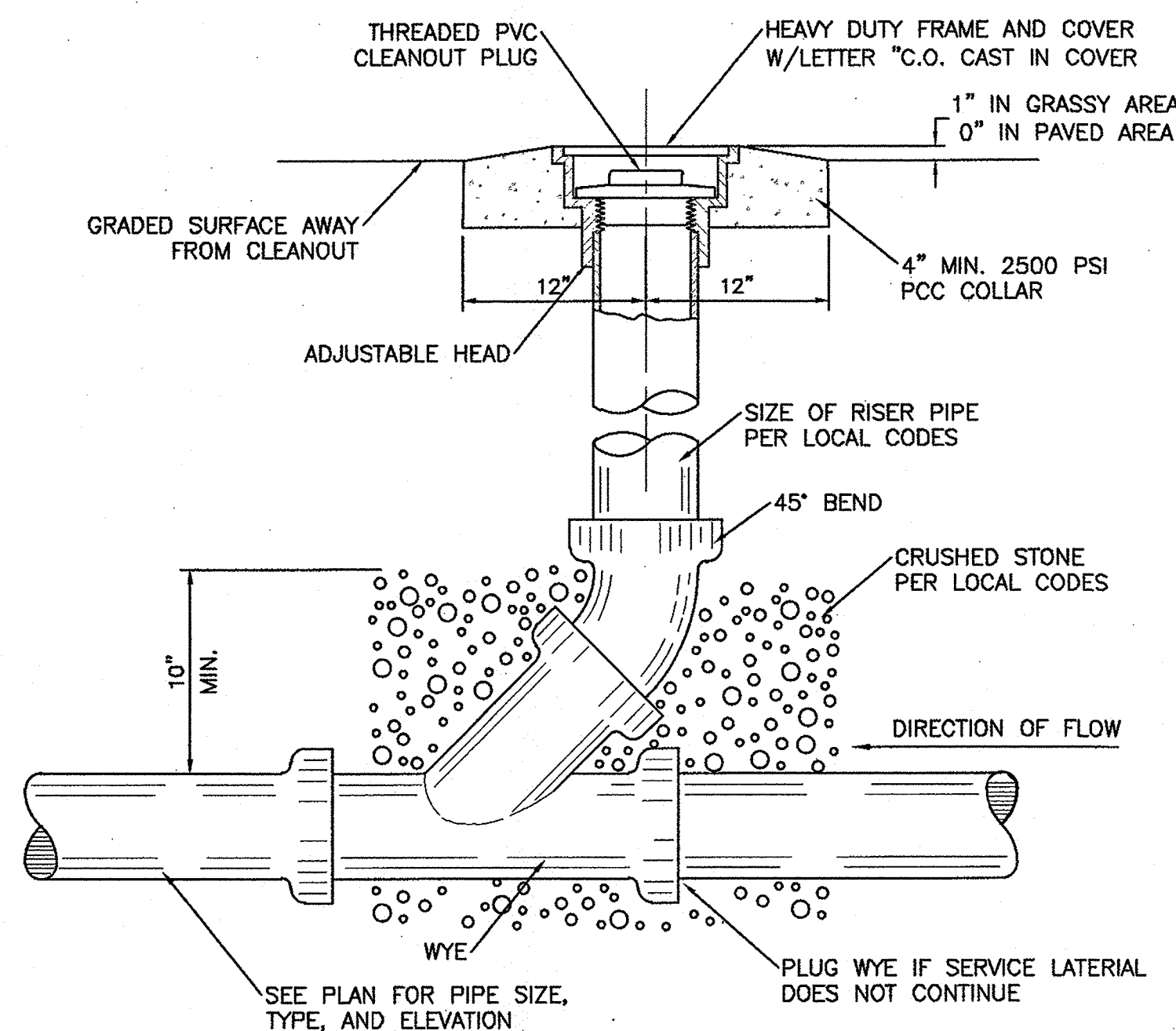


GUARD RAIL DETAIL

NTS

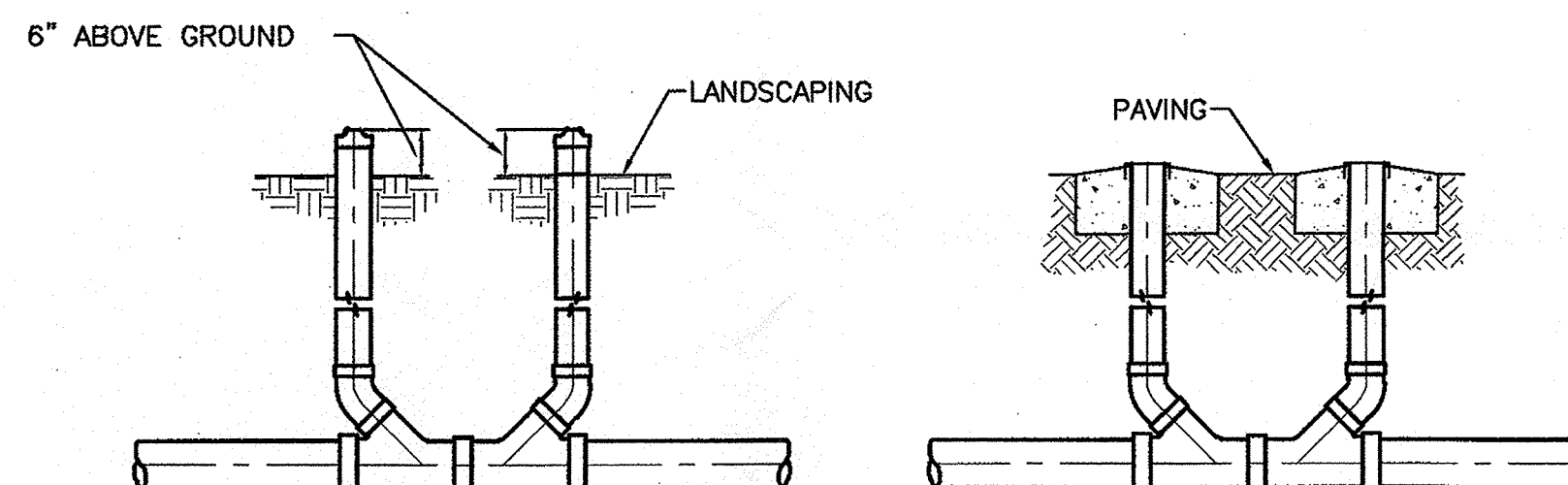


CONCRETE SIDEWALK SECTION



SANITARY SEWER CLEAN-OUT

NTS



SANITARY SEWER DOUBLE CLEAN-OUTS

NTS

SPECSHEET

SlowStop® Rebounding Bollard – 6" (SS6Y-42)

Color: RAL 1023 Safety Yellow Bollard
RAL 9005 Black Base

Diameter: 6.63" (6" ANSI Schedule 40)
Height: 42"

Set Screws: 8 M16 x 2.00
8mm Hex

Cap: Black Plastic

Installs with eight (8) 5/8" x 5-1/2" Concrete Screw Anchors

MASS (LBS)	2500	5000	7500	10000	15000	20000	40000	80000
SPEED (MPH)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
3.0								
3.5								
4.0								
4.5								
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11.0								
11.5								
12.0								

SPECIFICATIONS

- Energy Absorption: 12,934 Joules / 9,536 ft-lb
- Impact Force: 17,387 pounds @ 36" height
- Temperature Rating: -40°
- Pipe Coating: 60µm Hot Dipped Galvanized + 60µm Polyester Outdoor Powder Coat
- Cast Iron Coating: Environmentally Friendly Water-Based KTL Coating + Powder Coat CSI Rated

RECOMMENDED USES

- Heavy Duty
- Loading Docks and Warehouse Entrance Ramps
- Equipment and Storage Rack Guarding
- Utility Protection
- Pedestrian Safety
- Access Denial
- Post-tensioned Concrete
- Not for K-Rated Security Use

