

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 15, 2022

Mike Salvador
Buffalo Design Architects
10899 Montgomery Blvd. NE, Suite A
Albuquerque, NM 87111

Re: Starbucks
Coors Blvd. and Brayton Rd. NW
Traffic Circulation Layout
Architect's Stamp 9-15-2022 (J11D017)

Dear Mr. Salvador,

The revised TCL submittal received 9-15-2022 is approved for Building Permit by Transportation. 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 plndrs@cabq.gov 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,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Starbucks Development **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: N/A **EPC#:** N/A **Work Order#:** _____
Legal Description: Plat of Lot A-3-A, Block D, Glenrio Heights
City Address: TBD

Applicant: Buffalo Design Architects **Contact:** Mike Salvador
Address: 10899 Montgomery Blvd. NE, Suite A, Albuquerque, NM 87111
Phone#: 505-720-1920 | 505-492-0405 **Fax#:** N/A **E-mail:** msalvador@bd-llc.com

Other Contact: N/A **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: 1 PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE _____

IS THIS A RESUBMITTAL? X Yes _____ No _____

DEPARTMENT X 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
- X TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- X 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: August 04, 2022 **By:** Mike Salvador (Buffalo Design Architects)

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



KEYED NOTES

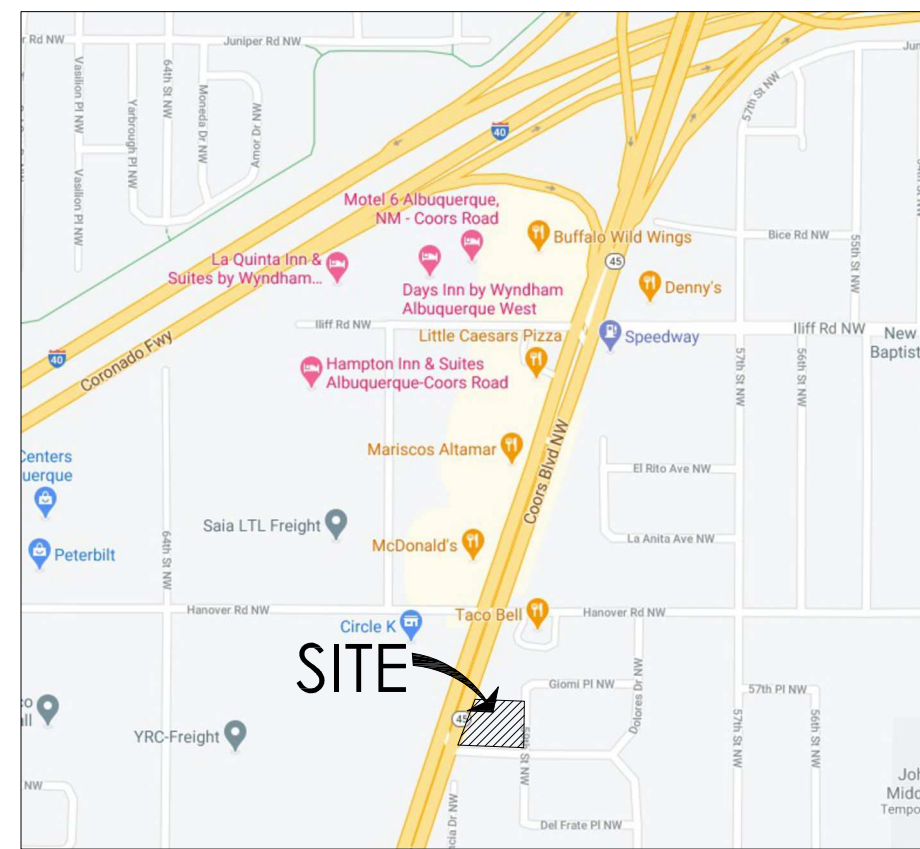
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING CONCRETE DRIVEWAY TO REMAIN.
- EXISTING CONCRETE CURB TO REMAIN.
- REMOVE EXISTING 3'-6" WIDE PUBLIC SIDEWALK ALONG BRAYTON ROAD AND 59TH STREET AS SHOWN ON SITE PLAN AND WITH PHASE I LINE.
- EXISTING 6' WIDE PUBLIC SIDEWALK TO REMAIN.
- EXISTING PUE TO REMAIN.
- REMOVE EXISTING CURB AND SIDEWALK AS REQUIRED FOR NEW DRIVEWAY.
- PROPOSED INFRASTRUCTURE: NEW CONCRETE DRIVEWAY WITH ADA (2% MAX SLOPE IN ANY DIRECTION) PATHWAY ACROSS DRIVEWAY. DRIVEWAY TO BE CONSTRUCTED TO COA STANDARDS (STD. DWG. 2420) PROVIDE TRUNCATED DOMES AT ALL RAMP LOCATIONS. RAMP TO BE CONSTRUCTED TO COA STANDARDS (STD. DWG. 2418, 2440, 2041).
- NEW PAINTED HANDICAP ACCESS AISLE STRIPING WITH 12" HIGH x 2" WIDE PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978.
- NEW HANDICAP PAVEMENT SYMBOL TO BE PAINTED BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PER 66-1-4.1.E NMSA 1978.
- NEW CONCRETE HC RAMP WITH YELLOW TRUNCATED DOMES. SLOPE 1:12 MAX. SEE DETAIL.
- NEW PAINTED PARKING SPACE STRIPING.
- NEW 6' WIDE CONCRETE SIDEWALK.
- NEW POLE MOUNTED ACCESSIBLE PARKING SIGNAGE. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING". SEE DETAIL A1.
- CLEAR SITE TRIANGLE. SEE GENERAL NOTE "C" FOR INFORMATION.
- NEW TRASH ENCLOSURE PER COA SOLID WASTE STANDARDS.
- NEW POLE MOUNTED MOTORCYCLE PARKING SIGNAGE. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
- NEW BIKE RACK. PER COA DETAIL.
- NEW ASPHALT PAVING, 2.5" ASPHALT/5.0" BASE COURSE PER RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION DATED: FEBRUARY 2, 2022.
- FUTURE PHASE II DEVELOPMENT UNDER SEPARATE PERMIT.
- DASHED LINE INDICATES PHASE, CONSTRUCTION LIMITS AND EDGE OF PAVEMENT/LANDSCAPING FOR THIS DEVELOPMENT.
- DRIVE-THRU ELECTRIC MENU BOARD LOCATION.
- NEW 6' WIDE CONCRETE PEDESTRIAN ACCESS SIDEWALK.
- DRIVE-THRU WINDOW LOCATION WITH 12 VEHICLE QUEUING PER COA.
- NEW PAINTED PEDESTRIAN CROSSWALK.
- NEW WALK-UP WINDOW LOCATION.
- FUTURE AREA FOR COOLER LOCATION.
- NEW LANDSCAPING AREA, TYPICAL.
- EXISTING PAVING TO REMAIN.
- 4' HIGH STUCCO & STONE SCREEN WALL.
- LIGHT POLE ON CONCRETE BASE, TYPICAL.
- NEW RECYCLE ENCLOSURE PER COA SOLID WASTE STANDARDS.
- DIRECTIONAL EXIT ONLY AND THANK YOU SIGN, SEE DETAIL C4/AS-TCL, SHEET 2 OF 2.
- NEW STREET TREES, PER COA-IDO STANDARDS.
- NEW 6'-0" WIDE CONCRETE SIDEWALK (SHOWN SHADED) CONSTRUCTED TO COA STANDARDS (STD. DWG. 2430, 24431, 2032).
- PROPOSED INFRASTRUCTURE: NEW CONCRETE ADA COMPLIANT RAMP (2% MAX SLOPE IN ANY DIRECTION) WITH TRUNCATED DOMES. RAMP TO BE CONSTRUCTED TO COA STANDARDS (STD. DWG. 2418, 2440, 2041).
- EXISTING ADA RAMP IS COMPLIANT AND TO REMAIN.
- DIRECTIONAL SIGN, SEE DETAIL A4/AS-TCL, SHEET 2 OF 2.
- CROSSHATCHED AREA INDICATED 4.5" CONCRETE PAVING, 12'-0" IN FRONT OF ORDER POINT TO 12'-0" AFTER DT WINDOW. PER RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION DATED: FEBRUARY 2, 2022.
- PAVEMENT SIGN, SEE DETAIL D4/AS-TCL, SHEET 2 OF 2.

