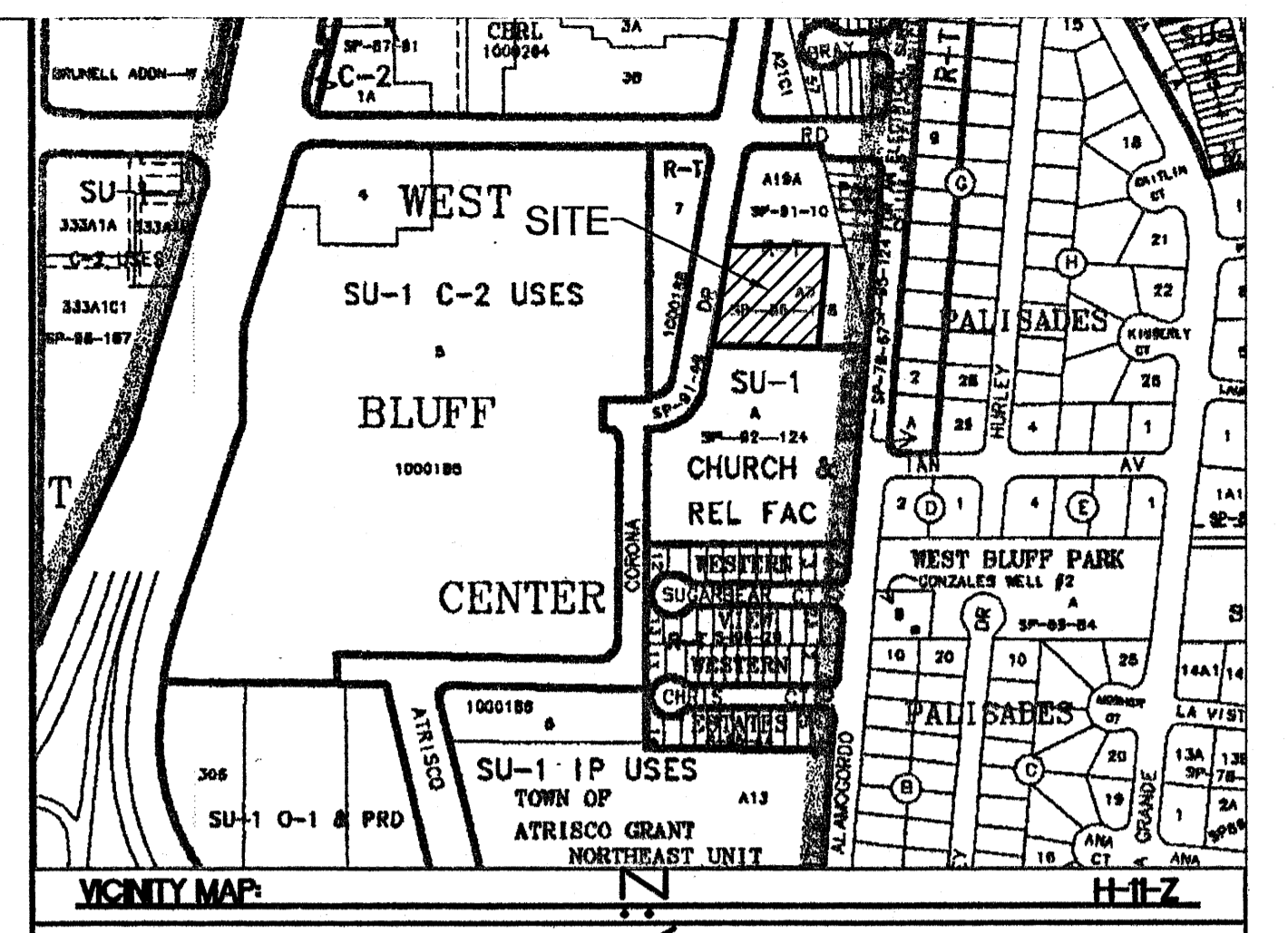
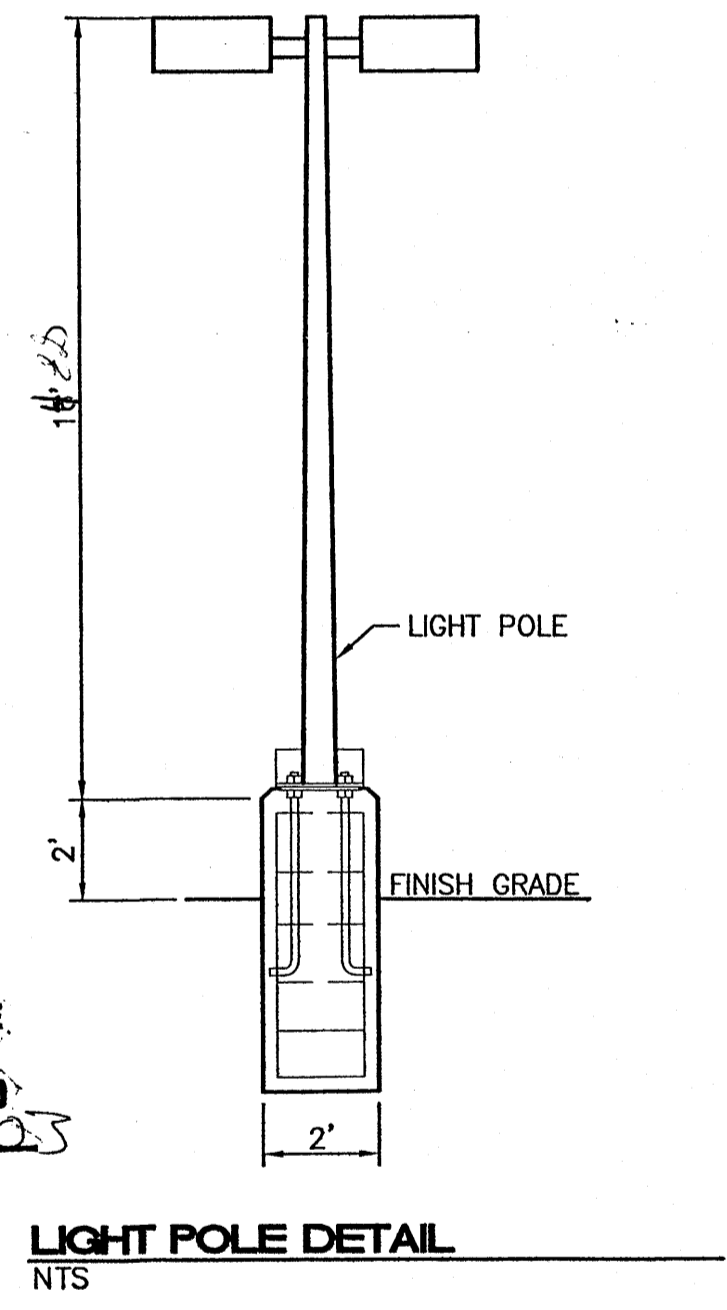
