

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

November 15, 2021

Michael Balaskovits
Bohannon Huston, Inc.
7500 Jefferson St. NE
Albuquerque, NM 87109

**RE: Mesa Del Sol City Center
University Blvd. & Stryker Rd. SE
Grading and Drainage Plan Stamp Date: 10/21/21
Hydrology File: R16DA3006AA**

Dear Mr. Balaskovits:

Based on the submittal received on 10/21/21, the Conceptual Grading and Drainage Plan is approved for Preliminary Plat DRB.

PO Box 1293

Prior to Building Permit (For Information):

Albuquerque

1. A complete Grading and Drainage Plan including ponding cross sections and details are required.

NM 87103

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

Sincerely,

www.cabq.gov

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

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: _____ **By:** _____

COA STAFF:

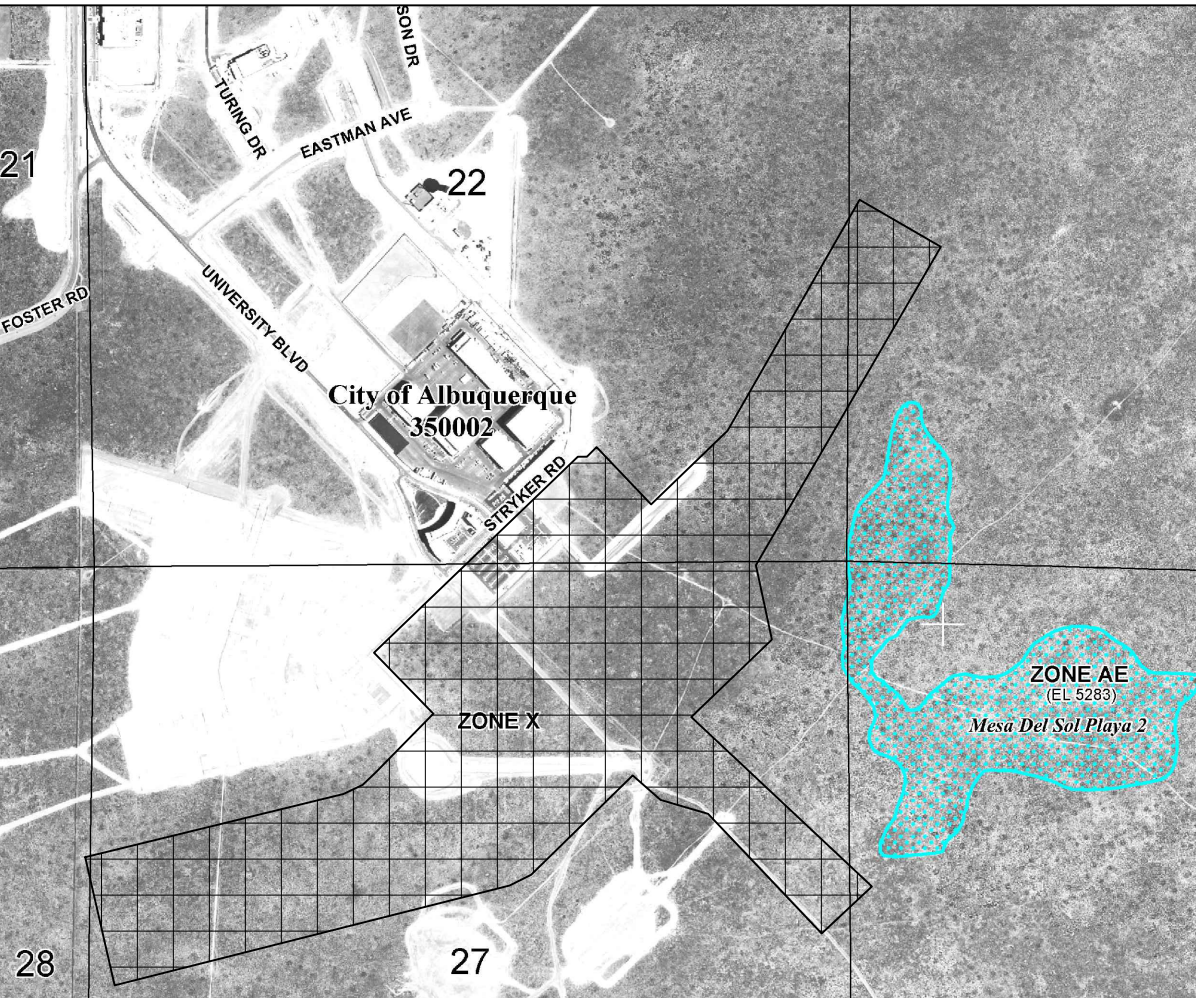
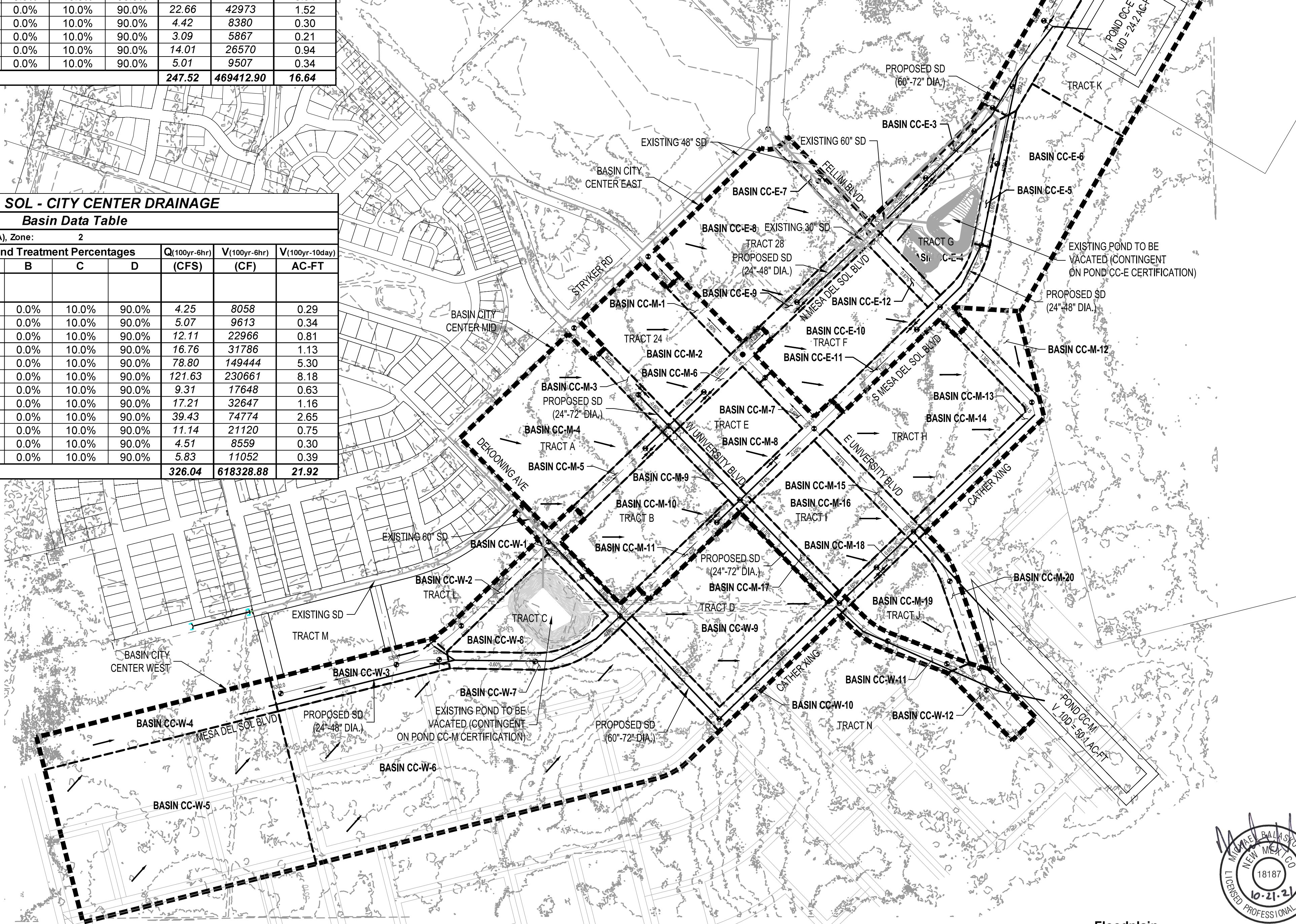
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

MESA DEL SOL - CITY CENTER DRAINAGE								
Basin Data Table								
This table is based on the DPM Part 6-2(A), Zone: 2								
SubBasin	Area	Land Treatment Percentages				Q(100yr-6hr)	V(100yr-6hr)	V(100yr-10day)
ID	(AC.)	A	B	C	D	(CFS)	(CF)	AC-FT
BASIN CITY CENTER MID								
CC-M-1	0.76	0.0%	0.0%	10.0%	90.0%	3.21	6082	0.22
CC-M-2	5.45	0.0%	0.0%	10.0%	90.0%	22.93	43487	1.54
CC-M-3	0.90	0.0%	0.0%	10.0%	90.0%	3.80	7213	0.26
CC-M-4	9.47	0.0%	0.0%	10.0%	90.0%	39.90	75667	2.68
CC-M-5	0.96	0.0%	0.0%	10.0%	90.0%	4.05	7681	0.27
CC-M-6	1.25	0.0%	0.0%	10.0%	90.0%	5.28	10011	0.35
CC-M-7	1.57	0.0%	0.0%	10.0%	90.0%	6.62	12555	0.45
CC-M-8	3.67	0.0%	0.0%	10.0%	90.0%	15.47	29333	1.04
CC-M-9	0.86	0.0%	0.0%	10.0%	90.0%	3.60	6835	0.24
CC-M-10	6.39	0.0%	0.0%	10.0%	90.0%	26.91	51040	1.81
CC-M-11	1.05	0.0%	0.0%	10.0%	90.0%	4.41	8369	0.30
CC-M-12	1.38	0.0%	0.0%	10.0%	90.0%	5.82	11045	0.39
CC-M-13	2.32	0.0%	0.0%	10.0%	90.0%	9.78	18548	0.66
CC-M-14	9.86	0.0%	0.0%	10.0%	90.0%	41.51	78727	2.79
CC-M-15	1.19	0.0%	0.0%	10.0%	90.0%	5.02	9524	0.34
CC-M-16	5.38	0.0%	0.0%	10.0%	90.0%	22.66	42973	1.52
CC-M-17	1.05	0.0%	0.0%	10.0%	90.0%	4.42	8380	0.30
CC-M-18	0.73	0.0%	0.0%	10.0%	90.0%	3.09	5867	0.21
CC-M-19	3.33	0.0%	0.0%	10.0%	90.0%	14.01	26570	0.94
CC-M-20	1.19	0.0%	0.0%	10.0%	90.0%	5.01	9507	0.34
SUBTOTAL	58.78					247.52	469412.90	16.64

MESA DEL SOL - CITY CENTER DRAINAGE								
Basin Data Table								
This table is based on the DPM Part 6-2(A), Zone: 2								
SubBasin	Area	Land Treatment Percentages				Q(100yr-6hr)	V(100yr-6hr)	V(100yr-10day)
ID	(AC.)	A	B	C	D	(CFS)	(CF)	AC-FT
BASIN CITY CENTER EAST								
CC-E-1	3.59	0.0%	0.0%	10.0%	90.0%	15.12	28670	1.02
CC-E-2	19.11	0.0%	0.0%	10.0%	90.0%	80.49	152637	5.41
CC-E-3	1.87	0.0%	0.0%	10.0%	90.0%	7.86	14908	0.53
CC-E-4	4.24	0.0%	0.0%	10.0%	90.0%	17.84	33830	1.20
CC-E-5	1.79	0.0%	0.0%	10.0%	90.0%	7.56	14330	0.51
CC-E-6	8.53	0.0%	0.0%	10.0%	90.0%	35.93	68140	2.42
CC-E-7	1.00	0.0%	0.0%	10.0%	90.0%	4.20	7966	0.28
CC-E-8	9.95	0.0%	0.0%	10.0%	90.0%	41.89	79448	2.82
CC-E-9	1.45	0.0%	0.0%	10.0%	90.0%	6.13	11616	0.41
CC-E-10	6.73	0.0%	0.0%	10.0%	90.0%	28.34	53754	1.91
CC-E-11	1.46	0.0%	0.0%	10.0%	90.0%	6.13	11626	0.41
CC-E-12	0.73	0.0%	0.0%	10.0%	90.0%	3.09	5867	0.21
SUBTOTAL	60.45					254.58	482792.02	17.11

MESA DEL SOL - CITY CENTER DRAINAGE								
Basin Data Table								
This table is based on the DPM Part 6-2(A), Zone: 2								
SubBasin	Area	Land Treatment Percentages				Q(100yr-6hr)	V(100yr-6hr)	V(100yr-10day)
ID	(AC.)	A	B	C	D	(CFS)	(CF)	AC-FT
BASIN CITY CENTER WEST								
CC-W-1	1.01	0.0%	0.0%	10.0%	90.0%	4.25	8058	0.29
CC-W-2	1.20	0.0%	0.0%	10.0%	90.0%	5.07	9613	0.34
CC-W-3	2.88	0.0%	0.0%	10.0%	90.0%	12.11	22966	0.81
CC-W-4	3.98	0.0%	0.0%	10.0%	90.0%	16.76	31786	1.13
CC-W-5	18.71	0.0%	0.0%	10.0%	90.0%	78.80	149444	5.30
CC-W-6	28.88	0.0%	0.0%	10.0%	90.0%	121.63	230661	8.18
CC-W-7	2.21	0.0%	0.0%	10.0%	90.0%	9.31	17648	0.63
CC-W-8	4.09	0.0%	0.0%	10.0%	90.0%	17.21	32647	1.16
CC-W-9	9.36	0.0%	0.0%	10.0%	90.0%	39.43	74774	2.65
CC-W-10	2.64	0.0%	0.0%	10.0%	90.0%	11.14	21120	0.75
CC-W-11	1.07	0.0%	0.0%	10.0%	90.0%	4.51	8559	0.30
CC-W-12	1.38	0.0%	0.0%	10.0%	90.0%	5.83	11052	0.39
SUBTOTAL	77.43					326.04	618328.88	21.92



FEMA FIRM PANEL

DRAINAGE MANAGEMENT PLAN

Introduction

This submittal describes the drainage scheme for Mesa del Sol City Center within the Mesa del Sol Level B area (shown as "Community Center" within the Level B). This Drainage Management Plan (DMP) supports the proposed development by setting the guidelines for storm drainage pipes and pond sizing under fully-developed conditions. This plan also provides a framework diagram for future hydrology submittals including but not limited to corridor and sites specific grading plans and work order approvals. This DMP is submitted in support of COA Hydrology Approval for Mesa del Sol City Center plat approval.

Existing Conditions

The Mesa del Sol City Center (MDSCC) is currently mostly undeveloped, sloping 0.5% to 1.0% from northwest to southeast. This area ultimately outfalls to several natural playas to the south and east. There are currently two ponds located at the eastern and western Mesa del Sol Blvd couplets respectively.

The pond located at the western Mesa del Sol Blvd Couplet (Hydro File #R16D003A) conveys developed flows from the residential units located north of Mesa del Sol Blvd and west of Dekooning Ave, and street runoff from Stryker Rd and Dekooning Ave. A 60" RCP storm drain in Dekooning Ave and a drainage easement serves as the pond single inlet feature. This basin overflows to an earth channel that ultimately discharges to the natural playa at the southern University Blvd couplet.

The pond located at the eastern Mesa del Sol Blvd Couplet (Hydro File #R16D097A) accommodates existing developed flows from University Blvd, Stryker Rd and the developed portions of tracts 24 and 28 located south of Stryker Rd. A 60" RCP storm drain discharges existing runoff captured by this storm drain system.

Ultimate Conditions

The MDSCC development area is broken into three major basins and several subbasins. Peak runoff and volumes have been determined applying COA DPM land treatments. Basin City Center E (CC-E) encompasses the area east of East University Blvd, north of South Mesa del Sol Blvd and the MDS Level B boundary, south of Stryker Rd and Albuquerque Studios, and west of the MDS Level B boundary. Basin City Center M (CC-M) is located west of E university Blvd and Fellini Blvd, south of Stryker Rd and east of Dekooning Ave and West of University Blvd. Basin City Center W (CC-W) is located west of Dekooning Ave and West University Blvd and south of Mesa del Sol Blvd.

City Center E:

The existing 30" SD in N Mesa del Sol Blvd west of Fellini Blvd will be extended west to capture tracts 24 and F and street runoff. The existing 60" SD in N Mesa del Sol Blvd east of Fellini Blvd will be extended east on Mesa del Sol Blvd to the proposed Pond TC-E. A new SD line will be constructed in South Mesa del Sol Blvd from west of the intersection with Fellini Blvd to the MDS couplet, where it connects to the MDS system extension. The proposed Pond CC-E will retain the 100YR-10D storm volume V_100YR_10D = 24.2 ac-ft generated by Basin CC-E in addition to the existing volume captured by the University-Stryker network. Only after this facility is constructed and certified the existing pond at the eastern MDS couplet will be removed.

City Center M:

A trunk Storm Drain in West University Blvd is proposed. Several laterals will be constructed as necessary. This system will turn east on Cathar Xing and South on E university and ultimately discharge to Pond CC-M. This proposed retention facility located south of Cathar Xing and west of University Blvd, at the natural playa, will accommodate developed flows from Basins CC-M, CC-W and existing developed flows captured by the Dekooning system. Pond CC-M is sized to retain the V_100YR_10D = 50.1 ac-ft.

City Center W:

The existing 60" SD on Dekooning Blvd will be extended south in Dekooning Ave, turn east on Cathar Xing, and south on West University Blvd to Pond TC-M. A new SD system in Mesa del Sol Blvd connecting to the Dekooning system is proposed.

Conclusions

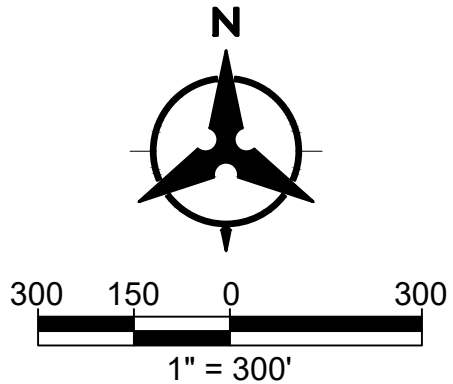
This drainage submittal has been prepared in accordance with City of Albuquerque requirements. This Drainage Management Plan shows and sets the development grading and drainage schemes. The implementation of the drainage concepts presented hereby would result in the safe retention of the 100YR-10D storm event. Individual sites and roadway designs will be subject to separate hydrology approval in conjunction with the guidelines set forth in this drainage management plan. This DMP is submitted in support of COA Hydrology Approval for Mesa del Sol City Center platting efforts.

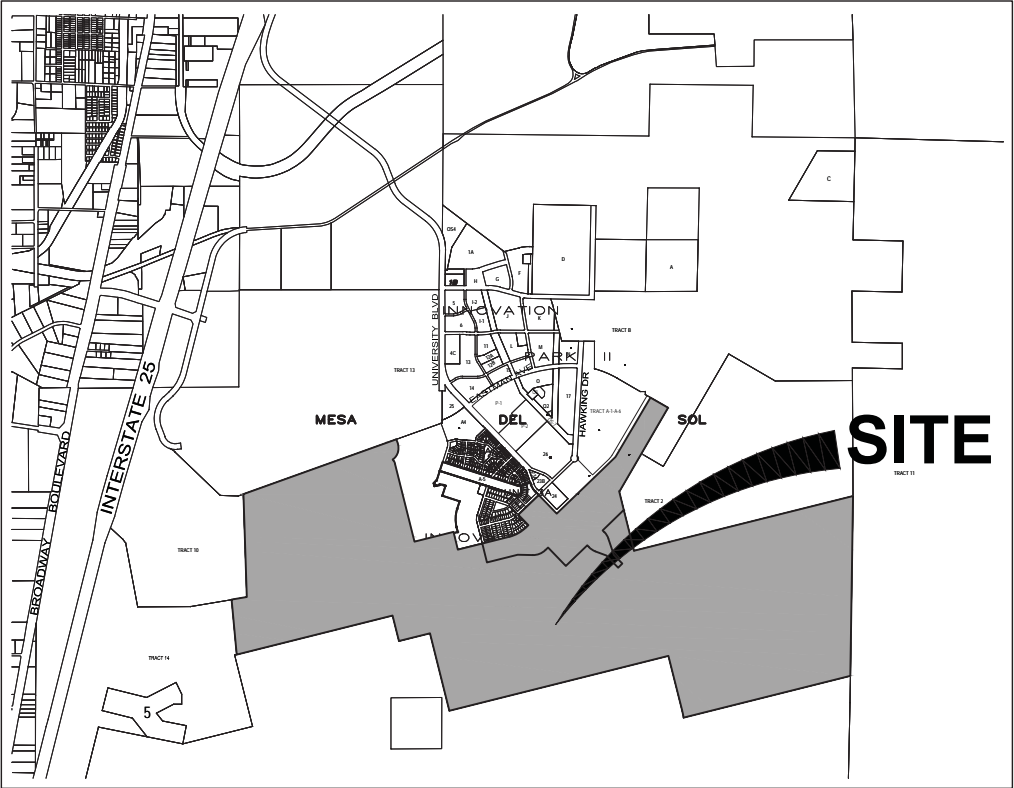
CONCEPTUAL DRAINAGE MANAGEMENT PLAN MDS CITY CENTER

DRAWN BY:	AO	DATE:	10/20/2021
CHECKED BY:	MB	BHI PROJECT NO:	20220088
		SHEET NO.	1

Floodplain

In accordance with the FEMA floodplain map #35001C0555H, a portion of Tract N is located within a mapped flood zone AE. Upon future subdivisions and development of Tract N, steps will be taken to mitigate this flood zone if necessary at the time.





LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No.
- 2. Zone Atlas Index No.: R-15, R-16, R-17, S-15, S-16, S-17, T-15, T-16, T-17.
- 3. Gross Subdivision Acreage: 1598.63 Acres.
- 4. Total Number of Tracts Created: 13 New Tracts with one Tract (N) as remainder with New Right-of-Way as shown.
- 5. Total Right-of-Way to be dedicated via this plat is 35.7038 Acres.
- 6. Total mileage of Right-of-Way created: 3.97 miles.
- 7. Plat is located within Sections 21-23, 26-29, 34-35, T 9 N, R 3 E; N.M.P.M.
- 8. Date of Survey: October, 2021.
- 9. Zoning: PC.

PURPOSE OF PLAT

The purpose of this Replat is to subdivide one tract into 13 Tracts A thru N, and to create public streets in Tract A-1-A-1-A as the same is shown and designated in Bulk Land Plat Tract A-1-A-6 and Tract A-1-A-1-A (Replat of Tract A-1-A-1 per plat Tract A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 and A-4-A-5 of Mesa Del Sol Innovation Park), in Doc No. 2020108296, filed on October 29, 2020 in Bk. 2020C, Page 105.

PUBLIC UTILITY EASEMENTS

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, 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 (above ground 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

LEGAL DESCRIPTION

A certain tract of land situate within Sections 21-23, 26-29, 34-35 Township 9 North, Range 3 East N.M.P.M. City of Albuquerque, Bernalillo County New Mexico Tract A-1-A-1-A Bulk Land Plat Tract A-1-A-6 and Tract A-1-A-1-A (A Replat of Tract A-1-A-1 per Plat Tract A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 and A-1-A-5, City of Albuquerque, Bernalillo County, New Mexico, filed in the Office of the County Clerk, Bernalillo County in Doc No. 2020108296, filed on October 29, 2020 in Bk. 2020C, Page 105.

BULK LAND VARIANCE NOTE

(BULK LAND VARIANCE WOULD BE SPECIFIC TO REMAINING LARGE PARCEL BEING TRACT N AS SHOWN HEREIN)

Future subdivision of the lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA, (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat.Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat. Access easements are permanent. Said owner(s) hereby dedicate Public Rights-of-Way as shown on this plat to City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

Steve B. Chavez, Date
MDS INVESTMENTS, LLC a New Mexico limited liability company

State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on ____ day of _____ 2021

by Steve B. Chavez, MDS INVESTMENTS, LLC

My Commission Expires: _____
Notary Public

NOTES

- 1. Tract is subject to Flood Zone X as designated on FIRM Map 35001C0555H, revised August 16, 2012.
- 2. Basis of Bearings is the inverse between City of Albuquerque Control Stations "1_R16" having NM NAD 83 State Plane Grid Coordinates Central Zone: N=1,453,438.899 and E= 1,532,715.669 and "3_Q16" having NM NAD 83 State Plane Grid Coordinates Central Zone: N=1,457,045.094 and E=1,533,498.782. Bearing= N12°15'07"E.
- 3. Distances are ground distances "US SURVEY FOOT".
- 4. Record Bearings and distances are the same as shown on plats referenced hereon.
- 5. Pursuant to Section 14-14-4-7of the City of Albuquerque Code of Ordinances, "no property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots of parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
- 6. All corners created with this plat will be monumented with a #5 rebar and plastic survey cap stamped "PHILLIPS PS 15517" or nail and washer stamped "PHILLIPS PS 15517".
- 7. Centerline monuments to be installed at the centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminium alloy cap stamped "CITY OF ALBUQUERQUE", CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", PLS 15517".

JURISDICTIONAL AFFIDAVIT

I Barry S. Phillips, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

Barry S. Phillips
New Mexico Professional Surveyor 15517

SURVEYOR'S CERTIFICATION:

I, Barry S. Phillips a Registered Professional New Mexico Surveyor No 15517, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

1st SUBMITTAL TO CITY
SURVEYOR

Barry S. Phillips Date:

NOT FOR PUBLIC RELEASE

REPLAT
TRACTS A THRU N
MESA DEL SOL INNOVATION PARK
BEING A REPLAT OF
TRACT A-1-A-1-A OF
BULK LAND PLAT TRACT A-1-A-6 AND TRACT A-1-A-1-A
SECTIONS 21-23, 26-29, 34-35
TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2021

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services Date

New Mexico Gas Company Date

Century Link Date

Comcast Date

City Approvals:

Loren N. Eisenhower P.S. 10/8/2021
City Surveyor Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date

AMAFCA Date

City Engineer/Hydrology Date

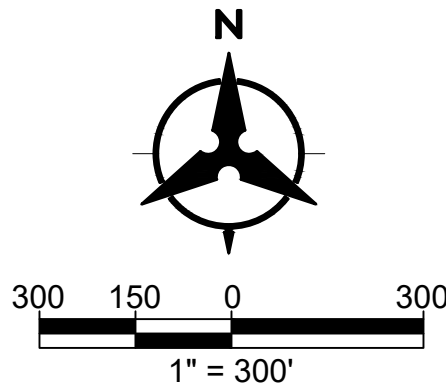
Code Enforcement Date

DRB Chairperson, Planning Department Date

LANDFILL DISCLOSURE STATEMENT

The subject property is located near or is a former landfill site. Due to the subject property being on or near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills) shall be consulted prior to development of the site.

REPLAT
TRACTS A THRU N
MESA DEL SOL INNOVATION PARK
BEING A REPLAT OF
TRACT A-1-A-1-A OF
BULK LAND PLAT TRACT A-1-A-6 AND TRACT A-1-A-1-A
SECTIONS 21-23, 26-29, 34-35
TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2021

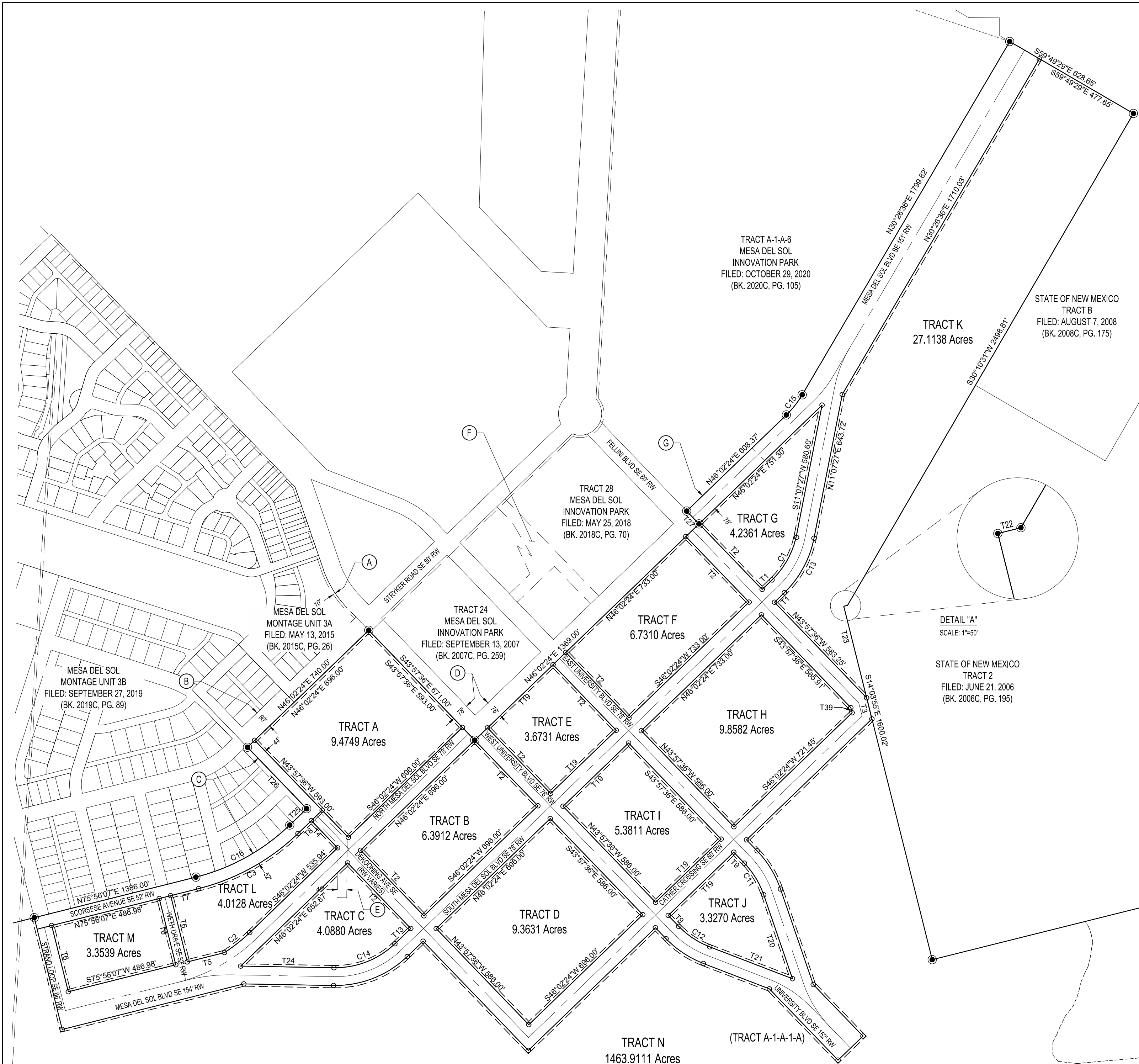


- LEGEND
- FOUND PLASTIC CAP STAMPED "GROMATZKY 16469 OR PHILLIPS 15517 OR BENHAM 15500"
 - ✕ SET CHISELED MARK IN CONCRETE
 - FOUND 5/8" REBAR
 - △ FOUND BRASS CAP AS NOTED
 - CALCULATED CORNER
 - ▲ CENTERLINE MONUMENT
 - SUBJECT PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - EXISTING RIGHT-OF-WAY LINE

- NOTE:
- SEE SHEET 3 OF 4 FOR TANGENT AND CURVE TABLES.
 - SEE SHEET 2 OF 4 FOR EASEMENT KEYED NOTES.

EXISTING EASEMENT KEY NOTES

- | | |
|---|---|
| (A) EXISTING 10' PUBLIC UTILITY EASEMENT
FILED: SEPTEMBER 13, 2007
(BK 2007C, PG 259) | (I) EXISTING 10' PNM PERMIT
FILED: JULY 22, 1954
(BK D285, PG 517)
DOCUMENT NO. 28421 MODIFIED BY
QUITCLAIM DEED AND ASSIGNMENT
FILED: FEBRUARY 8, 1955
(BK D305, PG 307)
DOCUMENT NO. 48709 |
| (B) EXISTING 80' PUBLIC ROADWAY EASEMENT
GRANTED TO THE CITY OF ALBUQUERQUE
FILED: JULY 11, 2011
(BK 2011C, PG 68) | (J) EXISTING 10' PNM PERMIT
FILED: JULY 22, 1954
(BK D285, PG 517)
DOCUMENT NO. 28421 MODIFIED BY
QUITCLAIM DEED AND ASSIGNMENT
FILED: FEBRUARY 8, 1955 (BK D305, PG 307)
DOCUMENT NO. 48709 |
| (C) EXISTING PUBLIC ROADWAY
EASEMENT DOC. NO. 2015020311 | (K) EXISTING 40' WIDE EASEMENT
GRANTED TO WEST EMERALD PIPELINE CORP
DATED: AUGUST 11, 1958
NOT OF PUBLIC RECORD
PROVIDED BY STATE LAND OFFICE |
| (D) UNRECORDED 78' PUBLIC RIGHT OF WAY
(UNRECORDED BULK LAND PLAT
TRACTS 28 & A-1-A
MESA DEL SOL INNOVATION PARK) | (L) EXISTING 30' PERMIT FOR
RIGHT OF WAY AND EASEMENT
FOR A PRIMARY DISTRIBUTION LINE
GRANTED TO PNM
DATED: APRIL 28, 1969 |
| (E) EXISTING 40' PUBLIC
STORM DRAIN EASEMENT
(DOC NO. 20150023572) | |
| (F) UNRECORDED PUBLIC DRAINAGE EASEMENT
(UNRECORDED BULK LAND PLAT TRACTS 28 & A-1-A
MESA DEL SOL INNOVATION PARK) | |
| (G) EXISTING 78' PUBLIC DRAINAGE EASEMENT
FILED: MAY 25, 2018
(BK 2018C, PG 70) | |
| (H) EXISTING 10' UNDERGROUND COMMUNICATION EASEMENT
GRANTED TO MC METRO ACCESS TRANSMISSION SERVICES, LLC
FILED: JULY 27, 2009
DOCUMENT NO. 2009084209 | |

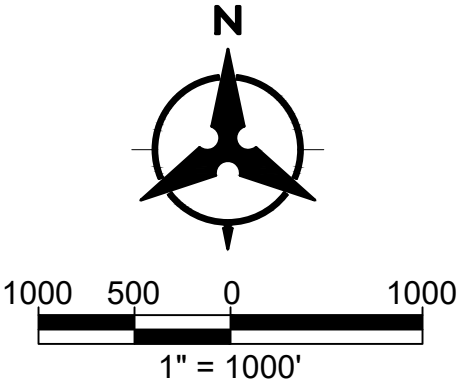


TRACT N
1463.9111 Acres

SEE SHEET 3 OF 3
FOR TRACT N

TOTAL AREA OF SUBDIVISION = 1598.63 AC.
TOTAL R/W DEDICATED = 35.70 AC.

REPLAT
TRACTS A THRU N
MESA DEL SOL INNOVATION PARK
BEING A REPLAT OF
TRACT A-1-A-1-A OF
BULK LAND PLAT TRACT A-1-A-6 AND TRACT A-1-A-1-A
SECTIONS 21-23, 26-29, 34-35
TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2021



LEGEND

- FOUND PLASTIC CAP STAMPED "GROMATZKY 16469 OR PHILLIPS 15517 OR BENHAM 15500"
- ✕ SET CHISELED MARK IN CONCRETE
- FOUND 5/8" REBAR
- △ FOUND BRASS CAP AS NOTED
- CALCULATED CORNER
- ▲ CENTERLINE MONUMENT
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE

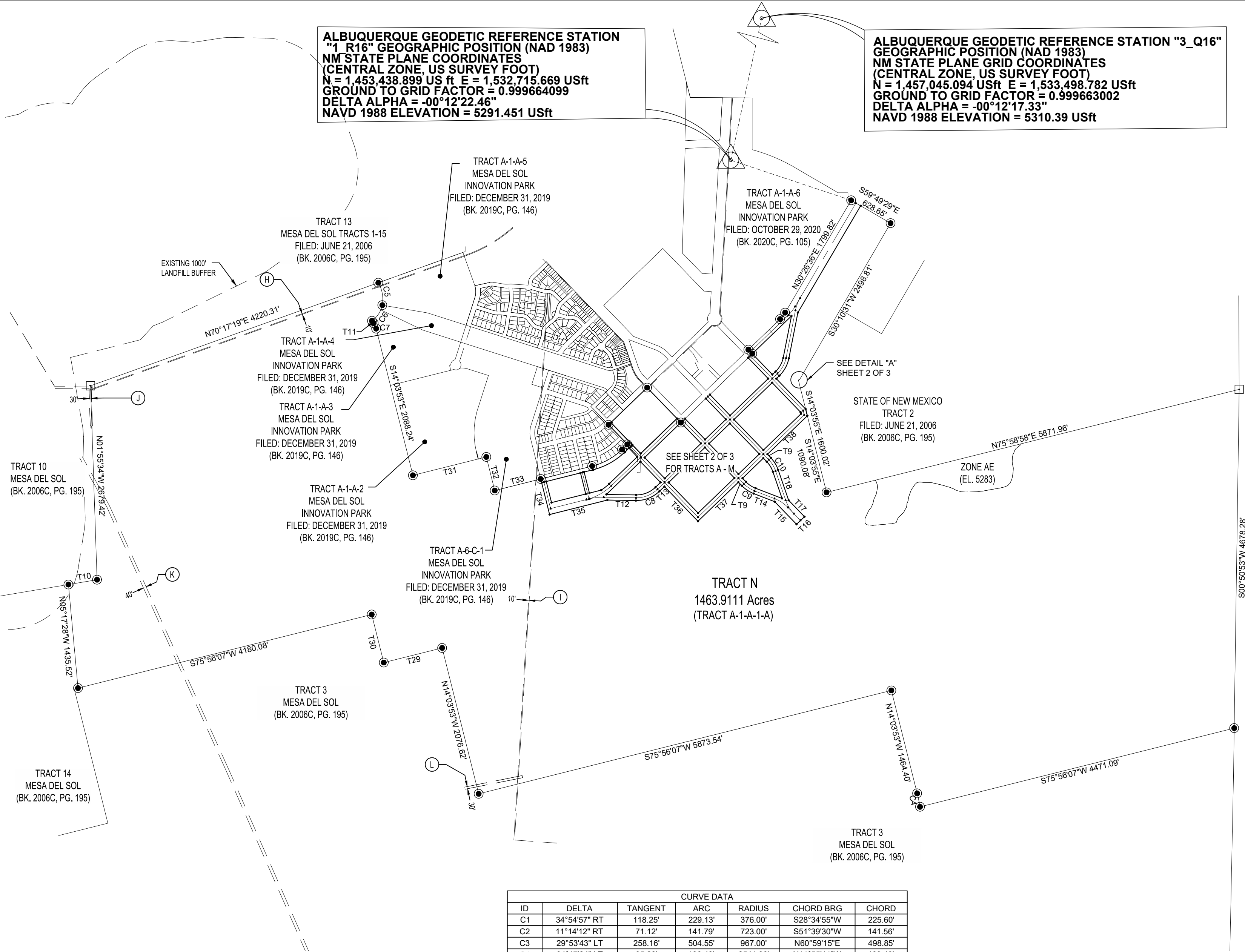
- NOTE:
- SEE SHEET 3 OF 3 FOR TANGENT AND CURVE TABLES.
 - SEE SHEET 2 OF 3 FOR EASEMENT KEYED NOTES.

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N46°02'24"E	60.00'
T2	N43°57'36"W	400.00'
T3	S14°03'55"E	23.18'
T4	S43°57'36"E	166.00'
T5	S75°56'07"W	168.59'
T6	N14°03'53"W	300.00'
T7	N75°56'07"E	127.00'
T8	N46°02'24"E	81.38'
T9	N43°57'36"W	67.00'
T10	N80°27'33"E	401.10'
T11	S35°21'22"E	40.36'
T12	S88°58'21"E	394.70'
T13	N46°02'24"E	97.00'
T14	S68°57'36"E	311.07'
T15	S43°57'36"E	434.80'
T16	N46°02'24"E	152.00'
T17	N43°57'36"W	314.70'
T18	N18°57'36"W	443.58'
T19	S46°02'24"W	400.00'
T20	S18°57'36"E	389.88'
T21	N68°57'36"W	389.88'
T22	S75°56'04"W	17.45'
T23	S14°03'55"E	414.49'
T24	N88°58'21"W	410.11'
T25	N46°02'24"E	103.38'
T26	N43°57'36"W	375.00'
T27	N43°57'36"W	78.00'
T28	S43°57'36"E	434.80'
T29	S75°56'07"W	830.46'
T30	N14°03'53"W	683.98'
T31	N75°56'07"E	1044.42'
T32	S14°03'53"E	478.03'
T33	N75°56'07"E	654.02'
T34	S14°03'53"E	454.00'
T35	N75°56'07"E	822.55'
T36	S43°57'36"E	666.00'
T37	N46°02'24"E	776.00'
T38	N46°02'24"E	765.43'
T39	S14°03'55"E	23.18'

