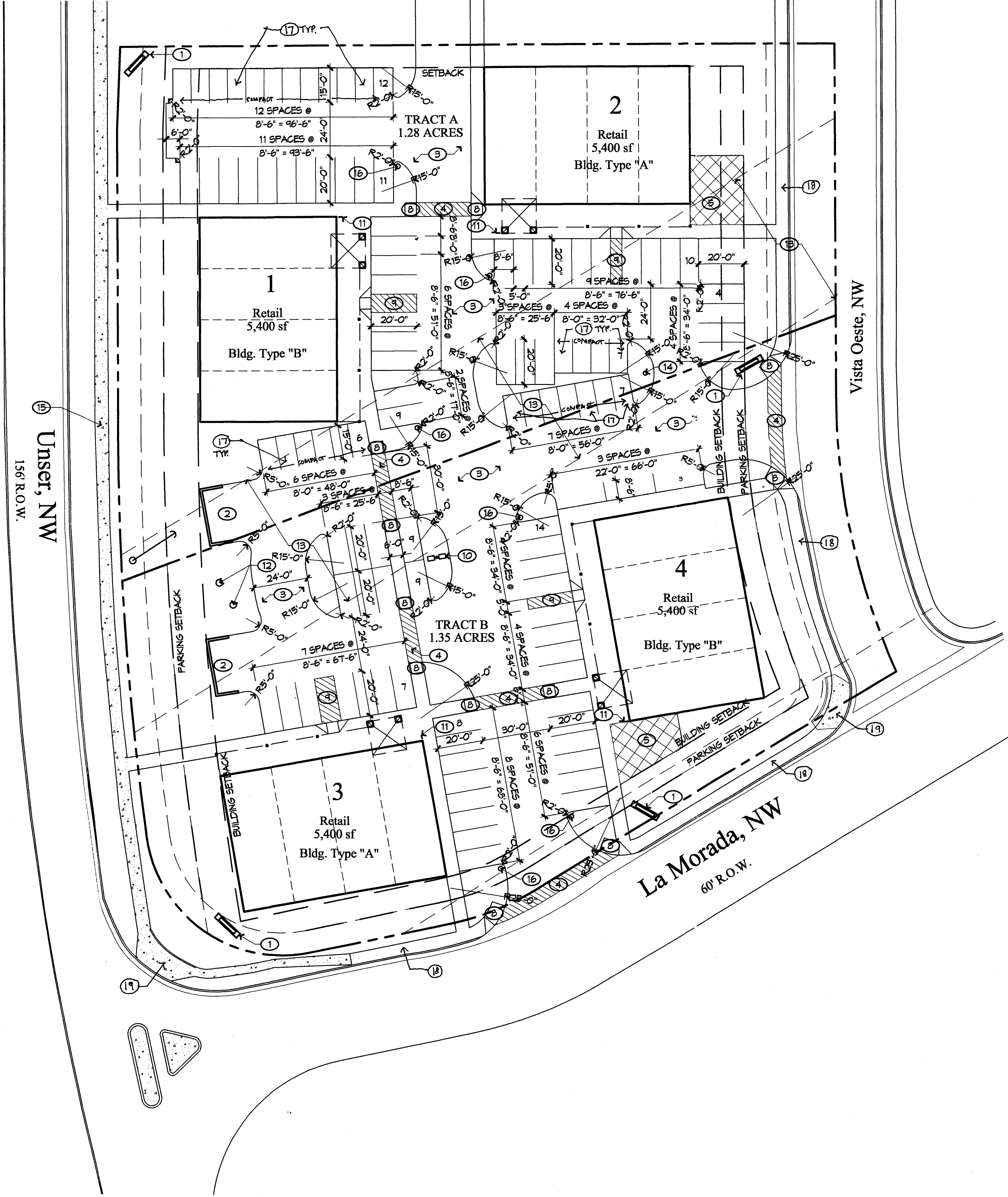


KEYED NOTES

1. DEVELOPMENT SIGN, RE: B5/A002
2. C.M.U. REFUSE ENCLOSURE, RE: A3, A5, B4 & B5 / A002
3. ASPHALT PAVING, TYPICAL UNLESS NOTED OTHERWISE
4. PEDESTRIAN CROSSING OF PATTERNED CONCRETE, TYP.
5. PLAZA AREA WITH SPECIAL PAVING
6. CONCRETE SIDEWALK, 6'-0" WIDE, UNLESS NOTED OTHERWISE AND EXISTING WHERE SIDEWALK HAS CONCRETE HATCH PATTERN.
7. LANDSCAPE PLANTER WITH STANDING CURB AT PERIMETER, TYP.
8. HANDICAP RAMP AT ALL SIDEWALK AND VEHICULAR INTERSECTIONS, TYP.
9. HANDICAP PARKING SPACE AND ACCESS AISLE WITH RAMP TO SIDEWALK, TYP. UNLESS NOTED OTHERWISE, RE: D4 & D5 / A002
10. PARKING LOT AREA LIGHT, TYP. RE: C4/A002
11. BICYCLE PARKING FOR 2, TYP. RE: D3/A002
12. EXISTING UTILITY POLES
13. PNM UTILITY EASEMENT
14. NEW FIRE HYDRANT, RE: SITE UTILITY PLAN
15. EXISTING PAVED TRAIL
16. BOLLARD STYLE SITE LIGHTING
17. COMPACT PARKING SPACE. PAINT THE WORD "COMPACT" ON PAVEMENT IN EACH SPACE.
18. NEW SIDEWALK BUILT PER CITY STANDARD DETAIL NO. 2430.
19. EXISTING HC RAMP.



TRACT A
BLDG A-1
BLDG AREA: 5,400 SF
BLDG A-2
BLDG AREA: 5,400 SF
TRACT A AREA: 55,810 SF (1.28 ACRES)
PARKING: 66

TRACT B
BLDG B-1
BLDG AREA: 5,400 SF
BLDG B-2
BLDG AREA: 5,400 SF
TRACT B AREA: 54,065 SF (1.35 ACRES)
PARKING: 51

TOTAL TRACT AREA = 114,875 SF (2.64 ACRES)

Parking Calculation

Use	Tract A (Lot 15)	Tract B (Lot 16)	Total Site
Developing Area	10,800	10,800	21,600
Use:	Retail	Retail	
Parking: j Ratio	1/200 sf	1/200 sf	
Parking Required	54	54	108
Transit Reduction (10%)	5	5	10
Net Parking Required	49	49	97
PARKING PROVIDED:			
STANDARD	56	33	89
COMPACT	10	7	17
TOTAL	66	40	106
Handicap Parking Required	4	4	8
Handicap Parking Provided	4	4	8
Bike Parking Required	3	3	6
Bike Parking Provided	4	4	8

Parking is shared between the two tracts through a shared parking, access, and easement agreement.

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE

PROJECT NUMBER: 1001523
APPLICATION NUMBER: 05DRB-01791

Is an Infrastructure List Required? (x) 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 APPROVAL:

[Signature] 3/15/06 DATE
TRANSPORTATION DIVISION

[Signature] 12/21/05 DATE
UTILITIES DIVISION

[Signature] 12/21/05 DATE
PARKS AND RECREATION DEPARTMENT

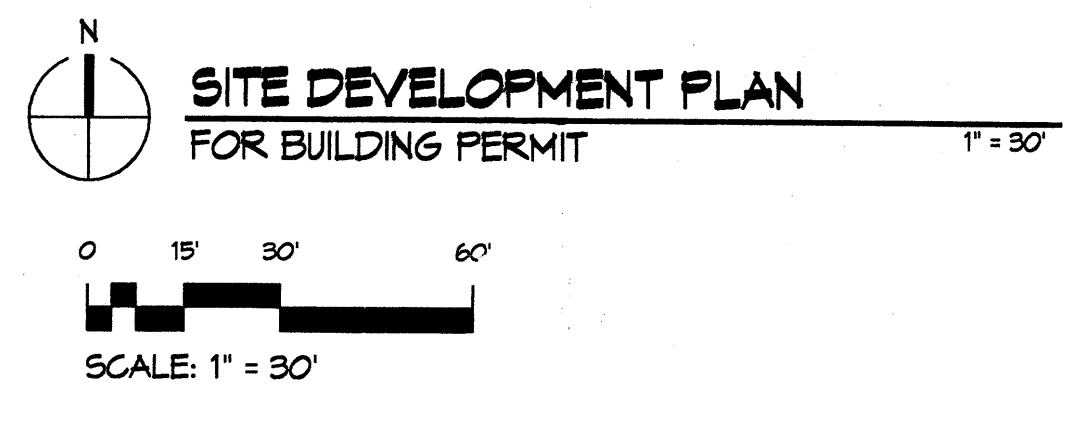
[Signature] 12/21/05 DATE
CITY ENGINEER

[Signature] 3/15/06 DATE
SOLID WASTE MANAGEMENT

[Signature] 4/27/06 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT

REVISIONS
△
△
△
△

DRAWN BY: CRG
REVIEWED BY: CRG
DATE: 11/23/05
PROJECT NO.: 05132
DRAWING NAME: **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**
SHEET NO.: **A001** OF



The Shops @ La Morada
Tracts 15 & 16
Ladera Business Park, Unit 1
Albuquerque, New Mexico

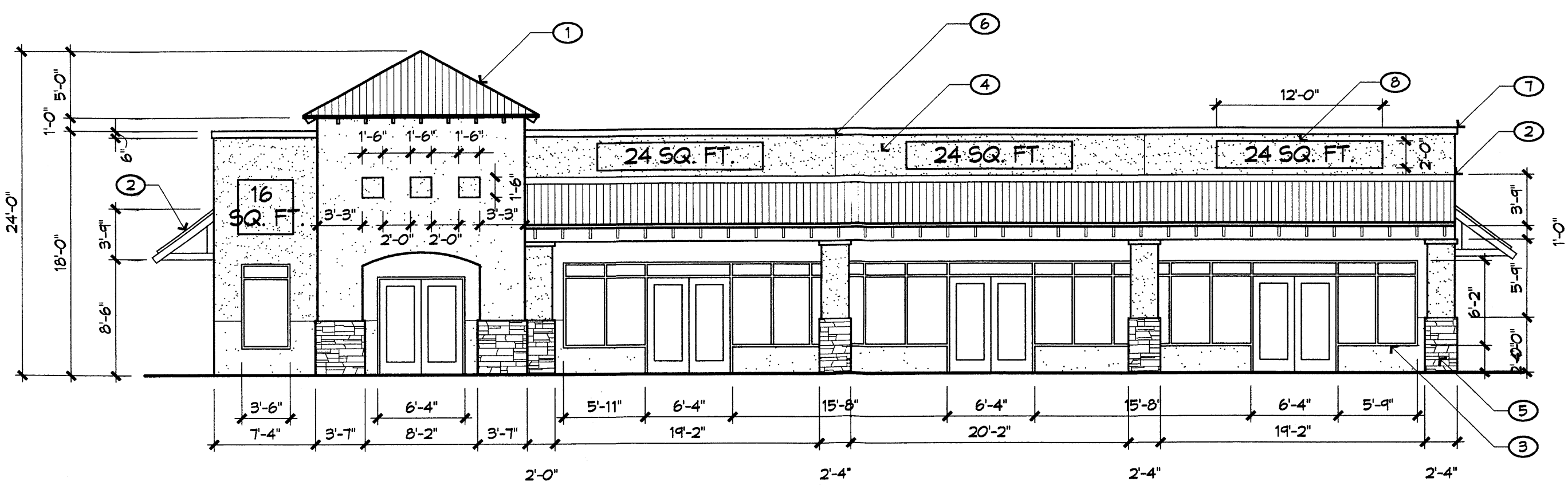
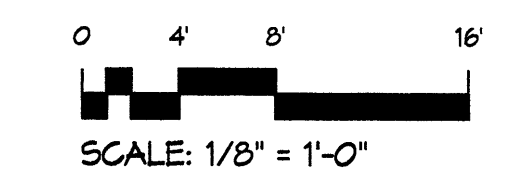
GENERAL NOTES