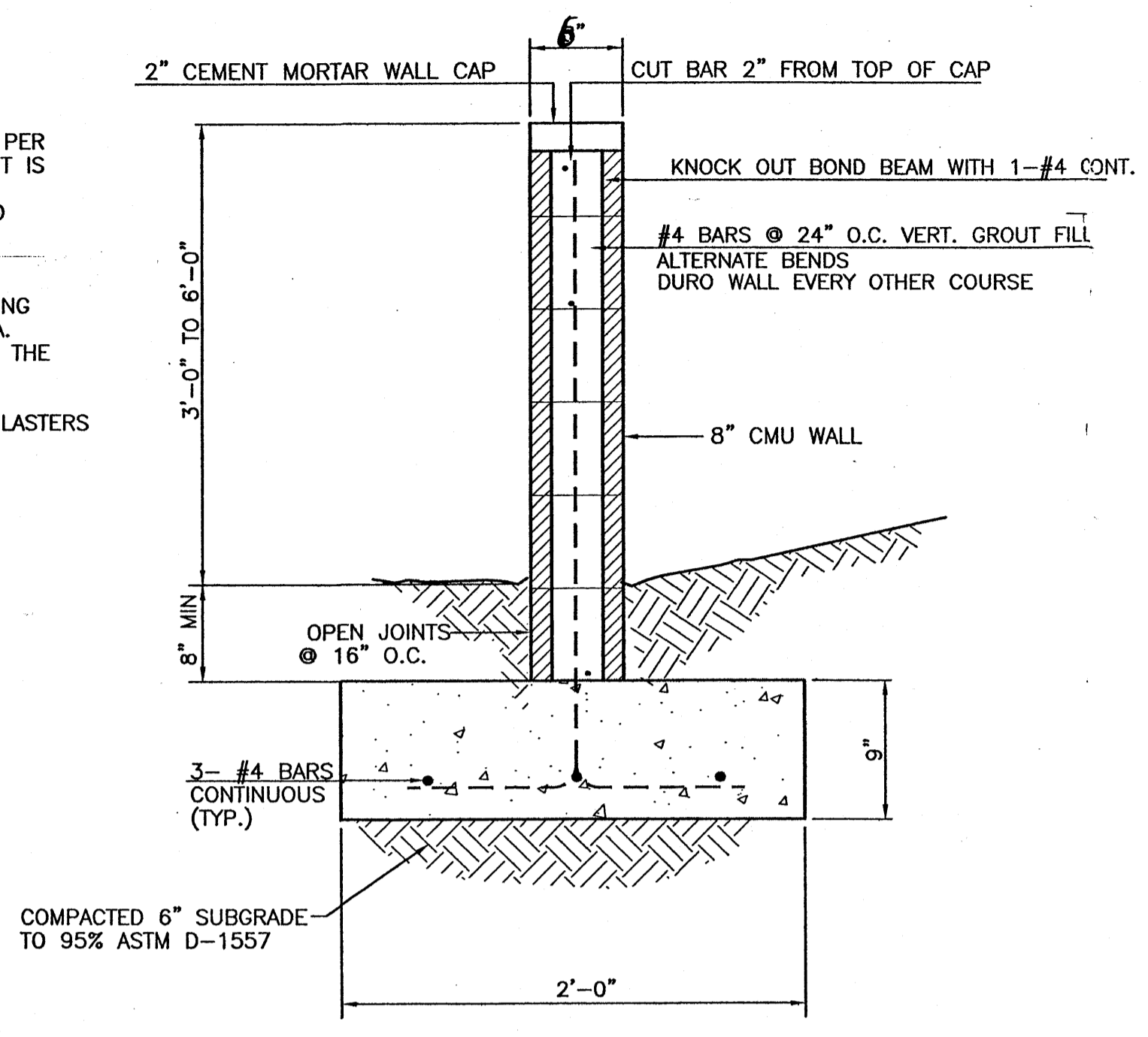


- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
 2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
 5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30" BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

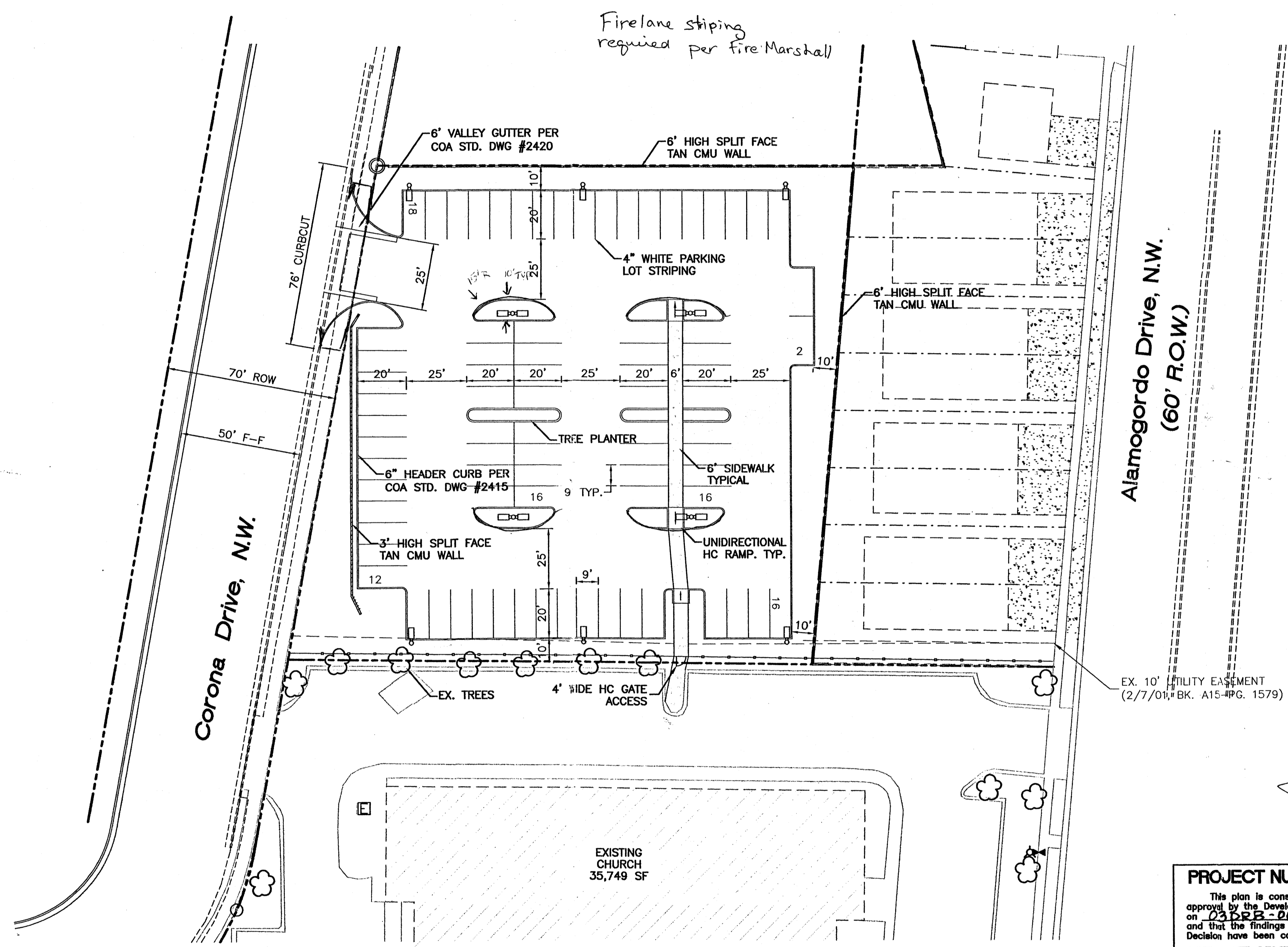


2002\220029\FIRMAP.tif
 SEE SHEET 2
 3500C0827-D

LEGEND	DESCRIPTION
=====	EXISTING CURB & GUTTER
-----	PROPOSED CURB & GUTTER
-----	BOUNDARY LINE
-----	EXISTING BOUNDARY LINE
-----	EASEMENT
=====	PROPOSED SIDEWALK
=====	EXISTING SIDEWALK
=====	EXISTING WALL
=====	NEW PARKING LOT LIGHTS
=====	NEW CMU BLOCK SCREEN WALL

SITE DATA	
PROPOSED USAGE:	PARKING
LOT AREA:	43238 SF (1.0 ACRE)
LEGAL DESCRIPTION:	TRACK 9, WEST BLUFF CENTER
EXISTING ZONING:	= RT
PROPOSED ZONING:	= PR
PARKING PROVIDED:	80 SPACES

	CASA DEL REY PARKING LOT SITE PLAN	DRAWN BY: BJF DATE: 2/25/03 22029SP.DWG
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1



NOTES:
 The site will be in compliance with Section 14-16-3-9, Aera Lighting Regulations of the Comprehensive City Zoning Code.

The use of this off-street parking area to be utilized in connection to the adjacent church site located on Lot A, First Spanish Assembly of God Church, zoned SU-1 for Church and Related Facilities. (This condition shall not be deemed as preventing establishment of a mixed-use parking agreement at a future date.)