SlowStop GUARDING

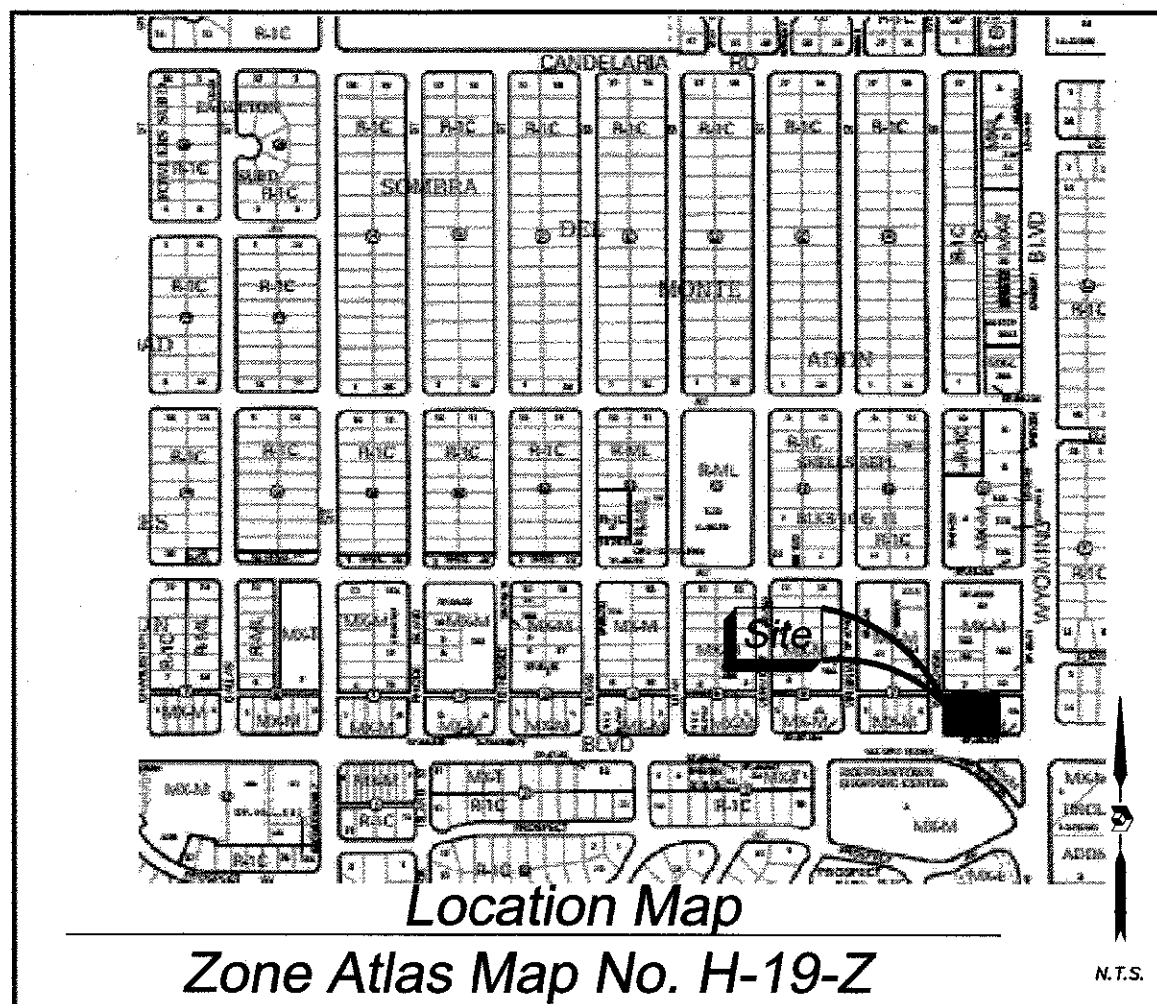
4955 Stout Dr. • San Antonio, TX 78219
210-736-4477 • 800-736-5256 • Fax 210-734-6448
Email: info@slowstop.com
www.slowstop.com

4955 Stout Dr. • San Antonio, TX 78219
210-736-4477 • 800-736-5256 • Fax 210-734-6448
Email: info@slowstop.com
www.slowstop.com

PIPE BOLLARD DETAIL

SCALE: NONE

ENGINEER'S SEAL	JEFFY LUBE 8305 MENAUL BLVD. NE	DRAWN BY BF
RONALD R. BOHANNAN P.E. #7868	CONSTRUCTION DETAILS	DATE 11/6/2019
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2019016_DT
		SHEET # 5
		JOB # 2018016



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.6800 ACRES ±
ZONE ATLAS INDEX NO: H-19-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 1
MILES OF FULL-WIDTH STREETS CREATED: 0

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING 4 LOTS INTO ONE NEW LOT, TO GRANT AN EASEMENT AND TO CONVEY AN AREA TO THE CITY OF ALBUQUERQUE FOR PUBLIC SIDEWALK PURPOSES

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.

2. 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.