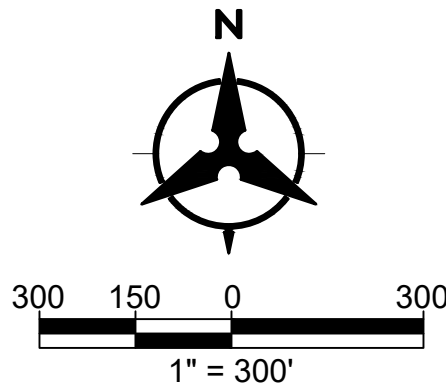
CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C1	34°54'57" RT	118.25'	229.13'	376.00'	S28°34'55"W	225.60'
C2	11°14'12" RT	71.12'	141.79'	723.00'	S51°39'30"W	141.56'
C3	29°53'43" LT	258.16'	504.55'	967.00'	N60°59'15"E	498.85'
C4	04°17'24" LT	95.28'	190.48'	2544.00'	N11°55'11"W	190.43'
C5	40°33'50" RT	167.90'	321.66'	454.34'	S10°00'51"E	314.98'
C6	42°39'56" RT	138.99'	265.01'	355.88'	S33°18'40"W	258.93'
C7	21°17'29" RT	41.64'	82.31'	221.50'	S24°42'37"E	81.84'
C8	44°59'15" LT	187.99'	356.47'	454.00'	N68°32'01"E	347.38'
C9	25°00'00" LT	100.65'	198.09'	454.00'	S56°27'36"E	196.53'
C10	25°00'00" LT	100.65'	198.09'	454.00'	N31°27'36"W	196.53'
C11	25°00'00" RT	83.36'	164.06'	376.00'	S31°27'36"E	162.76'
C12	25°00'00" RT	83.36'	164.06'	376.00'	N56°27'36"W	162.76'
C13	34°54'57" LT	142.78'	276.67'	454.00'	N28°34'55"E	272.41'
C14	44°59'15" RT	155.70'	295.23'	376.00'	S68°32'01"W	287.70'
C15	15°35'47" LT	56.83'	112.97'	415.00'	N38°14'30"E	112.62'
C16	29°53'43" LT	244.28'	477.42'	915.00'	N60°59'15"E	472.03'

ALBUQUERQUE GEODETIC REFERENCE STATION
"1_R16" GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N = 1,453,438.899 US ft E = 1,532,715.669 USft
GROUND TO GRID FACTOR = 0.999664099
DELTA ALPHA = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451 USft

ALBUQUERQUE GEODETIC REFERENCE STATION "3_Q16"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N = 1,457,045.094 USft E = 1,533,498.782 USft
GROUND TO GRID FACTOR = 0.999663002
DELTA ALPHA = -00°12'17.33"
NAVD 1988 ELEVATION = 5310.39 USft



REPLAT
TRACTS A THRU N
MESA DEL SOL INNOVATION PARK
BEING A REPLAT OF
TRACT A-1-A-1-A OF
BULK LAND PLAT TRACT A-1-A-6 AND TRACT A-1-A-1-A
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	FOUND PLASTIC CAP STAMPED "GROMATZKY 16469 OR PHILLIPS 15517 OR BENHAM 15500"
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	FOUND BRASS CAP AS NOTED
	CALCULATED CORNER
	CENTERLINE MONUMENT
	SUBJECT PROPERTY LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY LINE

- NOTE:
- SEE SHEET 3 OF 3 FOR TANGENT AND CURVE TABLES.
 - SEE SHEET 2 OF 3 FOR EASEMENT KEYED NOTES.

RIGHT-OF-WAY TANGENT DATA		
ID	BEARING	DISTANCE
T40	S14°03'55"E	59.31'
T41	N46°02'24"E	731.44'
T42	N43°57'36"W	439.00'
T43	N43°57'36"W	439.00'
T44	N43°57'36"W	439.00'
T45	N43°57'36"W	107.00'
T46	N43°57'36"W	107.00'
T47	N43°57'36"W	205.00'
T48	N46°02'24"E	7.00'
T49	S14°03'53"E	376.11'
T50	S14°03'53"E	377.00'
T51	N46°02'24"E	137.00'
T52	N43°57'36"W	251.03'
T53	N46°02'24"E	100.00'

RIGHT-OF-WAY CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C17	148.76'	546.50'	74.84'	15°35'48"	148.30'	N38°14'30"E
C18	184.27'	546.50'	93.02'	19°19'10"	183.40'	S20°47'01"W
C19	181.08'	415.00'	92.00'	25°00'00"	179.64'	N31°27'36"W
C20	222.53'	510.00'	113.06'	25°00'00"	220.77'	S31°27'36"E
C21	222.53'	510.00'	113.06'	25°00'00"	220.77'	N56°27'36"W
C22	181.08'	415.00'	92.00'	25°00'00"	179.64'	S56°27'36"E
C23	36.73'	762.00'	18.37'	2°45'43"	36.73'	N74°33'16"E
C24	200.72'	762.00'	100.94'	15°05'32"	200.14'	S83°28'53"W
C25	360.86'	762.00'	183.88'	27°08'00"	357.49'	N59°36'24"E
C26	325.85'	415.00'	171.85'	44°59'15"	317.54'	N68°32'01"E
C27	252.90'	415.00'	130.51'	34°54'57"	249.01'	N28°34'55"E

PROPOSED EASEMENT KEY NOTES

(M) PROPOSED 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