- NOTES:**
1. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 2. AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINARIES SHALL HAVE GLARE CUT OFF ANGLES OF MAXIMUM. ALL BUILDING MOUNTED LIGHTING SHALL MEET REQUIREMENTS OF THE NIGHT SKY ORDINANCE.
 3. ANY LANDSCAPING WITHIN PUBLIC ROW MUST BE MAINTAINED BY THE OWNER/ASSIGNS/TRANSFER OF ABUTTING PRIVATE PROPERTY
 4. THE SITE ACCESS, CIRCULATION PATTERNS, STRUCTURE ORIENTATION/CONFIGURATIONS MUST BE CONSTRUCTED TO THE SATISFACTION OF THE TRAFFIC ENGINEER.
 5. LOCATIONS OF WALLS, FENCES, AND SIGNS MUST MEET THE CLEAR SIGHT DISTANCE REQUIREMENTS.
 6. ALL HC SPACES ARE PROVIDED AT FRONT OF CHURCH ON ADJACENT PROPERTY TO THE SOUTH.
 7. PARKING IS TO BE PAVED WITH 3" ASPHALT ON NATIVE MATERIAL.

PROJECT NUMBER: 1001004

The plan is consistent with the specific site development plan approved by the Development Review Board (DRB) on 03/25/03 and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

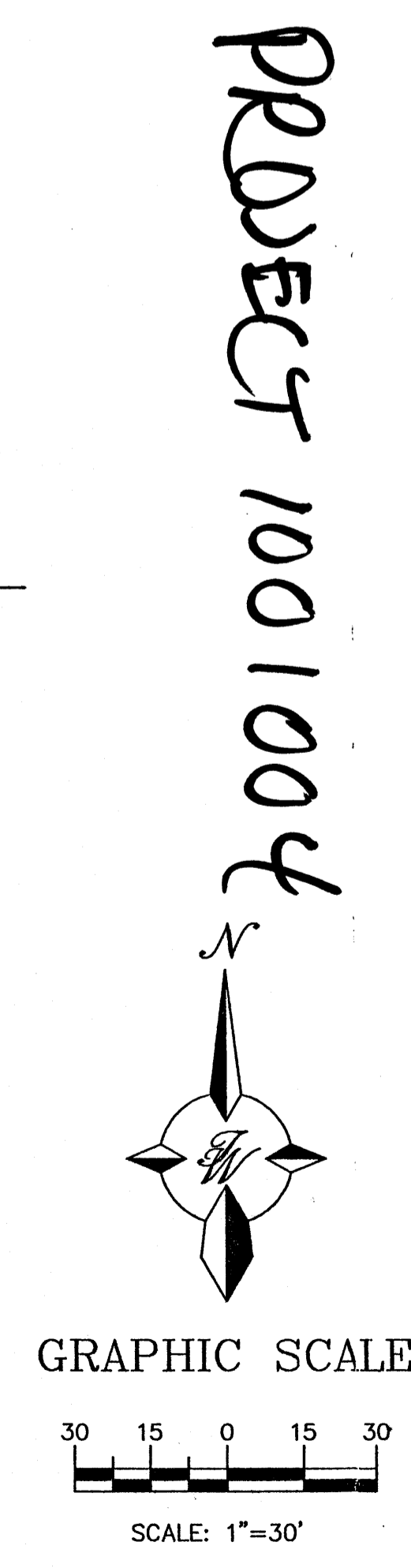
SITE DEVELOPMENT PLAN

<i>Richard D. Davis</i> Traffic Engineer, Transportation Division	3/12/03 Date
<i>Christine Sandora</i> Parks & Recreation	3/12/03 Date
<i>Roger A. Dean</i> Public Works, Water Utilities Division	3/12/03 Date
<i>Bruce J. Barber</i> City Engineer, Engineering Division / AMAFCA	3/12/03 Date
NA Solid Waste	Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

Sharon Nelson
City Planner, Albuquerque / Bernalillo County Planning Division
3/12/03
Date

