CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

December 7, 2023

Dave Thompson, P.E. Thompson Engineering Consultants P O Box 65760 Albuquerque, NM 87193

RE: Roses SW Papers TR D-6 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II Grading and Drainage Plan Engineer's Stamp Date: 11/9/2023 Hydrology File: Q16DA5000C

Dear Mr. Thompson:

PO Box 1293 Based upon the information provided in your submittal received 11/13/2023, the Grading Plan and Drainage Report are approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

- 1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
- NM 87103
 Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for \$25.00 made out to "Bernalillo County" for the stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review.
- www.cabq.gov As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3695 or tchen@cabq.gov.

Sincerely,

Cha

Tiequan Chen, P.E. Principal Engineer, Hydrology Planning Department, Development Review Services



City of Albuquerque

Planning Department Development & Building Services Division

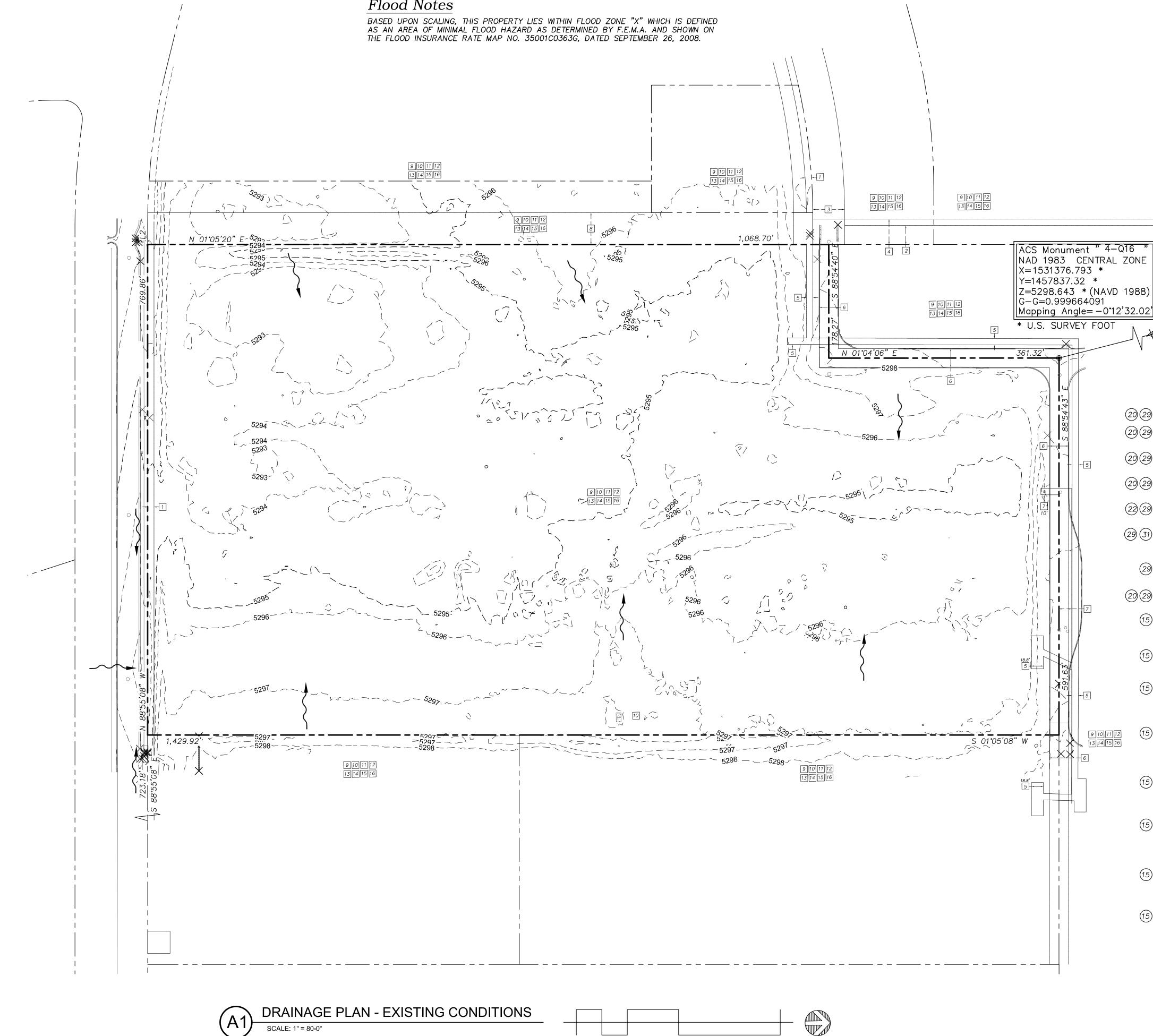
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Roses SW Papers	Building Permit #:	Hydrology File #: <u>Q16DA5</u> 000
DRB#:	EPC#:	Work Order#:
Legal Description: TR D-6 PLAT OF TR	ACTS D-1 THRU D-7 MESA	DEL SOL INNOVATIONPARK II
City Address: Not yet established		
Applicant: Thompson Engineering Const		Contact: Dave Thompson
Address: PO Box 65760, Albuquerque, I		
Phone#: <mark>505-271-2199</mark>	Fax#: <u>505-830-9248</u>	E-mail: <u>tecnm@yahoo.com</u>
Other Contact:		Contact:
Address:		
Phone#:	Fax#:	E-mail:
TYPE OF DEVELOPMENT: PLAT (#	t of lots) RESIDENCE	DRB SITE X ADMIN SITE
IS THIS A RESUBMITTAL? X Yes	No	
DEPARTMENT TRANSPORTATION	<u>X</u> HYDROLOGY/DRAINAG	E
Check all that Apply: TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTIFICATION PAD CERTIFICATION CONCEPTUAL G & D PLAN X GRADING PLAN X DRAINAGE REPORT DRAINAGE MASTER PLAN FLOODPLAIN DEVELOPMENT PERMIT A ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) STREET LIGHT LAYOUT OTHER (SPECIFY) PRE-DESIGN MEETING?	X BUILDING I CERTIFICA PRELIMINA SITE PLAN FINAL PLA FINAL PLA PPLIC SIA/ RELEA FOUNDATIO GRADING F SO-19 APPR PAVING PE GRADING/ I WORK ORDI CLOMR/LOI FLOODPLA	ASE OF FINANCIAL GUARANTEE ON PERMIT APPROVAL PERMIT APPROVAL ROVAL RMIT APPROVAL PAD CERTIFICATION ER APPROVAL MR IN DEVELOPMENT PERMIT
DATE SUBMITTED: <u>11-6-2023</u>	By: Dave Aube	ECIFY)
COA STAFF:	ELECTRONIC SUBMITTAL RECEIVED:	

GENERAL NOTES

- A. ALL DIMENSIONS ARE FACE OF CURB UNLESSB. FIELD VERIFY ALL DIMENSIONS.C. DO NOT SCALE DRAWINGS, IF DIMENSIONS AF
- ARCHITECT BEFORE PROCEEDING.
- D. SEE PAGE 1 OF THE PLAT FOR EXCEPTIONS S

Flood Notes



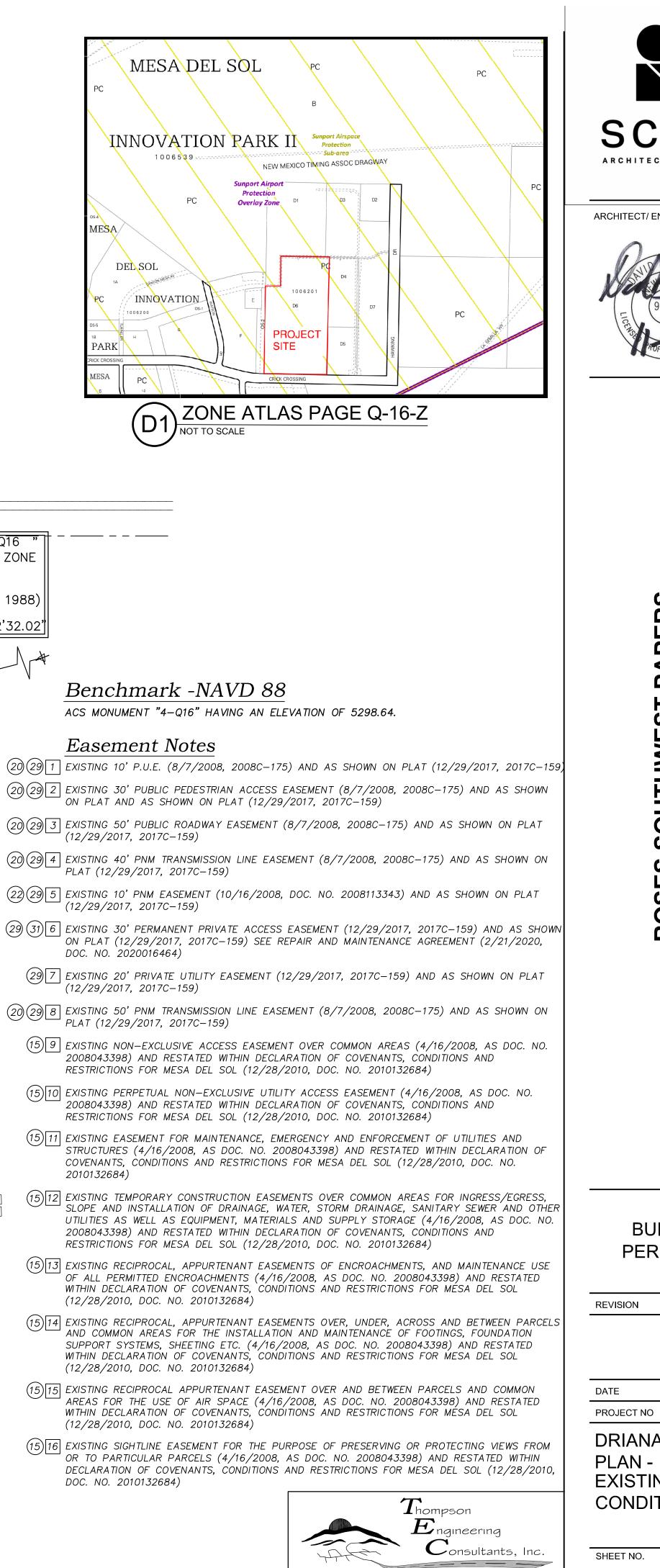
S OTHERWISE NOTED.
RE IN QUESTION, REQUEST CLARIFICATION FROM
) -31.

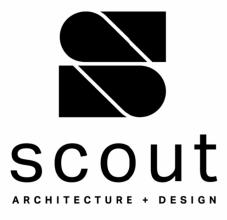
Record and Measured Legal Description

TRACT LETTERED D-SIX (D-6), PLAT OF MESA DEL SOL INNOVATION PARK II, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE REAL PROPERTY RECORDS OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 29, 2017, IN PLAT BOOK 2017C, PAGE 159, AS DOCUMENT NO. 2017124120.

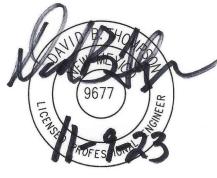
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160'





ARCHITECT/ ENGINEER



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BUILDING PERMIT SET

ATE	10/16/23

DRIANAGE PLAN -EXISTING CONDITIONS

CD-0

SHEET NO.

PHONE: (505) 271-2199 ALBUQUERQUE, NM 87193 FAX: (505) 830-9248

tecnm@yahoo.com

P.O. BOX 65760

DATE

I. PURPOSE AND SCOPE

THE PURPOSE OF THIS DRAINAGE PLAN IS TO PRESENT THE EXISTING AND PROPOSED DRAINAGE CONDITIONS FOR THE PROPOSED ROSES SOUTHWEST PAPERS PROJECT. THE NEW BUILDING IS LOCATED ON CRICK CROSSING SW. IN MESA DEL SOL, IN SOUTHWEST ALBUQUERQUE. THE ZONE ATLAS PAGE FOR THE SITE IS Q-16-Z.

II. SITE DESCRIPTION AND HISTORY

THE PROJECT SITE IS LOCATED ON THE NORTH SIDE OF CRICK CROSSING SW, WEST OF HAWKING DRIVE SW, IN MESA DEL SOL THE SITE IS CURRENTLY VACANT. PROPERTIES TO THE EAST AND NORTH HAVE BEEN DEVELOPED AND CONTAIN STORMWATER MANAGEMENT PONDS TO CONTROL RUNOFF. THE MESA DEL SOL COMMUNITY MASTER PLAN REQUIRES THAT ALL PARCELS CONTAIN THE 100 YEAR STORM RUNOFF EVENT IN RETENTION PONDS.

III. COMPUTATIONAL PROCEDURES

HYDROLOGIC ANALYSIS WAS PERFORMED UTILIZING THE DESIGN CRITERIA BASED ON CHAPTER 6, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL RELEASED 2020. TABLES WITHIN CHAPTER 6, WERE USED TO AID IN THE STUDY OF THE SITE HYDROLOGY.

IV. PRECIPITATION

THE STORM EVENT USED FOR THE FOLLOWING CALCULATIONS IS THE 100YR-24HR STORM. THE PROJECT SITE IS LOCATED IN ZONE 3 (EAST OF RIO GRANDE, SOUTH OF I40 AND WITHIN TOWNSHIP 4E).

V. EXISTING DRAINAGE CONDITIONS

THE SITE IS CURRENTLY UNDEVELOPED. THE SITE TO THE EAST IS FULLY DEVELOPED. THE SITE IS BOUNDED ON THE NORTH BY A PRIVATE DRIVE THAT IS UTILIZED BY KAIROS POWER FOR ACCESS. THE SITE IS BOUNDED ON THE SOUTH BY CRICK CROSSING THAT HAS THE NORTH HALF STREET SECTION DEVELOPED. NO RUNOFF FROM ADJACENT SITES IS ANTICIPATED.

THE SITE GENERALLY DRAINS FROM EAST TO WEST BUT HAS VERY LITTLE SLOPE. A MAJORITY OF EXCESS RUNOFF WOULD CURRENTLY BE CAUGHT IN LOCAL DEPRESSION AND ALLOWED TO SOAK INTO THE GROUND. INFILTRATION RATES WERE MEASURED BY THE GEOTECHNICAL ENGINEER AT 6" PER HOUR.

CRICK CROSSING CONTAINS PUBLIC STORMWATER COLLECTION AND CONVEYANCE PIPING BUT DISCHARGE INTO THE SYSTEM IF LIMITED TO THE ROADWAY AND MINOR DISCHARGE AT DRIVEWAYS. AS MENTIONED IN THE SITE DESCRIPTION AND HISTORY PORTION, THE MASTER PLAN FOR MESA DEL SOL REQUIRES THAT ALL PARCELS PROVIDE FULL RETENTION OF EXCESS FOR OFF FOR THE 100 YEAR - 24 HOUR STORM RUNOFF EVENT (PROVIDED INFILTRATION WILL DRAIN THE POND PRIOR TO THE NEXT STORM EVENT).

VI. PROPOSED DRAINAGE CONDITIONS

THE NEW BUILDING WILL BE 100,600 SF WAREHOUSE/MANUFACTURING BUILDING. THE FRONT AND SIDES WILL BE GENERALLY AT GRADE TO ALLOW FOR EASY ACCESS FOR PEDESTRIANS, AND DUE TO NFPA REQUIRING ACCESS DOORS AT 100' INTERVALS. THE NORTH SIDE OF THE BUILDING WILL BE A LOADING DOCK, SO THERE WILL BE A 4' DROP FROM FINISHED FLOOR TO DOCK GRADE.

THE SITE FOR PHASE 1 ALL DRAINS TO THE RETENTION POND ON THE WEST SIDE OF THE SITE. THE ROOF WILL DRAIN BOTH NORTH AND SOUTH. 60% OF THE ROOF WILL DRAIN TO THE DOCK SIDE. ALONG THE SOUTH SIDE OF THE SITE IN THE PARKING AREA, CATCH BASINS WILL COLLECT RUNOFF AND CONVEY STORM WATER TO THE RETENTION POND. CATCH BASINS HAVE BEEN SET AT CLOSE AS POSSIBLE TO THE DRIVEWAYS TO CAPTURE STORM RUNOFF. A SMALL AREA AT EACH DRIVEWAY WILL SPILL OUT INTO CRICK CROSSING AND WILL BE COLLECTED IN THE SUMP CONDITION TYPE A CATCH BASIN NEAR THE EASTERN ENTRANCE DRIVE. THE INCREASE TO THE STREET RUNOFF IS LESS THAN 2,000 SF AND THEREFORE LESS THAN 0.1 CFS. THIS IS A NEGLIGIBLE INCREASE. AN 18" HDPE STORM PIPE WILL CONVEY THE STORM RUNOFF FROM THE FOUR CATCH BASINS TO THE RETENTION POND.

APPROXIMATELY 25% OF BASIN PRO #1 FLOWS TO THE SOUTH TO THE CATCH BASINS. THERE ARE A TOTAL OF FOUR CATCH BASINS AND PER FIGURE 6.9.9 THE CAPACITY OF EACH TYPE "C" INLET FLOWING AT A MAXIMUM OF 0.5' DEEP (AND 1% SLOPE GOING TOWARD INLET ALONG CURB LINE) THE COLLECTION RATE IS APPROXIMATELY 6.6 CFS. WITH THE REQUIRED COLLECTION OF 8 CFS (25% OF 39.61 CFS) ONLY TWO INLETS WOULD BE REQUIRED. FOUR INLETS WILL ELIMINATE THE BYPASS OUT INTO THE PUBLIC STREET VIA THE DRIVEWAYS, EXCEPT FOR WHAT RAIN FALLS BEYOND THE CATCH BASINS.

NORTHERN (60% OF ROOF) ROOF RUNOFF WILL BE COLLECTED IN INTERNAL ROOF DRAINS AND ROUTED INTERNALLY TO DISCHARGE THROUGH THE 4' TALL STEM WALL AT THE LOADING DOCK. FROM THERE THE RUNOFF WILL SHEET FLOW OVER TO A SERIES OF SUMP CONDITION MEDIAN TYPE CATCH BASINS. HDPE STORM PIPES WILL CONVEY RUNOFF TO THE POND.

THERE ARE A TOTAL OF 3 TYPE "D" (MEDIAN TYPE) CATCH BASINS LOCATED IN THE TRUCK DOCK AREA. EACH AREA LOCATED IN A SUMP CONDITION WITH A MAXIMUM DEPTH OF 0.90'. BEYOND THAT DEPTH, THE WATER OVERTOPS FROM ONE CATCH BASIN TO THE NEXT AND FLOW WEST TOWARD THE RETENTION POND.

THE WEIR EQUATION (Q=CLH³) WAS USED TO EVALUATE THE CAPACITY OF THE TYPE "D" CATCH BASINS. THE GRATE PERIMETER IS (25"X40") = 10.83'. AT A MAXIMUM DEPTH OF 0.90' THE CAPACITY OF THE INLET IS (Q=2.7*10.83'*.9³) = 24.9 CFS. THE FUTURE PHASE 2 WILL DOUBLE THE REQUIRED FLOW RATE OF THE BASIN CONTRIBUTING TO THE LINE OF TYPE "D" CATCH BASINS. THE TOTAL RUNOFF TO BE COLLECTED IN THIS SYSTEM WILL BE = 32.4 CFS (AFTER PHASE 2 IS CONSTRUCTED, AND ONLY 16.64 IN THIS PHASE, SEE NORTH SUB BASIN COMPUTATIONS). THE THREE INLETS WILL HAVE CAPACITY OF 74.7 CFS. PIPES HAVE BEEN SIZED TO KEEP THE ENERGY GRADE LINE BELOW GRADE.

CONVEYANCE PIPING WILL START WITH 18" HDPE AND BE UP-SIZED TO 30" HDPE AT THE SECOND CATCH BASIN, AND 36" HDPE AT THE THIRD INLET TO BE ABLE TO CONVEY THE EXCESS STORM RUNOFF TO THE RETENTION POND. THE ENERGY GRADE LINE WILL REMAIN BELOW THE SURFACE AT ALL INLETS.

INFILTRATION WAS CONFIRMED BY THE GEOTECHNICAL ENGINEER AS 6" PER HOUR. THE EXCESS RUNOFF FROM THE 100 YEAR 6 HOUR EVENT IS 39.61 CFS. THE RUNOFF VOLUME AS REQUIRED BY THE MESA DEL SOL COMMUNITY MASTERPLAN IS 2.1 ACRE-FEET FOR THE 100 YEAR - 24 HOUR EVENT. THE PROPOSED POND IS 3.0' DEEP TO THE MWSEL (PLUS OVER 2 OF FREEBOARD) . THE INFILTRATION OF 6" PER HOUR (4.16 CFS) WOULD REQUIRED OVER 11.2 HOURS TO SOAK IN COMPLETELY. THEREFORE THE POND HAS BEEN SIZED TO CONTAIN SINGLE 100 YEAR. THE EXCESS RUNOFF VOLUME ENTERING THE POND IS 2.1 ACRE FEET.

VII. CONCLUSIONS

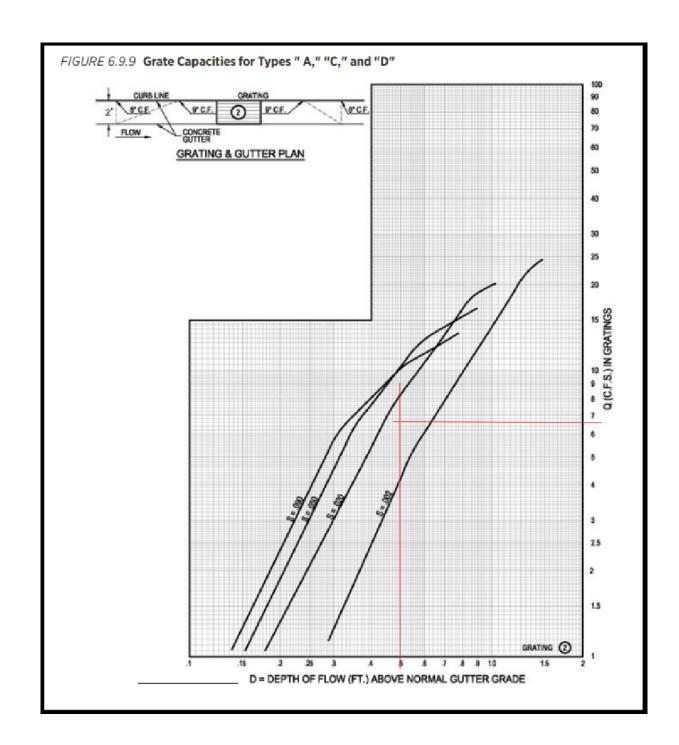
THE SITE HAS BEEN DESIGNED TO COLLECT AND CONVEY THE 100-YEAR, 6-HOUR PEAK RUNOFF RATE OF 39.61 CFS. THE FULL RETENTION POND AS REQUIRED BY THE MESA DEL SOL COMMUNITY MASTER PLAN HAS BEEN SIZED TO FULL CONTAIN SINGLE 100-YEAR EVENT SINCE THE INFILTRATION RATE IS 6" PER HOUR AND WILL BE FULLY ABSORBED PRIOR TO THE NEXT POTENTIAL MONSOON EVENT.

FUTURE PHASES WILL REQUIRE THE EXPANSION OF THE STORM POND. COMPUTATIONS HAVE BEEN INCLUDED FOR THE FULL BUILDOUT AS CURRENTLY PLANNED, AND THE FULL RETENTION POND CAN EASILY BE ACCOMMODATED.

Pond Routing and Volu	Full Buildout	Phase 1		
Incoming Flow Rate	Qin	94.93	39.61	cfs
Allowable Discharge Rate	Qout	3.5	4.19	cfs
Hyrdology Zone		3	3	per Figure A-1
Area Total	At	23.792	10.181	acres
Area Type A	Aa	o	0	%
Area Type B	Ab	25	30	%
Area Type C	Ac	0	0	%
Area Type D Impervious	Ad	75	70	%
Excess runoff rates	А	0.67	0.67	
	В	0.86	0.86	
	С	1.09	1.09	
	D	2.58	2.58	
Weighted E (Exces Runoff)		2.15	2.06	
Time of Concentration		0.2		hours
Time to Peak		0.211	0.215	hours
=0.7*Tc + ((1.6-(Ad/At)/12)				
Time of Base =2.107*E*At/Qp-(.25*Ad/At)		0.948	0.943	hours
Duration of Peak		0.188	0.175	hours
Time for end of peak		0.398		hours
Time when storage begins		0.008		hours
Time incoming is less that discharge		0.928		hours
Volume Required during storm	acre-inch	50.926	18.648	acre inch
Volume Required during storm	cf	184,862	67,691	cubic feet
Volume Stored in Pond during storm	cf	220,780	70,825	cubic feet

TABLE 6.2.7 Precipitation Zones									
Zone	Location								
1	West of the Rio Grande								
2	Between the Rio Grande and San Mateo								
3	Between San Mateo and Eubank, North of Interstate 40 and between San Mateo and the East boundary of Range 4 East, South of Interstate 40								
4	East of Eubank, North of Interstate 40 and East of the East boundary of Range 4 East, South of Interstate 40								
	Not including the Cibola National Forest								

Infiltration Rates		
Per GeoMAT Report Perc Rate	6" per hour	inches per hour
	.5 ft / hour	ft/ hour
	0.0001389	ft/sec
Pond area	29,931	sf
Infiltration Flow Rate	4.16	cfs



	Drainage Su	mmary	
Project: Project Numbe: Date: By:	Roses Southwest TEC Roses SW F 09/16/23 MTD	-	
Site Location			
Precipitaion Zone	3	Per COA DP	M Chapter 6
Existing summary			
Basin Name	Ex Basin 1		
Area (sf)	1036392.4		
Area (acres) %A Land treatment %B Land treatment %C Land treatment %D Land treatment	23.79 0 80 20 0		
Soil Treatment (acres) Area "A" Area "B" Area "C"	0.00 19.03 4.76		
Area "D"	0.00		
Excess Runoff (acre-feet) 100yr. 6hr. 10yr. 6hr. 2yr. 6hr. 100yr. 24hr.	1.7963 0.7455 0.1546 1.7963	acre-ft. acre-ft. acre-ft. acre-ft.	
Peak Discharge (cfs)			
100 yr. 10yr. 2yr.	62.48 28.41 6.23	cfs cfs cfs	
Proposed summary			
Basin Name Area (sf) Area (acres) %A Land treatment	Overall Site 1036392.4 23.792	Phase 1 443500 10.181	North SubBasir 168977.5 3.879
%B Land treatment %C Land treatment	25	30	10
%D Land treatment	75	70	90
Soil Treatment (acres) Area "A" Area "B" Area "C" Area "D"	0.00 5.95 0.00 17.84	0.00 3.05 0.00 7.13	0.00 0.39 0.00 3.49
Excess Runoff (acre-feet) 100yr. 6hr. 10yr. 6hr.	4.2628 2.6072	1.7512 1.0606	0.7784 0.4881
2yr. 6hr. 100yr. 24hr. 100yr, 10day	1.5862 5.1342 6.7461	0.6363 2.0992 2.7430	0.3071 0.9489 1.2643
Peak Discharge (cfs) 100 yr. 10yr. 2yr.	94.93 56.51 31.76	39.61 23.29 12.79	16.64 10.23 6.10
Water Quality Ponding Voulme (cf) Wter Quality Acre Feet	22023.3 0.5056	8796.1 0.2019	4308. 0.098

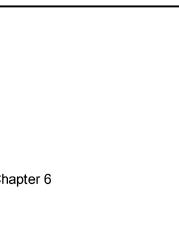
HYDRAULIC GRADELINE CALCULATIONS

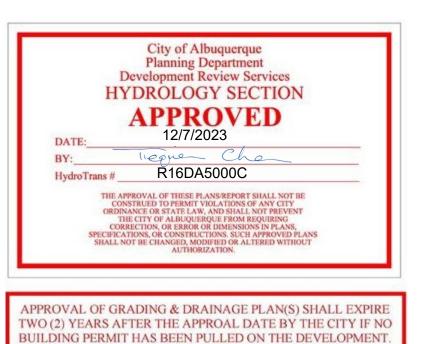
STORM LINE ON LOADING DOCK SIDE

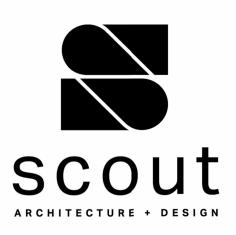
Roses Southwest Papers

LINE: Loading Dock

																	,		
1	2	3	4	5	6	7	8	9	10		13	14		15	16	19	20	21	22
											LOSSES								
STATION	STRUCT	D	Q	A	V	K	Sf	L	DELTA	Q	hf	hb	Aavg	hj	hmh	SUM	E.G.	hv	H.G.
		Inches															5285.40	1.50	5285.40
1+00.00	POND																5287.23	0.33	5286.90
		36	32.44	7.069	4.589	667	0.002	90			0.21					0.21	5287.44	0.33	5286.90
1+60.00	MH #1								10	0.00		0.02	7.07	0.00	0.02	0.04	5287.48	0.33	5287.11
		36	32.44	7.069	4.589	667	0.002	78			0.18					0.18	5287.66	0.33	5287.15
3+38.00	CB #1								0	10.81		0.00	5.99	0.28	0.00	0.28	5287.94	0.33	5287.34
		30	21.63	4.909	4.406	410	0.003	210			0.58					0.58	5288.52	0.30	5287.61
5+48.00	CB #2									10.81		0.00	2.45	0.73	0.00	0.73	5289.26	0.30	5288.22
		18	10.81	1.767	6.119	105	0.011	210			2.23					2.23	5291.48	0.58	5288.96
7+58.00	CB #3									10.81		0.00	2.45	0.00	0.02	0.02	5291.50	0.58	5290.90







ARCHITECT/ ENGINEER



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BUILDING PERMIT SET

DATE

DATE	10/16/23
PROJECT NO	
SITE DRAINA	GE

PLAN -NARRATIVE AND CALCULATIONS

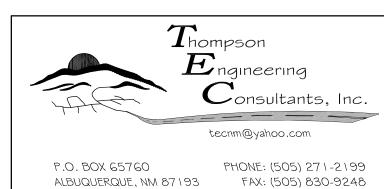
SHEET NO.

REVISION



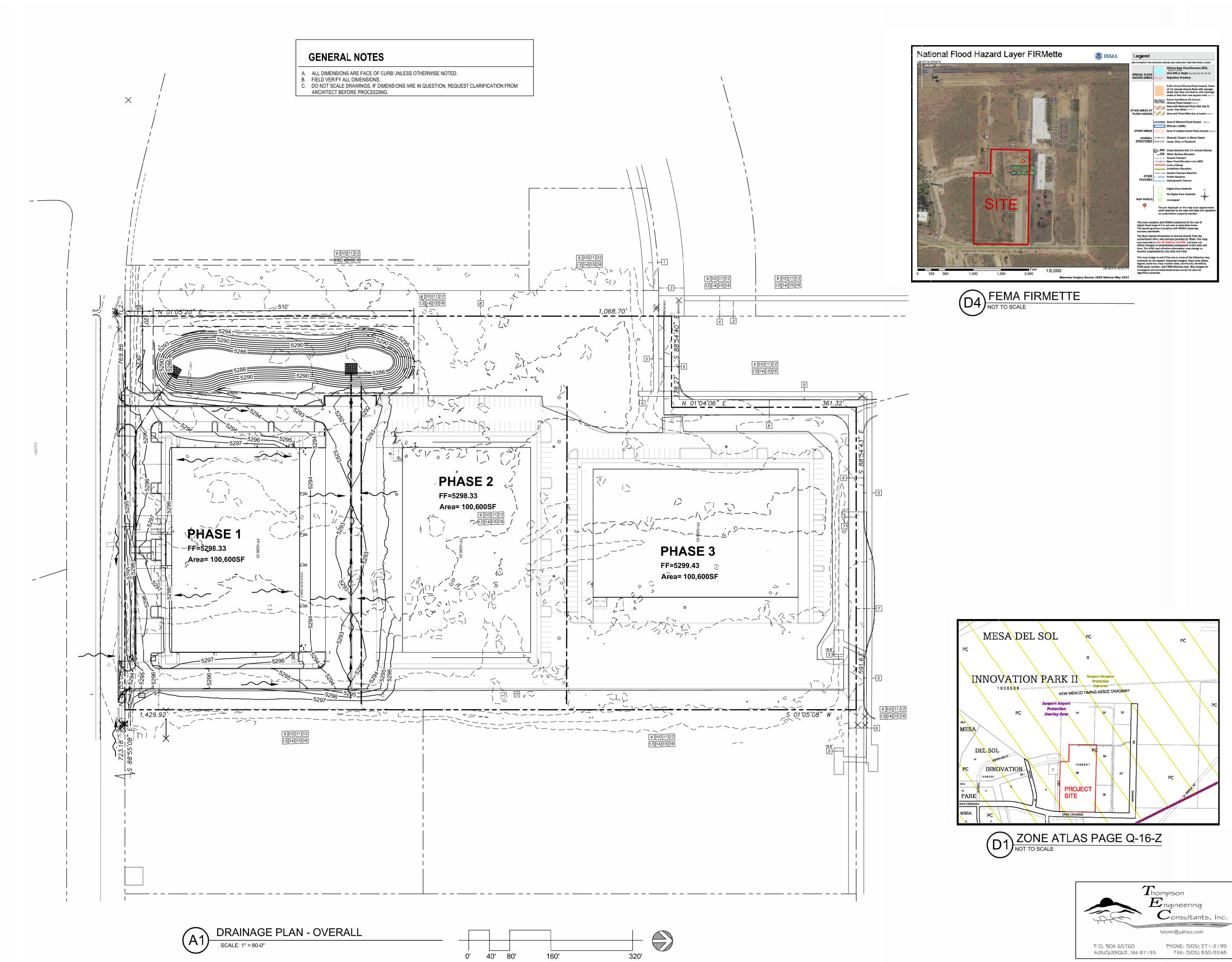
acre-ft.			
acre-ft.			
cfs			
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4308.9 cf 0.0989 acre-ft



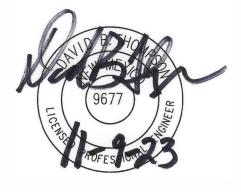
BY: DAA

DATE: REVISED 9-27-23





ARCHITECT/ ENGINEER



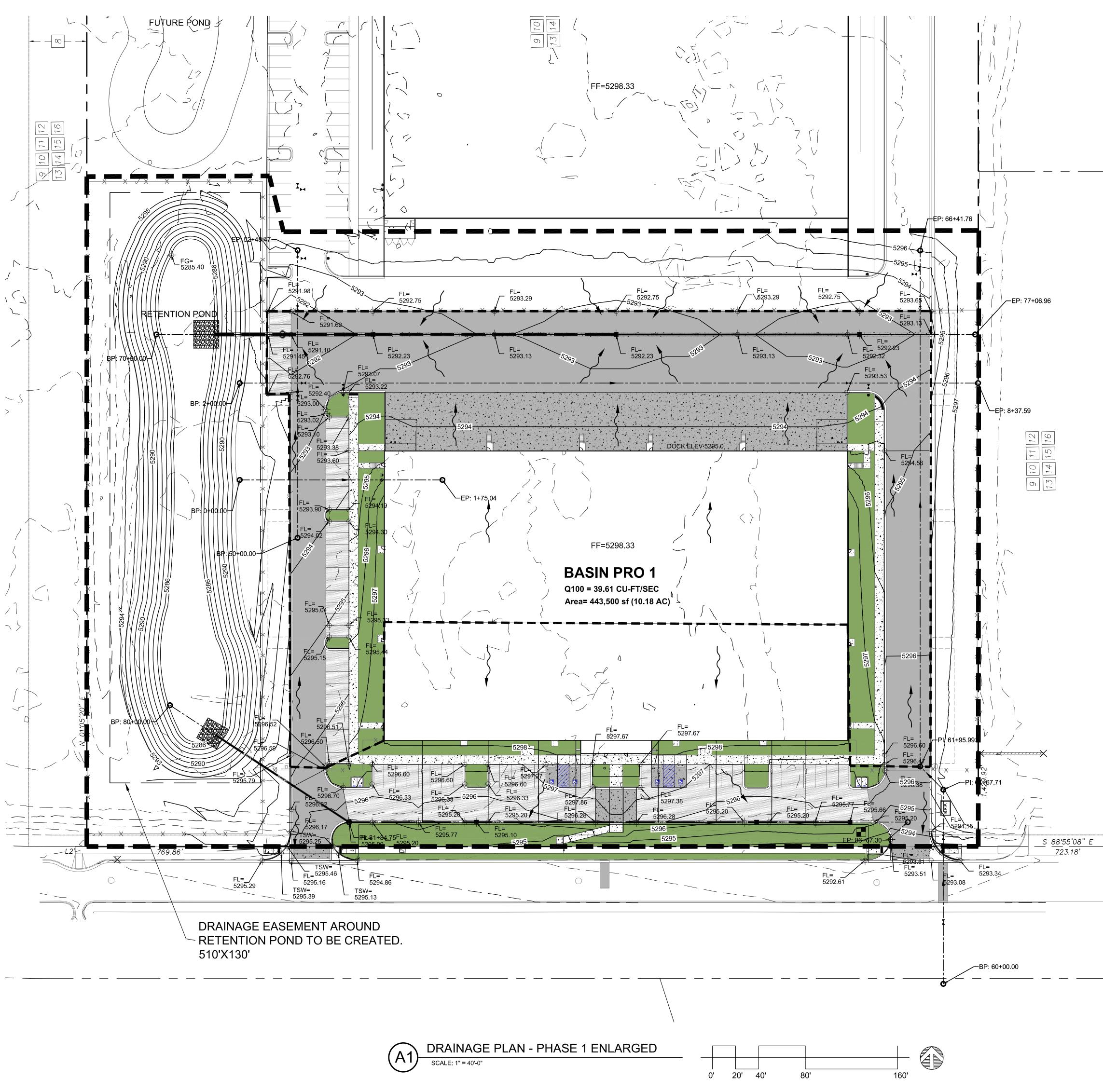
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BUILDING PERMIT SET

DATE REVISION 10/16/23 DATE PROJECT NO DRIANAGE PLAN -OVERALL SHEET NO.

CD-1

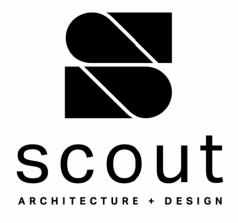






GENERAL NOTES

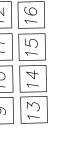
- A. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
 B. FIELD VERIFY ALL DIMENSIONS.
 C. DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.



ARCHITECT/ ENGINEER



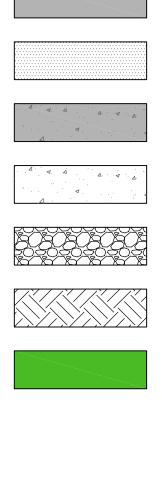




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MATERIAL LEGEND



HEAVY DUTY ASPHALT PER DETAIL D1/C-501

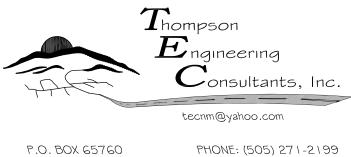
PARKING LOT ASPHALT PER DETAIL D1/C-501

HEAVY DUTY CONCRETE PAVEMENT PER DETAIL D4/C-501

4" THICK CONCRETE SIDEWALK PER DETAIL B4/C-501

RIPRAP EROSION PROTECTION, SEE GRADING AND DRAINAGE PLANS (SHEET C-201 AND C-202)

EARTHEN POND, SEE GRADING AND DRAINAGE PLANS (SHEET C-201 AND C-202) LANDSCAPING AREA.



PHONE: (505) 271-2199 ALBUQUERQUE, NM 87193 FAX: (505) 830-9248



DATE

DATE	10/16/23
PROJECT NO	

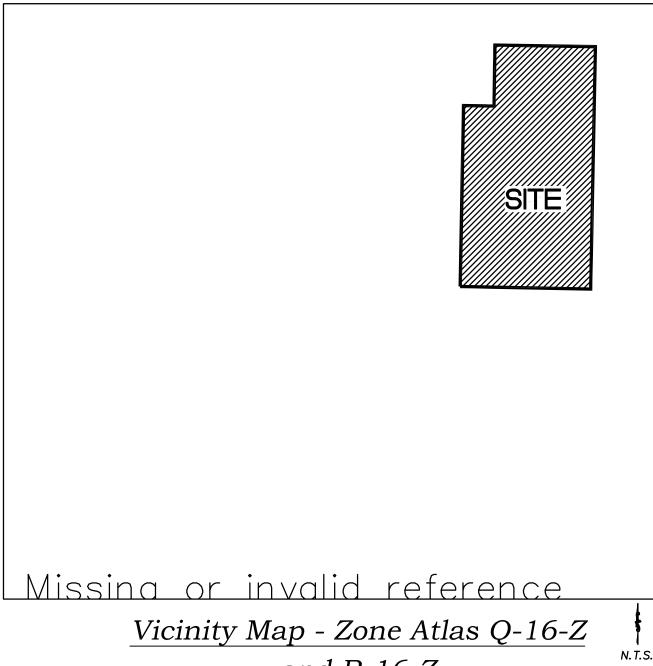
DRAINAGE PLAN -PHASE 1 ENLARGED

REVISION

SHEET NO.



CD-2



and R-16-Z

Record and Measured Legal Description

TRACT LETTERED D-SIX (D-6), PLAT OF MESA DEL SOL INNOVATION PARK II, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE REAL PROPERTY RECORDS OF BERNALILLO COUNTY. NEW MEXICO ON DECEMBER 29, 2017, IN PLAT BOOK 2017C, PAGE 159, AS DOCUMENT NO. 2017124120.

Notes

- FIELD SURVEY PERFORMED IN JANUARY 2023.
- . ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT. 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 4. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION. IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A \pm SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM811 TICKET NO. 23JA030601)
- 5. THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.9996635537, WITH AN ORIGIN OF (0,0).
- 6. THERE ARE NO EASEMENTS, RIGHTS-OF-WAY, OLD HIGHWAYS, OR ABANDONED ROADS, LANES OR DRIVEWAYS AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY OR THOSE WHICH MAY BE DISCOVERED BY A COMPLETE EXAMINATION OF THE PROPERTY AND ALL ADJOINERS.
- 7. THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS EXCEPT AS SHOWN ON THIS SURVEY, THERE ARE NO OBSERVABLE ENCROACHMENTS OF IMPROVEMENTS ON THE PROPERTY UPON ANY EASEMENT, RIGHTS-OF-WAY, OR ADJACENT LAND NOR ENCROACHMENTS OF IMPROVEMENTS LOCATED ON ADJACENT LAND UPON THE PROPERTY.
- 9. THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SUBJECT PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENT PROVIDED. 10. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM CRICK
- CROSSING SE (118' R/W). A PUBLIC RIGHT-OF-WAY. 11. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION
- OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK. 12. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING
- CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. 13. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF
- SUBSTANTIAL REFUSE OR USE AS A BURIAL GROUND OR CEMETERY. 14. THE SURVEYED LEGAL DESCRIPTION IS ONE AND THE SAME AS THAT LEGAL DESCRIPTION CONTAINED ON THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, UNDER COMMITMENT NO. 2207829, WITH AN EFFECTIVE DATE OF APRIL 5, 2023.

Indexing Information

Sections 15 and 22, Township 9 North, Range 3 East, N.M.P.M. Subdivision: Mesa Del Sol Innovation Park II Owner: Akinita LLC UPC #: 101605227405540202

Documents

- 1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2207829 AND AN EFFECTIVE DATE OF APRIL 5, 2023.
- 2. PLAT OF RECORD FOR MESA DEL SOL INNOVATION PARK II, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 29, 2017, IN BOOK 2017C, PAGE 159, DOC. NO. 2017124120.
- 3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 27, 2020, AS DOC. NO. 2020046995.

Benchmark -NAVD 88

ACS MONUMENT "3-Q16" HAVING AN ELEVATION OF 5310.39.

Easement Notes

20291 EXISTING 10' P.U.E. (8/7/2008, 2008C-175) AND AS SHOWN ON PLAT (12/29/2017, 2017C-1
20292 EXISTING 30' PUBLIC PEDESTRIAN ACCESS EASEMENT (8/7/2008, 2008C-175) AND AS SHOWN ON PLAT AND AS SHOWN ON PLAT (12/29/2017, 2017C-159)
20 29 3 EXISTING 50' PUBLIC ROADWAY EASEMENT (8/7/2008, 2008C-175) AND AS SHOWN ON PLAT

- (12/29/2017, 2017C-159)
- (20)(29) 4 EXISTING 40' PNM TRANSMISSION LINE EASEMENT (8/7/2008, 2008C-175) AND AS SHOWN ON PLAT (12/29/2017, 2017C-159)
- (22)(29) 5 EXISTING 10' PNM EASEMENT (10/16/2008, DOC. NO. 2008113343) AND AS SHOWN ON PLAT (12/29/2017, 2017C-159)
- (29 (31) 6 EXISTING 30' PERMANENT PRIVATE ACCESS EASEMENT (12/29/2017, 2017C-159) AND AS SHOWN N PLAT (12/29/2017, 2017C-159) SEE REPAIR AND MAINTENANCE AGREEMENT (2/21/2020, DOC. NO. 2020016464)
- (29) 7 EXISTING 20' PRIVATE UTILITY EASEMENT (12/29/2017, 2017C-159) AND AS SHOWN ON PLAT (12/29/2017, 2017C-159)
- (20)(29) 8 EXISTING 50' PNM TRANSMISSION LINE EASEMENT (8/7/2008, 2008C-175) AND AS SHOWN ON PLAT (12/29/2017, 2017C-159)
- (15) 9 EXISTING NON-EXCLUSIVE ACCESS EASEMENT OVER COMMON AREAS (4/16/2008, AS DOC. NO. 2008043398) AND RESTATED WITHIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MESA DEL SOL (12/28/2010, DOC. NO. 2010132684)
- (15) 10 EXISTING PERPETUAL NON-EXCLUSIVE UTILITY ACCESS EASEMENT (4/16/2008, AS DOC. NO. 2008043398) AND RESTATED WITHIN DECLARATION OF COVENANTS. CONDITIONS AND RESTRICTIONS FOR MESA DEL SOL (12/28/2010, DOC. NO. 2010132684)
- (15) [11] EXISTING EASEMENT FOR MAINTENANCE, EMERGENCY AND ENFORCEMENT OF UTILITIES AND STRUCTURES (4/16/2008, AS DOC. NO. 2008043398) AND RESTATED WITHIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MESA DEL SOL (12/28/2010, DOC. NO. 2010132684)
- 15)12 EXISTING TEMPORARY CONSTRUCTION EASEMENTS OVER COMMON AREAS FOR INGRESS/EGRESS. SLOPE AND INSTALLATION OF DRAINAGE, WATER, STORM DRAINAGE, SANITARY SEWER AND OTHER UTILITIES AS WELL AS EQUIPMENT, MATERIALS AND SUPPLY STORAGE (4/16/2008, AS DOC. NO. 2008043398) AND RESTATED WITHIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MESA DEL SOL (12/28/2010, DOC. NO. 2010132684)
- (15)[13] EXISTING RECIPROCAL. APPURTENANT EASEMENTS OF ENCROACHMENTS, AND MAINTENANCE USE OF ALL PERMITTED ENCROACHMENTS (4/16/2008, AS DOC. NO. 2008043398) AND RESTATED WITHIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MESA DEL SOL (12/28/2010, DOC. NO. 2010132684)
- (15)14 EXISTING RECIPROCAL, APPURTENANT EASEMENTS OVER, UNDER, ACROSS AND BETWEEN PARCELS AND COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF FOOTINGS, FOUNDATION SUPPORT SYSTEMS, SHEETING ETC. (4/16/2008, AS DOC. NO. 2008043398) AND RESTATED WITHIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MESA DEL SOL (12/28/2010, DOC. NO. 2010132684)
- 15)15 EXISTING RECIPROCAL APPURTENANT EASEMENT OVER AND BETWEEN PARCELS AND COMMON AREAS FOR THE USE OF AIR SPACE (4/16/2008, AS DOC. NO. 2008043398) AND RESTATED WITHIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MESA DEL SOL (12/28/2010, DOC. NO. 2010132684)
- (15) 16 EXISTING SIGHTLINE EASEMENT FOR THE PURPOSE OF PRESERVING OR PROTECTING VIEWS FROM OR TO PARTICULAR PARCELS (4/16/2008, AS DOC. NO. 2008043398) AND RESTATED WITHIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MESA DEL SOL (12/28/2010, DOC. NO. 2010132684)

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0363G, DATED SEPTEMBER 26, 2008.

- 75) AND AS SHOWN ON PLAT (12/29/2017, 2017C-159) EASEMENT (8/7/2008, 2008C-175) AND AS SHOWN 9/2017, 2017C-159)

Exceptions 9-31

- 9 RESERVATIONS AND EXCEPTIONS IN THE EXCHANGE PATENT BY THE COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, RECORDED ON JUNE 21, 2006 IN BOOK A119, PAGE 1045 AS DOC. NO. 2006091303 AND STATE OF NEW MEXICO PATENT FOR STATE TRUST LAND RECORDED APRIL 17, 2008 AS DOC. NO. 2008043677, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 10 LEVEL A DEVELOPMENT AGREEMENT ENTERED INTO BY AND BETWEEN FOREST CITY COVINGTON NM, LLC, A NEVADA LIMITED LIABILITY COMPANY AND THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION RECORDED MARCH 21, 2006 IN BOOK A113, PAGE 9604 AS DOC. NO. 2006039738, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 11 ASSIGNMENT OF LAND USE AUTHORIZATION FROM PATRICK H. LYONS, THE NEW MEXICO COMMISSIONER OF PUBLIC LANDS, TRUSTEE OF THE ENABLING ACT TRUST ACT OF JUNE 20, 1920, 36 STAT. 557, CH 310 TO THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A CONSTITUTIONALLY CREATED EDUCATIONS INSTITUTION OF THE STATE OF NEW MEXICO, RECORDED JUNE 21, 2006 IN BOOK A119, PAGE 1046 AS DOC. NO. 2006091304, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 12 INTENTIONALLY OMITTED
- 13 INTENTIONALLY OMITTED
- 14 NOTICE OF AIRPORT IMPACTS AND COVENANTS NOT TO SUE DATED JUNE 23, 2006, RECORDED JULY 7, 2006 IN BOOK A120, PAGE 642 AS DOC. NO. 2006100926, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOT SURVEY RELATED
- (15) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT ENTITLED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MESA DEL SOL EMPLOYMENT CENTER, RECORDED APRIL 16, 2008 AS DOC. NO. 2008043398; RECORDED JULY 17, 2009 AS DOC. NO. 2009081004; RECORDED DECEMBER 28, 2010 AS DOC. NO. 2010132684 AND RECORDED OCTOBER 8, 2018 AS DOC. NO. 2018087976. NOTE: THIS EXCEPTION OMITS ANY COVENANT. CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SEC. 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SEC. 3607. OR (C) RELATES TO A HANDICAP. BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE, AND AS SHOWN ON THE BOUNDARY SURVEY, ALTA/NSPS LAND TITLE SURVEY PREPARED BY CSI-CARTESIAN SURVEYS, INC., DATED JANUARY 10, 2023, UNDER JOB NO. 222114, LAST REVISED APRIL 10, 2023 ("SURVEY") AFFECTS SUBJECT PROPERTY-EASEMENTS SHOWN HEREON AS 9101112131415 AND 16
- 16 AGREEMENT AND COVENANT BETWEEN THE CITY OF ALBUQUERQUE AND MESA DEL SOL. LLC. A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED JUNE 25, 2008 AS DOC. NO. 2008071872, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 17 MESA DEL SOL TAX INCREMENT DEVELOPMENT DISTRICTS NOTICE OF FORMATION RESOLUTION DATED DECEMBER 28, 2006. RECORDED DECEMBER 28, 2006 IN BOOK A129, PAGE 4126 AS DOC. NO. 2006194654; FIRST AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT MESA DEL SOL TAX INCREMENT DEVELOPMENT DISTRICTS 1 THROUGH 5 BY AND AMONG THE CITY OF ALBUQUERQUE, NEW MEXICO, MESA DEL SO, LLC AND MESA DEL SOL TAX INCREMENT DEVELOPMENT DISTRICTS 1 THROUGH 5. RECORDED MARCH 30, 2010 AS DOC. NO. 2010026776, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOT SURVEY RELATED
- 18 LEVEL B DEVELOPMENT AGREEMENT ENTERED INTO BY AND BETWEEN GRANTOR AND THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED DECEMBER 3, 2007 AS DOC. NO. 2007163468; AMENDED BY FIRST AMENDMENT TO MESA DEL SOL PHASE I LEVEL B DEVELOPMENT AGREEMENT RECORDED AUGUST 22, 2011 AS DOC. NO. 2011075937, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 19 INTENTIONALLY OMITTED
- (20) {A} TEN FOOT P.U.E. RESERVED ALONG THE SOUTH PORTION OF INSURED PREMISES, {B} EASEMENTS, NOTICE OF SUBDIVISION PLAT CONDITIONS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II, RECORDED AUGUST 7, 2008 IN PLAT BOOK 2008C, PAGE 175 AS DOC. NO. 2008089615, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND AS SHOWN ON SURVEY PREPARED BY CSI-CARTESIAN SURVEYS, INC., DATED JANUARY 10, 2023, UNDER JOB NO. 222114, LAST REVISED APRIL 10, 2023 ("SURVEY"). {A} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 1 B AFFECTS SUBJECT PROPERTY-SHWON HEREON AS 234 AND 8
- 21 TAX INCREMENT DEVELOPMENT DISTRICT COVENANT DATED SEPTEMBER 16, 2008, BY AND BETWEEN MESA DEL SOL, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY AND SCHOTT SOLAR, INC., A DELAWARE CORPORATION, RECORDED SEPTEMBER 17, 2008 AS DOC. NO. 2008102553 AND ASSUMPTION OF TIDD COVENANT RECORDED JUNE 1, 2016 AS DOC. NO. 2016049810, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOT SURVEY RELATED
- (22) EASEMENT. AND INCIDENTAL PURPOSES THERETO. GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO. A NEW MEXICO CORPORATION, RECORDED OCTOBER 16, 2008 AS DOC. NO. 2008113343, RECORDS OF BERNALILLO COUNTY, NEW MEXICO AND AS SHOWN ON SURVEY PREPARED BY CSI-CARTESIAN SURVEYS, INC., DATED JANUARY 10, 2023, UNDER JOB NO. 222114, LAST REVISED APRIL 10, 2023 ("SURVEY"). AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 5
- 23 PUBLIC IMPROVEMENT DISTRICT PROHIBITION COVENANT DATED SEPTEMBER 16, 2008, BY AND BETWEEN MESA DEL SOL. LLC. A NEW MEXICO LIMITED LIABILITY COMPANY AND SCHOTT SOLAR, INC., A DELAWARE CORPORATION, RECORDED SEPTEMBER 17, 2008 AS DOC. NO. 2008102555, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOT SURVEY RELATED
- 24 INTENTIONALLY OMITTED
- 25 NOTICE OF MESA DEL SOL EMPLOYMENT CENTER OWNER'S ASSOCIATION, INC. RECORDED APRIL 30, 2014 AS DOC. NO. 2014033938, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOT SURVEY RELATED
- 26 NOTICE OF MESA DEL SOL COMMUNITY COMPANY, INC. RECORDED OCTOBER 18, 2019 AS DOC. NO. 2019089422, RECORDED SEPTEMBER 2, 2022 AS DOCUMENT NO. 2022080789, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOT SURVEY RELATED
- 27 MESA DEL SOL MASTER PARKS AGREEMENT RECORDED JULY 30, 2014 AS DOC. NO. 2014059937, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 28 SUBDIVISION IMPROVEMENTS AGREEMENT PUBLIC AND/OR PRIVATE-AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS, RECORDED DECEMBER 30, 2016 AS DOC. NO. 2016121967: AMENDED BY AMENDMENT TO AGREEMENT TO CONSTRUCT INFRASTRUCTURE IMPROVEMENTS AND AMENDMENT TO DRB INFRASTRUCTURE LIST RECORDED AUGUST 27, 2019 AS DOC. NO. 2019072687, AMENDED AND EXTENSION AGREEMENT FILED APRIL 11, 2022 AS DOCUMENT NO. 2022035809, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOT SURVEY RELATED
- (29) {A} EXISTING 10' P.U.E., {B} EXISTING 30' PUBLIC PEDESTRIAN ACCESS EASEMENT, {C} EXISTING 50' PUBLIC ROADWAY EASEMENT, {D} EXISTING 40' PNM TRANSMISSION LINE EASEMENT, {E} EXISTING 10' PNM EASEMENT, {F} EXISTING 30' PERMANENT PRIVATE ACCESS EASEMENT, SEE REPAIR AND MAINTENANCE AGREEMENT (2/21/2020, DOC. NO. 2020016464), {G} EXISTING 20' PRIVATE UTILITY EASEMENT, {H} EXISTING 50' PNM TRANSMISSION LINE EASEMENT, EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT OF TRACTS D-1 THRU D-7, MESA DEL SOL INNOVATION PARK II, RECORDED IN PLAT BOOK 2017C, PAGE 159 AS DOC. NO. 2017124120; REMAINING MONUMENTATION AFFIDAVIT RECORDED JANUARY 5, 2018 AS DOC. NO. 2018001453, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON SURVEY PREPARED BY CSI-CARTESIAN SURVEYS, INC., DATED JANUARY 10, 2023, UNDER JOB NO. 222114, LAST REVISED APRIL 10, 2023 ("SURVEY"). {A} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS
 - B AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 2{C} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 3
 - \$D} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 4 {E} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS
- \$F} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [{G} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS
- {H} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS
- 30 INTENTIONALLY OMITTED
- (31) REPAIR AND MAINTENANCE AGREEMENT BY AND BETWEEN GOLD MESA INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AND MB INVESTMENTS GROUP, LLC, A MISSOURI LIMITED LIABILITY COMPANY, RECORDED FEBRUARY 21, 2020 AS DOCUMENT NO. 2020016464, RECORDS OF BERNALILLO COUNTY, NEW MEXICO AS SHOWN ON SURVEY PREPARED BY CSI-CARTESIAN SURVEYS, INC., DATED JANUARY 10, 2023, UNDER JOB NO. 222114, LAST REVISED APRIL 10, 2023 ("SURVEY"). AFFECTS SUBJECT PROPERTY-PERTAINS TO EASEMENT 6

Boundary Survey, ALTA/NSPS Land Title Survey Topographic Map for Tract D-6 Mesa Del Sol Innovation Park II City of Albuquerque Bernalillo County, New Mexico April 2023

Surveyor's Certificate for ALTA/NSPS Survey TO: RO4, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AKINITA LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

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 1-4 AND 7(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 10, 2023.

BRIAN J. MARTINEZ N.M.R.P.S. NO. 18374 **REVISIONS:** 2/2/2023 – ORIGINAL

4/10/2023 - REVISED TO ADD NOTES 6-14 AND REFLECT THE UPDATED TITLE COMMITMENT

DATE



Surveyor's Certificate for Boundary Survey . BRIAN J. MARTINEZ, NEW MEXICO PROFESSIONAL SURVEYOR NO. 18374. DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION: THAT I AM RESPONSIBLE FOR THIS SURVEY: THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BRIAN J. MARTINEZ N.M.R.P.S. NO. 18374

DATE



Surveyor's Certificate for Topographic Map BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

' CSI-CARTESIAN SURVEYS INC

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

DATE

BRIAN J. MARTINEZ N.M.R.P.S. NO. 18374

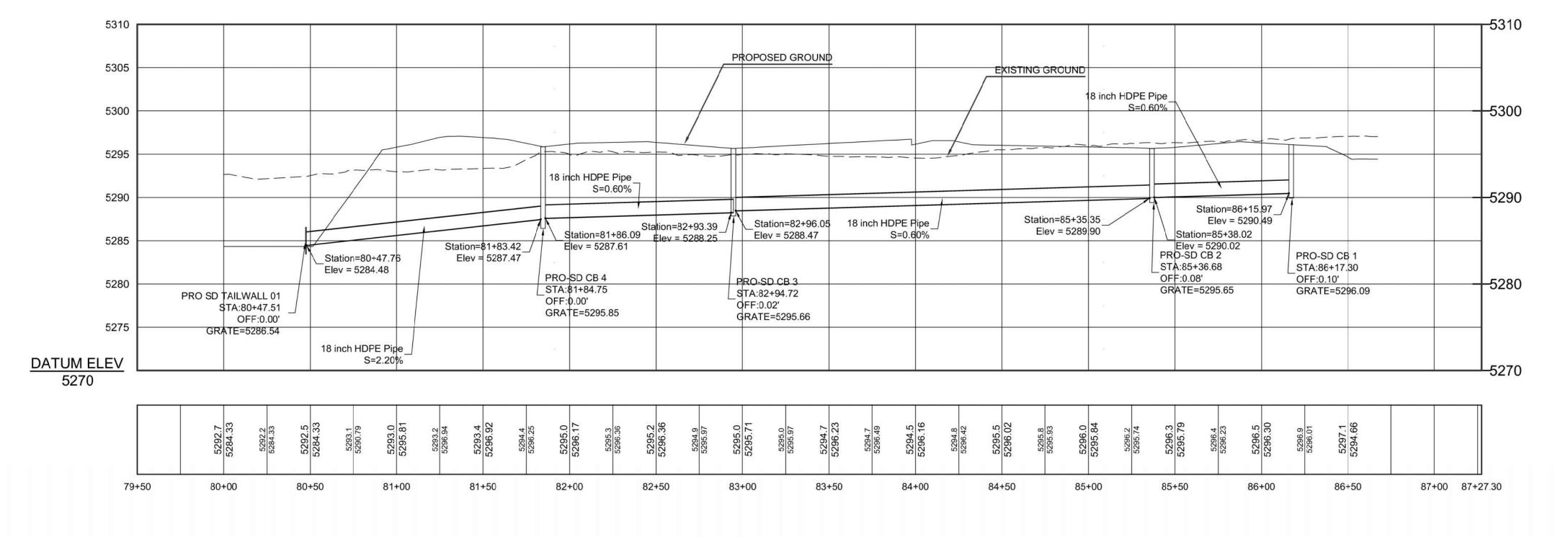
cartesianbrian@gmail.com

18374

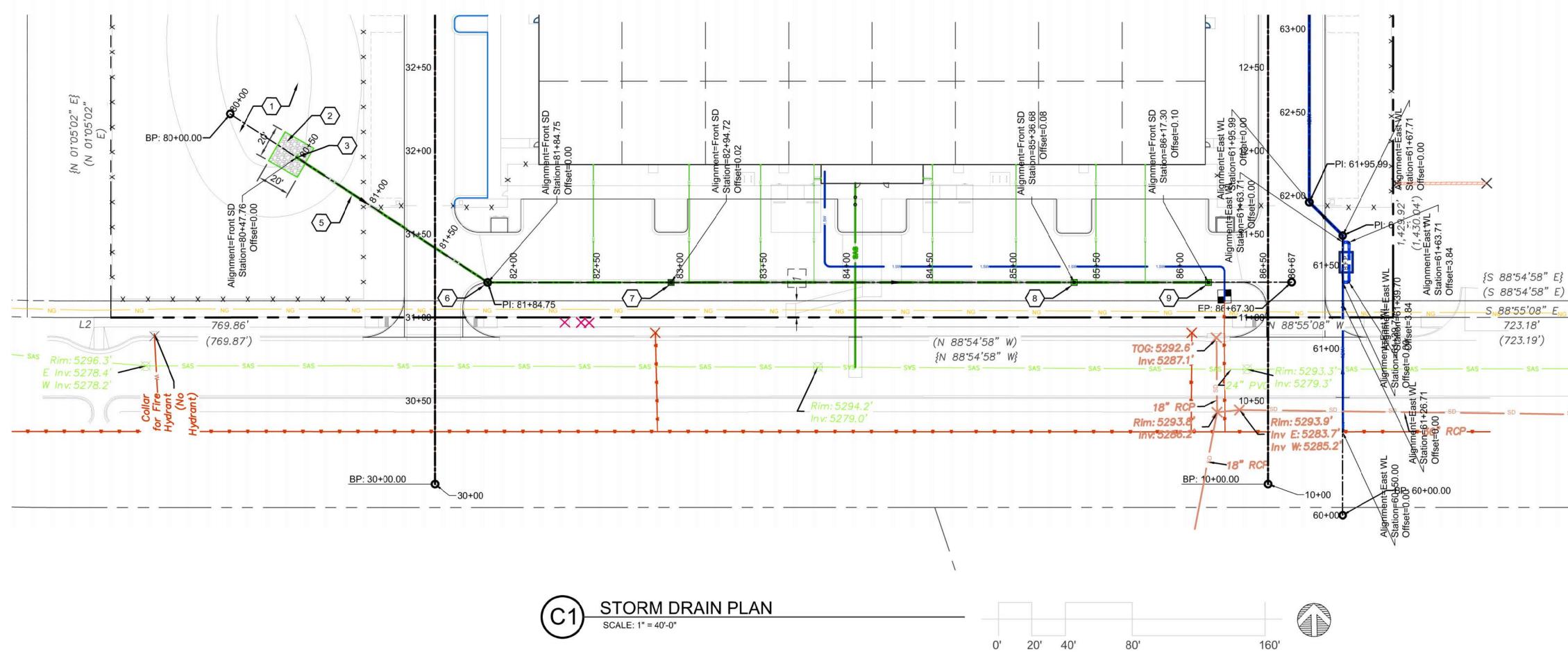
Sheet 1 of 2 222114











STORM DRAIN PROFILE

SCALE: 1" = 40'-0" HORIZ, 1"= 8' VERT. VERTICAL EXAGGERATION 5X

	GENERAL NOTES	
	 A. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED. B. FIELD VERIFY ALL DIMENSIONS. C. DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING. D. SEE SHEETS C-303 AND C-304 FOR STORM DRAIN LINE PLAN AND PROFILES. E. SEE SHEETS C-305 THRU C-307 FOR WATERLINE PLAN AND PROFILES. 	SCO ARCHITECTURE +
		ARCHITECT/ ENGINEER
	KEYED NOTES	Oshi Of Bold
	 STORMWATER RETENTION POND, SEE SHEET C202 20'X20' RIP RAP EROSION PROTECTION PER DETAIL D3/C-501. 	9677
×	 STA: 80+47.26, OFF: 0.00' RT, 18" HDPE FLARED END SECTION. 18" HDPE STORM DRAIN PIPE 	TOPOFE SUS
	5. STA: 81+84.75, OFF: 0.00' RT, TYPE "C" CATCH BASIN PER COA STD DWG 2205.	

6. STA: 82+94.72, OFF: 0.00' RT, TYPE "C" CATCH BASIN PER COA STD DWG 2205.

8. STA: 86+17.30, OFF: 0.04' RT, TYPE "C" CATCH BASIN PER COA STD DWG 2205

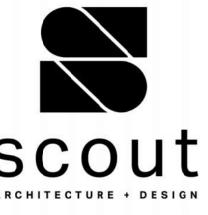
S_N88*55'08" E_{NG}

723.18'

(723.19')

STA: 85+36.68, OFF: 0.04' RT, TYPE "C" CATCH BASIN PER COA STD DWG 2205.

	ompson Engineering
AR I	Consultants, Inc.
	tecnm@yahoo.com
P.O. BOX 65760	PHONE: (505) 271-2199





APERS 0 SOUTHWEST

S

ROSE

BUILDING PERMIT SET

DATE

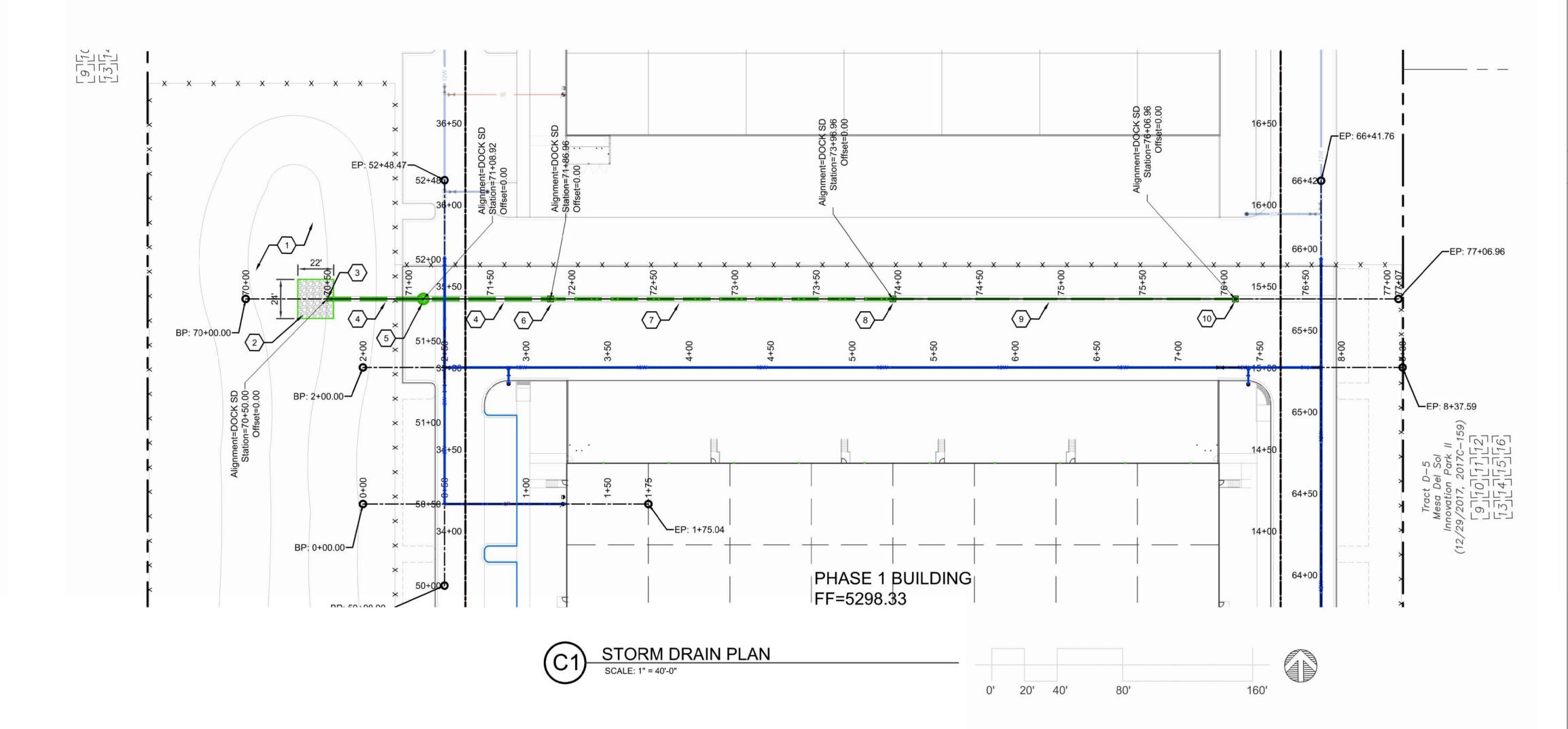
DATE	10/16/23
PROJECT NO	
STORM DRAIN PLAN AND PROFILE SOUTH PARKING LOT	I

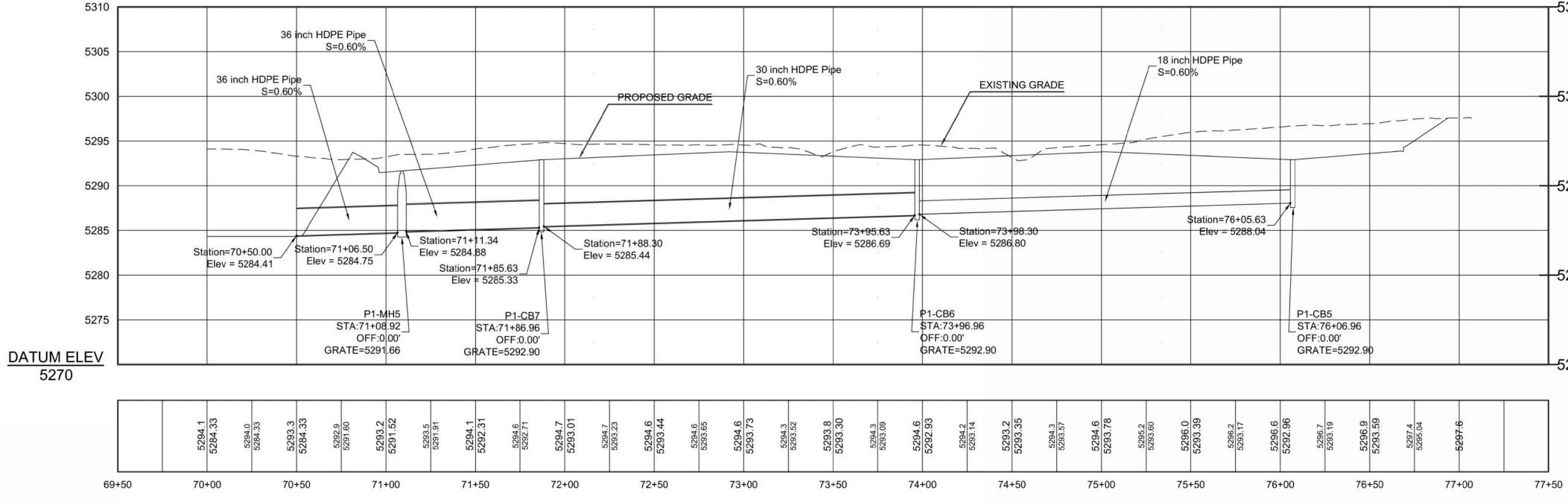
SHEET NO.

REVISION

~

C303





STORM DRAIN PROFILE A1 SCALE: 1" = 40'-0" HORIZ, 1"= 8' VERT. VERTICAL EXAGGERATION 5X

GENERAL NOTES

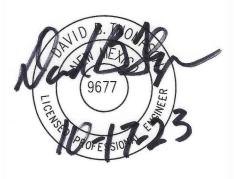
- A. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. FIELD VERIFY ALL DIMENSIONS.
- C. DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
- D. SEE SHEETS C-303 AND C-304 FOR STORM DRAIN LINE PLAN AND PROFILES.
- E. SEE SHEETS C-305 THRU C-307 FOR WATERLINE PLAN AND PROFILES.

KEYED NOTES

- 1. STORMWATER RETENTION POND, SEE SHEET C202.
- 2. 24'X22' RIP RAP EROSION PROTECTION PER DETAIL D3/C501.
- 3. STA: 70+50.00, OFF: 0.00' RT, 36" HDPE FLARED END SECTION.
- 4. 36" HDPE STORM DRAIN PIPE
- 5. STA 71+08.92, OFF: 0.00' RT, 6' DIA STORM DRAIN MAINHOLE TYPE "E" PER COA STD DWG 2208.
- 6. STA: 71.85.96, OFF: 0.00' RT, TYPE "D" CATCH BASIN PER COA STD DWG 2206.
- 7. 30" HDPE STORM DRAIN PIPE
- 8. STA: 73+96.96, OFF: 0.00' RT, TYPE "D" CATCH BASIN PER COA STD DWG 2206.
- 9. 18" HDPE STORM DRAIN PIPE
- 10. STA: 76+06.96, OFF: 0.00' RT, TYPE "D" CATCH BASIN PER COA STD DWG 2206.



ARCHITECT/ ENGINEER



RS

APEI

Δ

SOUTHWEST

S

ROSE

DATE

10/16/23

-5300	
-5290	
-5280	BUILDING PERMIT SET
	REVISION
-5270	
	DATE 1 PROJECT NO
-50	STORM DRAIN PLAN AND PROFILE
Thompson Engineering	NORTH PARKING LOT
P.O. BOX 65760 ALBUQUERQUE, NM 87193 PAX: (505) 830-9248	SHEET NO.