GENERAL NOTES

- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SLOPES: (1.) PARKING LOTS SLOPES SHALL BE BETWEEN 1% MIN. AND 8% MAX. (2.) PARKING AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR ADJACENT TO MAJOR ENTRANCES 1% MIN. TO 6% MAX. (3.) HANDICAP PARKING SLOPES SHALL BE BETWEEN 1% MIN TO 2% MAX.
- 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. SEE PLAN FOR LOCATION.
- ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- SIGNAGE AND FENCE CONSTRUCTION ARE UNDER SEPARATE PERMIT.
- ALL EXISTING BROKEN OR CRACKED SIDEWALK ALONG STREETS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. ALL WORK TO BE CONSTRUCTED TO COA STANDARDS (STD. DWG. 2430 & 2418).
- ALL IMPROVEMENTS LOCATED WITHIN THE RIGHT-OF-WAY REQUIRES A WORK ORDER.

SITE LIGHTING GENERAL NOTES:

- THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
- SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED.



LOCATION MAP:

GENERAL NOTES

- PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
- ALL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

SITE DEVELOPMENT DATA

LEGAL DESCRIPTION:
PLAT OF LOT A-3-A, BLOCK D, GLENRIO HEIGHTS
(FORMERLY LOTS A-2-A & A-3, BLOCK D)
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LAND AREA:
1.6014 ACRES (69,757 SQ. FT.)

BUILDING AREAS:
TOTAL BUILDING AREA: 934 SF. SINGLE-STORY STRUCTURE

ZONE ATLAS PAGE:
J-11-Z

CURRENT ZONING:
CITY OF ALBUQUERQUE (COA) INTEGRATED DEVELOPMENT ORDINANCE (IDO):
MX-L REQUIREMENTS (MIXED-USE, LOW INTENSITY ZONE DISTRICT)
EXCERPT FROM TABLE 4-2-1, ALLOWABLE USES:
PERMISSIVE PRIMARY USE: RESTAURANT
PROJECT USE: DRIVE-THRU/WALK-UP COFFEE SHOP

SIGNAGE:
ALL SIGNAGE SHALL COMPLY WITH IDO SECTION 14-16-5-12 SIGNS

BUILDING HEIGHT: = 38' MAXIMUM BUILDING HEIGHT
STRUCTURE HEIGHT SHALL CONFORM TO THE COA IDO SECTION 2-4(B)
MIXED-USE LOW INTENSITY ZONE DISTRICT (MX-L)

MINIMUM BUILDING SETBACKS:
COA IDO REQUIREMENTS TABLE 2-4-3: MX-L ZONE DISTRICT DIMENSIONAL STANDARDS SUMMARY:

FRONT	=	5' PER COA IDO
SIDE	=	5' PER COA IDO
REAR	=	15' PER COA IDO

PARKING CALCULATIONS:
OFF-STREET PARKING SPACES USED TO COMPLY WITH THE REQUIREMENTS OF SECTION 14-16-5-5 PARKING AND LOADING AND TABLE 5-5-1:
PERMISSIVE PRIMARY USE: RESTAURANT
PROJECT USE: DRIVE-THRU/WALK-UP COFFEE SHOP
8 SPACES / 1,000 SQ. FT. GFA
BUILDING AREA: 934 SF. / 1,000 SQ. FT. = 0.93 X 8 = 7.47/8
1 X 8 SPACES = 8 REQUIRED SPACES

REQUIRED PARKING SPACES: 8 SPACES
PROVIDED PARKING SPACES: 10 SPACES
INCLUDING: 2 HC SPACES

PER 5-5(D) MOTORCYCLE PARKING, TABLE 5-5-4:
TOTAL PARKING SPACES REQUIRED BY TABLE 5-5-1: 5 REQUIRED SPACES
1-25 REQUIRED PARKING SPACES: = 1 REQUIRED MOTORCYCLE SPACE
REQUIRED MOTORCYCLE PARKING: 1 SPACE
PROVIDED MOTORCYCLE PARKING: 2 SPACE

PER TABLE 5-5-5, BICYCLE PARKING REQUIREMENTS:
NON-RESIDENTIAL USES NOT LISTED IN THIS TABLE: 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER
REQUIRED BICYCLE PARKING: 3 SPACES
PROVIDED BICYCLE PARKING: 3 SPACES

CONSTRUCTION TYPE:
PROPOSED 1-STORY COFFEE SHOP (RESTAURANT): V-B NON-SPRINKLERED

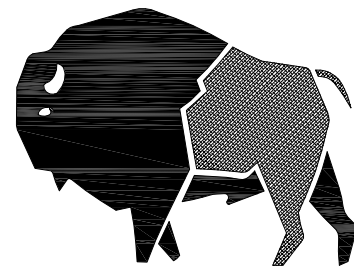
FIRE FLOW REQUIREMENTS:
PER IFC 2015, TABLE B105.1(2)
CONSTRUCTION TYPE: V-B NON-SPRINKLERED
TOTAL BUILDING SQUARE FOOTAGE: 934 SF.
FIRE FLOW: 1,500 GPM

FIRE LANE LOCATION

***** FIRE LANE STRIPING PER COA-AFD REQUIREMENTS



VICINITY MAP:



buffalodesign
architects
10899 montgomery blvd ne
suite a
albuquerque, nm 87111

SEAL



09-14-2022

PROJECT

STARBUCKS COFFEE COMPANY
BUILDING & SITE DEVELOPMENT

NEC of COORS ROAD NW. and BRYTON ROAD NW.
ALBUQUERQUE, NEW MEXICO

REVISIONS	DATE	DESCRIPTION

CLIENT PROJ #:
ARCHT PROJ #:
DRAWN BY:
CHECKED BY:
DATE

SHEET TITLE
**ARCHITECTURAL
SITE PLAN FOR
TRAFFIC CIRCULATION
LAYOUT**

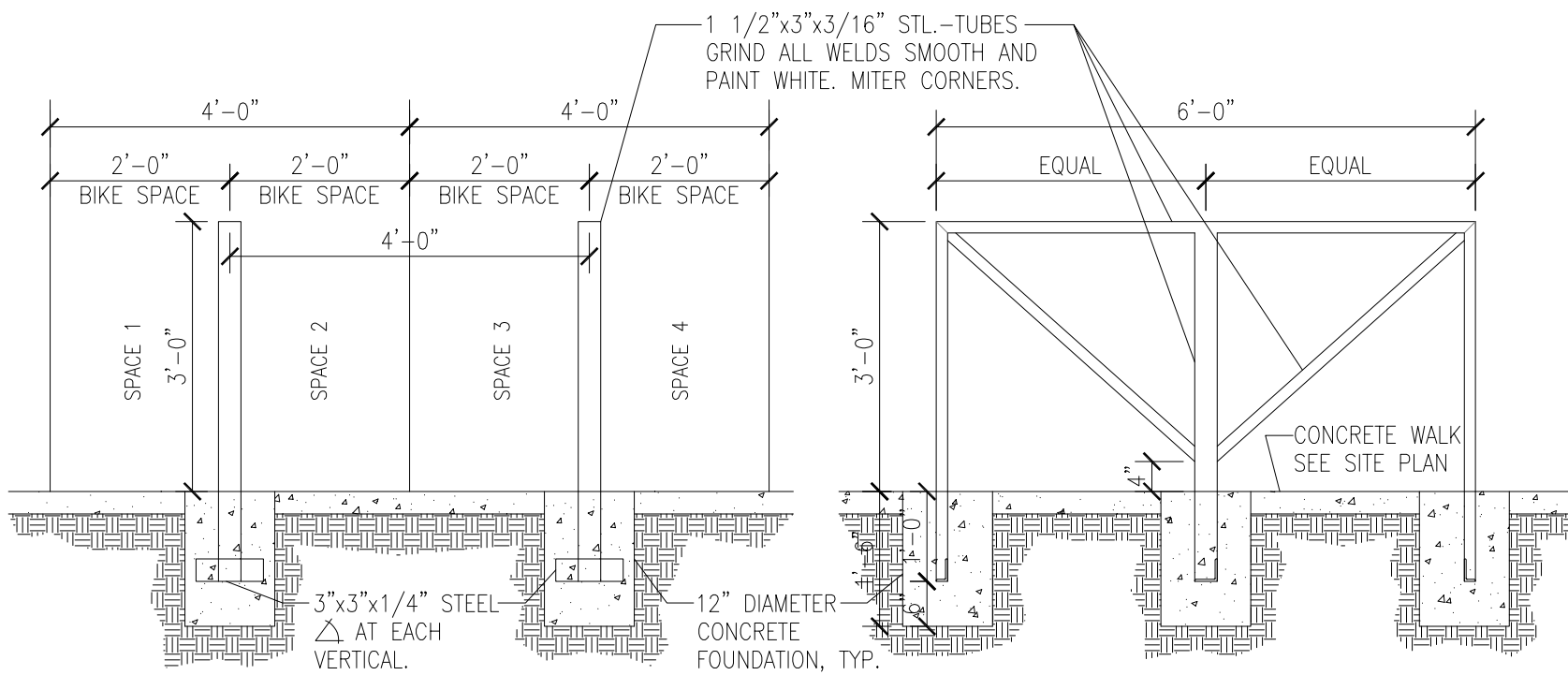
AS-TCL
PAGE: 1 OF 2

D

C

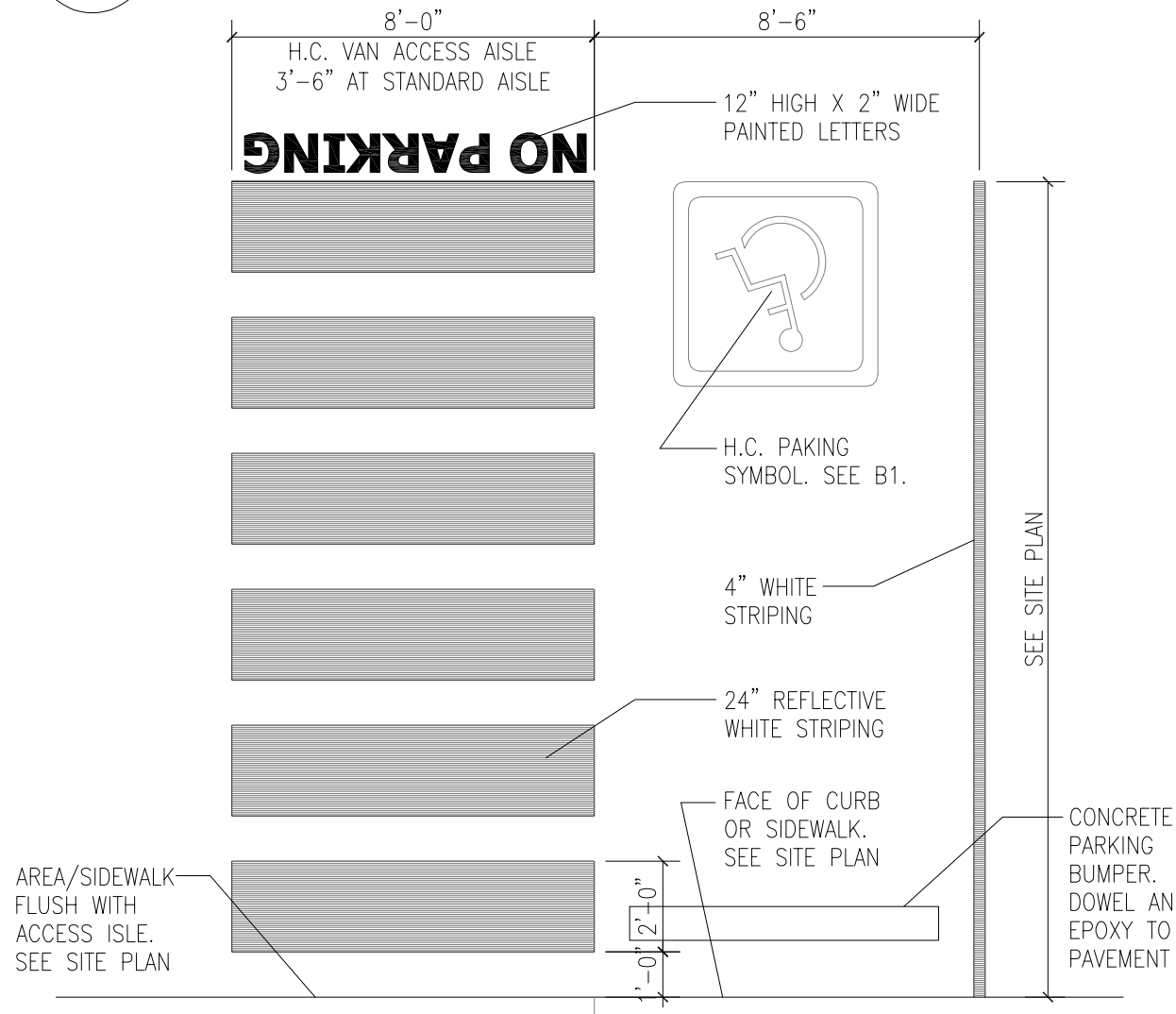
B

A



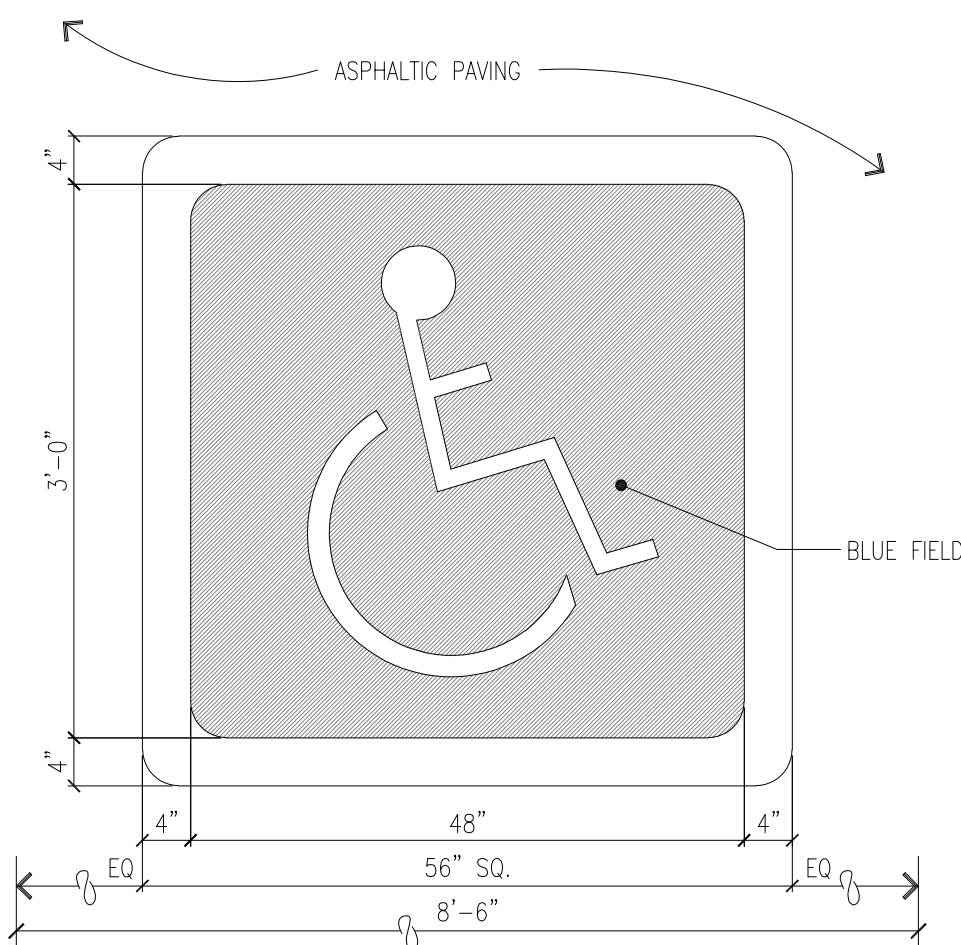
D1 HANDICAP/MC SIGN POST

SCALE: 1/2" = 1'-0"