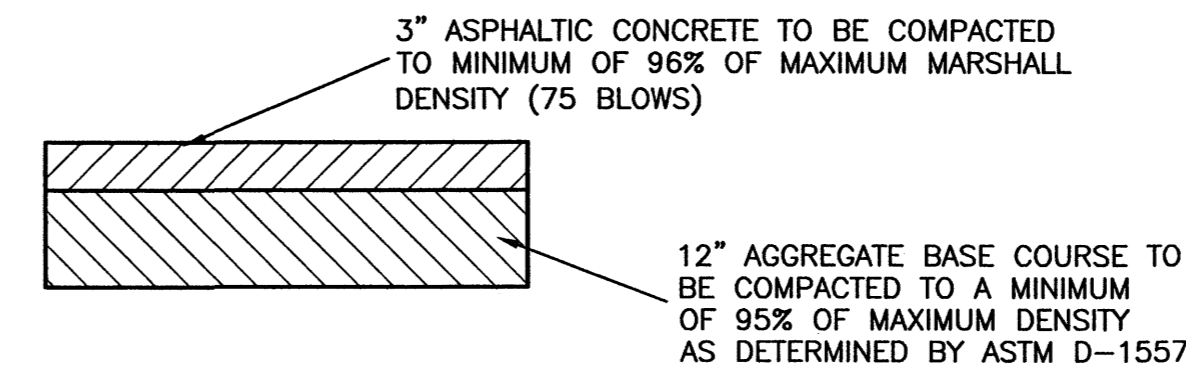
PLNZ (10706) 4/96



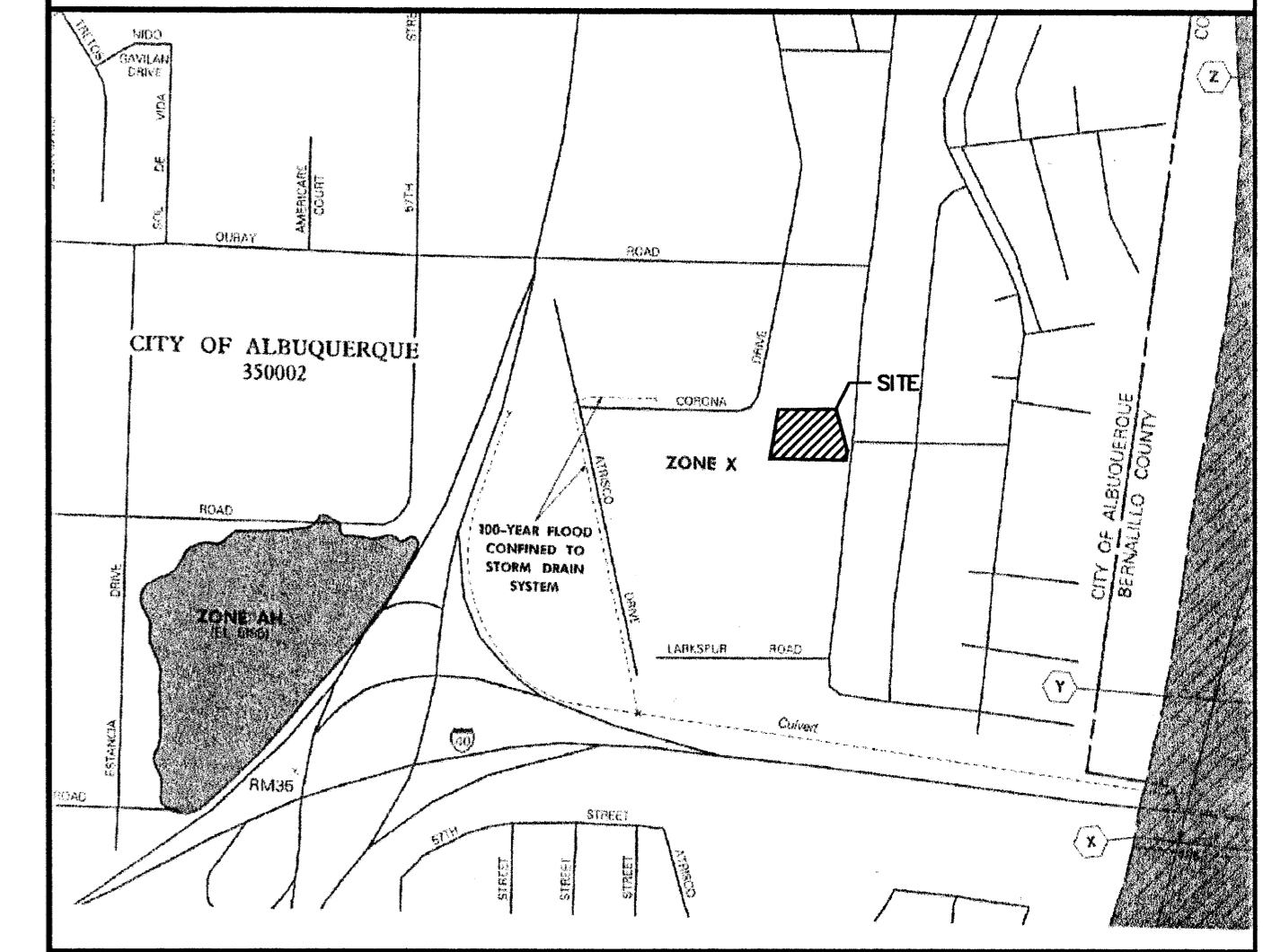
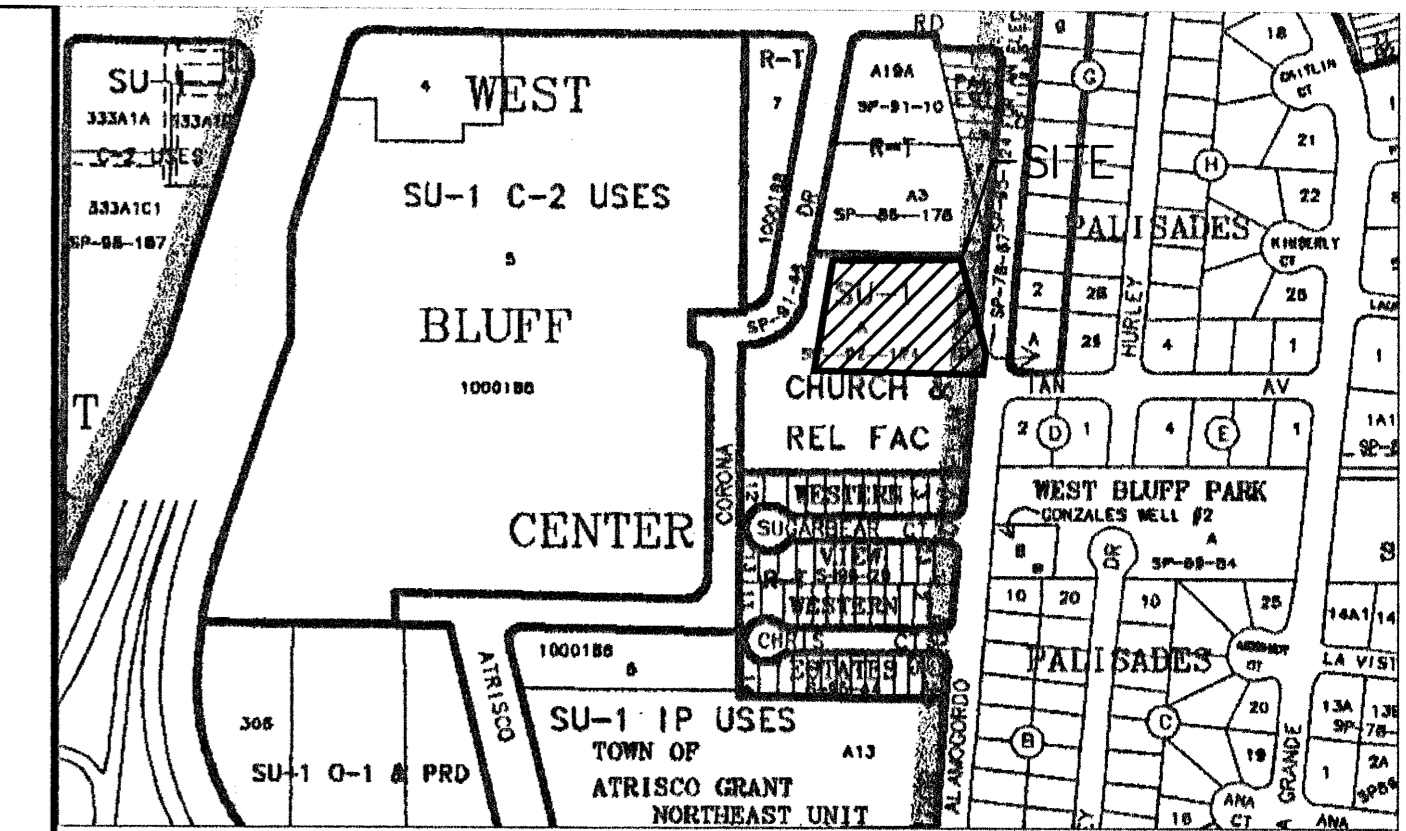
EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