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 7, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOTS ONE, TWO, THREE AND THE REMAINING WESTERLY 38 FEET OF LOT 4 BLOCK 8, SOMBRA DEL MONTE, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 28, 1948, IN MAP BOOK C, PAGE 105, LESS THAN AND EXCEPTING THE AREA CONVEYED TO THE CITY OF ALBUQUERQUE FOR ADDITIONAL STREET RIGHT OF WAY BY SPECIAL WARRANTY DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 31, 1984, IN DEED BOOK D218A, PAGE 16, AS DOCUMENT NO. 8457625, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE NORTH RIGHT OF WAY LINE OF MENAUL BOULEVARD, N.E., FROM WHENCE A TIE TO FOUND A.G.R.S. "14_H20" BEARS S 86°49'40" E, A DISTANCE OF 1481.59 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE, S 89°53'51" W, A DISTANCE OF 183.02 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°10'07" W, A DISTANCE OF 2.00 FEET TO A POINT OF NON-TANGENT CURVATURE, MARKED BY A ST NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 23.53 FEET, A RADIUS OF 14.97 FEET, A DELTA ANGLE OF 90°05'28", A CHORD BEARING OF N 45°10'23" W, AND A CHORD LENGTH OF 21.18 FEET, TO AN ANGLE POINT, LYING ON THE EAST RIGHT OF WAY LINE OF WISONSIN STREET, N.E., MARKED BY A ST NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 00°10'09" W, A DISTANCE OF 133.04 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND A 16' ALLEY, MARKED BY A NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, ALONG THE SOUTH LINE OF SAID ALLEY N 89°53'51" E, A DISTANCE OF 198.00 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°10'09" E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.6800 ACRES (29,622 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF LOT 4-A, SOMBRA DEL MONTE

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 REPLAT 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT 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.

Keith R. Mortensen 8/14/19
DATE

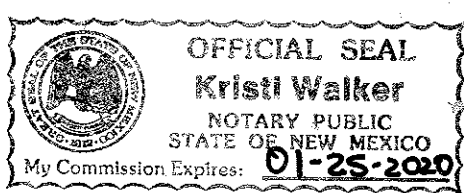
KEITH R. MORTENSEN
PRESIDENT
LUBRICAR PROPERTIES II, LLC

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF August, 2019 BY KEITH R. MORTENSEN, PRESIDENT, LUBRICAR PROPERTIES II, LLC

BY *Kristi Walker* MY COMMISSION EXPIRES: 01/25/2020
NOTARY PUBLIC



Plat of
Lot 4-A, Block 8
Sombra Del Monte
Section 7, Township 10 North, Range 4 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
August 2019

Project No. PR-2019-002686
Application No. SD-2019-00144

Utility Approvals

PNM *[Signature]* 10/4/19
DATE
NEW MEXICO GAS COMPANY *[Signature]* 9/27/19
DATE
QWEST CORPORATION D/B/A CENTURYLINK QC *[Signature]* 9/26/19
DATE
COMCAST *[Signature]* 9/28/19
DATE

City Approvals

[Signature] 8/14/19
CITY SURVEYOR
DATE
[Signature] 9-18-19
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT
DATE
[Signature] 9-18-19
A.B.C.W.U.A.
DATE
[Signature] 10-22-19
PARKS AND RECREATION DEPARTMENT
DATE
[Signature] 9/18/19
CITY ENGINEER
DATE
[Signature] 10-22-19
DRB CHAIRPERSON, PLANNING DEPARTMENT
DATE
[Signature] 9/18/19
CODE ENFORCEMENT
DATE

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.

[Signature] 8/14/19
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE



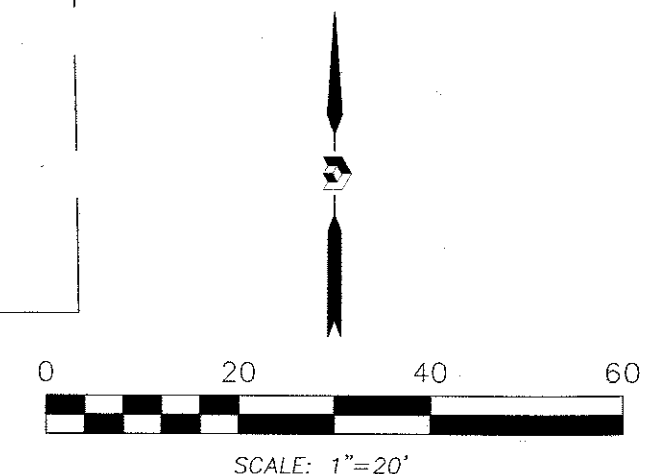
COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID	TYPE: STANDARD		LAND GRANT	N/A			PROPERTY OWNER	LUBRICAR PROPERTIES II, LLC			CREW/TECH: MT/MC	DATE OF SURVEY: 04/29/2019
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION	TOWNSHIP	RANGE	MERIDIAN	SUBDIVISION NAME	SOMBRA DEL MONTE			DRAWN BY: JK/MP	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				7	10 NORTH	4 EAST	NMPM	UPC	101905950527910801	101905951527810803L1		PSI JOB NO. 19-2054P	SHEET NUMBER 1 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000347893				CITY	COUNTY	STATE			101905951027910802	101905951927810804L1			
GROUND TO GRID: 0.999652228				ALBUQUERQUE	BERNALILLO	NM							



