



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: General Atomics

Building Permit #: BP-2023-34420 Hydrology File #: _____

Zone Atlas Page: _____ DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

Development Street Address: _____

Applicant: Hartman + Majewski Design Group (Architect) Contact: Serge

Address: 120 Vassar Dr SE, Albuquerque, NM 87106

Phone#: (505) 998-6453 Fax#: _____

E-mail: skalajdzic@designgroupnm.com

Development Information

Build out/Implementation Year: 1997 Current/Proposed Zoning: NR-C

Project Type: New: () Change of Use: () Same Use/Unchanged: (X) Same Use/Increased Activity: ()

Change of Zoning: ()

Proposed Use (mark all that apply): Residential: () Office: (X) Retail: () Mixed-Use: ()

Describe development and Uses:

Office - Research Facility

Days and Hours of Operation (if known): M-F, 8am-5pm (primarily)

Facility

Building Size (sq. ft.): 11,837sf

Number of Residential Units: 0

Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code _____

Expected Number of Daily Visitors/Patrons (if known):* No daily visitors expected.

Expected Number of Employees (if known):* 15 (approximately)

Expected Number of Delivery Trucks/Buses per Day (if known):* No daily deliveries expected.

Trip Generations during PM/AM Peak Hour (if known):* N/A

Driveway(s) Located on: Street Name There is only one driveway along the east side of the property.

Adjacent Roadway(s) Posted Speed:

Street Name	Posted Speed
Central Avenue	45 mph
Street Name	Posted Speed

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Major Collector
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Community Planning Area
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): N.M. 333

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): None Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: _____
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: _____

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No []

Thresholds Met? Yes [] No []

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes:

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

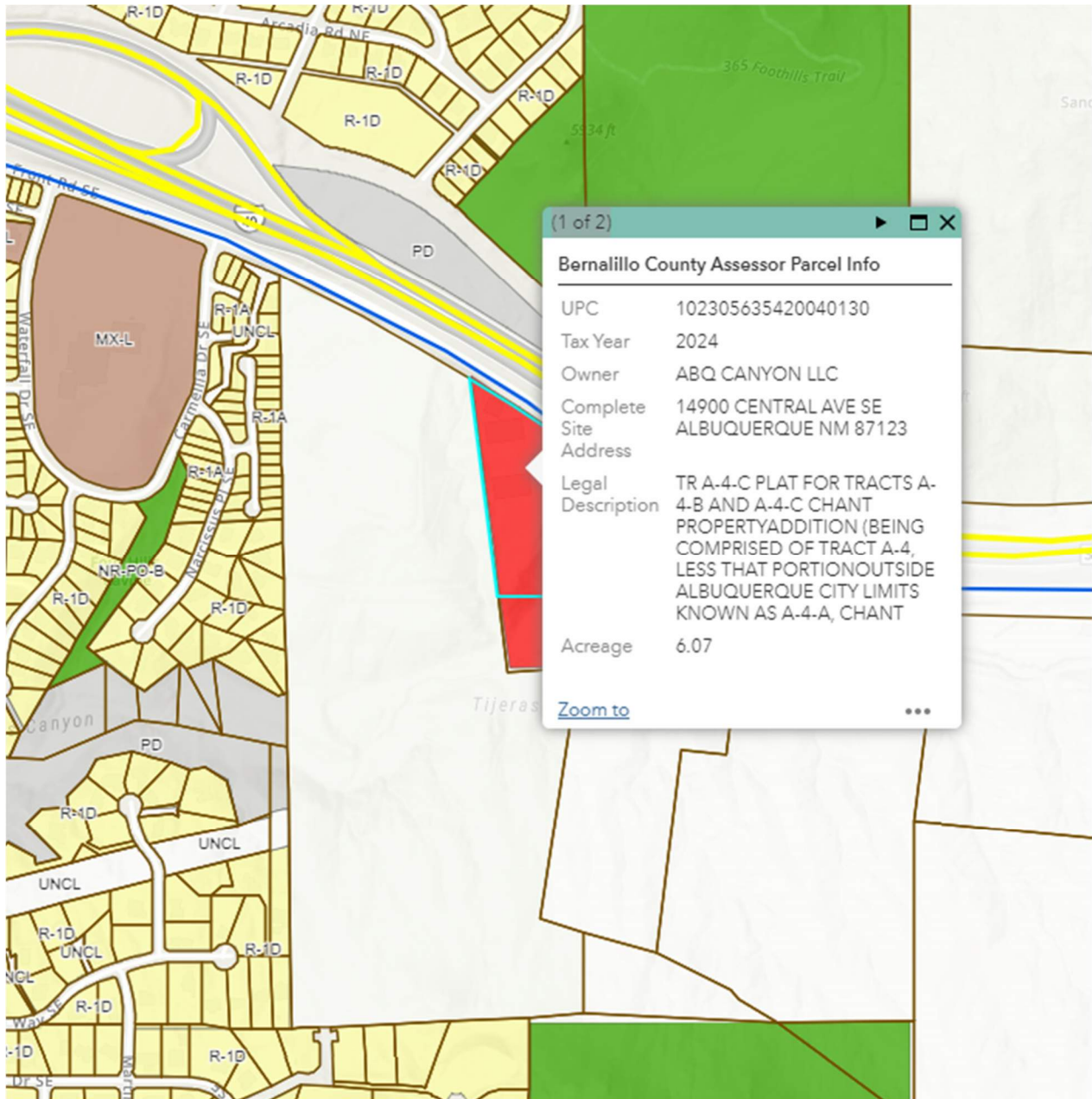
Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

TCL Checklist - General Information:

- A. Planning History-Relationship to approved site plans, masterplans, and/or sector plans
 - Please see attached DRB-97-109 and Z-71-163.
- B. Description:
 - 1. Vicinity map (zone atlas map) showing location of the development in relation to well-known landmarks, municipal boundaries and zone atlas map index number
 - Please see Plat for Tracts A-4-B and A-4-C Chant Property Addition.



2. Address and legal description or copy of current plat
 - Please see Plat for Tracts A-4-B and A-4-C Chant Property Addition.
3. All requests for variances from policies, ordinances, or resolutions which are necessary to implement this plan must be specifically identified
 - None required/requested.
4. Type of development (restaurants, banks, convenience markets, service station, super markets, auto car wash, etc.)
 - Research office.
5. Size of development
 - No Change, 11,837sf tenant improvement.
6. Parking spaces required by Zoning Code or prior EPC approved Site Development Plan
 - Please see AS101 for parking calculations.
7. Executive Summary-Provide a brief yet comprehensive discussion of the following:
 - a. General project location
 - This project is 11,837sf tenant improvement of an existing office building located at 14820 Central Av SE, Albuquerque, NM 87123.
 - b. Development concept for the site
 - This project is planning to reuse the site as-is with one minor, approximately 600sf, fenced area to secure a research trailer on the south end of the parking lot.
 - c. Traffic circulation concept for the site
 - No change except for the flow north of the newly fenced area.
 - d. Impact on the adjacent sites
 - None.
 - e. Reference any applicable Traffic Impact Studies (TIS) or previously approved plans
 - Please see attached DRB-97-109 and Z-71-163.
 - f. Variance required to accommodate unusual site circumstances
 - None.

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE NEW MEXICO 87103

6. DRB-97-109 Berent Groth Architects, agents for Chant Associates, request Site Development Plan approval for Tract A-4a, Chant Properties Addition, zoned SU-1/Industrial Development (City) and located at I-40 and the Frontage Road containing approximately 9.367 acres. (L-23) [DEFERRED FROM 4/8/97]

At the April 15, 1997, Development Review Board Meeting, the Site Development Plan Amendment for Phases 1 and 2 was conditionally approved with the signing of the Infrastructure List dated 4/15/97 and Final Sign-off was delegated to City Engineer, Utilities Development and Planning.

If you wish to appeal this decision, you must do so by April 30, 1997, in the manner described below.

A nonrefundable fee of \$135 is required at the time the appeal is filed. Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 45 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Claire Koopman
Board Secretary

cc: Chant Associates, P.O. box 3529, 87109
Berent Groth Architects, 1100 Alvarado NE, 87110
Loren Hines, Property Management, Legal Dept./7th Flr, City/County-Room 7042
City Engineering
Terri Martin, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

BERENT GROTH ARCHITECTS

1100 ALVARADO DR NE ALBUQUERQUE NEW MEXICO 87110
505 266 6700
AIA

PROJECT DATA

NAME = TIJERAS RESEARCH PARK, PHASES 1 AND 2
ADDRESS = 14800 CENTRAL AVE. SE.
LEGAL = PORTION OF TRACT A-4, CHANT PROPERTIES ADDITION
ZONE = SU-1 INDUSTRIAL DEVELOPMENT (Z-L-23)
MAX. F.A.R. = .50
MAX. BUILDING HEIGHT = 30'

PHASE 1

AREA = 2,178 AC
BUILDING = 21,000 SF (F.A.R. = 0.22)
PARKING, 3,000 SF OFFICE @ 1/200 = 15 SPACES
18,000 SF LAB @ 1/1000 = 18 SPACES
TOTAL SPACES PROVIDED = 34 (INCL. 2 DISABLED)

PHASE 2

AREA = 7,298 AC
BUILDINGS = 24,000 SF (F.A.R. = 0.075)
PARKING, 6,000 SF OFFICE @ 1/200 = 30 SPACES
18,000 SF LAB @ 1/1000 = 18 SPACES
TOTAL SPACES PROVIDED = 62 (INCL. 4 DISABLED)

LANDSCAPE LEGEND

PHASE 1

SITE AREA = 95,046 SF
LESS NATURAL AREA @ = 21,259 SF
LESS BUILDING AREA @ = 21,000 SF
EQUALS NET SITE AREA, 15% OF NET = 7,918 SF
TOTAL LANDSCAPING AREA PROVIDED = 9,901 SF

PHASE 2

SITE AREA = 318,491 SF
LESS NATURAL AREA @ = 229,099 SF
LESS BUILDING AREA @ = 24,000 SF
EQUALS NET SITE AREA, 15% OF NET = 9,809 SF
TOTAL LANDSCAPING AREA PROVIDED = 11,667 SF

NOTES:

1. EIGHTY PERCENT OF LANDSCAPED AREAS TO BE LOW WATER USE VEGETATION. CONFORM TO WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
2. LANDSCAPE AREAS SHALL BE PROVIDED WITH A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM. OWNER MAINTAINED

6" STANDARD CONCRETE PEDESTRIAN WALK / CROSS WALK / ACCESSIBLE ROUTE
SEEDING AREA = NATIVE GRASSES RECLAMATION MIX AND NATIVE SHRUBBERY SEED (BLEND INTO TERRAIN)

PLANTER: BARK MULCH OR BROWN GRAVEL WITH 1 GALLON SHRUBS AND GROUND COVER VEGETATION AT 5' O.C.

TYPICAL SHRUBS (L-M)

CHAMISA
SILVERBERRY
CLIFFROSE
APACHE PLUME

TYPICAL GROUND COVERS (L-M)

SANTOLINA
CREEPING MAHONIA
COTONEASTER
BARBERY

DECIDUOUS TREES

TA TEXAS ASH (M) (40'-60')
CP CHINESE PISTACH (M) (40'-60')
WH WASHINGTON HAWTHORNE (H) (20'-30')
DW DESERT WILLOW (L) (15'-25')

SIGNS

- SIGN AREA AND NUMBER SHALL BE REGULATED ASIN IP ZONE EXCEPT:
1- BUILDING MOUNTED SIGNS ARE LIMITED TO TWO FACADES PER BUILDING
2- ONE 5' HIGH MONUMENT TYPE SIGN IS PERMITTED FOR EACH BUILDING
3- SIGNS SHALL USE INDIVIDUAL CHANNELIZED LETTERING

DRB CASE NUMBER : DRB-97-109

This is a site plan for subdivision and building permit for phases 1 and 2. Future phases will require a site development plan through a DRB public hearing.

This plan is an amendment to the original development plan approved by the Environmental Planning Commission (EPC) on Nov. 8/1997 EPC case No: 2-71-163

SITE DEVELOPMENT PLAN

Michael Thomas
Traffic Engineer/Transportation Division
Date 4-15-97
David A. Davis
Design & Development, CIP
Date 5-19-97
John A. Davis II
Public Works, Utilities Development Division
Date 5-20-97
Paul J. Virgin
City Engineer, Engineering Division/AMAFCA
Date 6-3-97

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
John Clark
City Planner, Albuquerque Planning Department
Date 8-3-97

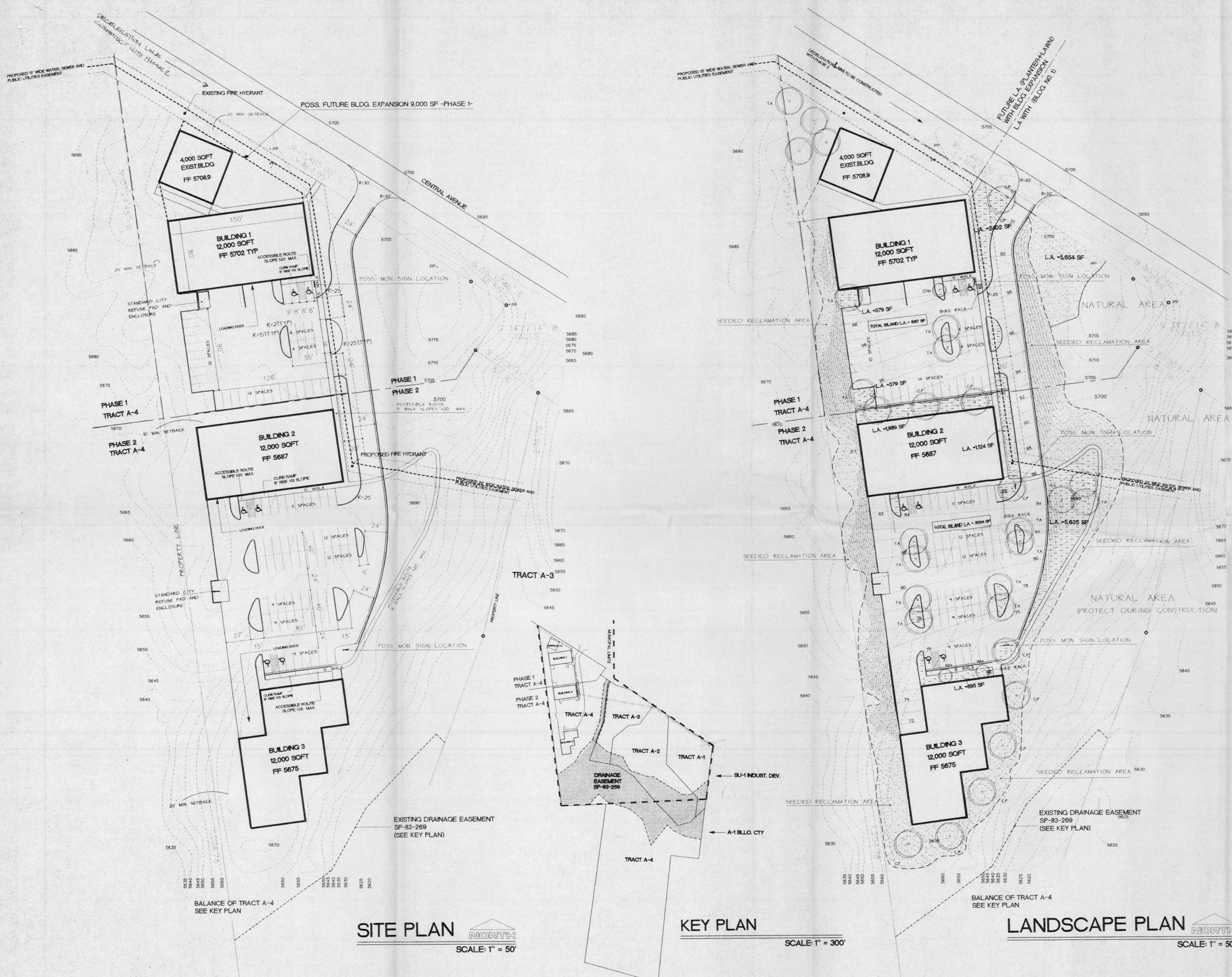
ASSOCIATES
Post Office Box 3529 / Albuquerque, New Mexico 87190
(505)344-1633



14800 CENTRAL SE
TIJERAS RESEARCH PARK

1

5/6/97

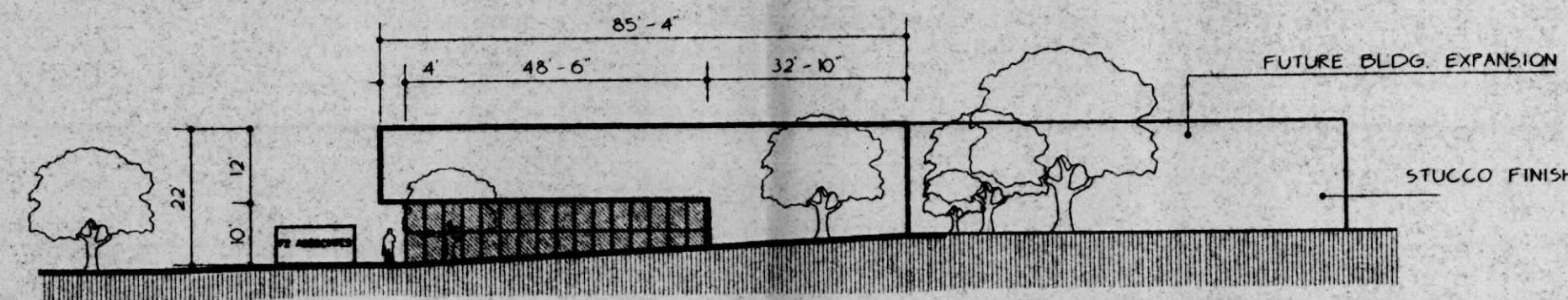


SITE PLAN
NORTH
SCALE: 1" = 50'

KEY PLAN
SCALE: 1" = 300'

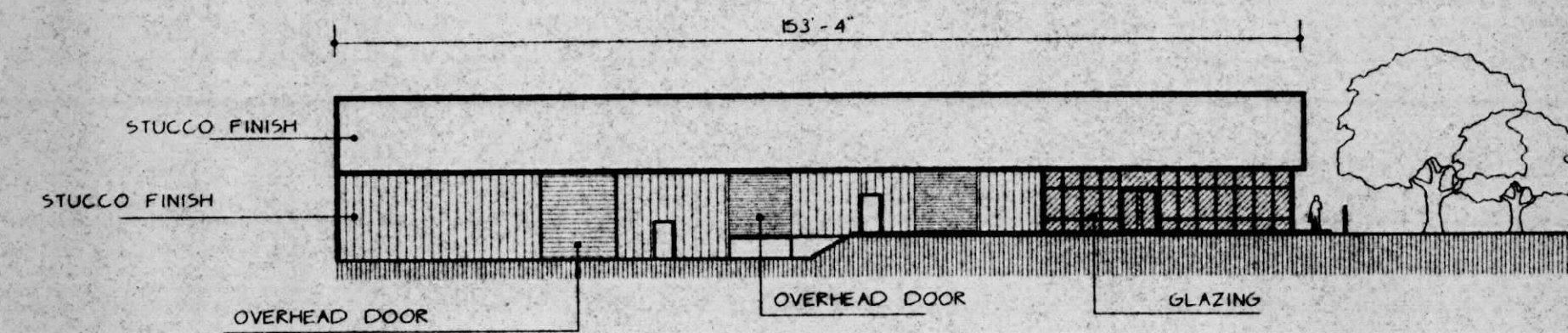
LANDSCAPE PLAN
NORTH
SCALE: 1" = 50'

BERENT GROTH
1100 ALVARADO DR NE ALBUQUERQUE NEW MEXICO 87110
ARCHITECTS
505 266 6700
AIA



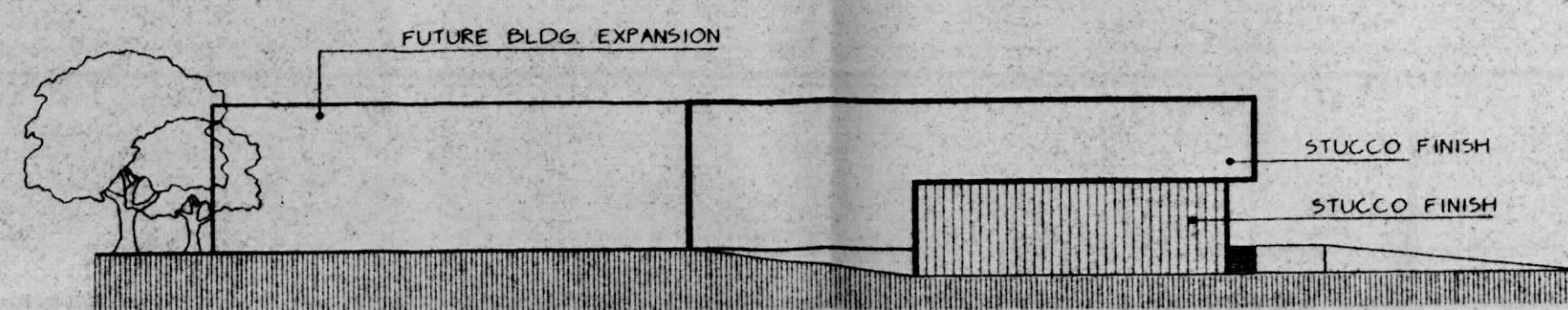
EAST ELEVATION BLDG. 1
SCALE : 1/30" = 1'-0"

STUCCO COLOR: BROWNS AND GRAYS, GREEN ACCENTS

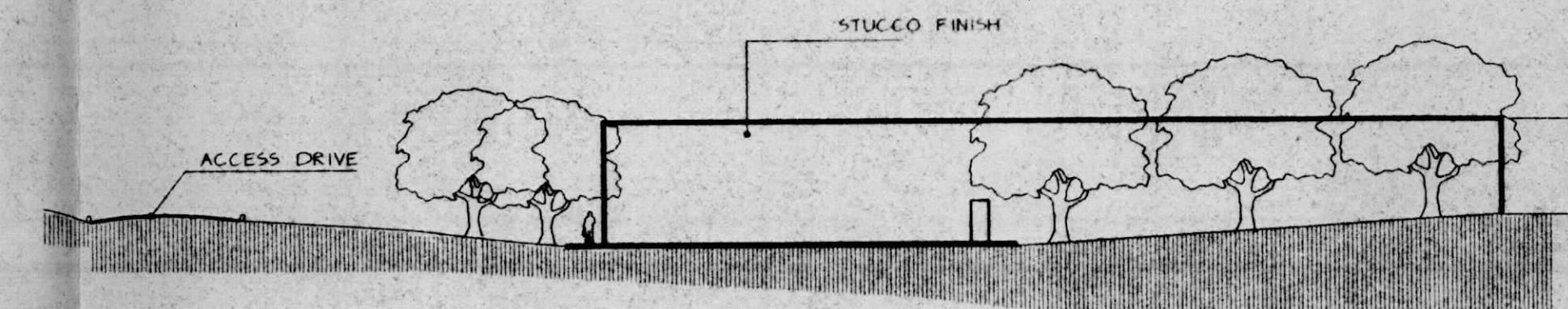


SOUTH ELEVATION BLDG. 1
SCALE : 1/30" = 1'-0"

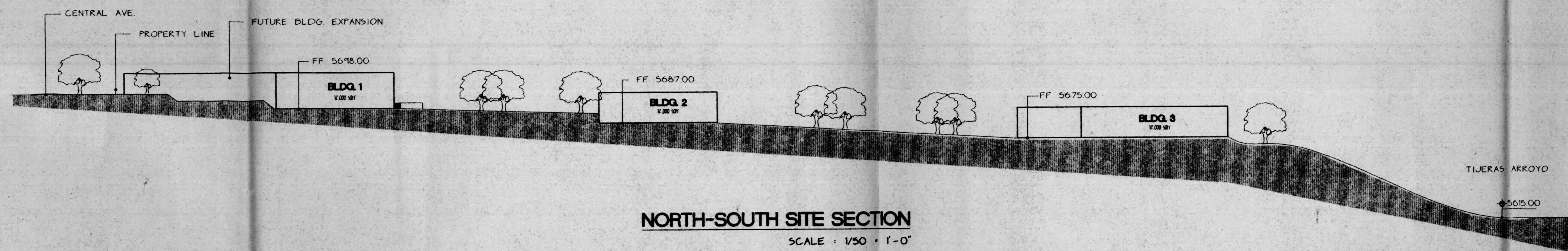
GLASS : NON-REFLECTIVE TAN OR GREEN
METAL OVERHEAD DOORS = MATCH STUCCO COLORS



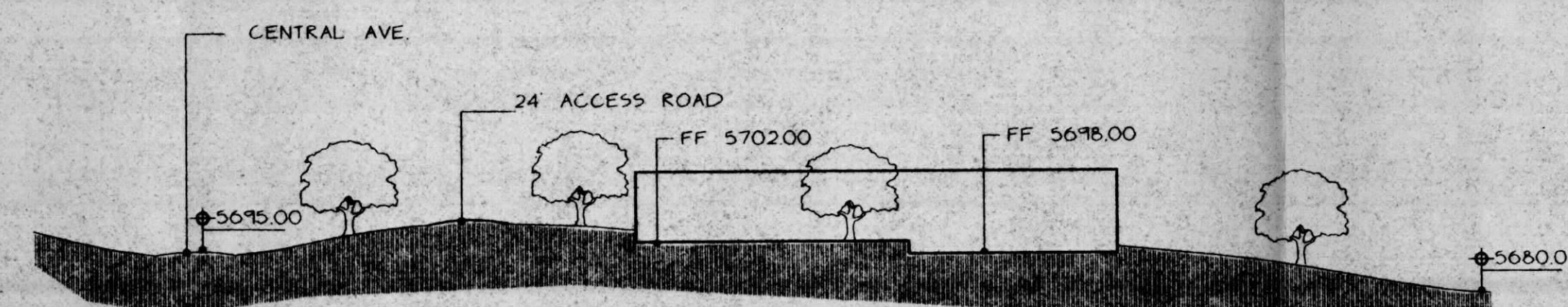
WEST ELEVATION BLDG. 1
SCALE : 1/30" = 1'-0"



NORTH ELEVATION BLDG. 1
SCALE : 1/30" = 1'-0"



NORTH-SOUTH SITE SECTION
SCALE : 1/50" = 1'-0"

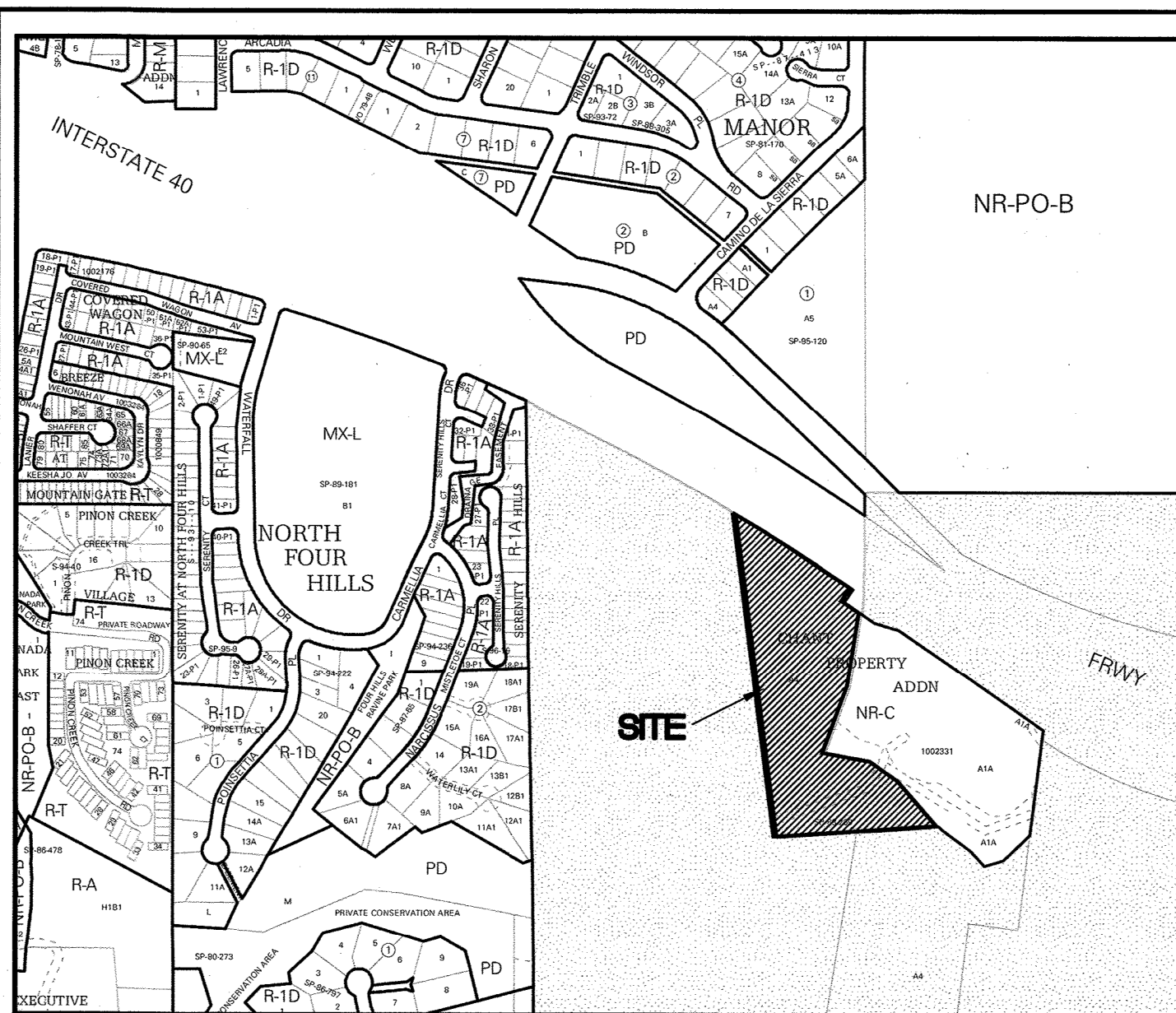


EAST-WEST SITE SECTION BLDG. 1
SCALE : 1/50" = 1'-0"

ASSOCIATES
Post Office Box 3529 / Albuquerque, New Mexico 87190
(505) 344-1633
CHART

14800 CENTRAL SE
TIJERAS RESEARCH PARK

2-71-163
202
5/6/97



Vicinity Map - Zone Atlas L-23-Z

N.T.S.

Plat Approvals:

PNM Electric Services
Qwest Corp. d/b/a CenturyLink
New Mexico Gas Company
Comcast

7.17.18
7.16.18
7/16/18
7/17/18

Subdivision Data

GROSS ACREAGE..... 9.3924 ACRES
ZONE ATLAS PAGE NO..... L-23-Z
NUMBER OF EXISTING LOTS..... 1
NUMBER OF LOTS CREATED..... 2
MILES OF FULL-WIDTH STREETS..... 0.0000 MILES
MILES OF HALF-WIDTH STREETS..... 0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES
DATE OF SURVEY..... APRIL 2016

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

GREGORY A. CHANT, MEMBER
CHANT FAMILY II LIMITED PARTNERSHIP

7.10.18
DATE

STATE OF NEW MEXICO } SS
COUNTY OF }



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 10, 2018
BY: GREG CHANT AS MEMBER FOR CHANT FAMILY II LIMITED PARTNERSHIP

By: Melanie Lattimer
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/16/2019

Indexing Information

Portions Projected into Section 26, Township 10 North,
Range 4 East, N.M.P.M. within the Canon de Carnue Grant
Subdivision: Chant Property Addition
Owner: Chant Family II Limited Partnership
UPC #102305640913740130 (Tract A-4)

Legal Description

TRACT A-4 OF THE CHANT PROPERTY ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 23, 1983, IN VOLUME (PLAT BOOK) C22, FOLIO (PAGE) 41.

LESS THAN AND EXCEPTING THAT PORTION OF TRACT A-4, CHANT PROPERTY ADDITION LOCATED OUTSIDE ALBUQUERQUE CITY LIMITS AND REFERRED TO AS TRACT A-4-A, CHANT PROPERTY ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 4, 2018 IN BOOK 2018C, PAGE 75.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID TRACT A-4, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE SE, AND MARKED BY A 1/2" REBAR WITH CAP "LS 12804";

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING FOUR COURSES;

469.20 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 7465.00 FEET, A DELTA OF 3°36'04", AND A CHORD BEARING S 56°54'00" E, A DISTANCE OF 469.12 FEET TO A POINT OF TANGENCY, MARKED BY AN ALUMINUM CAP STAMPED "DOT PT-RW";

S 55°06'56" E, A DISTANCE OF 46.87 FEET TO AN ANGLE POINT, MARKED BY A PROPERTY CORNER STAMPED "45+42.39 @ T";

S 34°23'18" W, A DISTANCE OF 59.49 FEET TO AN ANGLE POINT, MARKED BY A PROPERTY CORNER STAMPED "45+42.39 @ T";

S 55°22'38" E, A DISTANCE OF 82.12 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID CENTRAL AVENUE SE RIGHT-OF-WAY, S 08°38'56" W, A DISTANCE OF 277.95 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR WITH CAP "LS 10464";

THENCE, S 20°11'27" W, A DISTANCE OF 265.35 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR WITH CAP "LS 10464";

THENCE, S 79°12'53" E, A DISTANCE OF 120.22 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR;

THENCE, S 79°09'48" E, A DISTANCE OF 59.67 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 55°45'46" E, A DISTANCE OF 125.47 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 40°43'51" E, A DISTANCE OF 239.82 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 89°26'04" W, A DISTANCE OF 320.61 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR WITH CAP, ILLEGIBLE;

THENCE, S 88°20'19" W, A DISTANCE OF 292.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 4" REBAR;

THENCE, N 07°25'40" W, A DISTANCE OF 1210.40 FEET TO THE POINT OF BEGINNING, CONTAINING 9.3924 ACRES (409,135 SQ. FT.) MORE OR LESS.

DOC# 2018090789
10/17/2018 11:06 AM Page: 1 of 2
PLAT R-225-00-B, 2018C-P, 0132 Linda Stover, Bernalillo County

Documents

- TITLE COMMITMENT PROVIDED BY STEWART TITLE COMPANY, HAVING FILE NO. 6040603 AND AN EFFECTIVE DATE OF JANUARY 29, 2007.
- PLAT OF CHANT PROPERTY ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 23, 1983, IN VOLUME C22, FOLIO 41.
- SPECIAL WARRANTY DEED FOR ABQ CENTRAL AVE OPERATING ASSOCIATES, LIMITED PARTNERSHIP, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2007, IN BOOK A137, PAGE 5129, AS DOC. NO. 2007075290.
- NEW MEXICO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. I-040-3(1)163, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 6, 2011, IN BOOK 2011S, PAGE 64.
- NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. I-040-3(18)169, DATED JULY 1, 1971.
- ALTA SURVEY BY MITCHELL W. REYNOLDS, NMPS 11224, FOR NORTH PORTION OF TRACT A-4, CHANT PROPERTY ADDITION, DATED APRIL 2, 2007.
- PLAT FOR TRACT A-4-A OF CHANT PROPERTY ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 4, 2018, IN BOOK 2018C, PAGE 75.
- DECLARATION AND GRANT OF PRIVATE ACCESS EASEMENT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 4, 2018 AS DOCUMENT NO. 2018048652.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT
AND PAID ON UPC #102305640913740130

PROPERTY OWNER OF RECORD

Abq Central Ave Opd Ass

BERNALILLO COUNTY TREASURER'S OFFICE

George Stone 10-17-18

Plat for
Tracts A-4-B and A-4-C
Chant Property Addition
Being Comprised of
Tract A-4, less that Portion
outside Albuquerque City Limits
known as A-4-A,
Chant Property Addition
City of Albuquerque
Bernalillo County, New Mexico
July 2018

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE
ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE
REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number: 1010211/PR-2018-001371

Application Number: VA-2018-00148

PR-2018-001371

City Approvals:

Foran M. Rioshaver P.S. 7/10/18
City Surveyor
Raymond M. Muriel 10/17/18
Traffic Engineer
Theresa Cadene 10-17-18
ABCWUA
N/A
Parks and Recreation Department
Whole M. Fredt 7/18/18
AMAFCA
10/17/18
City Engineer
10-17-2018
DRB Chairperson, Planning Department
N/A
Real Property Division
10/17/18
Code Enforcement

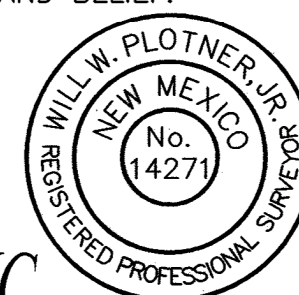
Surveyor's Certificate

"I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE AND BERNALILLO COUNTY SUBDIVISION ORDINANCE, AND FURTHER 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."

Will Plotner Jr. 7/9/18
N.M.R.P.S. No. 14271
Date

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244



Sheet 1 of 2
141674

2018C-132

(1)

Easement Notes

- EXISTING 30' DRAINAGE EASEMENT (9/22/1983, C22-41)
- EXISTING DRAINAGE EASEMENT (9/22/1983, C22-41) SHOWN HEREON AS THIS AREA IS ALSO THE BOUNDARY OF FLOOD ZONE "AE"
- EXISTING 150' WIDE PNM TRANSMISSION LINE AND RIGHT OF WAY EASEMENT (1/28/1958, BK. D-412, PG. 215)
- EXISTING 10' - 15' WATER, SEWER AND PUBLIC UTILITIES EASEMENT (4/6/1972, BK. 255, PG. 342)
- EXISTING PERMANENT PUBLIC WATERLINE EASEMENT (4/25/1997, BK. 97-11, PG. 2379) AND (5/22/1997, BK. 97-13, PG. 8114)
- INTENTIONALLY OMITTED
- EXISTING 15' WIDE WATER LINE EASEMENT (10/1/1973, BK. MISC. 334, PG. 487)
- EXISTING 20' WIDE 4GKV POWER TRANSMISSION LINE EASEMENT (2/15/1968, BK. MISC. 94, PG. 421)

Easement Notes (Cont'd)

- EXISTING 15' PUBLIC DRAINAGE EASEMENT (6/19/2003, 2003C-181)
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (6/5/2000, BK. A6, PG. 4176)
- EXISTING PUBLIC SEWER SANITARY SEWER EASEMENT (6/19/2003, 2003C-181)
- EXISTING 10' PNM AND MST&T EASEMENT (2/6/1970, BK. MISC. 163, PG. 864)
- EXISTING DRAINAGE, WATER, SEWER AND PUBLIC UTILITIES EASEMENT (10/7/1977, BK. MISC. 563, PG. 380)
- EXISTING CONSTRUCTION MAINTENANCE EASEMENT (4/8/1994, BK. 94-11, PG. 6545) SHOWN HEREON AS
- EXISTING 10' PNM AND US WEST COMMUNICATIONS, INC. EASEMENT (6/3/1997, BK. 97-15, PG. 1622)
- EXISTING 10' PNM GAS SERVICES EASEMENT (4/13/1998, BK. 9808, PG. 2172)
- EXISTING 10' WATER AND SANITARY SEWER EASEMENT (6/19/2003, 2003C-181)
- DECLARATION AND GRANT OF PRIVATE ACCESS EASEMENT (6/4/2018, DOC. NO. 2018048652)

Notes

- FIELD SURVEY PERFORMED IN APRIL 2016.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING GROUND TO GRID FACTOR OF 0.99963424.
- EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR DESIGNED TO SERVE POTENTIAL FUTURE DEVELOPMENT AT THIS LOCATION. DETERMINATION OF SERVICE AVAILABILITY AND THE NEED FOR IMPROVEMENTS WILL BE MADE SOLELY VIA REQUEST TO THE UTILITY DEVELOPMENT SECTION OF THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR A WATER AND SANITARY SEWER AVAILABILITY/SERVICEABILITY STATEMENT.

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD; PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "AE" WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA (SFHA) WITH BASE FLOOD ELEVATION (BFE) OR DEPTH DETERMINED TO BE 5631 FEET. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAPS BOTH DATED SEPTEMBER 26, 2008, MAP NUMBERS 35001C0378G AND 35001C0386G.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Plat for Tracts A-4-B and A-4-C Chant Property Addition Being Comprised of Tract A-4, less that Portion outside Albuquerque City Limits known as A-4-A, Chant Property Addition City of Albuquerque Bernalillo County, New Mexico July 2018

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (9/23/1983, C22-41)
●	FOUND MONUMENT AS INDICATED
●R	FOUND 1/2" REBAR WITH CAP "LS 10464"
●Rb	FOUND 1/2" REBAR BENT
●PC	FOUND PROP. COR. "45+42.39 @ 1"
●RWC	FOUND 1/2" REBAR WITH CAP "LS 7472"
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- 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.
- 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, 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 erected 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 pools, decking, or any structures adjacent to or near easements shown on this 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) 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.

CSI-CARTESIAN SURVEYS INC.

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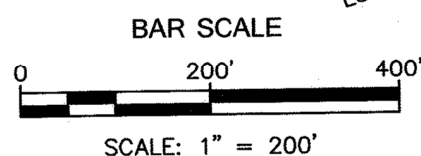
Sheet 2 of 2
141674

Central Ave. SE
AKA US 66
(R/W Varies) NM Proj. I-040-3(18)163
NM Proj. I-040-3(1)163

Interstate 40
(R/W Varies) NM Proj. I-040-3(18)169
NM Proj. I-040-3(1)163

Line Table		
Line #	Direction	Length (ft)
L1	S 55°06'56" E (S 55°32'46" E)	46.87' (46.53')
L2	S 34°23'18" W (S 34°27'14" W)	59.49' (60.13')
L3	S 55°22'38" E (S 55°30'11" E)	82.12' (82.76')
L4	S 08°38'56" W (S 08°56'14" W)	277.95' (276.79')
L5	S 20°11'27" W (S 20°01'00" W)	265.35' (265.36')
L6	S 79°12'53" E (S 79°20'58" E)	120.22' (120.00')
L7	S 79°09'48" E (S 79°20'58" E)	59.67' (59.60')
L8	S 55°45'46" E (S 55°56'05" E)	125.47' (125.47')
L9	S 40°43'51" E (S 40°54'10" E)	239.82' (239.72')
L10	S 54°08'14" E (S 54°17'59" E)	134.42' (134.51')
L11	S 41°30'32" E (S 41°40'51" E)	73.06' (73.06')
L12	N 74°40'39" E (N 74°30'20" E)	73.41' (73.41')
L13	N 46°49'44" E (N 46°39'25" E)	44.40' (44.40')
L14	N 46°49'56" E (N 46°39'25" E)	94.44' (94.37')
L15	S 07°11'46" W (S 07°00'20" W)	357.28' (357.68')
L16	N 82°49'53" W (N 83°00'28" W)	186.02' (185.86')
L17	S 88°20'19" W (S 88°59'00" W)	292.00' (292.00')
L18	S 74°48'25" E (S 73°59'12" E)	139.00' (136.46')
L19	S 78°25'58" W (S 78°16'58" W)	905.18' (905.46')
L20	N 06°37'39" W	1558.79'
L21	S 55°22'38" E (S 55°30'11" E)	57.15' (57.57')
L22	S 89°26'04" W	320.61'
L23	S 85°59'46" E	216.87'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	469.20' (464.95')	7465.00' (7465.00')	3°36'04"	469.12'	S 56°54'00" E



2018C-132

(2)



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STAMP



PERMIT SET

PROJECT NAME
**GENERAL ATOMICS TI
ABQ**

14820 CENTRAL AVE, ALBUQUERQUE,
NM 87123

GENERAL ATOMICS

REVISIONS

NO.	DATE	DESCRIPTION
4	05.24.2024	TCL
3	11.17.2023	City Comment Response
2	10.30.2023	Addendum 2
1	10.23.2023	Addendum 1

Copyright: Design Group

Drawn by _____ MM
Checked by _____ SK
Date _____ 10/23/2023
Project number _____ 2728

SHEET TITLE

SITE PLAN

SHEET NUMBER

AS101

1 SHEET KEYED NOTES

NOTE: SHEET KEYNOTES NOT SEQUENTIAL

- 1 EXISTING TO REMAIN.
8 EXISTING TRASH ENCLOSURE TO REMAIN.

REFERENCE KEYED NOTES

- 26 00 00.A01 NEW LIGHT FIXTURE. SEE ELECTRICAL.
26 00 00.A04 NEW GENERATOR AND PAD. SEE ELECTRICAL.
32 31 13.A01 8' TALL CHAIN LINK FENCING WITH PRIVACY SLATS. 16" BARBED WIRE EXTENSION ABOVE. ANGLED OUT.
32 31 13.B03 FIELD VERIFY GENERATOR ACCESS CLEARANCE AND CLEAR AREA REQUIREMENTS. PROVIDE SWING GATE WITH PADLOCK AS NEEDED TO PROVIDE ACCESS. AND MODIFY PRIVACY SCREENING INSTALLATION AS NECESSARY TO COMPLY WITH MANUFACTURER'S REQUIREMENTS.
32 31 13.B05 FIELD VERIFY MECHANICAL EQUIPMENT CLEARANCE AND CLEAR AREA REQUIREMENTS. PROVIDE ACCESS DOORS AND MODIFY PRIVACY SCREENING INSTALLATION AS NECESSARY TO COMPLY WITH MANUFACTURER'S REQUIREMENTS.

GENERAL SHEET NOTES

- A. FIELD VERIFY DIMENSIONS AND LAYOUT OF EXISTING SITE AND BUILDING ELEMENTS.
B. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
C. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING SHEETS FOR ADDITIONAL SITE INFORMATION AND/OR WORK NOT SHOWN.
D. LANDSCAPING APPROVED FOR THE ORIGINAL PROJECT SHALL BE MAINTAINED OR RESTORED TO THAT LEVEL OF COMPLETION.
E. GOAL OF THIS PROJECT IS TO MAINTAIN THE EXISTING SITE FEATURES AND TO ADD SECURITY FENCING AROUND THE EXISTING MECHANICAL YARD AND RESEARCH PAD AT THE SOUTH END OF THE SITE.

IDO ZONE: NR-C
MIN. FRONT SETBACK: 5'
MIN. SIDE/REAR SETBACK: 0'
MAX HEIGHT: 38'

GENERAL ZONING COMPLIANCE REQUIREMENTS:

SITE LIGHTING LUMINAIRES LIMITED TO 20 FT. HIGH

STORMWATER TO BE MANAGED PER 14-16-5-4(H)

GRADING TO BE DESIGNED PER 14-16-5-4(J)

ALL WALLS, FENCES, RETAINING WALLS TO COMPLY WITH 14-16-5-7

PARKING FOR OFFICE OCCUPANCY (RESEARCH FACILITY)
IDO REQUIRES 1.5 SPACES/1,000 SF GFA
11,837 GFA - 11,84*1.5=17.76

ORIGINAL SPACES 50
SPACES REQUIRED 18
SPACES PROVIDED 44

MINIMUM NUMBER OF PARKING SPACES:
VEHICLES 18 REQUIRED / 43 PROVIDED
ACCESSIBLE 2 REQUIRED / 2 PROVIDED
MOTORCYCLES 1 REQUIRED / 1 PROVIDED
BYCYCLES 3 REQUIRED / 3 PROVIDED

ADA NOTES:
1. THE ADA ACCESS AISLE SHALL HAVE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE. PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED (66-1-4.1.B NMSA 1978).
2. THE ADA ACCESSIBLE PARKING SIGN MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND OR TOWING".

FENCING:
1. ALL NEW FENCING SHALL BE 8' CHAINLINK WITH 3-STRAND BARBED WIRE TOPPING.
2. MAIN BUILDING, NORTH SIDE - 175 LINEAR FEET.
3. TELESCOPE YARD - 160 LINEAR FEET.



RESERVED PARKING SIGN

TYPICAL FENCE SECTION

- NOTES:
1. CORNER POST 2-7/8" DIAMETER.
2. LINE POST 2-3/8" DIAMETER.
3. GATE POST 4-5/8" OD. SCH 40.
4. 1-1/4" BRACE SCH. 40 PIPE.
5. HORIZONTAL BRACE 1.660 OD SCH 20.
6. 10" POST TO POST, TYP.
7. RAIL SLEVES, TENSION WIRES, BRACE BANDS SHALL BE PER MANUFACTURER'S STANDARDS.
8. OWNER OPTION: HDPE FABRIC AND FABRIC TIES.

TENSION BAR

BOTTOM TENSION WIRE 9 GA (TYP)

MAX GROUND CLEARANCE SEPARATION 2"

3,000 PSI CONCRETE

CENTRAL AVENUE

BUILDINGS ON NORTH SIDE OF SITE BY OTHER TENANT - NOT PART OF PROJECT SCOPE.

ZONE C THE EXISTING BUILDING FOOTPRINT AND PARKING LOT/DRIVE ARE TO REMAIN UNCHANGED UNDER PROJECT SCOPE.

BACK AND SIDE SETBACK = 0'
FRONT SETBACK = 5'
NO CHANGES.

EXISTING UNINCORPORATED ADJACENT SITE

A1 OVERALL SITE PLAN

1" = 60'-0"

A3 SITE PLAN

1" = 20'-0"