ACS MONUMENT "12-H11, 1989"
STANDARD ACS ALUMINUM CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=365,168.48
Y=1,497,456.42
EL=5102.169
G-G=0.99967688
DELTA ALPHA ANGLE=-0'15"34"



TYPICAL PAVING SECTION
N.T.S.



LEGAL DESCRIPTION
TRACT 9, WEST BLUFF CENTER

NOTES

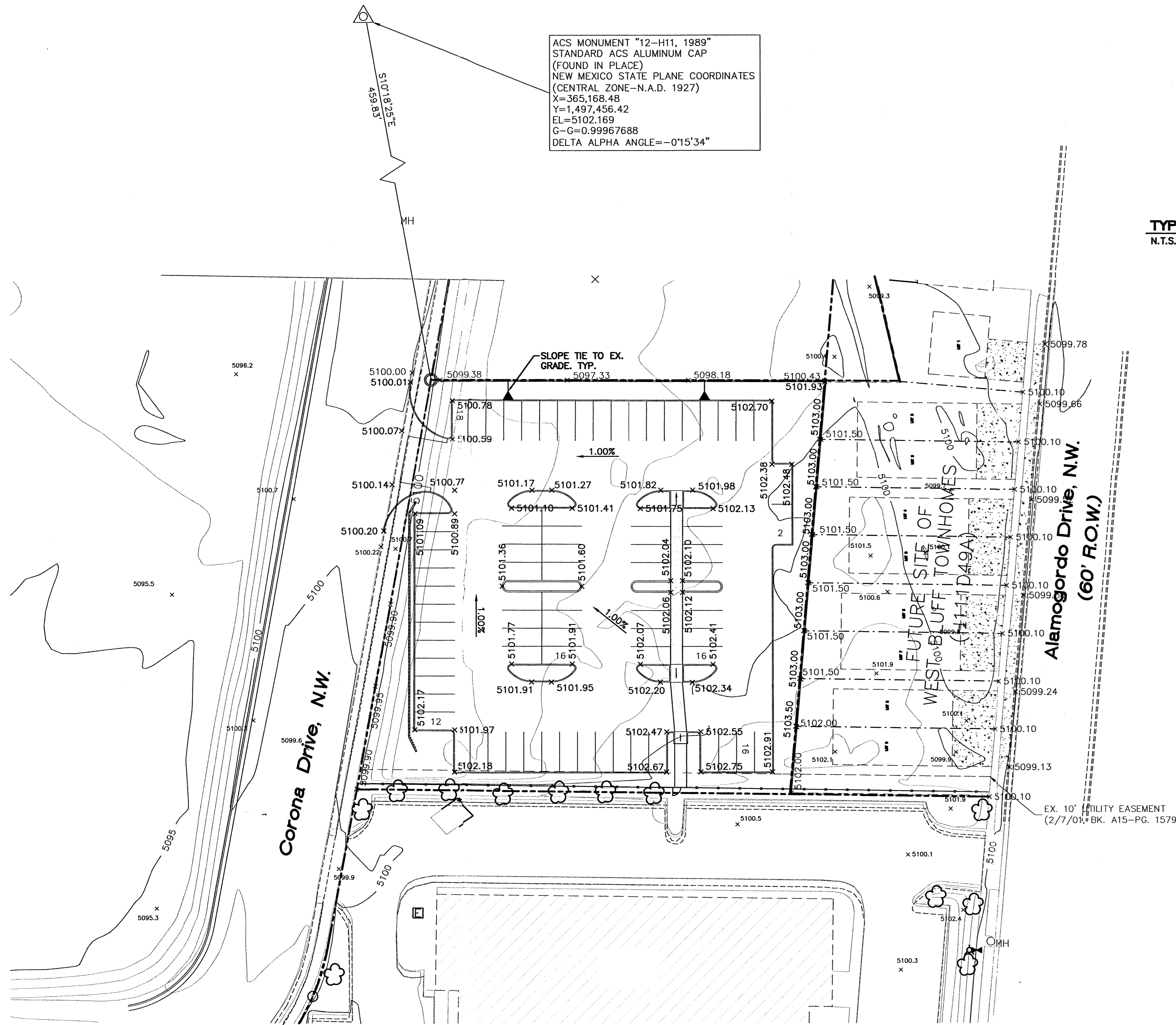
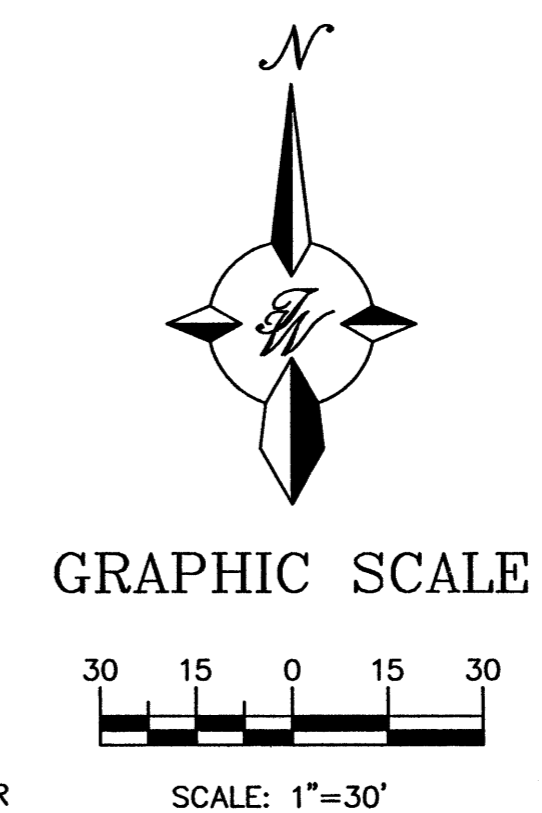
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. PARKING INCIDENTAL TO ANOTHER USE PERMITTED IN THIS ZONE, PROVIDED ALL MOTOR VEHICLES WHICH ARE NOT PARKED INSIDE A BUILDING ARE OPERATIVE AND ARE NOT WHOLLY OR PARTIALLY DISMANTLED, AND AS PROVIDED ELSEWHERE IN THIS SECTION. THE PARKING OF A VEHICLE MEETING THE DEFINITION FOR RECREATIONAL VEHICLE, EXCEPT FOR SIZE, IS NOT DEEMED INCIDENTAL TO ANOTHER USE PERMITTED IN THIS ZONE.