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

RECORDING STAMP

Plat of
Lot 4-A, Block 8
Sombra Del Monte
Section 7, Township 10 North, Range 4 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
August 2019



LOT 7, BLOCK 8
SOMBRA DEL MONTE
(07/28/1948, C-105)

LOT 20, BLOCK 8
SOMBRA DEL MONTE
(07/28/1948, C-105)

FOUND NO. 5 REBAR

FOUND CHISELED "X"

16' Alley

N 89°53'51" E

198.00'

S 00°10'09" E

EXISTING 5' PUBLIC
UTILITY EASEMENT
(07/28/1948, C-105)

FOUND CHISELED "X"

FORMER
LOTS 1 & 2, BLOCK 8
SOMBRA DEL MONTE
WARRANTY DEED
(04/25/2003, A54-8114)

Lot 4-A

GROSS AREA=0.6800 ACRES.±
29,622 SQ. FT.±
NET AREA=0.6692 ACRES.±
29,153 SQ. FT.±

A CROSS LOT DRAINAGE
EASEMENT FOR THE
BENEFIT OF LOT 4-A TO
BE MAINTAINED BY THE
OWNERS OF LOT 4-A
GRANTED BY THIS PLAT

FORMER
LOT 3 &
THE WEST 38' OF LOT 4 SOMBRA
DEL MONTE
WARRANTY DEED DOC. NO.
2014085131 110106

LOT 5-A, BLOCK 8
SOMBRA DEL MONTE
(11/29/1988, C38-4)

A CROSS LOT ACCESS
EASEMENT FOR THE
BENEFIT OF LOT 4-A
AND 5-A TO BE
MAINTAINED BY THE
OWNERS OF EACH LOT
GRANTED BY THIS PLAT

Wisconsin Street, N.E.
(60' PUBLIC ROW)

Wyoming Boulevard, N.E.
(100' PUBLIC ROW)

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	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

R=14.97'
L=23.53'
Δ=90°05'28"
CH=N 45°10'23" W
21.18'

0.50'
2.00'
N 00°10'07" W
2.50'

0.50'
2.00'
N 00°10'07" W
2.50'

AREA CONVEYED TO THE
CITY OF ALBUQUERQUE
FOR 6' PUBLIC SIDEWALK
BY THIS PLAT
AREA=469 SQ. FT.±

AREA CONVEYED TO THE
CITY OF ALBUQUERQUE
SPECIAL WARRANTY DEED
(07/31/1984, D2184-A6,
DOC. NO. 8457625)

Menaul Boulevard, N.E.
(102' PUBLIC ROW)

Point of Beginning

FOUND NO. 5 REBAR
WITH YELLOW PLASTIC
CAP (BROKEN)

N/F CITY OF
ALBUQUERQUE
SPECIAL WARRANTY DEED
(09/22/1983,
D194A-774)

A.G.R.S. MONUMENT "11_H19"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,495,164.914 US SURVEY FEET
E=1,548,977.78 US SURVEY FEET
PUBLISHED EL=5364.257 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999656857
DELTA ALPHA ANGLE=-0°10'33.04"

A.G.R.S. MONUMENT "14_H20"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,495,141.626 US SURVEY FEET
E=1,551,771.675 US SURVEY FEET
PUBLISHED EL=5415.798 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999653381
DELTA ALPHA ANGLE=-0°10'13.69"

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	TYPE: STANDARD		LAND GRANT N/A				PROPERTY OWNER LUBRICAR PROPERTIES II, LLC				CREW/TECH: MT/MC	DATE OF SURVEY 04/29/2019
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00" YES	MATCHES DRAWING UNITS	SECTION 7	TOWNSHIP 10 NORTH	RANGE 4 EAST	MERIDIAN NMPM	SUBDIVISION NAME SOMBRA DEL MONTE				DRAWN BY: JK/MP	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				CITY ALBUQUERQUE				UPC	101905950527910801	101905951527810803L1		PSI JOB NO. 19-2054P	SHEET NUMBER 2 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000347893 GROUND TO GRID: 0.999652228				COUNTY BERNALILLO					101905951027910802	101905951927810804L1			
DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID				STATE NM				PRECISION SURVEYS, INC.				OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX	