

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:

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:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. 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.

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,

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 #:** Q16DA5000
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TR D-6 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II
City Address: Not yet established

Applicant: Thompson Engineering Consultants **Contact:** Dave Thompson
Address: PO Box 65760, Albuquerque, NM 87193
Phone#: 505-271-2199 **Fax#:** 505-830-9248 **E-mail:** tecnm@yahoo.com

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

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

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 11-6-2023 **By:** Dave Aube

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

GENERAL NOTES

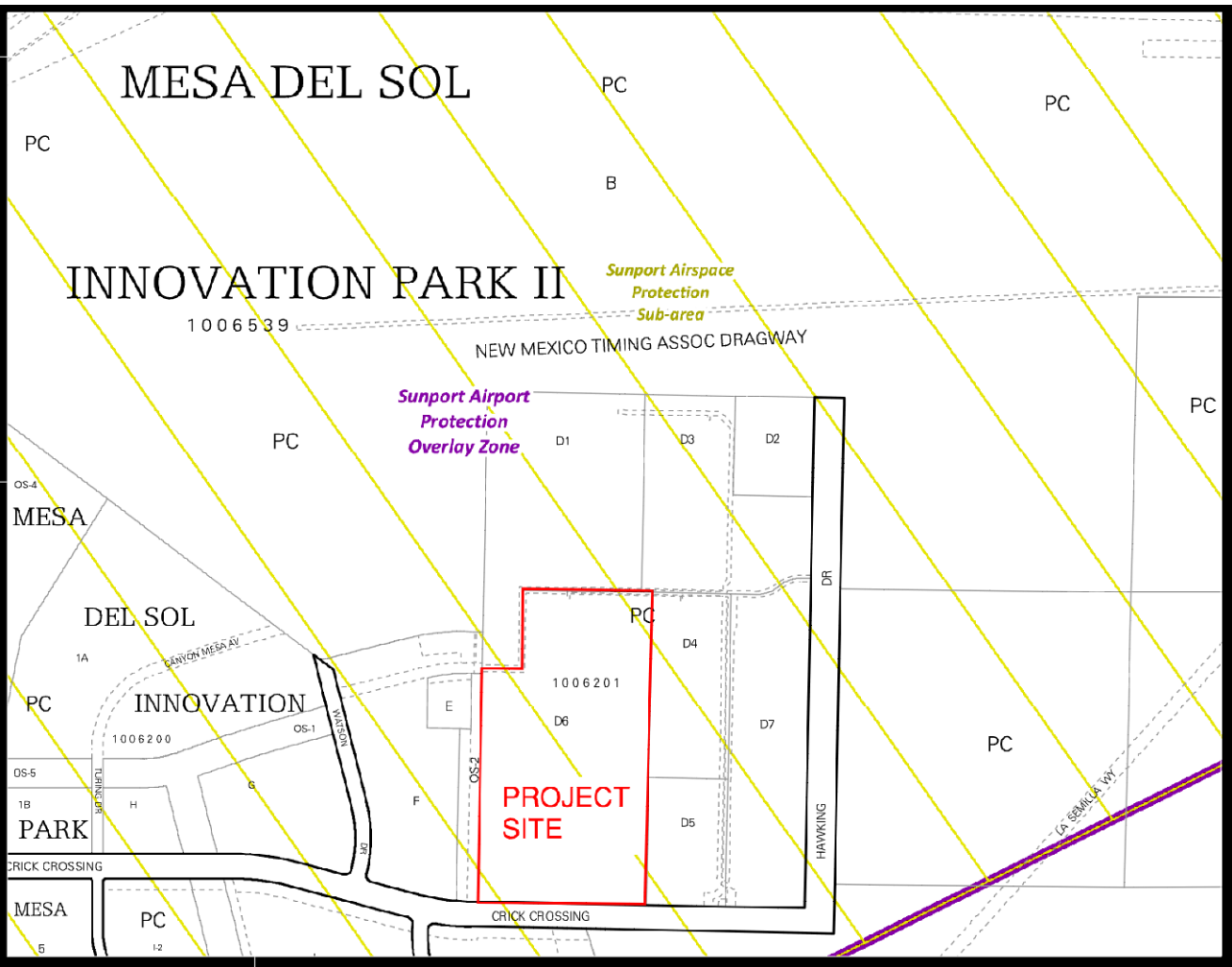
- A. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
B. FIELD VERIFY ALL DIMENSIONS.
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
D. SEE PAGE 1 OF THE PLAT FOR EXCEPTIONS 9-31.

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.

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.



D1 ZONE ATLAS PAGE Q-16-Z
NOT TO SCALE

ACS Monument "4-Q16"
NAD 1983 CENTRAL ZONE
X=1531376.793 *
Y=1457837.32 *
Z=5298.643 * (NAVD 1988)
G-C=0.999664091
Mapping Angle = -0°12'32.02"
* U.S. SURVEY FOOT

Benchmark -NAVD 88

ACS MONUMENT "4-Q16" HAVING AN ELEVATION OF 5298.64.

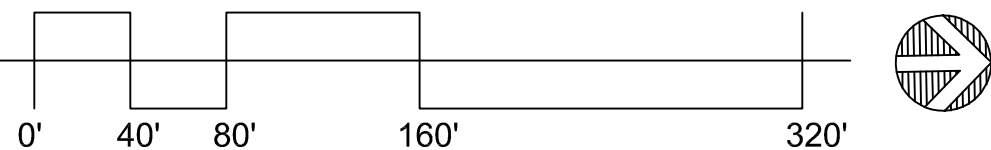
Easement Notes

- (20)(29) [1] EXISTING 10' P.U.E. (8/7/2008, 2008C-175) AND AS SHOWN ON PLAT (12/29/2017, 2017C-159)
(20)(29) [2] 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 ON 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)
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(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)

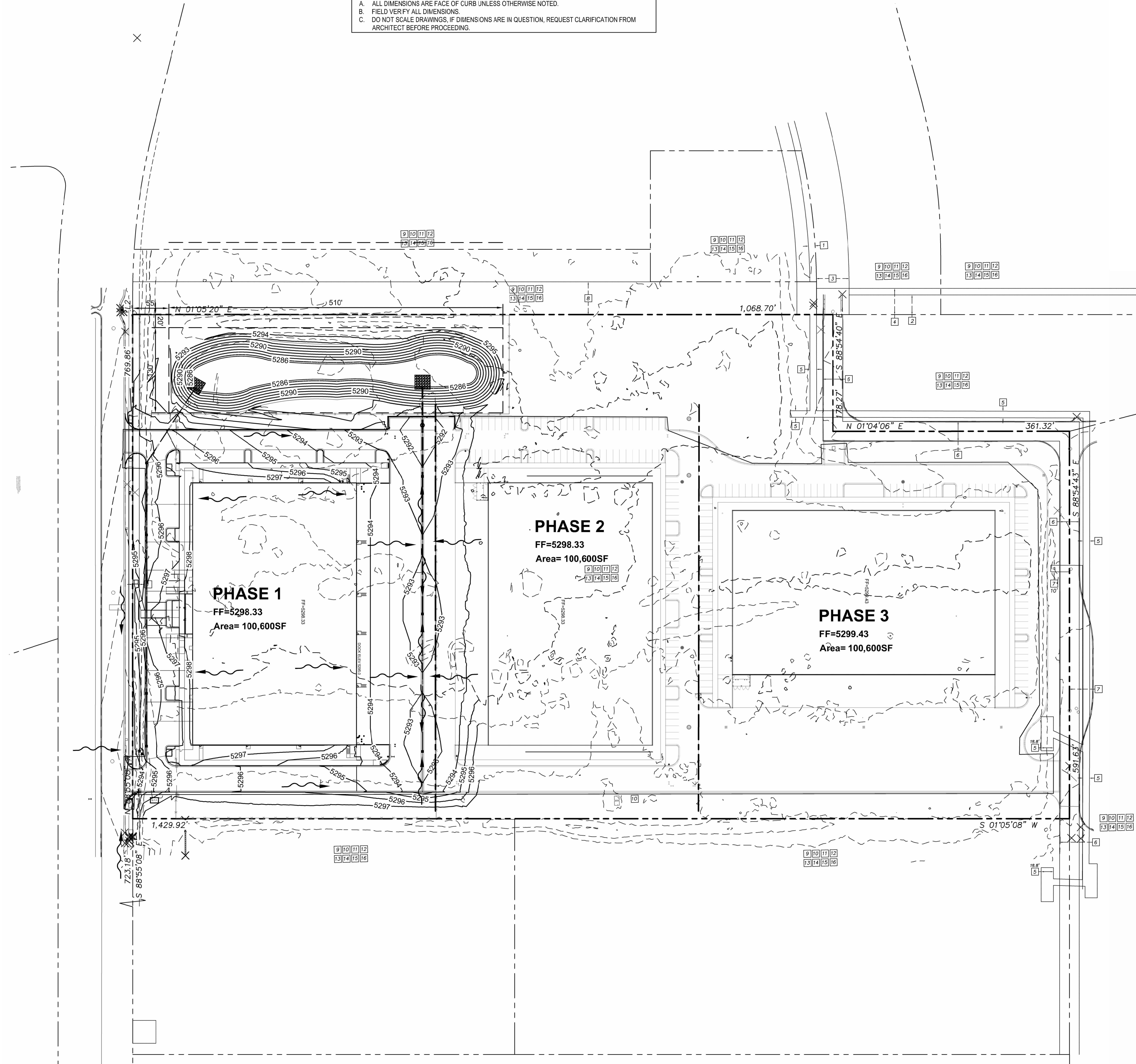
Thompson
Engineering
Consultants, Inc.
tecmm@yahoo.com
P.O. BOX 65760 ALBUQUERQUE, NM 87193 PHONE: (505) 271-2199 FAX: (505) 830-9248

A1 DRAINAGE PLAN - EXISTING CONDITIONS

SCALE: 1" = 80'-0"



6/1/2023 10:07:53 PM

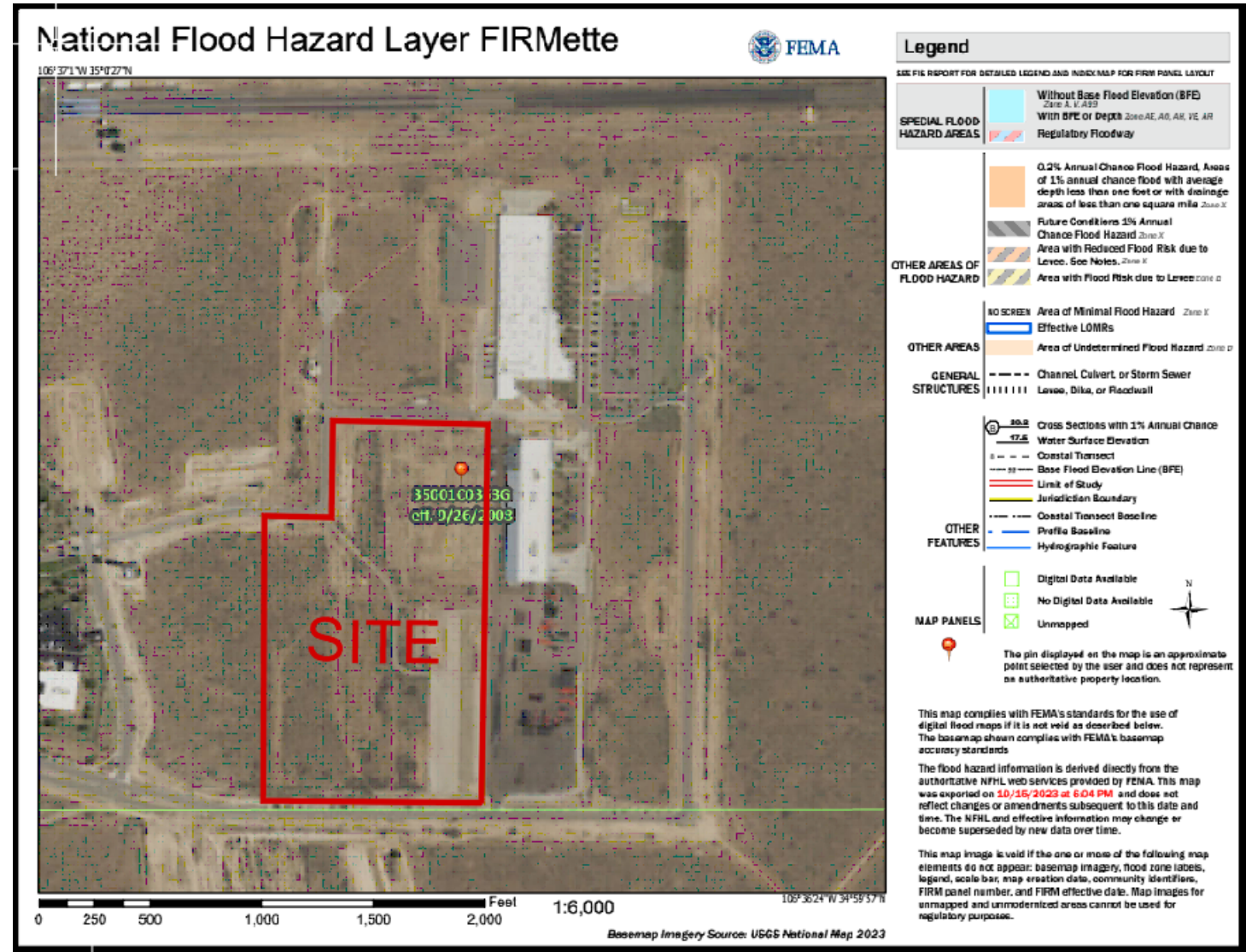
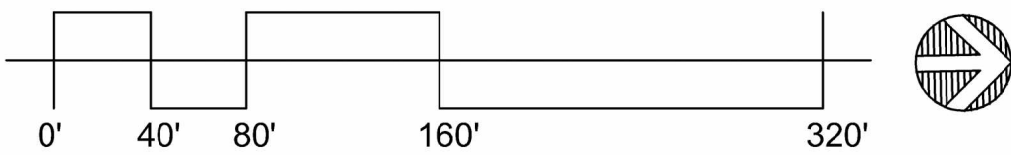


GENERAL NOTES

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- FIELD VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.

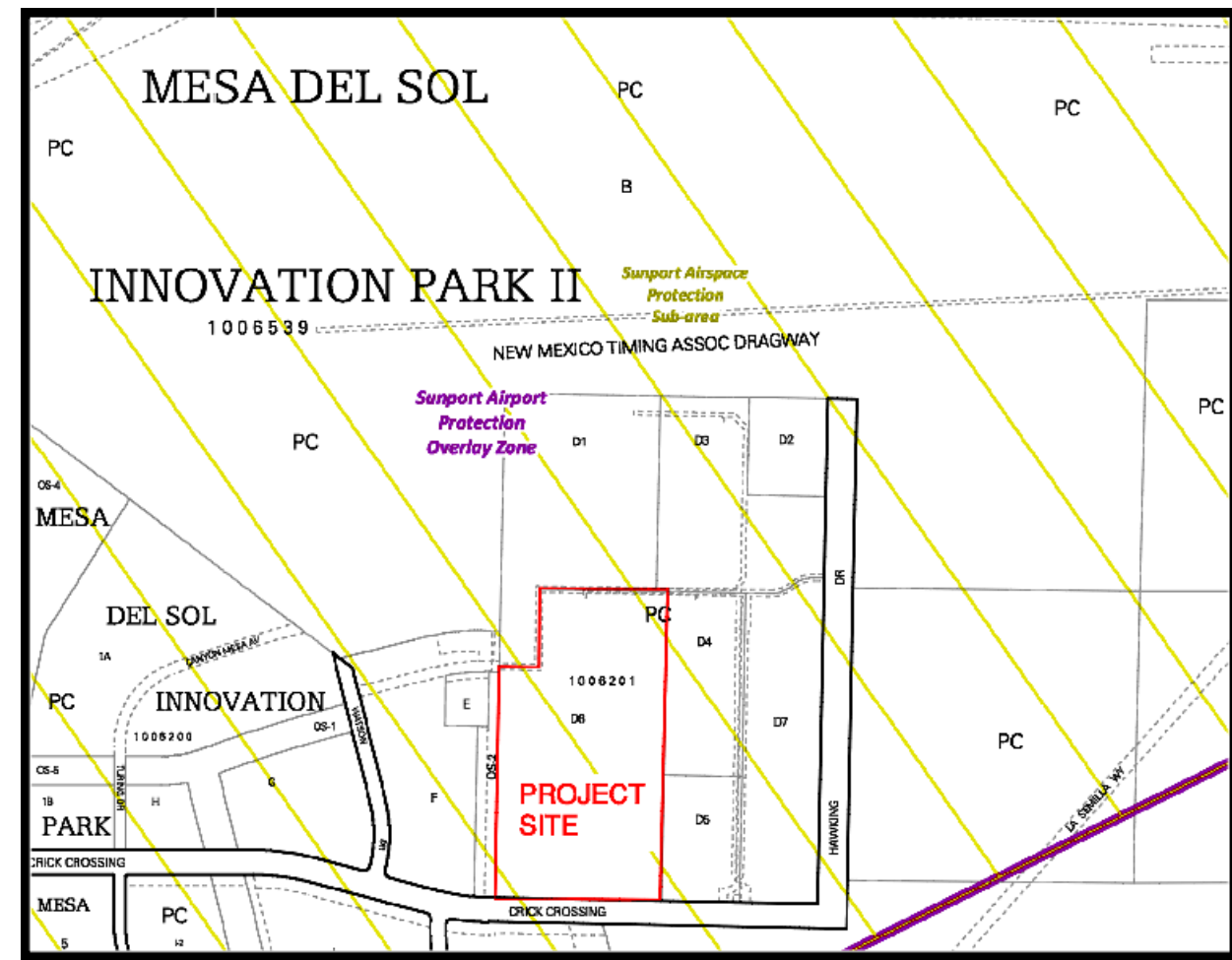
A1 DRAINAGE PLAN - OVERALL

SCALE: 1" = 80'-0"



D4 FEMA FIRMETTE

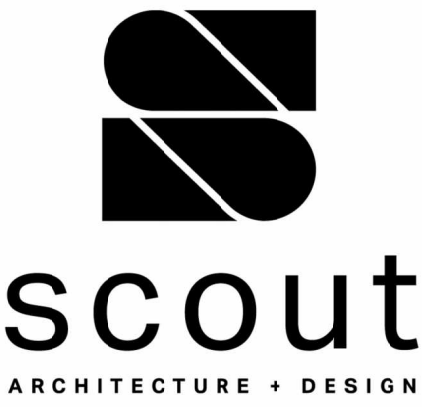
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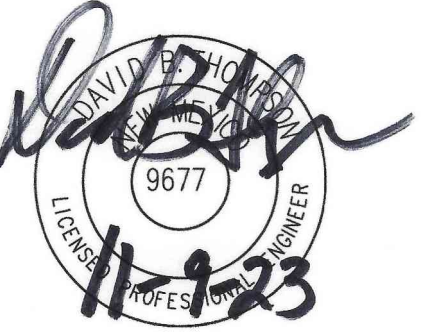
D1 ZONE ATLAS PAGE Q-16-Z

NOT TO SCALE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760 ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199 FAX: (505) 830-9248



ARCHITECT/ENGINEER



ROSES SOUTHWEST PAPERS
CRICK CROSSING
ALBUQUERQUE, NEW MEXICO

BUILDING
PERMIT SET

REVISION DATE

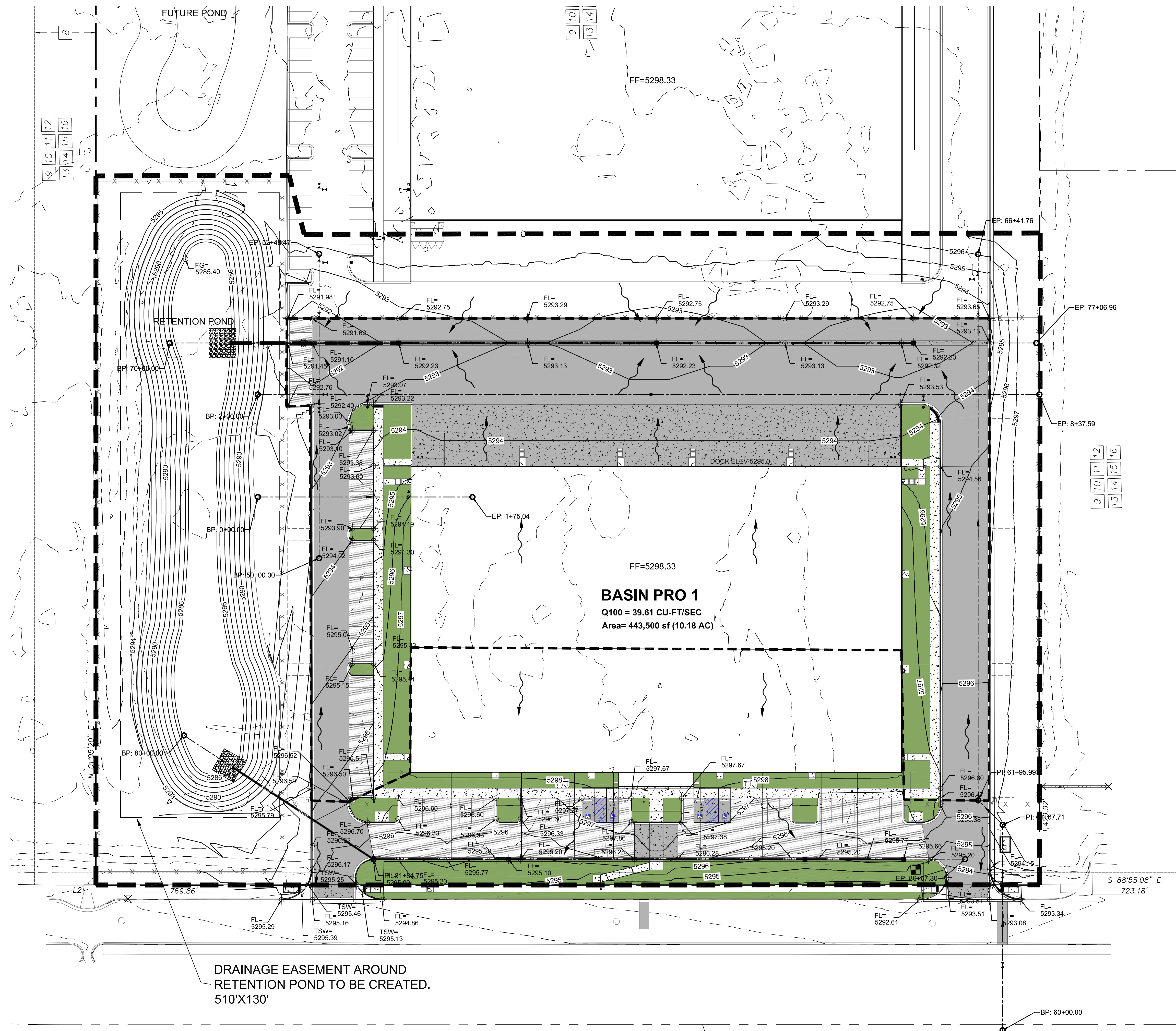
DATE 10/16/23

PROJECT NO

DRAINAGE
PLAN -
OVERALL

SHEET NO.

CD-1

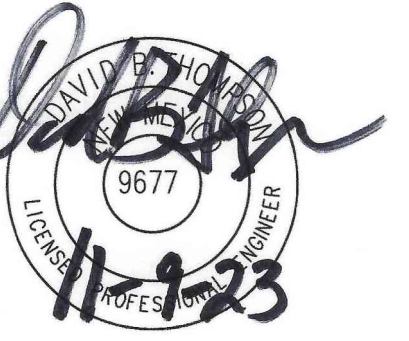


GENERAL NOTES

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scout
ARCHITECTURE + DESIGN

ARCHITECT/ ENGINEER



ROSES SOUTHWEST PAPERS

ORION CROSSING
ALBUQUERQUE, NEW MEXICO

BUILDING
PERMIT SET

REVISION _____ DATE _____

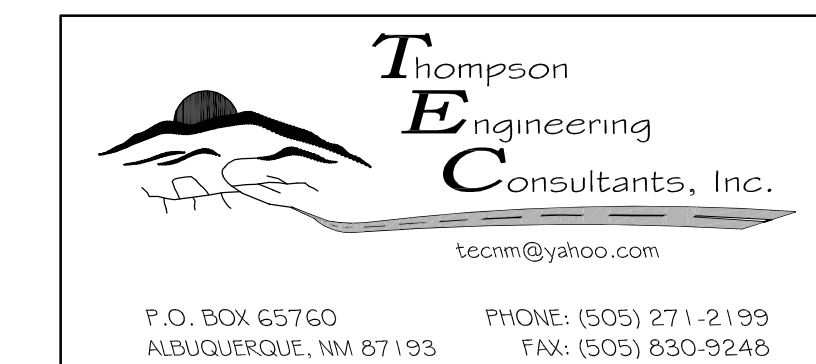
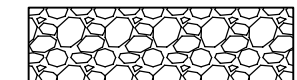
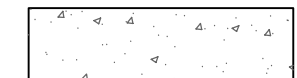
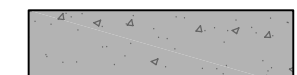
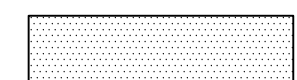
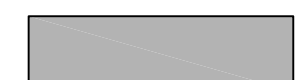
DATE 10/16/23

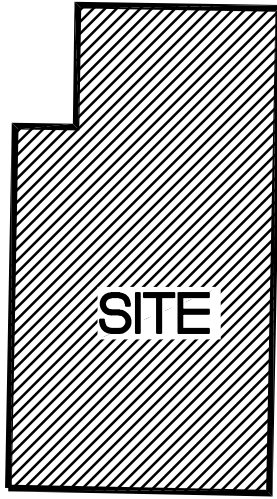
PROJECT NO. _____

DRAINAGE
PLAN -
PHASE 1
ENLARGED

SHEET NO. _____

CD-2





Missing or invalid reference

Vicinity Map - Zone Atlas Q-16-Z
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

1. FIELD SURVEY PERFORMED IN JANUARY 2023.
2. 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 ± 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.
8. 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, CORES, 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.

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.

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

- 20

29

1
- EXISTING 10' P.U.E. (8/7/2008, 2008C-175) AND AS SHOWN ON PLAT (12/29/2017, 2017C-159)
- 20

29

2
- 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
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- 29

31

6
- EXISTING 30' PERMANENT PRIVATE ACCESS EASEMENT (12/29/2017, 2017C-159) AND AS SHOWN ON PLAT (12/29/2017, 2017C-159) SEE REPAIR AND MAINTENANCE AGREEMENT (2/21/2020, DOC. NO. 2020016464)
- 29

7

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

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

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

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

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

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

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)
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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

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)

Exceptions 9-31

- 9

31

1
- 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

31

2
- 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

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3
- 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
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- INTENTIONALLY OMITTED
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- INTENTIONALLY OMITTED
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6
- 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

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7
- 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
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- 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
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9
- 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

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10
- 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
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- INTENTIONALLY OMITTED
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12
- {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
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- {B} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS
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13
- 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

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14
- 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
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15
- 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
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- INTENTIONALLY OMITTED
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17
- 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

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18
- 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
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19
- 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

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20
- 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
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21
- {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
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- {B} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS
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- {C} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS
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- {D} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS
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- {E} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS
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- {F} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS
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- {G} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS
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- {H} AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS
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- INTENTIONALLY OMITTED
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23
- 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. 20200016464, 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
and
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: R04, 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

DATE

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

Surveyor's Certificate for Boundary Survey

I, 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

DATE

N.M.R.P.S. NO. 18374

Surveyor's Certificate for Topographic Map

I, 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.

BRIAN J. MARTINEZ

DATE

N.M.R.P.S. NO. 18374

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174

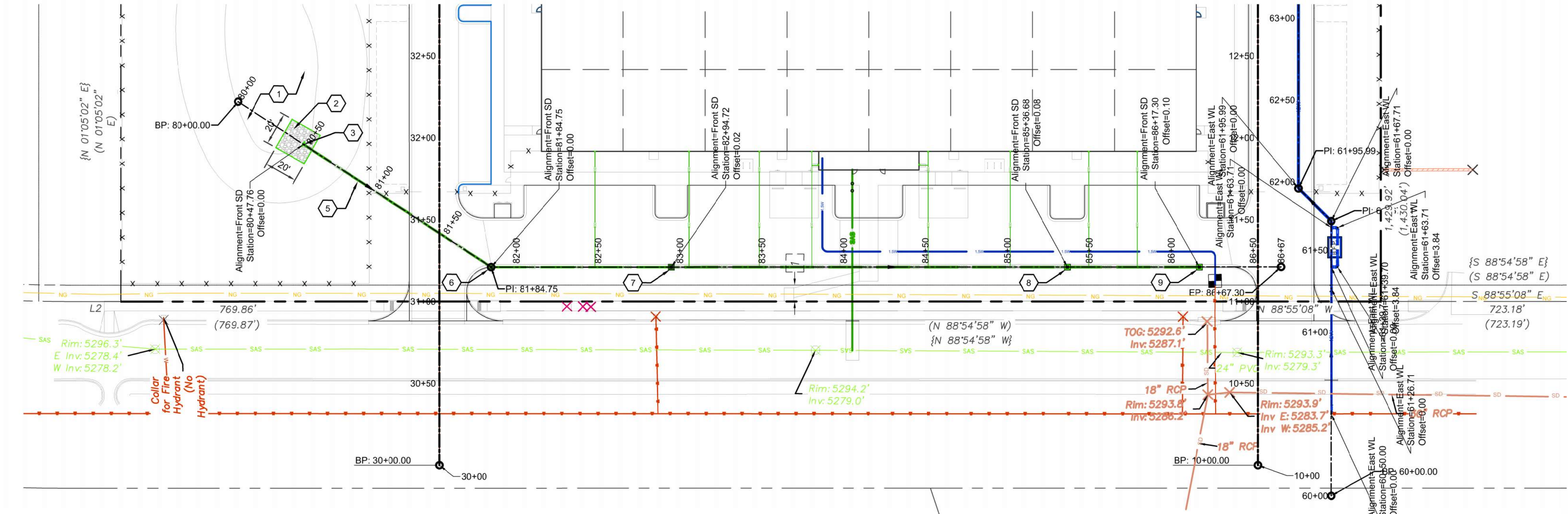
Phone (505) 896 - 3050 Fax (505) 891 - 0244

cartesianbrian@gmail.com

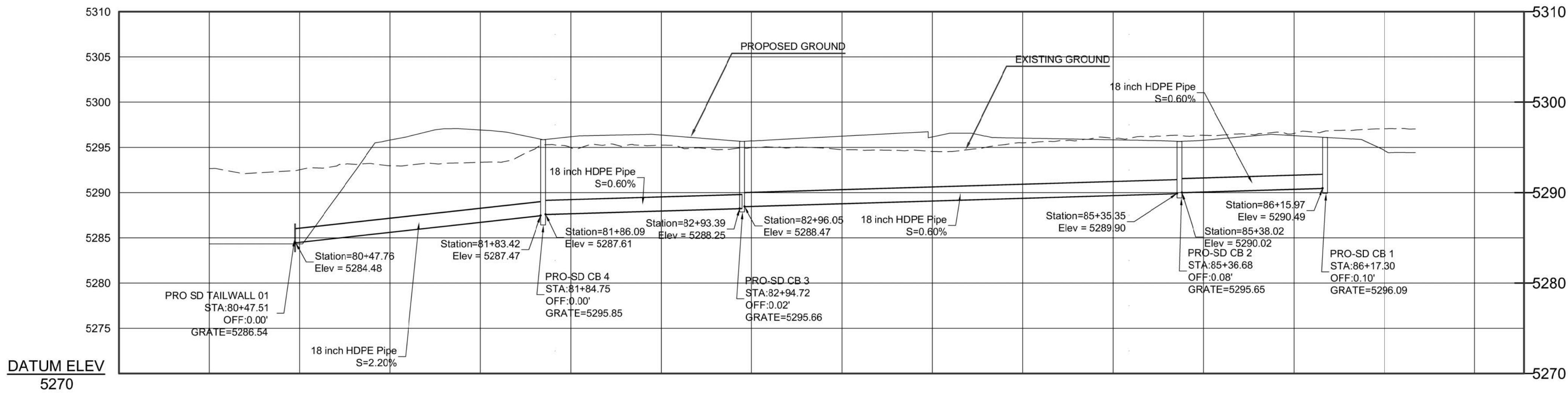
Sheet 1 of 2

222114

6/1/2023 10:07:53 PM



C1 STORM DRAIN PLAN
SCALE: 1" = 40'-0"



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

GENERAL NOTES

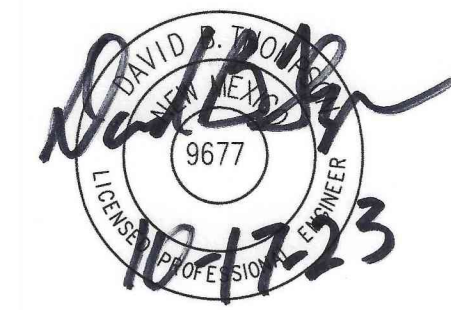
- ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
- FIELD VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
- SEE SHEETS C-303 AND C-304 FOR STORM DRAIN LINE PLAN AND PROFILES.
- SEE SHEETS C-305 THRU C-307 FOR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

KEYED NOTES

- STORMWATER RETENTION POND, SEE SHEET C202..
- 20'X20' RIP RAP EROSION PROTECTION PER DETAIL D3/C-501.
- STA: 80+47.26, OFF: 0.00' RT, 18" HDPE FLARED END SECTION.
- 18" HDPE STORM DRAIN PIPE
- STA: 81+84.75, OFF: 0.00' RT, TYPE "C" CATCH BASIN PER COA STD DWG 2205.
- STA: 82+94.72, OFF: 0.00' RT, TYPE "C" CATCH BASIN PER COA STD DWG 2205.
- STA: 85+36.68, OFF: 0.04' RT, TYPE "C" CATCH BASIN PER COA STD DWG 2205.
- STA: 86+17.30, OFF: 0.04' RT, TYPE "C" CATCH BASIN PER COA STD DWG 2205



ARCHITECT/ENGINEER



ROSES SOUTHWEST PAPERS

CRICK CROSSING
ALBUQUERQUE, NEW MEXICO

BUILDING
PERMIT SET

REVISION DATE

DATE 10/16/23

PROJECT NO

STORM DRAIN
PLAN AND
PROFILE
SOUTH
PARKING LOT

SHEET NO.

C303

