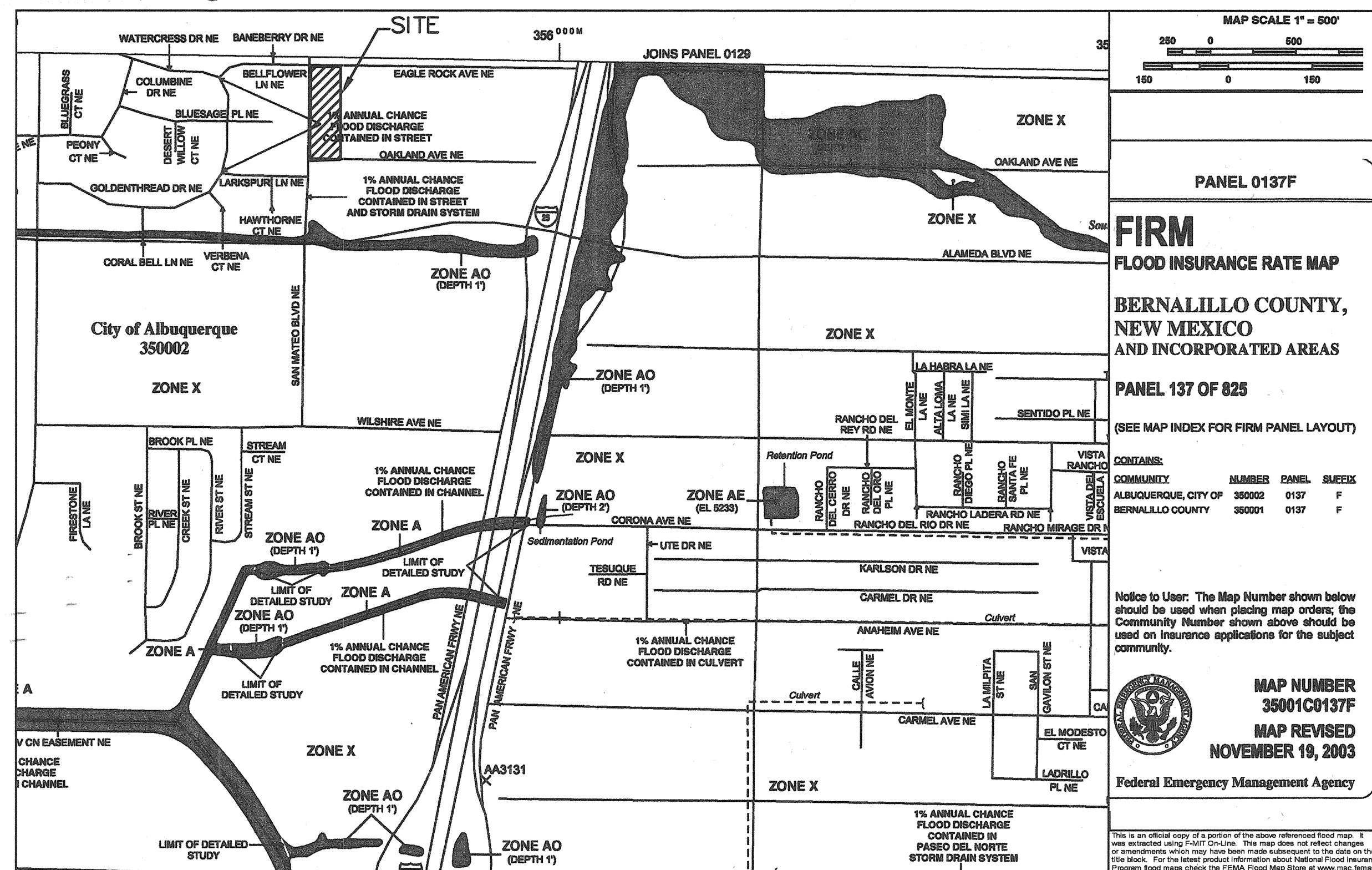




PREPARED FOR:
CUNADO RETAIL CENTER
SAN MATEO BLVD./OAKLAND AVE./EAGLE ROCK AVE.
ROADWAY IMPROVEMENTS

8900 SAN MATEO BLVD. NE
ALBUQUERQUE, NEW MEXICO

OWNER / DEVELOPER

CUNADO LLC
5610 SAN FRANCISCO DR. NE
ALBUQUERQUE, NEW MEXICO 87119

LANDFILL DISCLOSURE STATEMENT

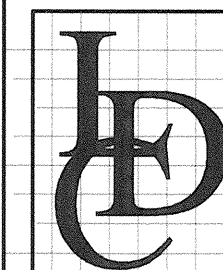
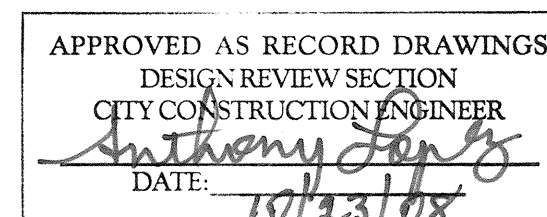
THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITH CITY DESIGNATED LANDFILL BUFFER ZONES") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

INDEX OF SHEETS

1. COVER SHEET
2. BOUNDARY SURVEY
3. ORIGINAL SITE PLAN
4. EAGLE ROCK AVENUE IMPROVEMENTS
5. SAN MATEO BOULEVARD IMPROVEMENTS
6. SAN MATEO BOULEVARD ELEVATION PLAN
7. OAKLAND AVENUE IMPROVEMENTS

RECORDED DRAWINGS

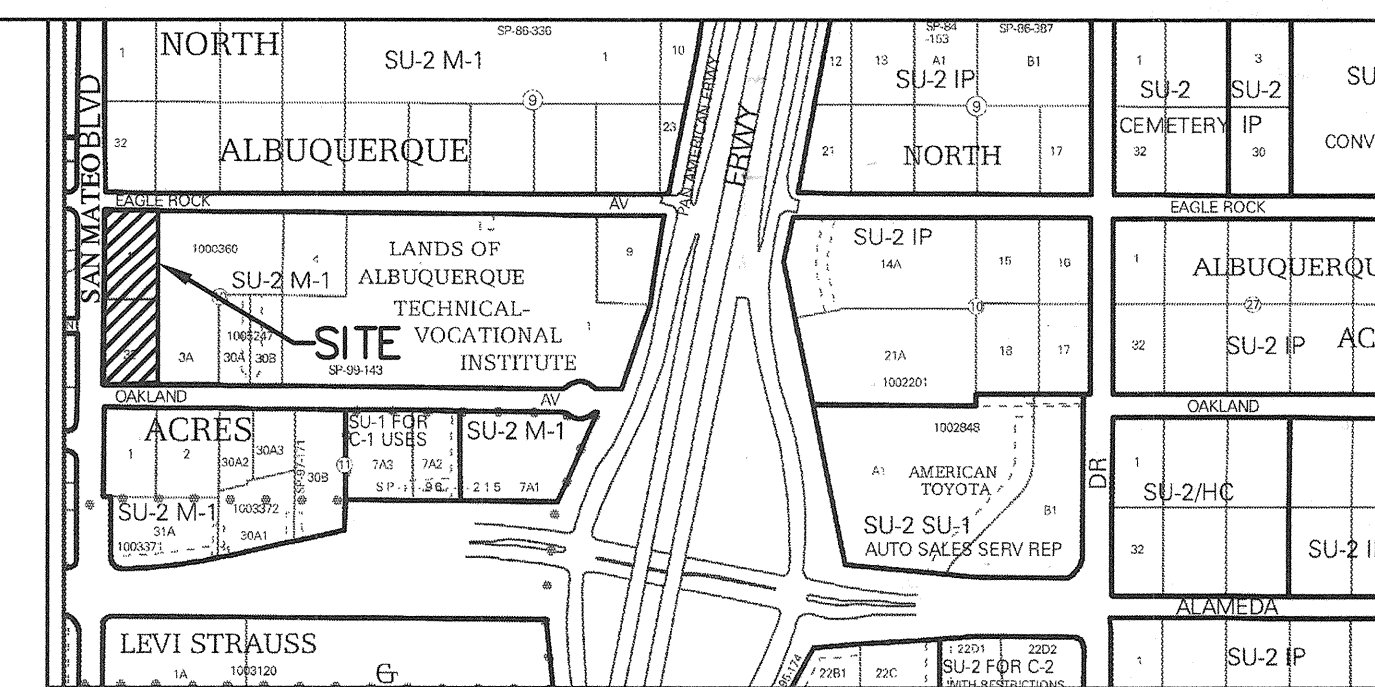
I, Michael T. Williams of the firm of Land Development Consultants, LLC, a Registered Professional Engineer in the State of New Mexico, N.M.P.E. No. 9075 do hereby state that, to the best of my knowledge and belief, the infrastructure of this project as shown on the plans has been constructed in general accordance with the project plans and in general accordance with the City of Albuquerque Standard Specifications for Public Works Construction (including all updates), and that the general intent of the plans have been met except as noted on the as-built construction drawings. The infrastructure construction has been observed by a qualified person from Land Development Consultants, LLC. The infrastructure construction installation that was observed while a representative from Land Development Consultants, LLC was on-site. This statement is based on site observations by Land Development Consultants, LLC personnel and on as-built information provided to Land Development Consultants, LLC.



LAND DEVELOPMENT CONSULTANTS llc
AN ASSOCIATE FIRM OF WILLIAMS & BECK Inc.

PROFESSIONAL CIVIL ENGINEERS,
ENVIRONMENTAL ENGINEERS
& LAND SURVEYORS

5620 B. SAN FRANCISCO DRIVE NE,
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 797-4120 FAX: (505) 821-0392
E-MAIL: ldc_llc@msn.com

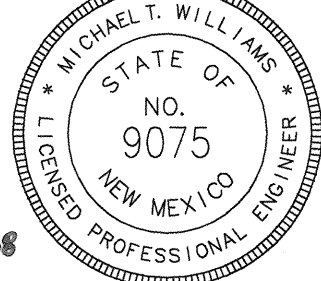
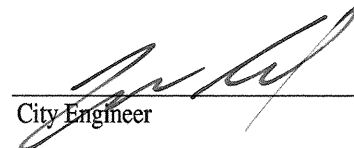


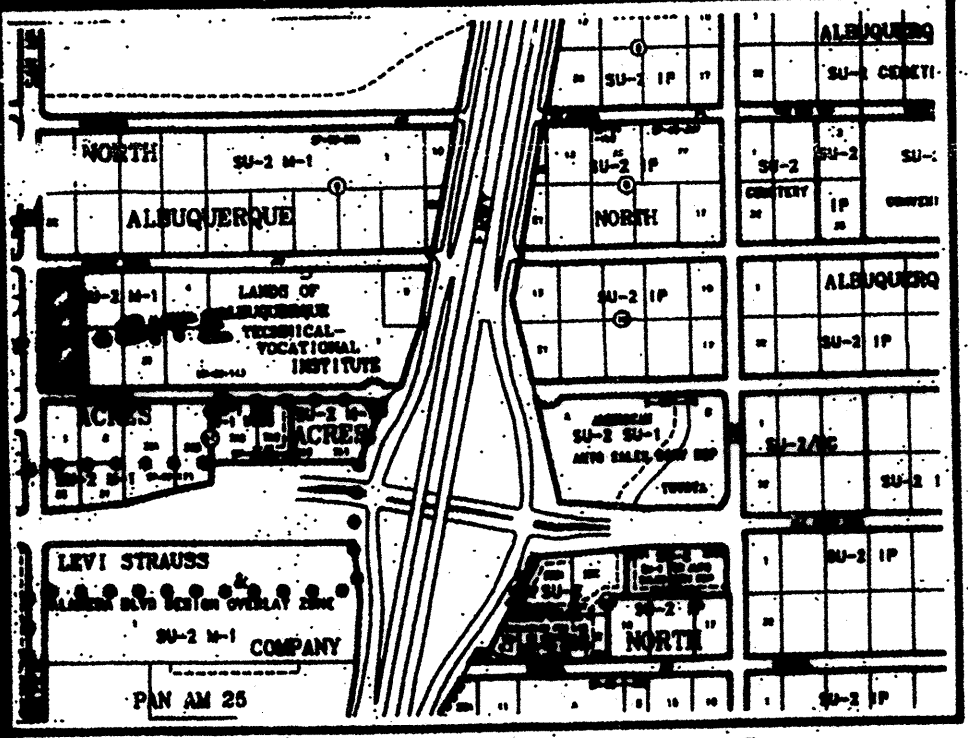
NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 & ADDENDUM #1.
3. TWO WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR MUST CONTACT NEW MEXICO ON CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CITY OF ALBUQUERQUE CONSTRUCTION COORDINATION DIVISION, A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONTINUOUS CONSTRUCTION TO COMPLETION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE LOCATION OF A FINISHED SURVEY MONUMENT, THE PAYMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT TO COVER THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAVE BEEN RECORDED.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. CONTRACTOR SHALL COORDINATE WITH THE ABCWJA DIVISION (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY ABCWJA PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE ABCWJA DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDED VALVE TURNED ON OR OFF.
12. FOR STORM DRAIN CONSTRUCTION, RCP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
13. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926-650 SUBPART P.
14. ELECTRONIC MARKER DISKS (END) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
15. NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.
16. CONTRACTOR SHALL PROVIDE & MAINTAIN ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DERESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGE AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

		WORK COMPLETED BY THE CONTRACTOR.		WORK COMPLETED BY THE CONTRACTOR.			
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S STAMP AND SIGNATURE			APPROVALS	ENGINEER	DATE	*****	
 <i>11/15/08</i> <i>Michael T. Williams</i>			DRC Chairman	<i>Nippold</i>	<i>2/21/09</i>	 City Engineer <i>4-11-08</i> Date:	
			Transportation	<i>mm</i>	<i>02/26/08</i>		
			Water/Wastewater	<i>N/A</i>			
			Hydrology	<i>Bradley J. Bingham</i>	<i>1/22/08</i>		
			AEHD	<i>Burton Busch</i>	<i>11/23/08</i>		
			Const. Mngmt.				
			Const. Coord.				
AMAFCA							
DRB CASE NUMBER			CITY PROJECT NUMBER			SHEET OF	
1005123			797881			1 7	



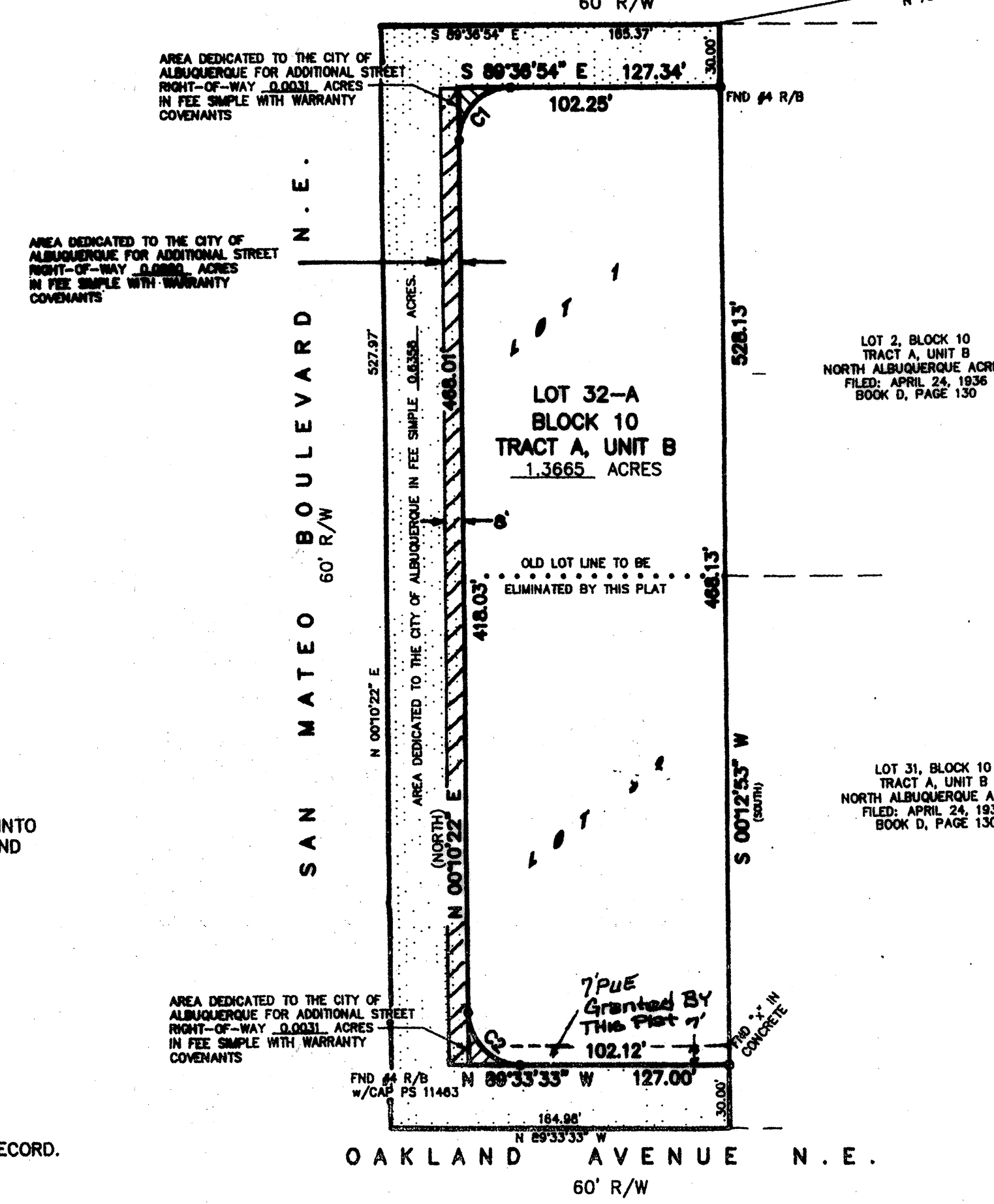
VICINITY MAP No. C-18

LEGAL DESCRIPTION:
 LOTS NUMBERED ONE (1) AND THIRTY-TWO (32) OF BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936, IN PLAT BOOK 1, PAGE 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 1, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "10-C18" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) X=402,319.45 AND Y=1,524,061.42 BEARS N. 79 deg. 34' 16" E., A DISTANCE OF 2,552.70 FEET, RUNNING: THENCE S. 00 deg. 12' 53" W., A DISTANCE OF 528.13 FEET TO THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING A POINT ALONG THE RIGHT-OF-WAY OF OAKLAND AVENUE N.E.; THENCE N. 89 deg. 33' 33" W., A DISTANCE OF 184.98 FEET TO THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING THE INTERSECTION OF OAKLAND AVENUE N.E. AND SAN MATEO BOULEVARD N.E.; THENCE N. 00 deg. 10' 22" E., A DISTANCE OF 527.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE INTERSECTION OF SAN MATEO BOULEVARD N.E. AND EAGLE ROCK AVENUE; THENCE S. 89 deg. 36' 54" E., A DISTANCE OF 165.37 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0023 ACRES MORE OR LESS.

PLAT OF
LOT 32-A, BLOCK 10
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 13
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2006

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1 AND 32 INTO ONE (1) LOT, DEDICATE ADDITIONAL STREET RIGHT-OF-WAY AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:
 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 3: TOTAL AREA OF PROPERTY: 2.0023 ACRES.
 4: TALOS LOG No. 2008811273
 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
 8: DATE OF FIELD WORK: JULY, 2006
 9: CURRENT ZONING: SU-2/M-1



PROJECT NUMBER: 1005123
APPLICATION NUMBER: 26DRB-01550

UTILITY APPROVALS:

UTILITY	DATE
PNM ELECTRIC SERVICES	5-11-07
PNM GAS SERVICES	5-11-07
QWEST TELECOMMUNICATIONS	5/10/07
COMCAST	5-16-07
NEW MEXICO UTILITIES	

CITY APPROVALS:

DEPARTMENT	DATE
CITY SURVEYOR	10-2-06
REAL PROPERTY DIVISION (CONDITIONAL)	
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	10/23/06
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	5-16-07
UTILITIES DEVELOPMENT	5/16/07
PARKS AND RECREATION DEPARTMENT	5/16/07
AMAFCA	5/16/07
CITY ENGINEER	5/16/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	5/17/07

LANDFILL DISCLOSURE STATEMENT

The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendation made by a professional engineer with expertise in land fills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1-019-064-010436-207-01

PROPERTY OWNER OF RECORD: CUNABO LTD. CO.

BERNALILLO CO. TREASURER'S OFFICE: 5/17/07

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND ALSO DOES HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS, FOR THE RETURNS LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS AND DOES DEDICATE ADDITION RIGHT-OF-WAY FOR OAKLAND AVENUE, SAN MATEO BOULEVARD AND EAGLE ROCK AVENUE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

ACKNOWLEDGMENT S.S.
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC, THIS 29th DAY OF Sept. 2006

BY: Denise Sandy
 OWNERS NAME

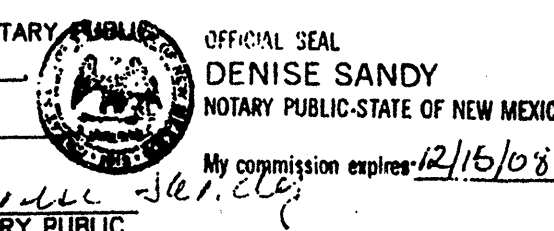
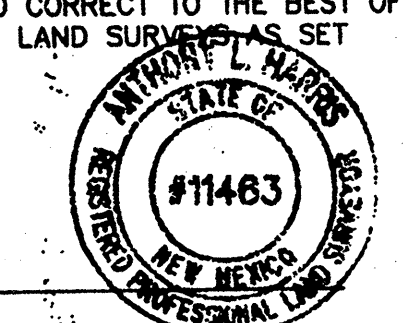
MY COMMISSION EXPIRES: 12/15/08 BY: Denise Sandy
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEY AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 29th DAY OF Sept. 2006.

ANTHONY L. HARRIS, P.E. #11483

SITE DATA

PROPOSED USAGE: OFFICE/WAREHOUSE
 LOT AREA: 59,256.70 S.F. (1.3603 ACRE)
 OFFICE AREA: 16,500.00 S.F.
 WAREHOUSE AREA: 3,600.00 S.F.
 TOTAL BUILDING AREA: 21,700.00 S.F.

LANDSCAPE CALCULATIONS:

NET LOT AREA 37,556.70 SF ±
 LANDSCAPING REQUIRED: 5,633.51 SF ±
 15% OF 54,919 SF
 LANDSCAPE PROVIDED 8,627.00 SF ±

PARKING CALCULATIONS:

PARKING REQUIRED:
 OFFICES 16,500 GSF / 200 GSF 83 SPACES
 WAREHOUSE 3,600 GSF / 2,000 GSF 2 SPACES
 TOTAL 85 SPACES
 TOTAL PARKING PROVIDED: 88 SPACES
 HC PARKING REQUIRED 3 SPACES (1 VAN)
 HC PARKING PROVIDED 4 SPACES (1 VAN)
 BICYCLE SPACES REQUIRED: 4 SPACES
 BICYCLE SPACES PROVIDED: 4 SPACES

C1

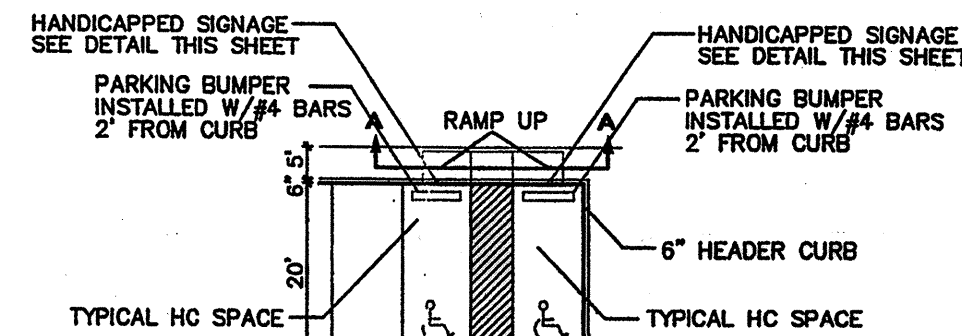
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 CB = S 45°16'44" W
 CH = 35.42'
 L = 39.36'

C2

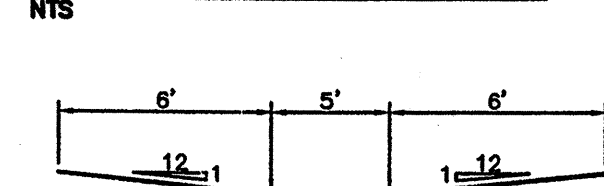
R = 25.00'
 D = 89°43'55"
 CB = S 44°41'36" E
 CH = 35.27'
 L = 39.15'

LEGEND

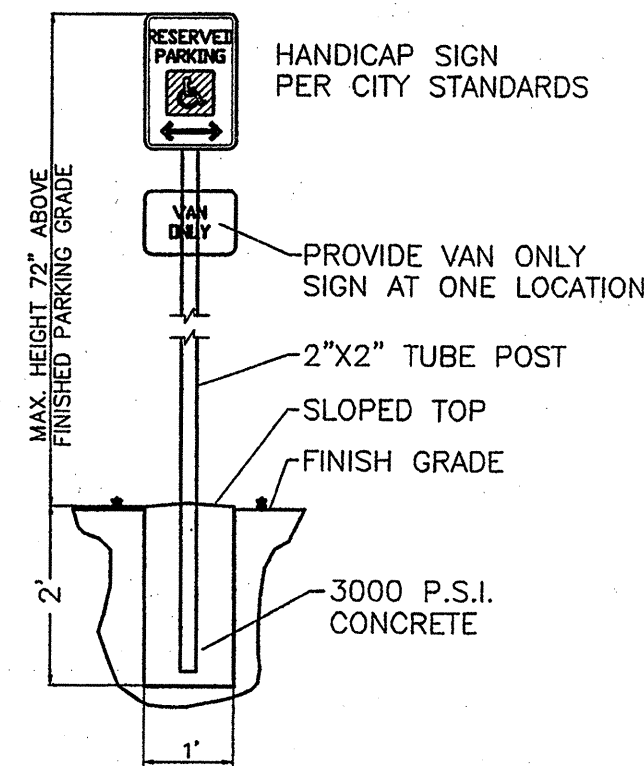
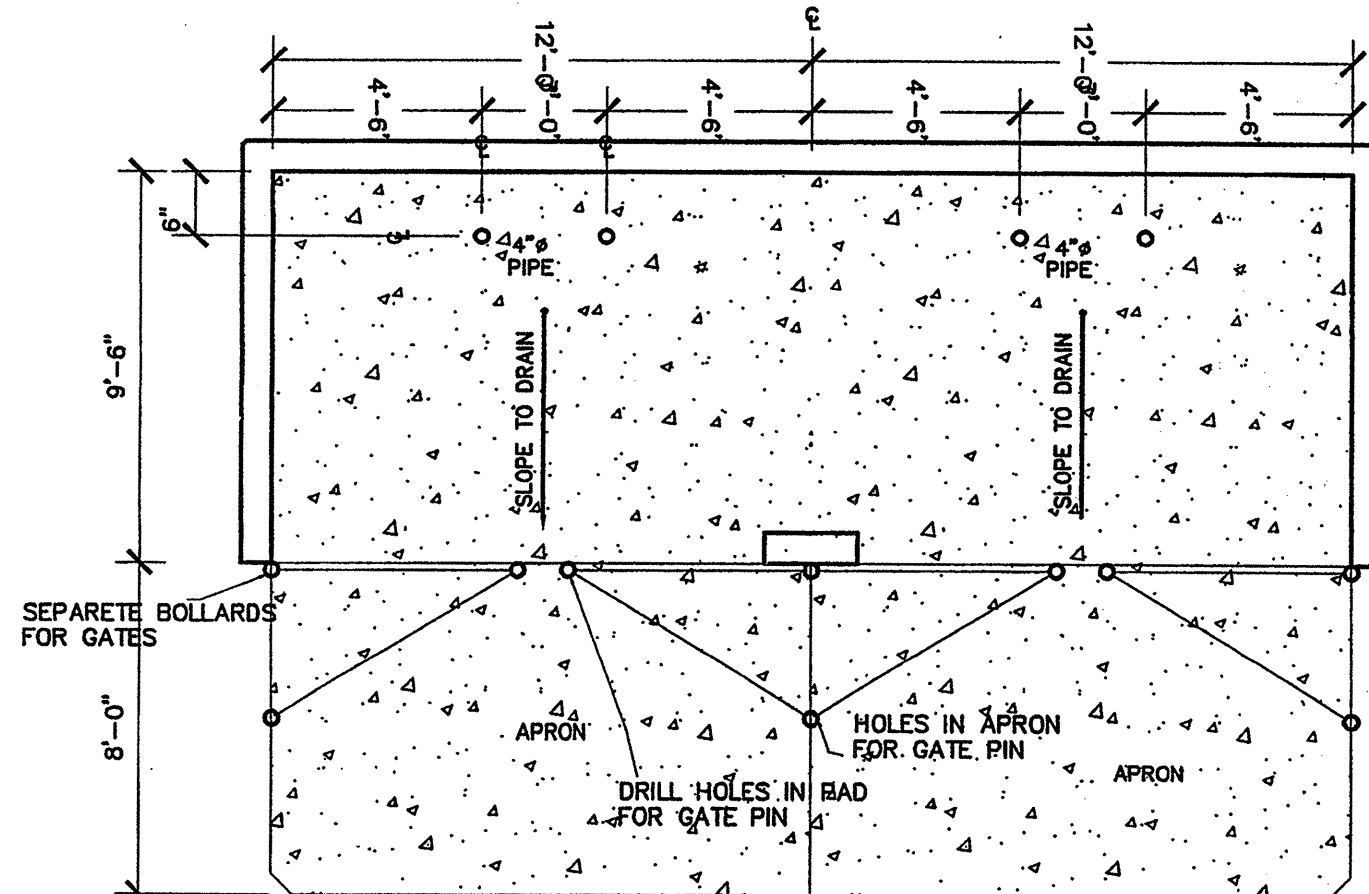
- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EX. 8" SAS
- EXISTING SANITARY SEWER LINE
- EX. 16" WL
- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- EXISTING FENCE
- EXISTING STREET LIGHT
- EXISTING ANCHER
- EXISTING POWER POLE
- EXISTING TEL RISER
- EXISTING ELEC METER



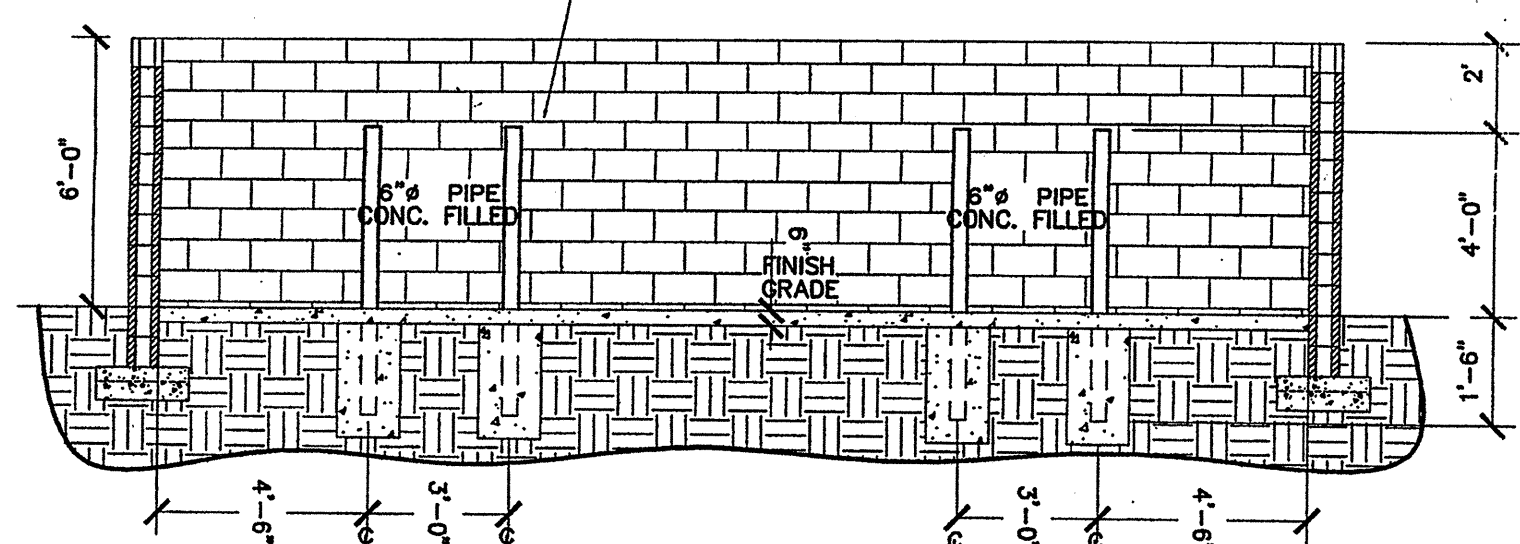
HC PARKING DETAIL



HC PARKING DETAIL SECTION A-A



HANDICAP SIGN DETAIL



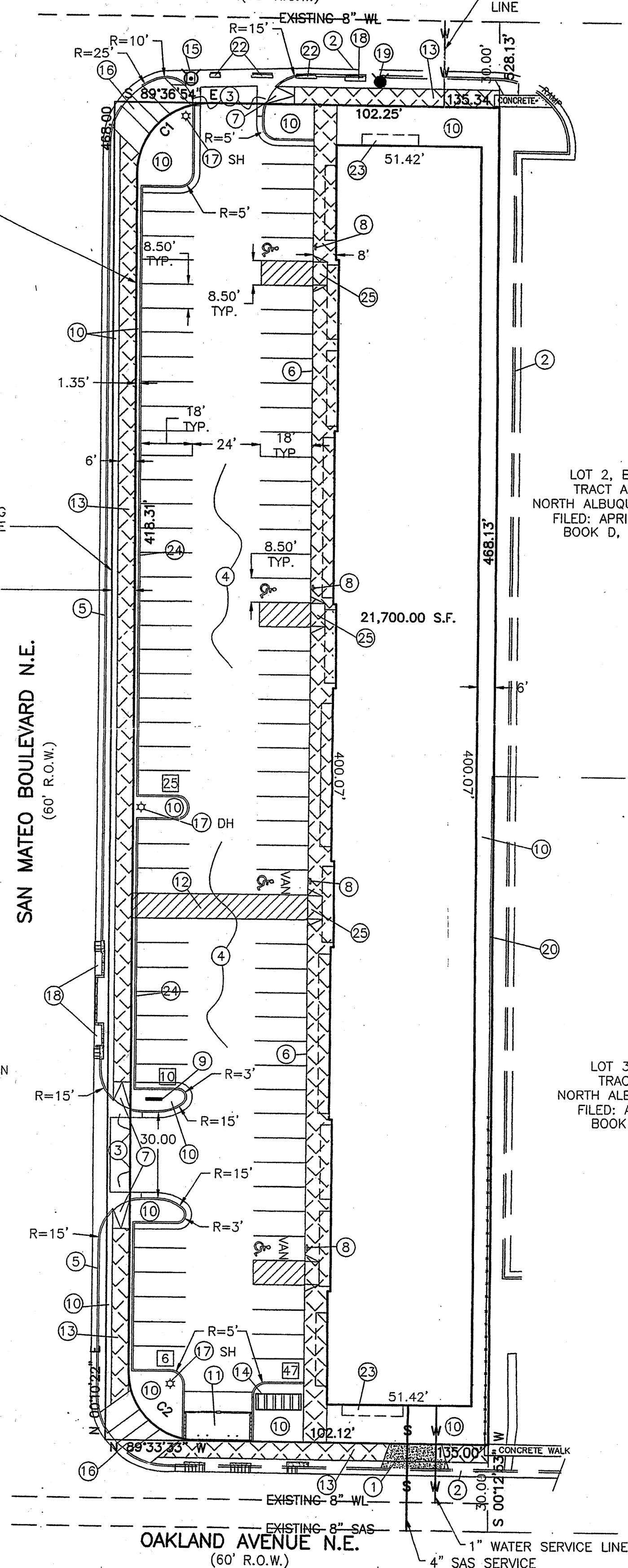
NEW PROPERTY LINE

EXISTING PROPERTY LINE

8' DEDICATION TO THE CITY OF ALBUQUERQUE

SAN MATEO BOULEVARD N.E.
 (60' R.O.W.)

EAGLE ROCK AVENUE
 (60' R.O.W.)

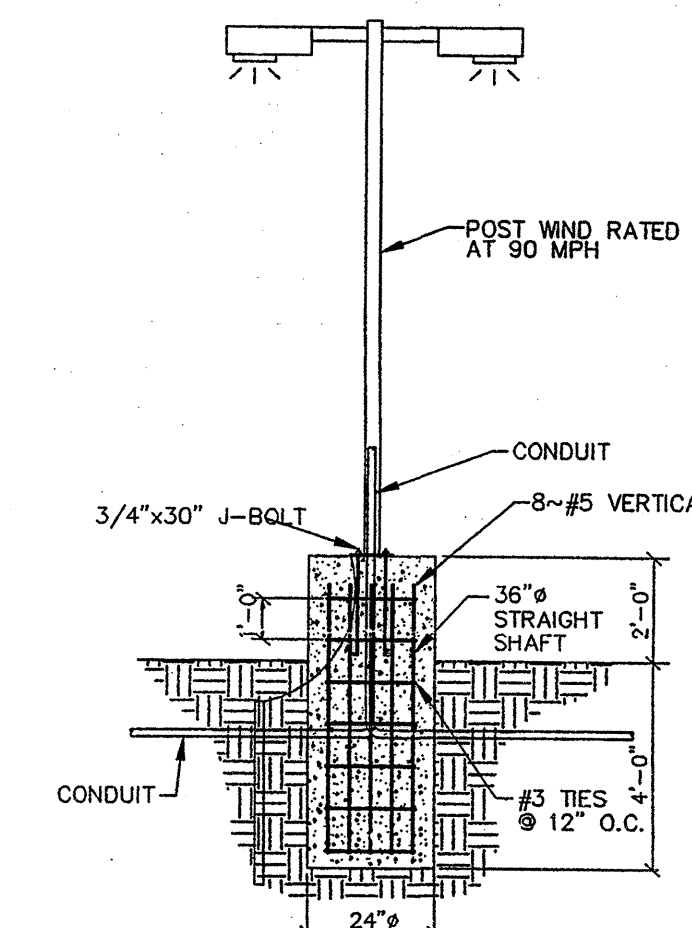


LOT 2, BLOCK 10
 TRACT A, UNIT B
 NORTH ALBUQUERQUE ACRES
 FILED: APRIL 24, 1936
 BOOK D, PAGE 130

LOT 31, BLOCK 10
 TRACT A, UNIT B
 NORTH ALBUQUERQUE ACRES
 FILED: APRIL 24, 1936
 BOOK D, PAGE 130

NOTES:

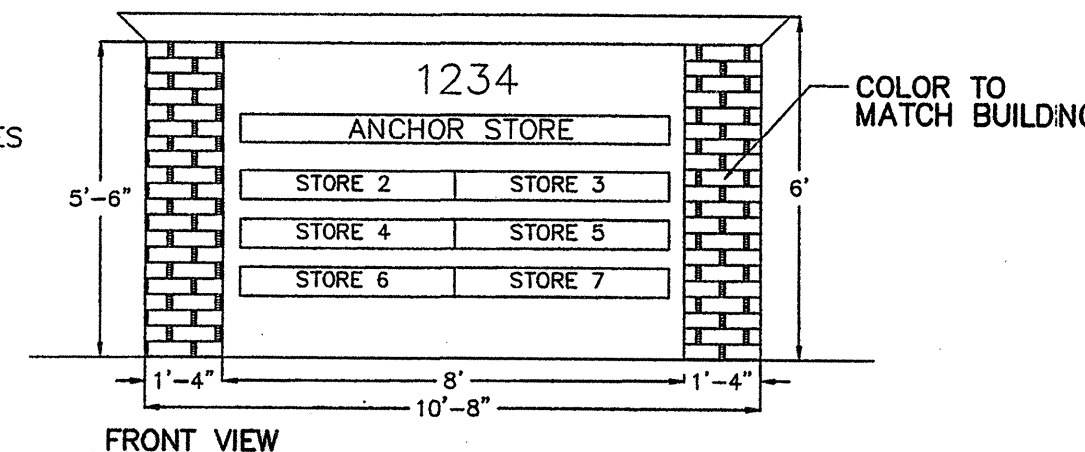
- EXISTING DRIVEPAD. To Be Closed For Work Above
- EXISTING CURB AND GUTTER.
- NEW ENTRANCE PER COA STANDARD DRAWING #2426.
- NEW ASPHALT PAVING AREA.
- NEW STANDARD CURB AND GUTTER PER COA STANDARD DRAWING #2415A. PER WORK ORDER
- NEW TURNDOWN SIDEWALK.
- NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #2441 & #2418. PER WORK ORDER
- HANDICAP SIGN SEE DETAIL THIS SHEET.
- MONUMENT SIGN SEE DETAIL THIS SHEET.
- LANDSCAPED AREA.
- TRASH ENCLOSURE SEE DETAIL THIS SHEET.
- 8.50' WIDE TEXTURED CONCRETE PEDESTRIAN CROSSING.
- NEW 6' SIDEWALKS PER COA STANDARD DRAWING 2430. PER WORK ORDER
- BICYCLE RACK.
- RELOCATE EXISTING FIRE HYDRANT
- NEW PUBLIC PUBLIC WALK ACCESS RAMP PER COA STANDARD DRAWING #2440.
- NEW LIGHT POLE SEE DETAIL THIS SHEET. (DOUBLEHEAD, DH OR SINGLE, SH)
- EXISTING DROP INLETS.
- RELOCATED FIRE HYDRANT.
- EXISTING CHAINLINK FENCE.
- 8.50' PEDESTRIAN CROSSING.
- EXISTING DROP INLETS TO BE RELOCATED OR MODIFIED.
- BENCHES.
- MEDIAN CURB OR TYPE II PINNED CURB PER COA STANDARD DRAWING #2415B.
- HANDICAMP RAMP SEE DETAIL THIS SHEET.



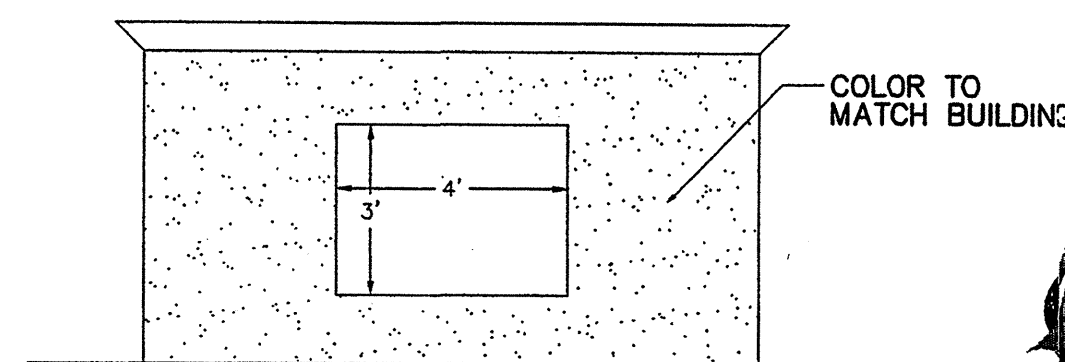
TYPICAL AREA DOUBLE HEAD LIGHT DETAIL

SCALE: NONE

PLEASE SEE SITE PLAN FOR NUMBER OF HEADS

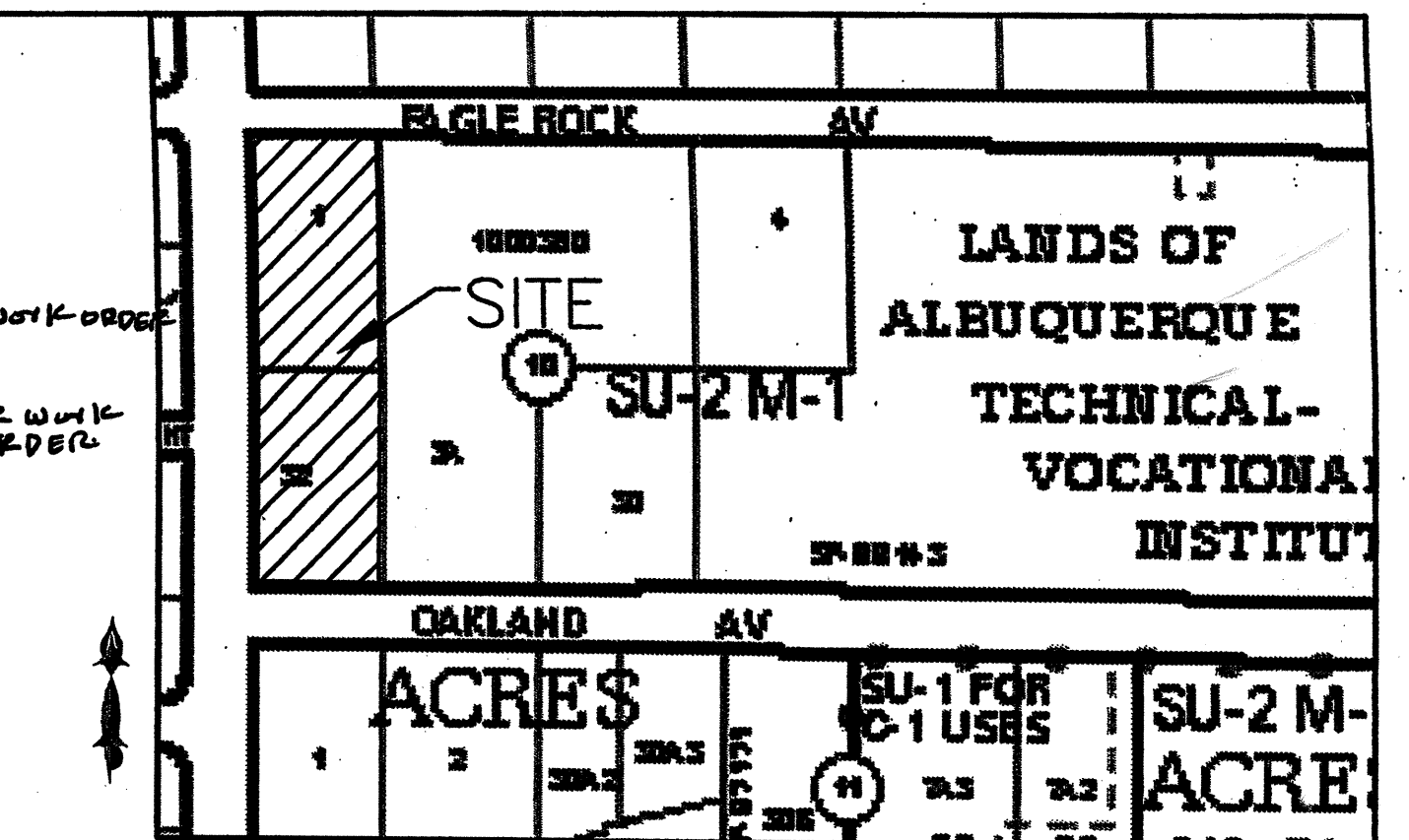


FRONT VIEW



BACK VIEW

COMPANY SIGN ELEVATION



VICINITY MAP:

C-18-Z

LEGAL DESCRIPTION:

EXISTING: LOT 1 AND 32, BLOCK 10, TRACT A, UNIT B,
 NORTH ALBUQUERQUE ACRES CONTAINING 1.3603 ACRES
 FUTURE: LOT 32-A, BLOCK 10, TRACT A, UNIT B,
 NORTH ALBUQUERQUE ACRES
 ZONING: SU-2 FOR M1

SHEET INDEX

- SITE PLAN
- LANDSCAPING PLAN
- CONCEPTUAL GRADING AND DRAINAGE PLAN
- ELEVATION PLAN

LANDFILL DISCLOSURE STATEMENT

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING 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 MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

PROJECT NUMBER: 1005123.

APPLICATION NUMBER: 06 DRB-01289.

IS AN INFRASTRUCTURE LIST REQUIRED? ☒ YES () NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

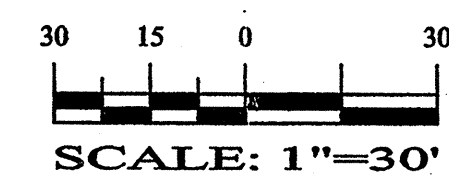
<i>Shahab Biazar</i>	TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	11-1-06
<i>William D. Balch</i>	WATER UTILITIES DEPARTMENT	11-1-06
<i>David Torres</i>	PARKS AND RECREATION DEPARTMENT	11-1-06
<i>Bradley L. Bihn</i>	CITY ENGINEER	1/24/07
<i>Michael Holton (double enclosure)</i>	SOLID WASTE MANAGEMENT	10/25/06
<i>B. Matson</i>	DRB CHAIRPERSON, PLANNING DEPARTMENT	1/24/07
<i>Rhonda Metter</i>	ENVIRONMENTAL HEALTH DEPARTMENT	10/31/06



SHAHAB BIAZAR
 P.E. #13479

4416 ANAHEIM AVE. NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)899-3570

GRAPHIC SCALE



SCALE: 1"=30'

CUNADO RETAIL CENTER

SITE PLAN For Building Permit

DRAWING:	DRAWN BY:	DATE:	SHEET #
200664-ST.DWG	JT	10-14-06	3 OF 7

NOTE:

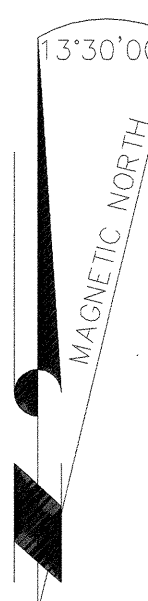
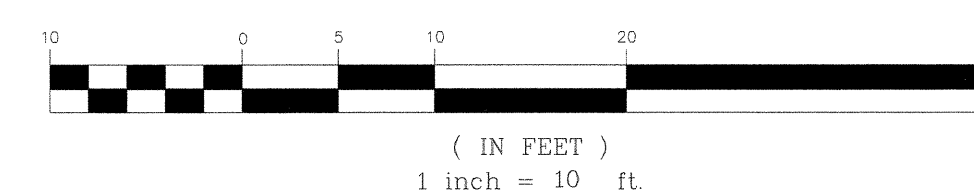
ALL UTILITIES TO BE COMPLETED UNDER
SEPARATE PROJECT. #797882

KEY NOTES

- EXISTING TYPE "C" DROP INLET WILL BE REMOVED AND REPLACE WITH A C.O.A. TYPE "D" DROP INLET WITHIN THE VALLEY GUTTER. MAINTAIN EXISTING PIPING INVERT.
- EXISTING DOUBLE TYPE "C" DROP INLET WILL BE REMOVED AND REPLACED WITH A DOUBLE C.O.A. TYPE "D" DROP INLET. MAINTAIN EXISTING PIPING INVERT.
- EXISTING DOUBLE C.O.A. TYPE "C" DROP INLET STRUCTURE TO REMAIN IN PLACE UNDISTURBED.
- CONTRACTOR TO BUILD NEW DOUBLE C.O.A. TYPE "C" DROP INLET STRUCTURE. CUT 10 LINEAR FEET OF EXISTING 24" RCP FOR NEW STRUCTURE PLACEMENT. REMOVE 10 LINEAR FEET OF CONCRETE CURB & GUTTER. REMOVE & REPLACE 12 SQUARE FEET OF ASPHALT PAVEMENT FOR STRUCTURE CONSTRUCTION, PATCH & REPAIR PER C.O.A. STD. DWG 2465 MAJOR LOCAL.
- EXISTING TYPE "C" DROP INLET STRUCTURE TO REMAIN IN PLACE UNDISTURBED.
- EXISTING FIRE HYDRANT TO BE REMOVED & SALVAGED. EXISTING 6" PVC LINE TO BE CAPPED AT MAIN LINE.
- INSTALL STANDARD CURB & GUTTER LEFT & RIGHT OF ENTRANCE PER C.O.A. STD. DWG. 2415A.
- EXISTING STORM DRAIN MANHOLE TOP RIM EL. 5155.61, INV. EL. 5144.71.
- EXISTING STORM DRAIN MANHOLE RIM EL. 5156.10, FLOW LINE INV. EL. 5148.70.
- EXISTING SANITARY SEWER LINE TO REMAIN UNDISTURBED.
- END OF NEW CURB & GUTTER.
- EXISTING CURB & GUTTER, TO REMAIN IN PLACE.
- END OF EXISTING SIDEWALK. TRANSITION INTO NEW SIDEWALK PER C.O.A. STD. DWG. 2432.
- EXISTING DROP INLETS TO REMAIN UNDISTURBED.
- EXISTING 24" RCP
- NEW 6' WIDE CONCRETE VALLEY GUTTER PER C.O.A. STANDARD DWG. 2420.
- AREA OF ASPHALT TO BE REMOVED FOR THE PLACEMENT OF NEW TYPE "C" DROP INLET, ASPHALT TO BE SAW CUT & REPLACED AS PER C.O.A. STD. DWG. 2465 MAJOR LOCAL.
- NEW 6' STANDARD C.O.A. SIDEWALK TO BE INSTALLED AS PER C.O.A. STD. DWG. 2430
- NEW HANDICAP RAMP AS PER C.O.A. STANDARD DRAWING NO. 2441, CASE II. W/6" HEADER CURB. INCLUDE DETECTABLE WARNING SURFACE (TRUNCATED DOMES). DESIGN PER ADA GUIDELINES. SUBMIT SPEC'S TO C.O.A. CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
- NEW HANDICAP RAMP AS PER C.O.A. STD. DWG. 2426. W/TRUNCATED DOMES.
- NOT USED.
- INSTALL STOP SIGN PER MUTCD. R1-1.
- EXISTING CURB & GUTTER TO BE REMOVED AND REPLACED W/STANDARD CURB & GUTTER PER C.O.A. STD. DWG. 2415A. BEGIN REMOVAL STA. 0+87.97, INCLUDING PAVEMENT MILLING AND OVERLAY.
- EXISTING CONCRETE DRAIN TO REMAIN UNDISTURBED. (NOT PART OF THIS PROJECT)
- REMOVE EXISTING CONCRETE OR PAVEMENT. PROVIDE 10" SUBGRADE PREPARATION, 6" BASE COURSE AND 3" ASPHALT PAVING.

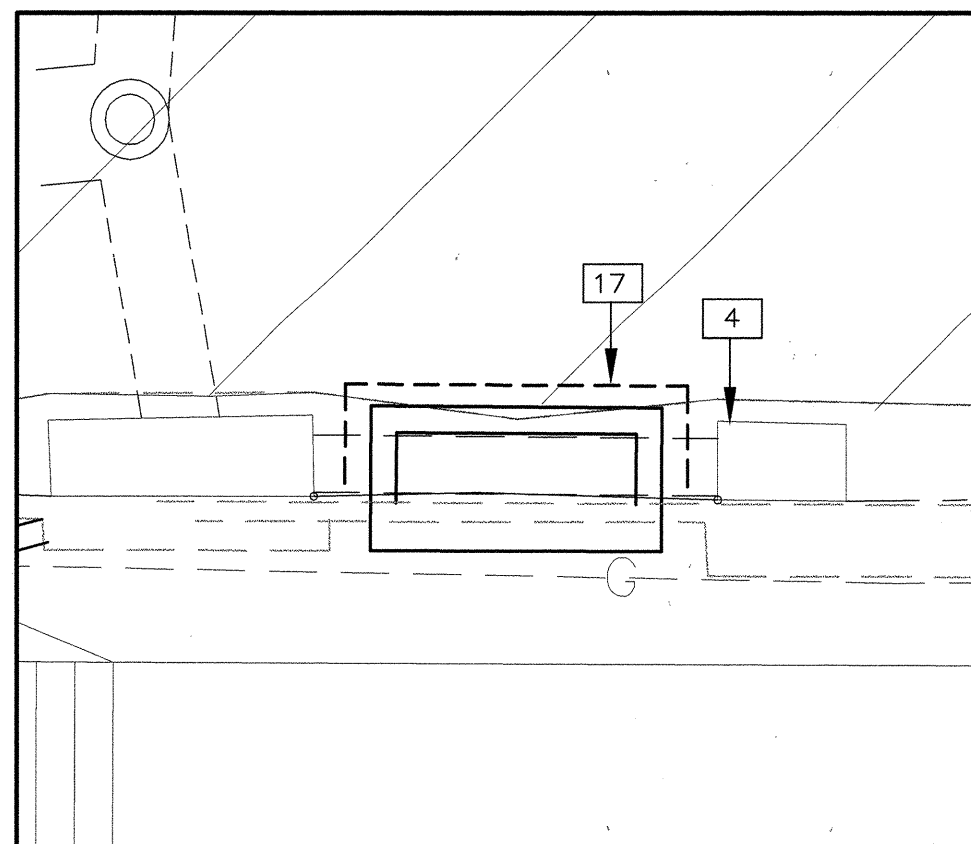
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S STAMP	
CONTRACTOR	Albuquerque Control Station "NDC 6-1A"	DATE	NO.	FIELD NOTES	BY	 1/15/06 Michael T. Williams	NO. DATE: 10-07 DM DV/CW MTW
WORK STATED BY	NM State Plane Coordinates (Central Zone NAD 83)	DATE	NO.	FIELD NOTES	BY		
INSPECTOR'S ACCEPTANCE BY	X= 1529875.197 Y= 1535471.523	DATE	NO.	FIELD NOTES	BY	DESIGNED BY:	DATE: 10-07
FIELD VERIFICATION BY	G/S Factor = 0.999674672	DATE	NO.	FIELD NOTES	BY	DRAWN BY:	DATE: 10-07
DRAWINGS CORRECTED BY	Ellipsoid Height (meters): 1519.757	DATE	NO.	FIELD NOTES	BY	CHECKED BY:	DATE: 10-07
MICRO-FILM INFORMATION		DATE	NO.	FIELD NOTES	BY		
RECORD BY		DATE	NO.	FIELD NOTES	BY		

GRAPHIC SCALE

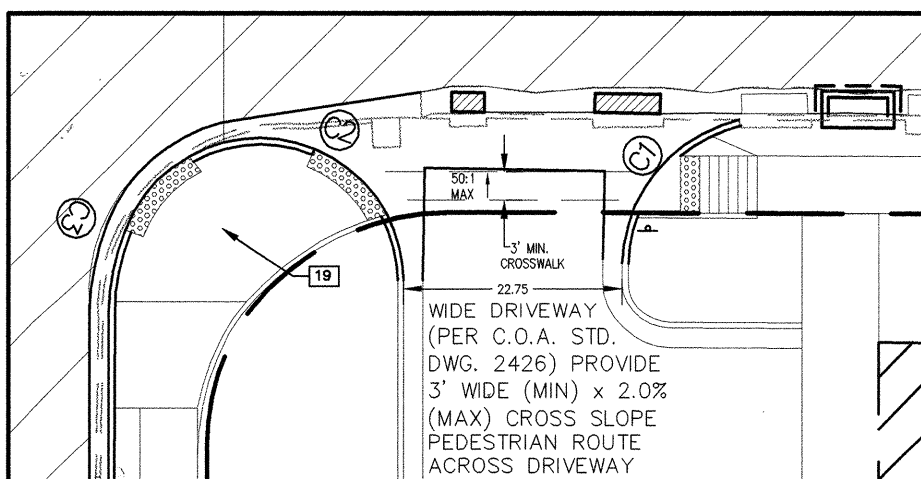


LEGEND

- ALBUQUERQUE CONTROL MONUMENT
- TELEPHONE PEDESTAL
- GAS METER
- ELECTRIC METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- UNDERGROUND POWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND QWEST TELEPHONE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATERLINE
- ROAD CENTERLINE
- PROPERTY LINE
- EXISTING CURB & GUTTER
- NEW CURB & GUTTER
- EXISTING STORM DRAIN LINE



GRATE DETAIL - A
SCALE: 1" = 5'



① FLOWLINE DATA FOR CURB RETURN

PC	56.34	D = 76°08'07"
1	56.22	R = 15.69
2	56.10	T = 12.29
3	55.98	L = 20.85
PT	55.85	C = 19.35
PI	55.55	

PC STA. 0+89.98, 20.78 RT.
PT STA. 0+78.11, 35.85 RT.
PI STA. 0+58.02, 20.83 RT.
RAD STA. 0+93.38, 36.10 RT.

② FLOWLINE DATA FOR CURB RETURN

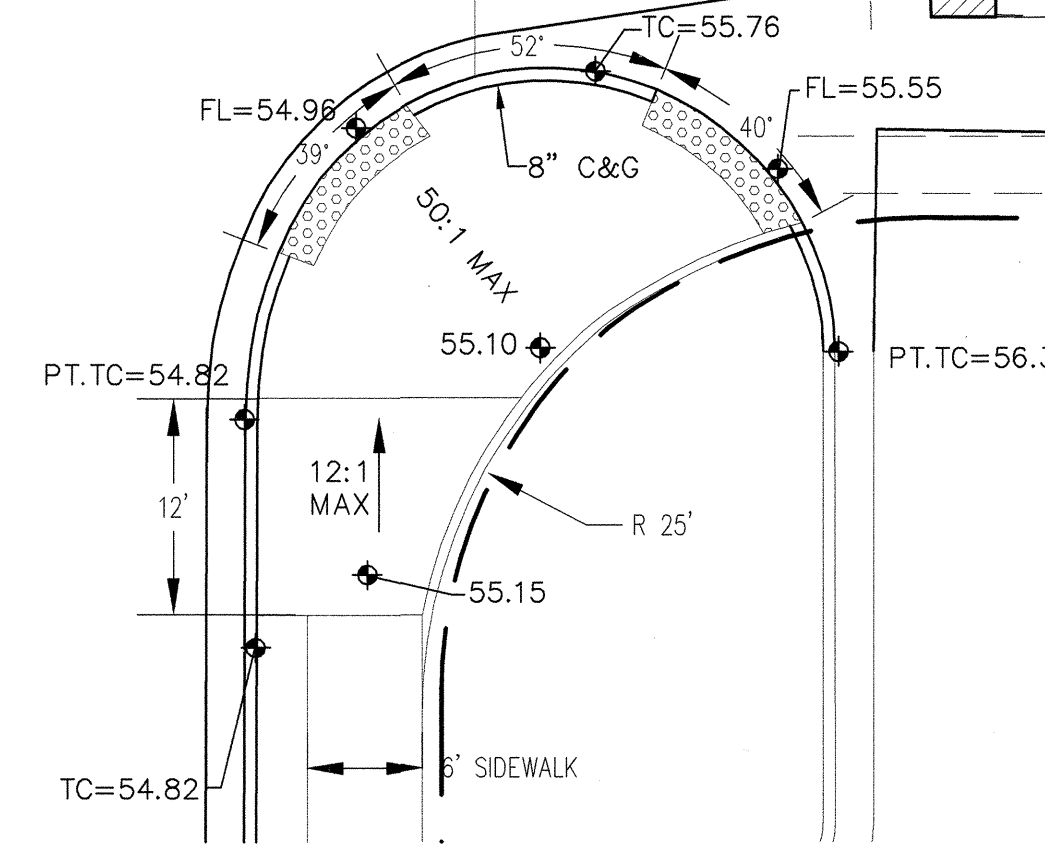
PC	55.16	D = 158°42'57"
1	55.46	R = 15.00
2	55.76	T = 79.83
3	56.06	L = 41.55
PT	56.34	C = 29.48
PI	55.60	

PC STA. 0+26.40, 32.64' RT.
PT STA. 0+55.41, 37.86' RT.
PI STA. N/A
RAD STA. 0+40.41, 37.97' RT

③ FLOWLINE DATA FOR CURB RETURN

PC	54.88	D = 21°05'10"
1	54.95	R = 25.00
2	55.02	T = 4.65
3	55.09	L = 9.20
PT	55.16	C = 9.15
PI	55.18	

PC STA. 0+41.73, 24.60' LT.
PT STA. 0+32.74, 26.27' LT.
PI STA. 0+32.74, 24.57' LT
RAD STA. 0+41.72, 49.60' LT.

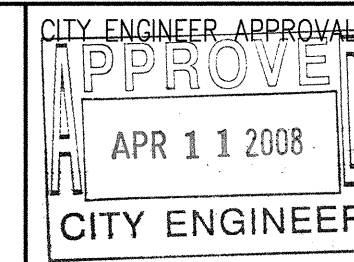


CURB ACCESS RAMP DETAIL
SCALE: 1"=10'

LDC JOB NO. 07-7007

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

CUNADO RETAIL CENTER
EAGLE ROCK AVENUE IMPROVEMENTS



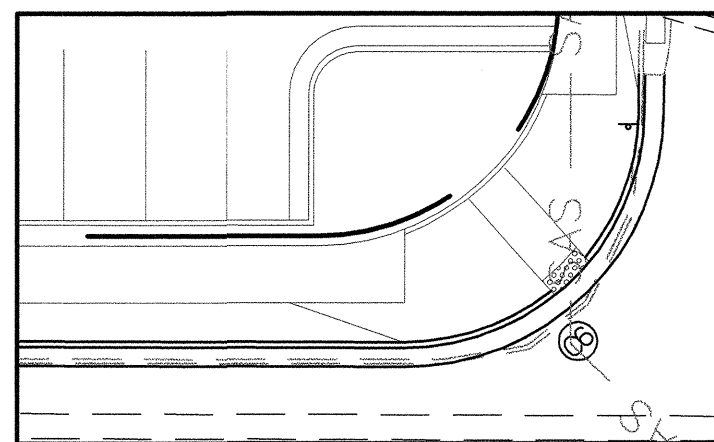
MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.
797881

ZONE MAP NO.
C-18-Z

SHEET
4 OF
7

- [1] NEW HANDICAP RAMP AS PER C.O.A. STANDARD DRAWING NO. 2441, CASE II. W/6" HEADER CURB. INCLUDE DETECTABLE WARNING SURFACE (TRUNCATED DOMES). DESIGN PER ADA GUIDELINES. SUBMIT SPEC'S TO C.O.A. CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
- [2] EXISTING 36" CMP TO REMAIN UNDISTURBED.
- [3] EXISTING GUARD RAIL TO REMAIN UNDISTURBED.
- [4] EXISTING FIBER OPTICS MANHOLE TO BE LOWERED TO MATCH NEW 6' SIDEWALK.
- [5] EXISTING CONCRETE DROP INLET TO REMAIN UNDISTURBED.
- [6] EXISTING DROP INLETS TO REMAIN UNDISTURBED.
- [7] EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
- [8] EXISTING STORM DRAIN MANHOLE TO REMAIN UNDISTURBED.
- [9] EXISTING SIDEWALK TO REMAIN UNDISTURBED.
- [10] EXISTING ASPHALT CURB AND GUTTER TO BE REMOVED AND REPLACED WITH STANDARD CURB AND GUTTER PER C.O.A. STD. DWG. 2415A. SEE DETAIL THIS SHEET.
- [11] NEW STANDARD CURB AND GUTTER, (PER C.O.A. STD. DWG. 2415A) TO MATCH THE CURB AND GUTTER ELEVATIONS ON THE WEST SIDE OF SAN MATEO STREET NW.
- [12] NEW 6' STANDARD C.O.A. SIDEWALK TO BE INSTALLED AS PER C.O.A. STD. DWG. 2430.
- [13] NEW RAISED CONCRETE CURB. (NOT PART OF THIS PROJECT)
- [14] NEW 6' VALLEY GUTTER AS PER C.O.A. STD. DWG. 2420.
- [15] CONSTRUCT UNIDIRECTIONAL WHEELCHAIR RAMP PER C.O.A. STD. DWG. 2426. A MINIMUM 3' WIDE PEDESTRIAN ROUTE MUST BE MAINTAINED ACROSS DRIVEPAD. CROSS SLOPE LIMITED TO 1:50.
- [16] NOT USED.
- [17] SAW CUT LIMITS OF ASPHALT REMOVAL. REPATCH AFTER CURB AND GUTTER ARE IN PLACE AS PER SPECS. # 2465
- [18] ASPHALT PARKING AREA. (NOT PART OF THIS PROJECT)
- [19] PROPOSED RETAIL SHOPS. (NOT PART OF THIS PROJECT)
- [20] EXISTING BLOCK WALL. OUTSIDE OF C.O.A. R.O.W.
- [21] EXISTING GUARD RAIL TO BE REMOVED FOR NEW DRIVEWAY ENTRANCE INTO SUBJECT PROPERTY.
- [22] EXISTING DROP INLETS TO REMAIN IN PLACE. CURB AND GUTTER TO TIE INTO EXISTING CONCRETE STRUCTURE, PER C.O.A. STD. DWG. 2207
- [23] EXISTING STORM DRAIN LINES TO REMAIN UNDISTURBED.
- [24] INSTALL STOP SIGN AS PER MUTCD. R1-1
- [25] 12" SIDEWALK CULVERT PER C.O.A. STD. DWG. # 2236. **8" SIDEWALK CULVERT INSTALLED.**
- [26] CONTRACTOR RESPONSIBLE FOR FIELD LOCATING EXISTING 36" CMP AND INSTALLING A CONCRETE PLUG AT INLET OPENING.
- [27] REMOVE EXISTING CONCRETE OR PAVEMENT. PROVIDE 10" SUBGRADE PREPARATION, 6" BASE COURSE AND 3" ASPHALT PAVING. SEE DETAIL THIS SHEET.

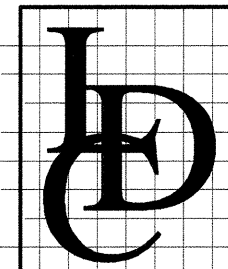
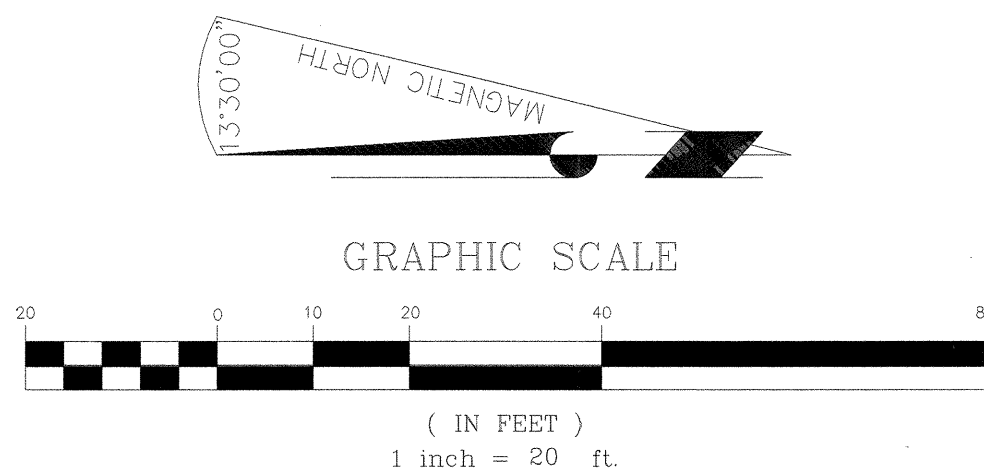


PC	54.88	D =	21°05'10"
1	54.95	R =	25.00
2	55.02	T =	4.65
3	55.09	L =	9.20
PT	55.16	C =	9.15
PI	55.18		

PC	54.40	D = 90°11'25"
1	54.11	R = 20.00
2	53.81	T = 20.07
3	53.52	L = 31.48
PT	53.23	C = 28.33
PI	53.32	

PC	53.69	D = 89°48'35"
1	53.86	R = 20.00
2	54.04	T = 19.93
3	54.22	L = 31.35
PT	54.40	C = 28.24
PI	53.51	

PC	55.13	D = 89°52'04"
1	54.86	R = 25.00
2	54.59	T = 24.94
3	54.32	L = 39.21
PT	54.05	C = 35.31
PI	54.74	



LAND DEVELOPMENT CONSULTANTS llc
AN ASSOCIATE FIRM OF WILLIAMS & BECK Inc.

**PROFESSIONAL CIVIL ENGINEERS,
ENVIRONMENTAL ENGINEERS
& LAND SURVEYORS**

5620 B. SAN FRANCISCO DRIVE NE,
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 797-4120 FAX: (505) 821-0392
E-MAIL: ldc llc@msn.com

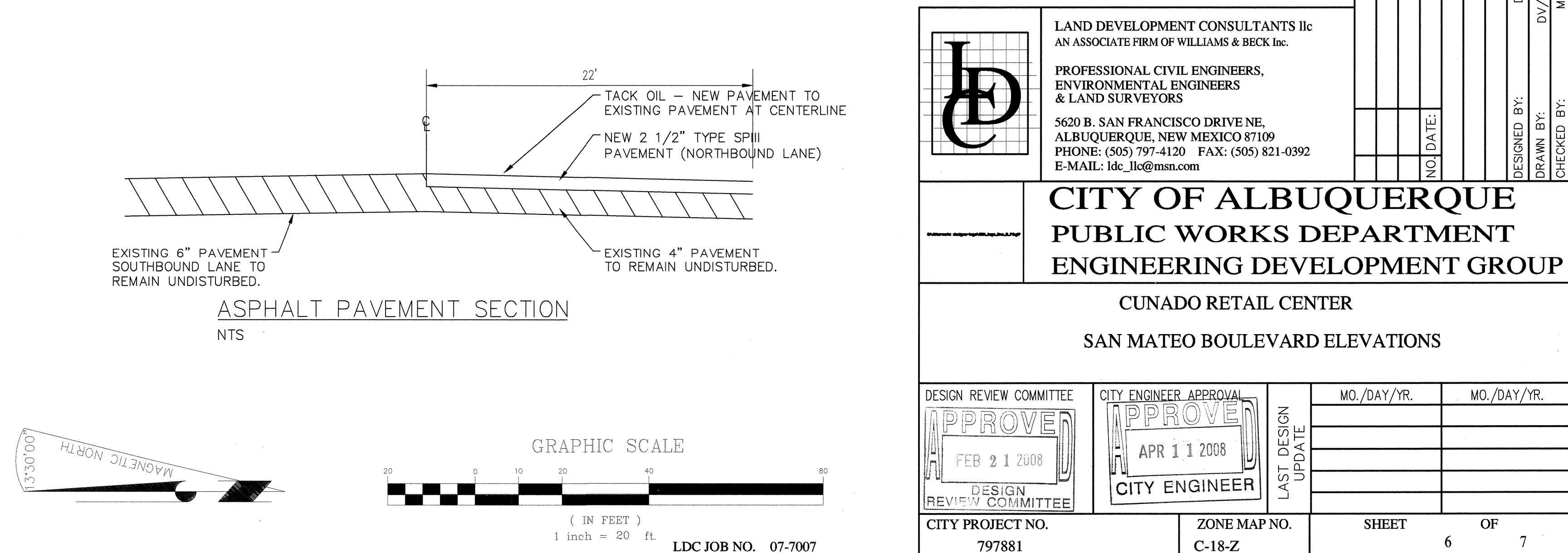
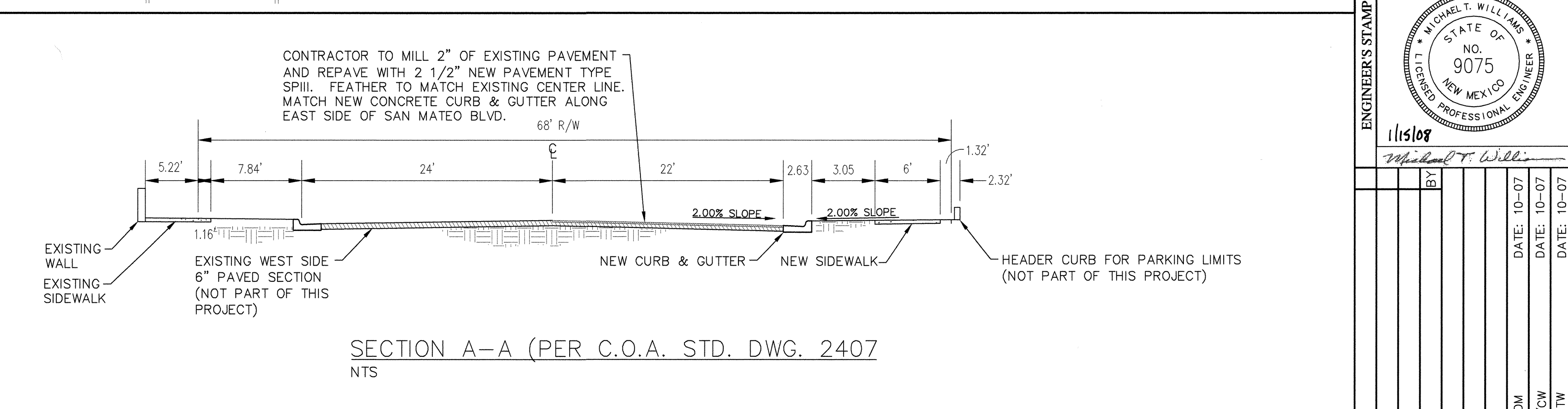
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

CUNADO RETAIL CENTER
SAN MATEO BLVD. IMPROVEMENTS

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.	
APPROVED		APPROVED						
FEB 2 1 2008		APR 1 1 2008						
DESIGN REVIEW COMMITTEE		CITY ENGINEER						
CITY PROJECT NO. 797881				ZONE MAP NO. C-18-Z		SHEET 5 OF 7		

LDC JOB NO. 07-7007

Diagram illustrating the existing 36" CMP detail. The diagram shows a cross-section of a road edge with an existing guardrail and headwall. The guardrail is labeled "EXISTING GUARDRAIL TO BE REMOVED". The headwall is labeled "EXISTING HEADWALL TO BE REMOVED WITHIN PROJECT - REMOVE ALL ABOVE SURFACE". The existing grade is indicated by a dashed line labeled "EXISTING GRADE". The existing 36" CMP is shown as a solid line labeled "EXISTING 36\" CMP CONTRACTOR TO VERIFY LOCATION". A vertical dimension of 5'-6\" is shown between the existing grade and the top of the CMP. The bottom of the CMP is labeled "INSTALL CONCRETE PLUG 36\" MINIMUM".



SCALE:
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

	LAND DEVELOPMENT CONSULTANTS, INC. AN ASSOCIATE FIRM OF WILLIAMS & BECK Inc.				
	PROFESSIONAL CIVIL ENGINEERS, ENVIRONMENTAL ENGINEERS & LAND SURVEYORS				
	5620 B. SAN FRANCISCO DRIVE NE, ALBUQUERQUE, NEW MEXICO 87109 PHONE: (505) 797-4120 FAX: (505) 821-0392 E-MAIL: ldc_llc@msn.com				
		NO	DATE:		
		DESIGNED BY:			
		DRAWN BY:			
		CHECKED BY:			