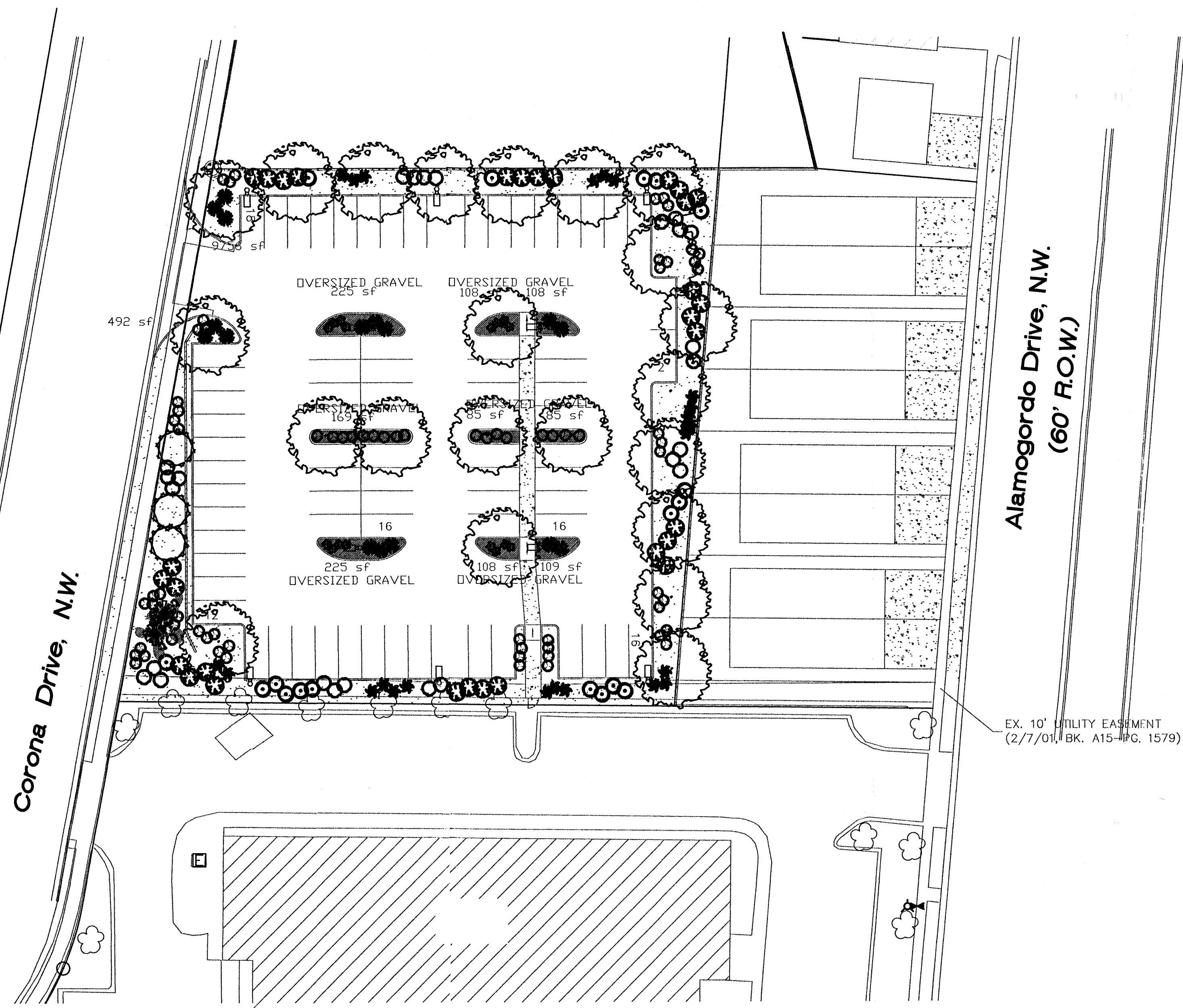
LEGEND	DESCRIPTION
	EXISTING SAS MANHOLE
	EXISTING 8" SAS
	EXISTING SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
	EXISTING 16" WL
	EXISTING 24" RCP
	PROPOSED 24" RCP
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	EXISTING WALL
	FLOW ARROW
	SLOPE TIE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION

ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL	CASA DEL REY PARKING LOT	DRAWN BY BDC
	FINAL GRADING AND DRAINAGE	DATE 01/06/03
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	22029GR.DWG
RONALD R. BOHANNAN P.E. #7868		SHEET # 2
		JOB # 220029

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.





PLANT LEGEND

- ASH (H) OR HONEY LOCUST (H) 22
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
- DESERT WILLOW (L) 3
Chilopsis linearis
15 Gal.
- PALM YUCCA (L) 2
- APACHE PLUME (L) 26
Fallugia paradoxa
5 Gal. 25sf
- RED YUCCA (L) 16
Hesperaloe parviflora
5 Gal.
- MAIDENCRASS (M) 23
Miscanthus sinensis
5 Gal. 16sf
- RUSSIAN SAGE (M) 18
Perovskia atriplicifolia
5 Gal.
- POTENTILLA (M) 16
Potentilla fruticosa
2" Gal.
- CHAMISA (L) 31
Chrysothamnus nauseosus
1 Gal. 25sf
- WILDFLOWER 72
1 Gal. 4sf
- OVERSIZED GRAVEL & 4 BOULDERS
- 3/4" GRAY GRAVEL WITH FILTER FABRIC

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrus to receive (2) 1.0 GPH Drip Emitters. Do and Bubbler systems to be tied to 1/2" poppipe with flush caps at each end.

Run time per each dri valve will be approximately 15 minus per day, to be adjusted according to he season.

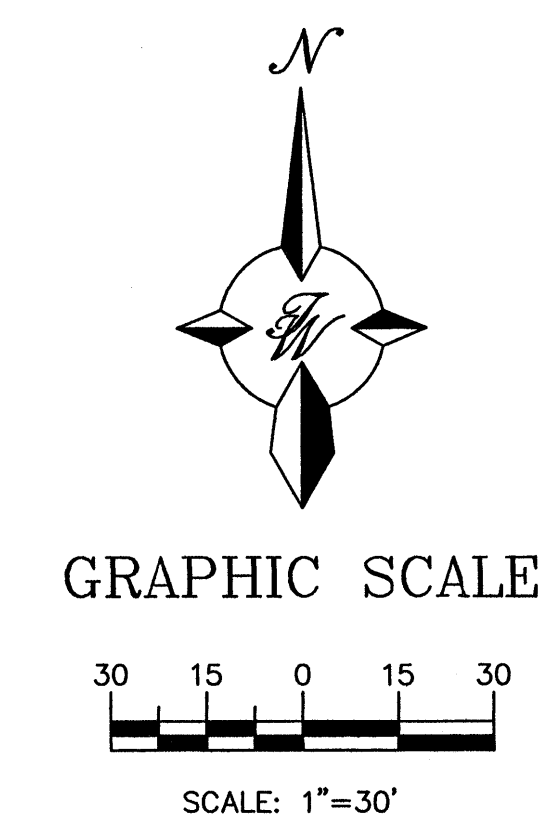
Point of connection fo irrigation system is unknown at current tie and will be coordinated in the field.

Irrigation will be operad by automatic controller. Location of controller y be field determined and power source fo ontroller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	43,238 square feet
TOTAL BUILDINGS AREA	0 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	43,238 square feet
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	6,485 square feet
TOTAL LANDSCAPE PROVIDED	11,470 square feet
TOTAL BED PROVIDED	11,470 square feet
TOTAL SOD PROVIDED	0 square feet
TOTAL NATIVE SEED PROVIDED	0 square feet



FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



LANDSCAPE ARCHITECTS & CONTRACTORS
 Cont. Lic. #26458
 7909 Edith N.E.
 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 cmd@hilltoplandscaping.com

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ENGINEER'S SEAL	CASA DEL REY PARKING LOT	DRAWN BY DLB
	LANDSCAPE PLAN	DATE 02/28/03
		HTLS-01
		SHEET # 3
		JOB # 220029

TIERRA WEST, LLC
 8509 JEFFERSON NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)858-3100

RONALD R. BOHANNAN
 P.E. #7868