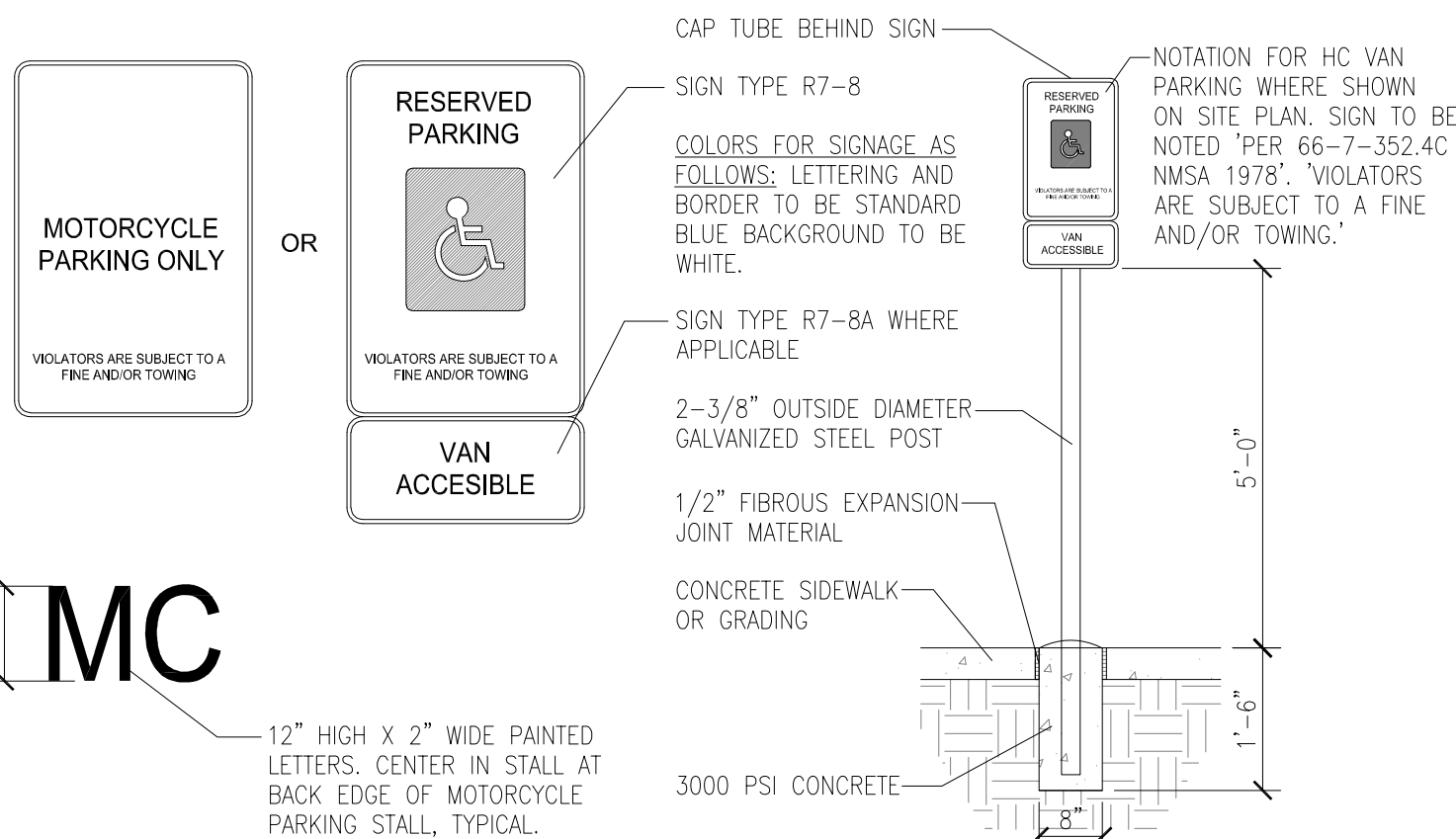
C1 HC PARKING STRIPING DETAIL

SCALE: 1/4" = 1'-0"



B1 HC PAVEMENT SIGN DETAIL

SCALE: 3/4" = 1'-0"

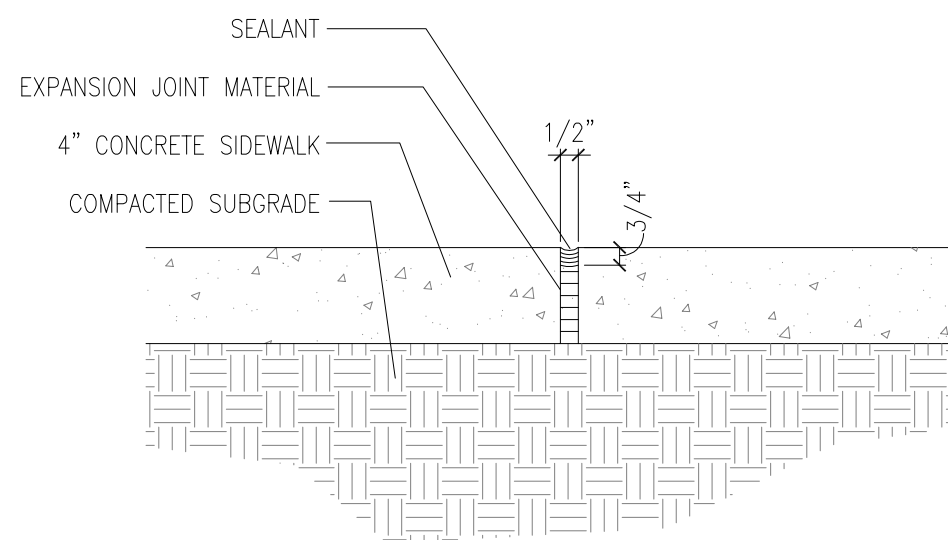


A1 HANDICAP/MC SIGN POST

SCALE: 1/2" = 1'-0"

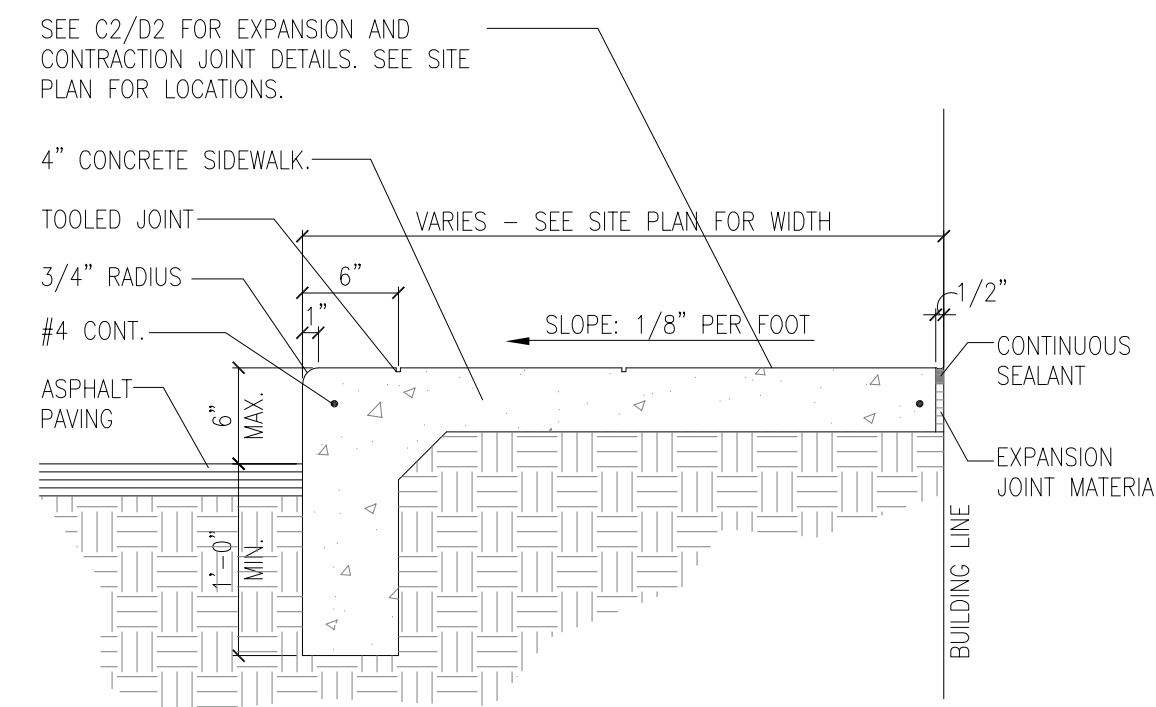
D2 CONTRACTION JOINT DETAIL

SCALE: 1 1/2" = 1'-0"



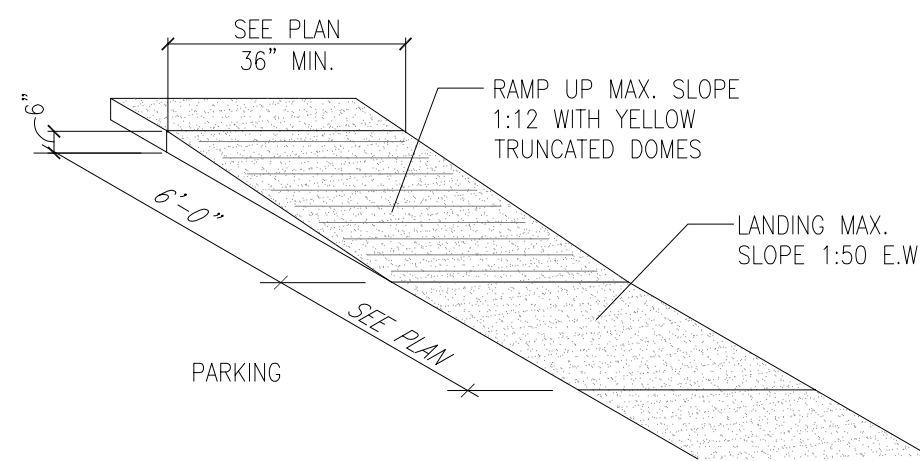
C2 EXPANSION JOINT DETAIL

SCALE: 1 1/2" = 1'-0"



B2 CONCRETE SIDEWALK DETAIL

SCALE: 1" = 1'-0"



A2 H.C RAMP DETAIL

SCALE: ISOMETRIC-NOT TO SCALE



DO NOT ENTER

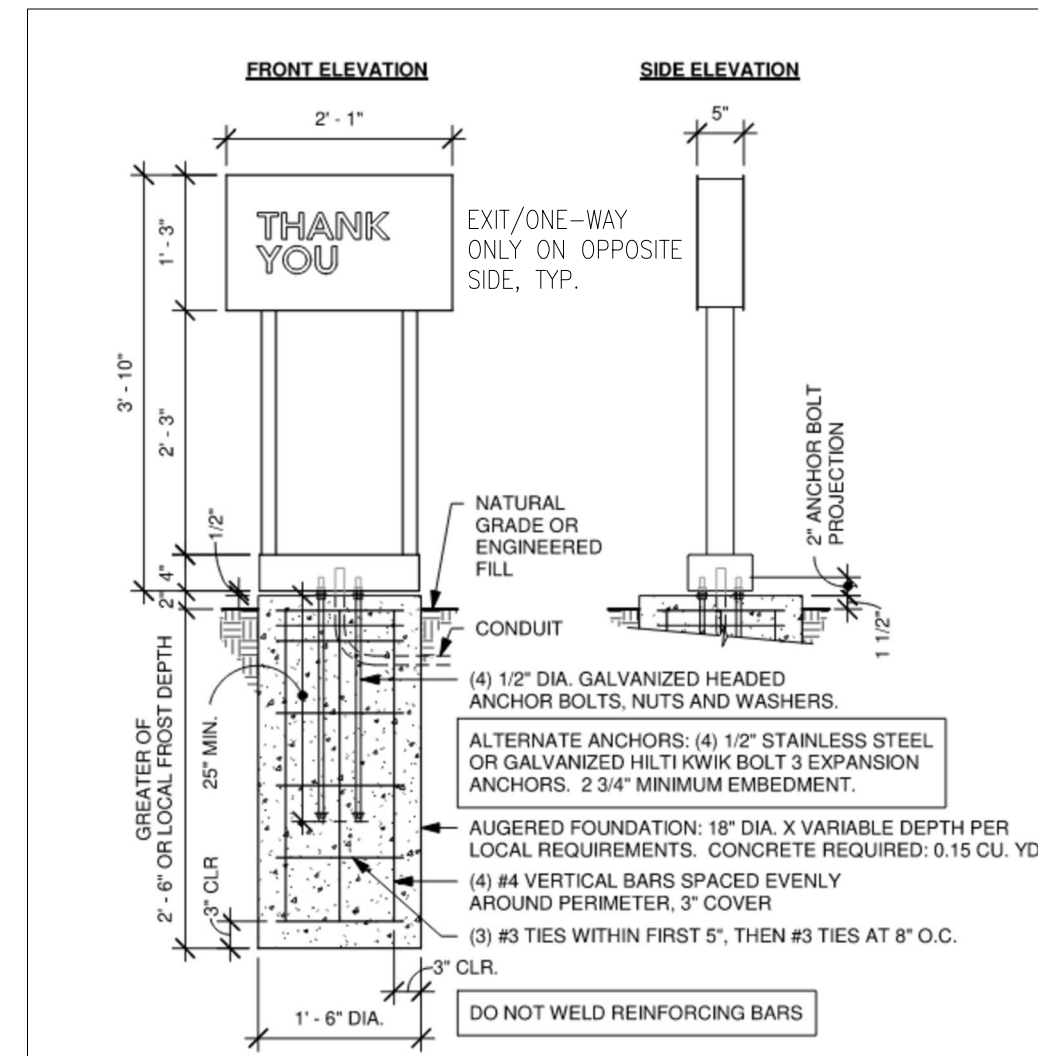
12" HIGH X 2" WIDE PAINTED LETTERS, CENTER IN DRIVEWAY, TYPICAL.

ONE WAY

12" HIGH X 2" WIDE PAINTED LETTERS, CENTER IN DRIVEWAY, TYPICAL.

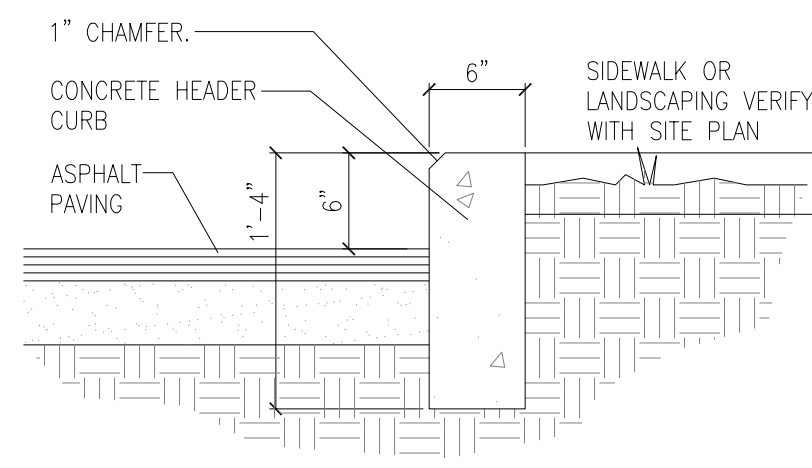
D4 PAVEMENT SIGNS

SCALE: 1/2" = 1'-0"



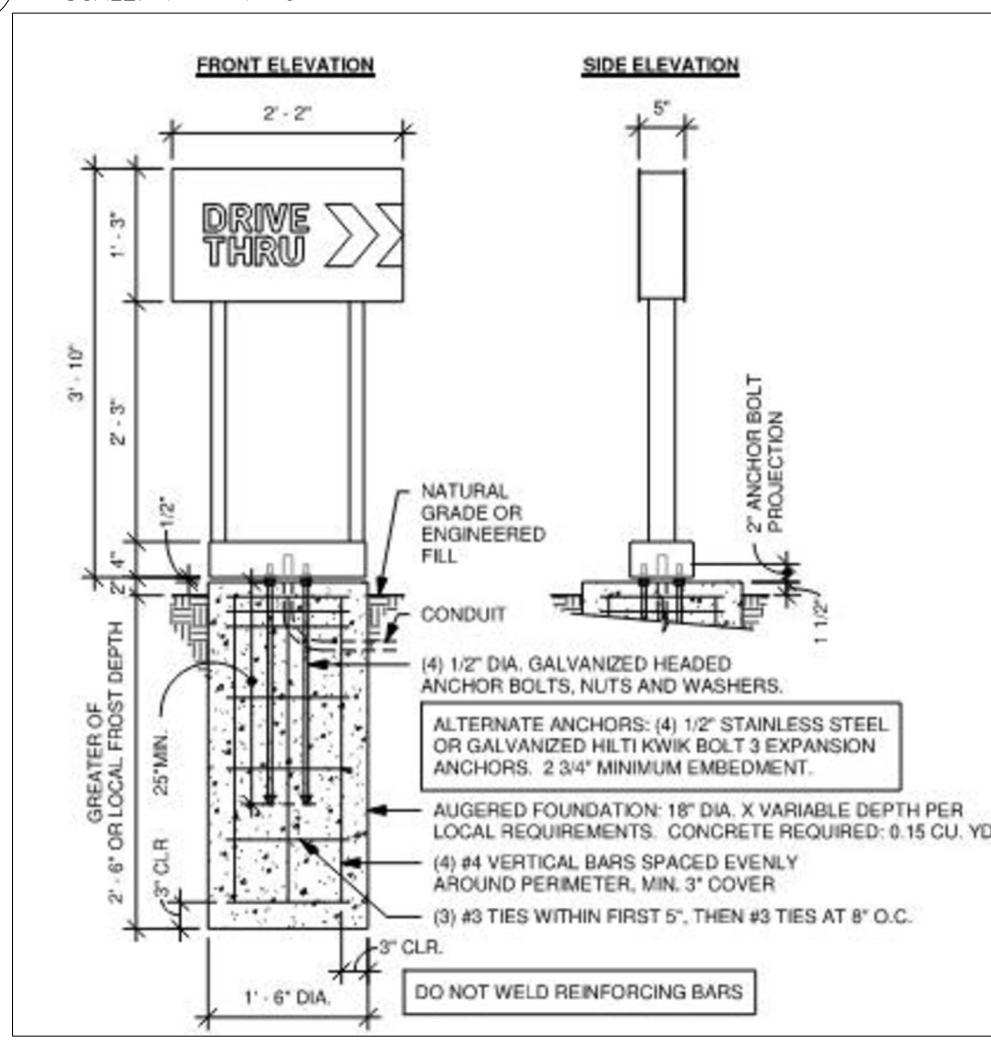
C4 THANK YOU/EXIT ONLY SIGN

SCALE: NOT TO SCALE



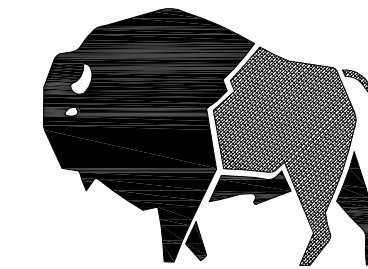
B4 TYPICAL STAND-UP CURB

SCALE: 1" = 1'-0"



A4 DIRECTIONAL SIGN DETAIL

SCALE: NOT TO SCALE

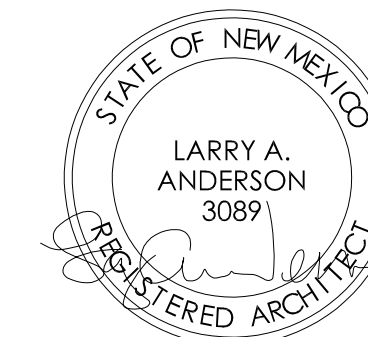


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SEAL



09-14-2022

PROJECT

STARBUCKS COFFEE COMPANY
BUILDING & SITE DEVELOPMENT

NEC of COOKS ROAD NW. and BRYTON ROAD NW.
ALBUQUERQUE, NEW MEXICO

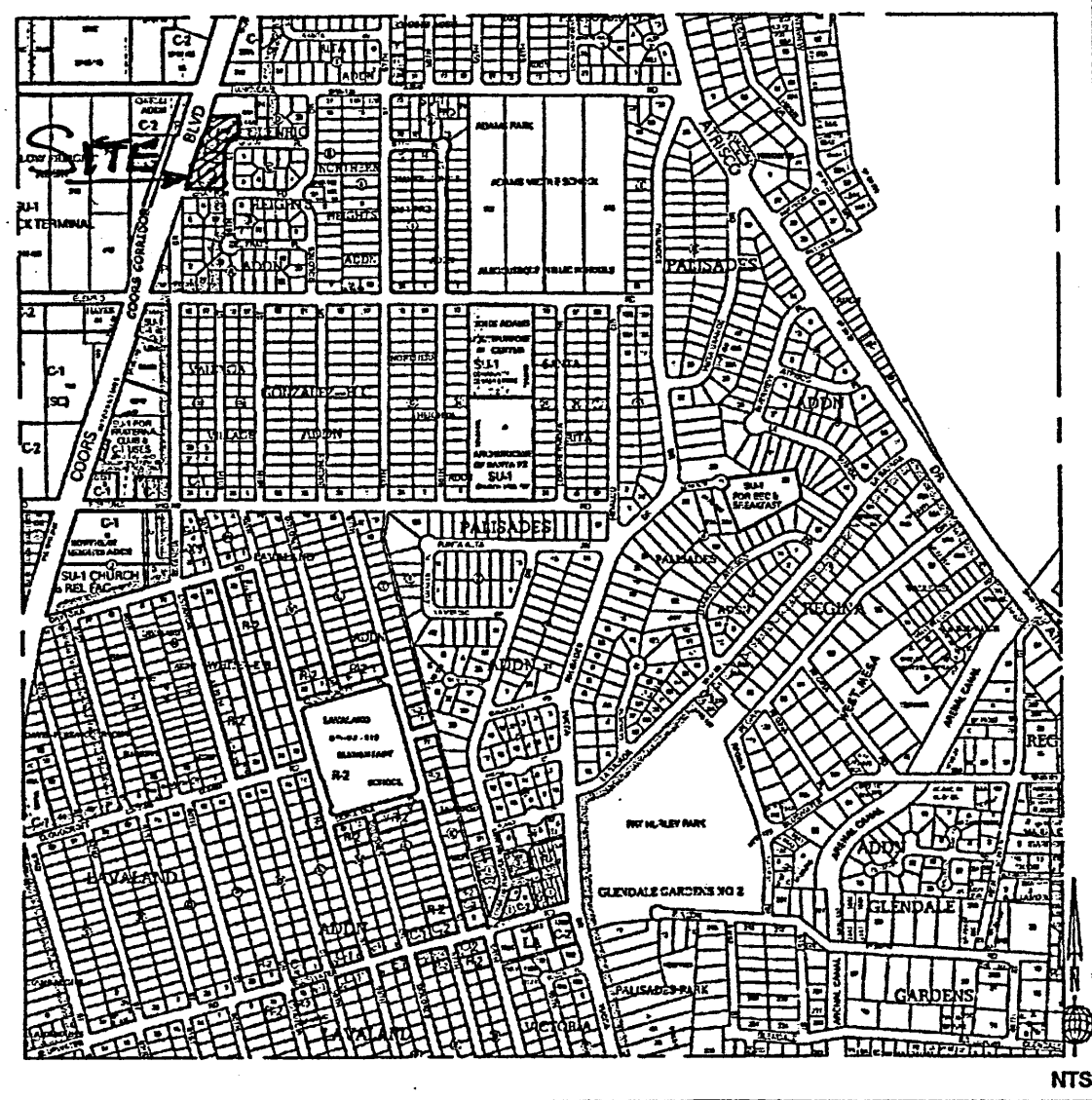
REVISIONS	DESCRIPTION	
	DATE	

CLIENT PROJ #:
ARCHT PROJ #: A20.02
DRAWN BY: mws
CHECKED BY: mws
DATE JULY 20, 2022

SHEET TITLE
SITE PLAN
DETAILS

AS-TCL

PAGE: 2 OF 2



VICINITY MAP

ZONE ATLAS PAGE J-11

UTILITY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND 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, 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 COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE 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 PURPOSE 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 STRUCTURES SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/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) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

PUBLIC SERVICE CO. OF NEW MEXICO

DATE

12-28-17

QWEST CORPORATION, DBA CENTURYLINK QC

DATE

1-9-18

NEW MEXICO GAS COMPANY

DATE

12/28/17

COMCAST CABLE

DATE

12/28/17

LEGAL DESCRIPTION:

Lot A-3, Block D of the Amended Plat of Glenrio Heights, 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 January 13, 1983 in Plat Book B20, Page 47.

AND

Lot A-2-A, Block D of the Corrected Plat of Glenrio Heights, 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 August 17, 1988 in Plat Book C37, Page 40. Excepting therefrom the portion of said Lot A-2-A conveyed to New Mexico Department of Transportation by Warranty Deed recorded March 28, 2005 as Document No. 2005040722.

FREE CONSENT:

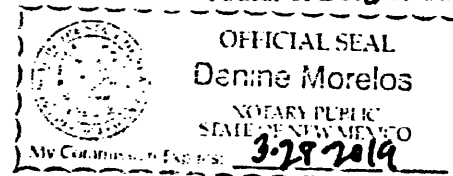
The undersigned owner(s) do hereby consent to the platting of said property as shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to so act. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned warrant that they hold among them complete and indefeasible title in fee simple to the subdivided property.

Mary L. Dow, co-trustee
Mary Dow Revocable Trust

Arthur J. Dow, co-trustee

ACKNOWLEDGEMENT

State of New Mexico)
County of Bernalillo)ss



This instrument was acknowledged before me on December 15, 20 17.

BY: Mary L. Dow, trustee Arthur J. Dow, trustee

My Commission expires: 3-28-2019

Denine Morelos
Notary Public

SURVEYOR'S CERTIFICATE:

I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko, N.M.P.S. No. 8686

Date

Dec. 14, 2017



COUNTY CLERK/RECORDING STAMP

DOCH 2018007442

01/25/2018 11:00 AM Page: 1 of 3
PLAT R: \$25.00 B: 2018C P: 0010 Linda Stover, Bernalillo County

PLAT OF
Lot A-3-A, Block D,
GLENRIO HEIGHTS/

(formerly Lots A-2-A & A-3, Block D)

within the Town of Atrisco Grant

projected Section 14, T.10N., R.2E., N.M.P.M.

City of Albuquerque, Bernalillo County, New Mexico

December 2017

PURPOSE OF PLAT:

The purpose of this plat is to combine two existing lots into one new lot, to grant additional easements and to vacate certain public utility easements.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

17DRB-70378

PROJECT NO. 1010973 APPLICATION NO. 17DRB-70379

DRB HAIRPERSON, PLANNING DEPARTMENT

1-18-2018

DATE

PARKS & RECREATION DEPARTMENT

1/17/18

DATE

A.B.C.W.U.A.

1/17/18

DATE

A.M.A.F.C.A.

1/17/18

DATE

CITY ENGINEER

1/17/2018

DATE

TRAFFIC ENGINEERING

1/17/18

DATE

CITY SURVEYOR

P.S.

12/20/17

DATE

BERNALILLO COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC# 10110580894542160, 101105808142321603

Dow Mary L & Arthur J Trustees Dow Rev T

PROPERTY OWNER OF RECORD

Bernalillo County Treasurer

1/23/18

Date

SHEET 1 OF 3

ALPHA PRO SURVEYING, LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
GARY@ALPHAPROSURVEYING.COM 505-892-1076
DRAWN BY: GEG FILE NO: 16-196

DOCH 2018007442

01/25/2018 11:00 AM Page: 2 of 3
 PLAT A-325.00 B: 2018C P: 0010 Linda Stover, Bernalillo County

PLAT OF
 Lot A-3-A, Block D,
 GLENRIO HEIGHTS
 (formerly Lots A-2-A & A-3, Block D)
 within the Town of Atrisco Grant
 projected Section 14, T.10N., R.2E., N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 December 2017

SURVEY AND SUBDIVISION NOTES:

- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station 12_H11.
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis () are record dimensions, where record dimensions differ from actual measurements.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 1.6014 acre, more or less
- Number of existing lots: 2
- Number of lots created: 1
- FLOOD ZONE: The property shown hereon is PARTIALLY located in Flood Zone AE (EL 5097), areas of 1.0% annual chance flood, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0337H, effective date August 16, 2012.
- SOLAR RESTRICTIONS: 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 or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7)
- Reference documents:
 - Plat of Glenrio Heights, fd. 8/17/1988, Bk. C37, Pg 40.
 - Plat of Glenrio Heights, fd. 1/13/1983, Bk. B20, Pg. 47.
 - Warranty Deed, fd. 3/28/2005, Doc. No. 2005-040722.

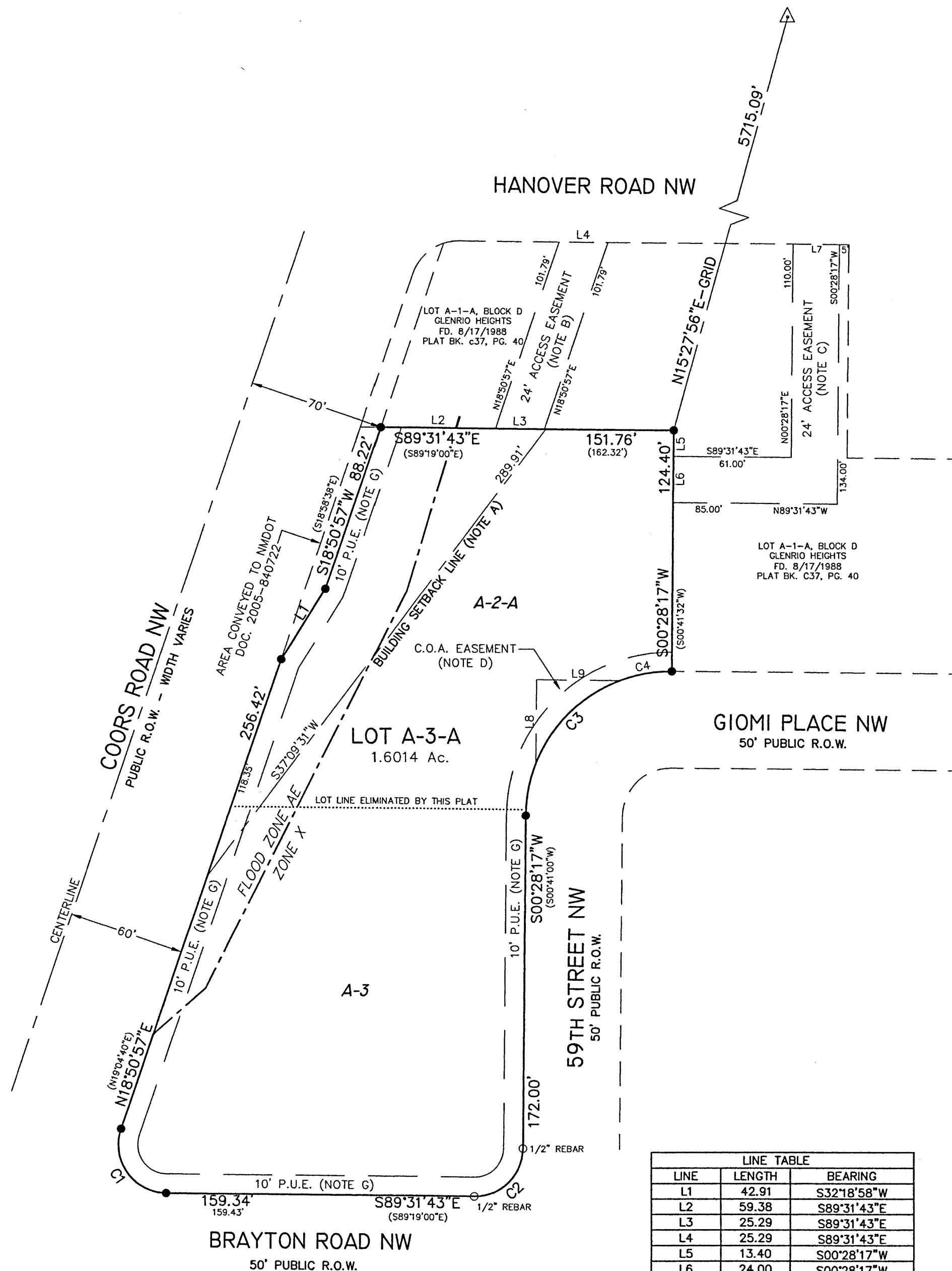
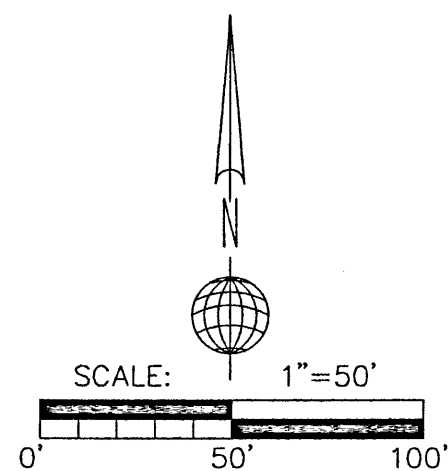
EASEMENT NOTES:

- Building Setback Line reserved by the Declaration of Restrictive Covenants and Easements filed April 16, 1987 as Document No. 1987-039240.
- 24' Reciprocal Access Easement reserved by the Declaration of Restrictive Covenants and Easements filed April 16, 1987 as Document No. 1987-039240.
- 24' Reciprocal Access Easement reserved by the Declaration of Restrictive Covenants and Easements filed April 16, 1987 as Document No. 1987-039240.
- City of Albuquerque Utility Easement reserved by the plat of Glenrio Heights, filed 8/17/1987 in Plat Book C37, Page 40.
- 5' wide Public Utility Easements reserved by the Plat of Glenrio Heights, filed 1/13/1983, in Plat Book B20, Page 37. (falls within the new 10' P.U.E. granted by this plat)
- Direct access onto or off of Coors Road NW is not permitted, according to the plat of Glenrio Heights, filed 8/17/1987 in Plat Book C37, Page 40.
- 10' Public Utility Easement granted by this plat for the installation and maintenance of underground public utility lines and related above ground equipment. This easement includes the existing 5' Public Utility Easement granted by the plat described in Note E above.

WATER AND SEWER NOTE:

THE EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY OR MAY NOT BE SIZED AND CONSTRUCTED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT TO AND/OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

AGRS STATION "12_H11"
 NM STATE PLANE COORDINATES
 N=1497519.02, E=1505414.361
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.999680622
 MAPPING ANGLE: -0°15'34.84"
 ELEVATION: 5104.85' (NAVD88)



LINE TABLE		
LINE	LENGTH	BEARING
L1	42.91	S32°18'58"W
L2	59.38	S89°31'43"E
L3	25.29	S89°31'43"E
L4	25.29	S89°31'43"E
L5	13.40	S00°28'17"W
L6	24.00	S00°28'17"W
L7	24.00	S89°31'43"E
L8	43.07	S00°28'17"W
L9	43.07	S89°31'43"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	47.29	25.00	S35°20'23"E	40.55	108°22'40"
C2	39.27	25.00	N45°28'17"E	35.36	90°00'00"
C3	117.81	75.00	S45°28'17"W	106.07	90°00'00"
C4	27.54	75.00	S79°57'06"W	27.39	21°02'22"

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PS8686", UNLESS OTHERWISE NOTED

SHEET 2 OF 3

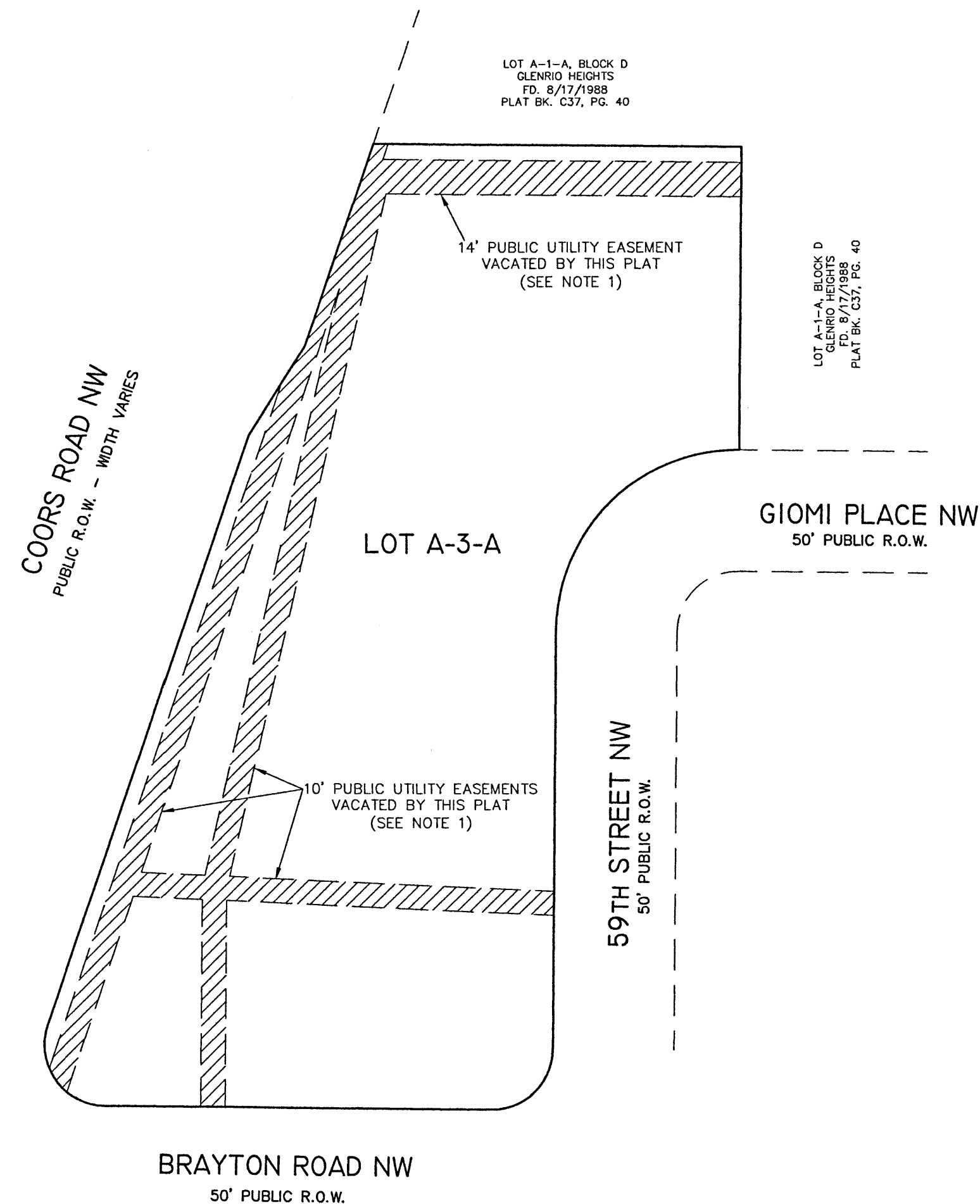
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01/25/2018 11:00 AM Page: 3 of 3
PLAT R: \$25.00 B: 20180 P: 0010 Linda Stover, Bernalillo County
[Barcode]

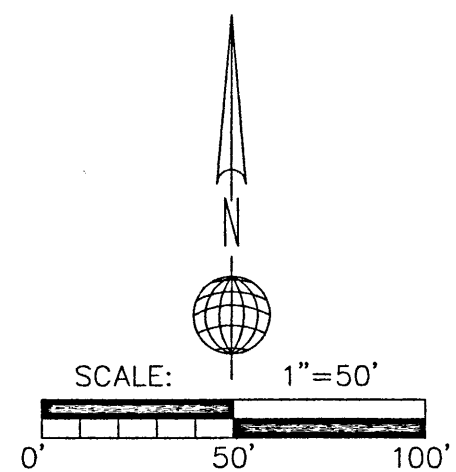
MAP OF VACATED EASEMENTS

Lot A-3-A, Block D,
GLENRIO HEIGHTS
(formerly Lots A-2-A & A-3, Block D)
within the Town of Atrisco Grant
projected Section 14, T.10N., R.2E., N.M.P.M.
City of Albuquerque, Bernalillo County, New Mexico
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VACATED EASEMENTS NOTE:

1. Public Utility Easements granted by the plat of Glenrio Heights, recorded on February 7, 1963 in Plat Book C5, Page 149. Said easements are vacated by the recording of this plat.



SHEET 3 OF 3

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