CITY OF ALBUQUERQUE

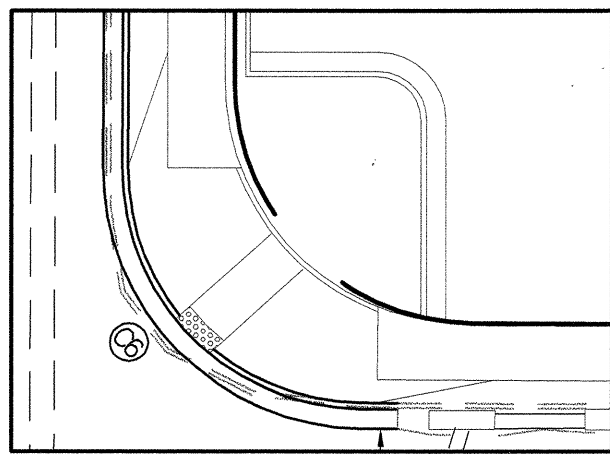
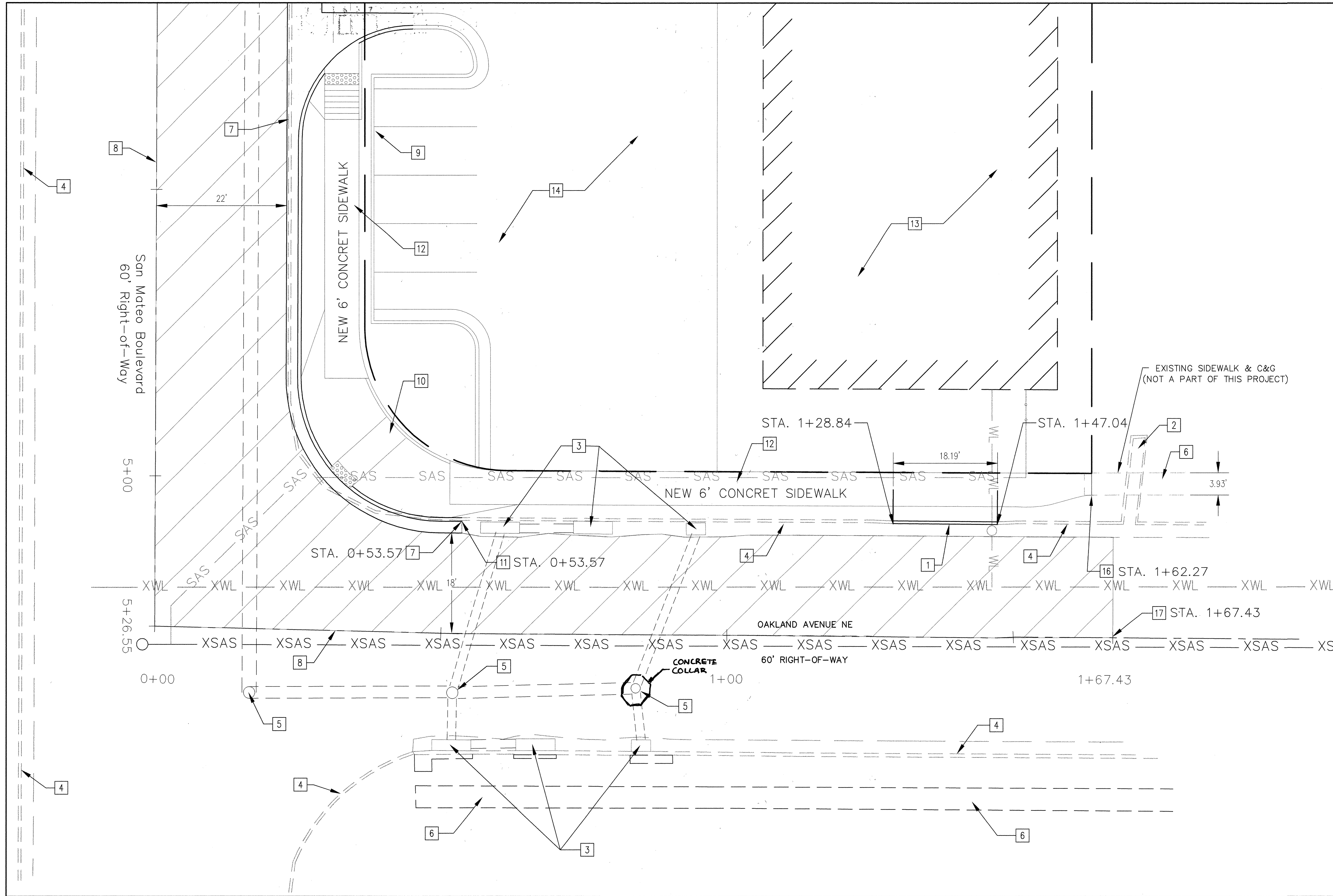
PUBLIC WORKS DEPARTMENT

ENGINEERING DEVELOPMENT GROUP

CUNADO RETAIL CENTER

SAN MATEO BOULEVARD ELEVATIONS

DESIGN REVIEW COMMITTEE APPROVED FEB 21 2008 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVE APR 11 2008 CITY ENGINEER	LAST DESIGN UPDATE	MO./DAY/YR. 	MO./DAY/YR.
CITY PROJECT NO. 797881		ZONE MAP NO. C-18-Z	SHEET 6 OF 7	



CS FLOWLINE DATA FOR CURB RETURN

PC	55.13	D = 89°52'04"
1	54.86	R = 25.00
2	54.59	T = 24.94
3	54.32	L = 39.21
PT	54.05	C = 35.31
PI	54.74	

PC STA. 5+07.81, 49.74' LT.
PT STA. 4+82.82, 24.78' LT.
PI STA. 5+07.81, 24.88' LT.
RAD STA. 4+82.81, 49.78' LT.

LEGEND

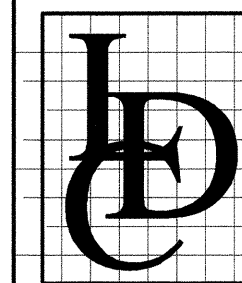
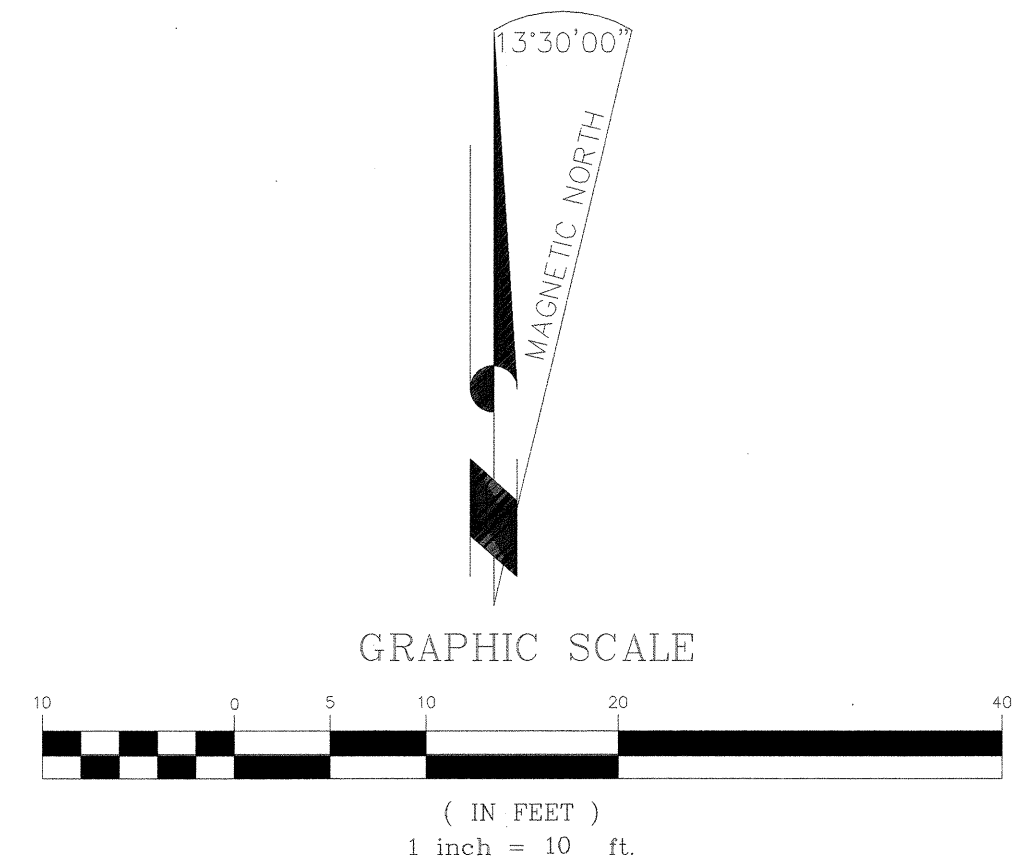
- ALBUQUERQUE CONTROL MONUMENT
- TELEPHONE PEDESTAL
- △ GAS METER
- ⊗ ELECTRIC METER
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ FIRE HYDRANT
- E-E- UNDERGROUND POWER LINE
- G-G- UNDERGROUND GAS LINE
- T-T- UNDERGROUND QWEST TELEPHONE LINE
- SAS- EXISTING SANITARY SEWER LINE
- XWL- EXISTING WATERLINE
- ROAD CENTERLINE
- PROPERTY LINE
- === EXISTING CURB & GUTTER
- === NEW CURB & GUTTER

KEY NOTES

- 1 EXISTING DRIVEWAY TO BE REMOVED & REPLACED WITH STD. CURB. SEE C.O.A. STD. DWG. #2415A. BEG. STA. 1+28.84. END STA. 1+47.04
- 2 EXISTING CONCRETE DRAIN TO REMAIN UNDISTURBED. (NOT PART OF THIS PROJECT)
- 3 EXISTING DROP INLETS TO REMAIN UNDISTURBED.
- 4 EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
- 5 EXISTING STORM DRAIN MANHOLE TO REMAIN UNDISTURBED.
- 6 EXISTING SIDEWALK TO REMAIN UNDISTURBED.
- 7 EXISTING ASPHALT CURB AND GUTTER TO BE REMOVED AND REPLACED WITH C.O.A. STANDARD CURB AND GUTTER PER STD. DWG. 2415A.
- 8 SAW CUT LIMITS OF ASPHALT REMOVAL. REPATCH AFTER CURB AND GUTTER ARE IN PLACE AS PER SPECS. # 2465
- 9 NEW CURB. (NOT PART OF THIS PROJECT)
- 10 NEW HANDICAP RAMP AS PER C.O.A. STANDARD DRAWING NO. 2441, CASE II. W/6" HEADER CURB. INCLUDE DETECTABLE WARNING SURFACE (TRUNCATED DOMES). DESIGN PER ADA GUIDELINES. SUBMIT SPEC'S TO C.O.A. CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
- 11 TIE INTO EXISTING CONCRETE CURB AND GUTTER. STA. 1+53.57.
- 12 NEW 6' SIDEWALK PER C.O.A. STD. DWG. # 2430.
- 13 PROPOSED RETAIL SHOPS. (NOT PART OF THIS PROJECT)
- 14 ASPHALT PARKING AREA. (NOT PART OF THIS PROJECT)
- 15 NOT USED.
- 16 END OF EXISTING SIDEWALK. TRANSITION INTO NEW SIDEWALK PER C.O.A. STD. DWG. 2432.
- 17 BEGIN MILL AND OVERLAY STA. 1+67.43.

NOTE:

ALL UTILITIES TO BE COMPLETED UNDER SEPARATE PROJECT. #797882



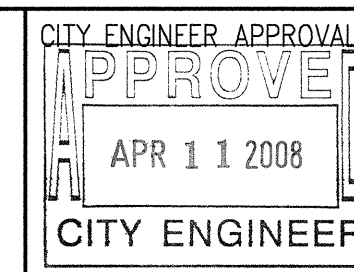
LAND DEVELOPMENT CONSULTANTS, Inc.
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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP

CUNADO RETAIL CENTER OAKLAND AVENUE IMPROVEMENTS



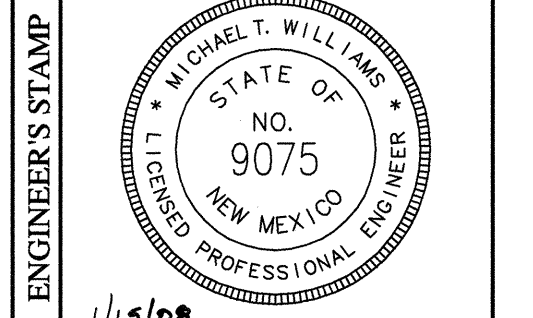
LAST DESIGN
UPDATE

CITY PROJECT NO.
797881

ZONE MAP NO.
C-18-Z

SHEET 7 OF 7

AS BUILT INFORMATION			
CONTRACTOR	DATE	BY	NO.
WORK STAKED BY	DATE	BY	NO.
INSPECTOR'S ACCEPTANCE BY	DATE	BY	NO.
FIELD VERIFICATION BY	DATE	BY	NO.
DRAWINGS CORRECTED BY	DATE	BY	NO.
MICRO-FILM INFORMATION			
RECORD BY	DATE	BY	NO.
NO.	DATE	BY	NO.



Michael T. Williams

DESIGNED BY:	DATE: 10-07
DRAWN BY:	DATE: 10-07
CHECKED BY:	DATE: 10-07
DM	
DV/CW	
MTW	