1. ROOFTOP MECHANICAL UNITS SHALL BE SCREENED WITH UNIT-MOUNTED SCREENS OR BUILDING PARAPETS.
2. TRIM COLOR ON DOORS AND WINDOWS ARE AS FOLLOWS:
BUILDINGS 1 & 4 = SAGE GREEN
BUILDINGS 2 & 3 = DESERT ROSE
3. LIGHTING SHALL BE PROVIDED UNDER ALL ENTRANCE CANOPIES

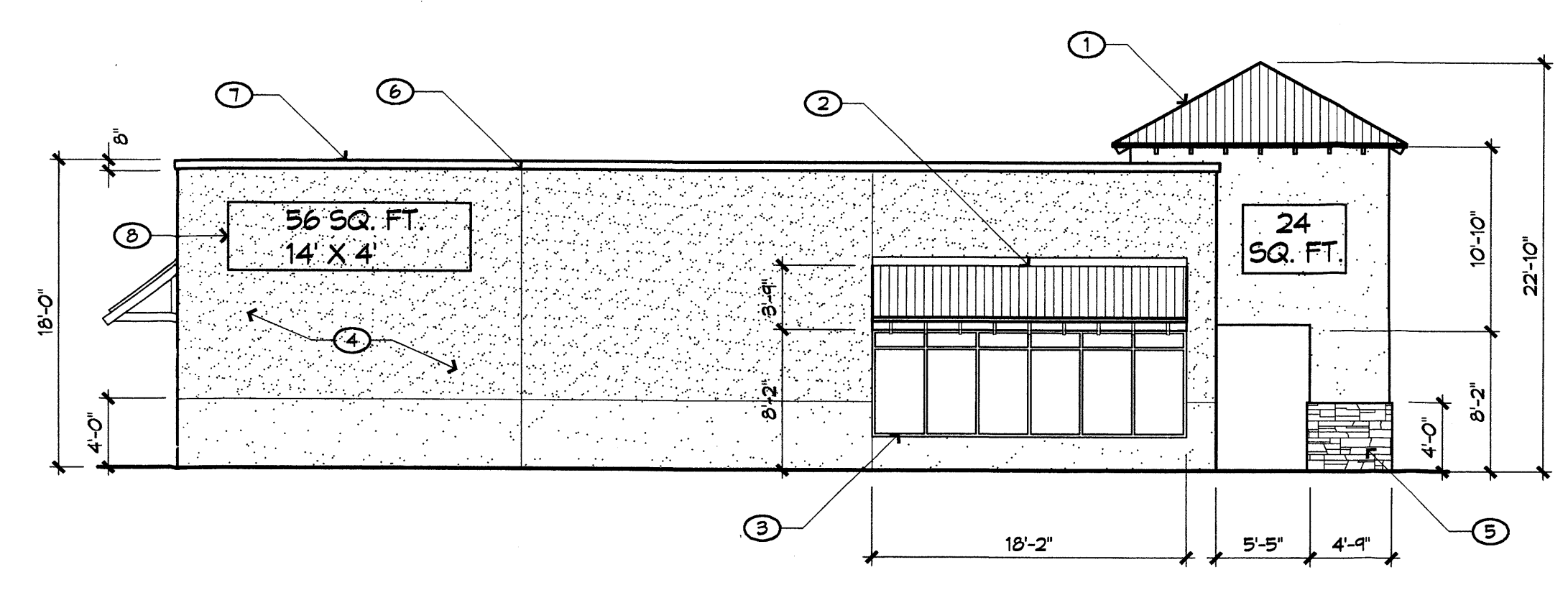
KEYED NOTES

1. UNPAINTED GALVANIZED METAL ROOF
2. UNPAINTED GALVANIZED METAL ANNING ON STEEL FRAMING
3. ALUMINUM STOREFRONT SYSTEM, SEE GENERAL NOTE 2.
4. 3 COAT STUCCO SYSTEM
5. STACKED STONE VENEER
6. STUCCO JOINT, TYP.
7. METAL CAP OVER 2" E.I.F.S.
8. TENANT SIGNAGE (AREA AS INDICATED), INTERNALLY ILLUMINATED CHANNEL LETTERS WITH PLASTIC FACES.

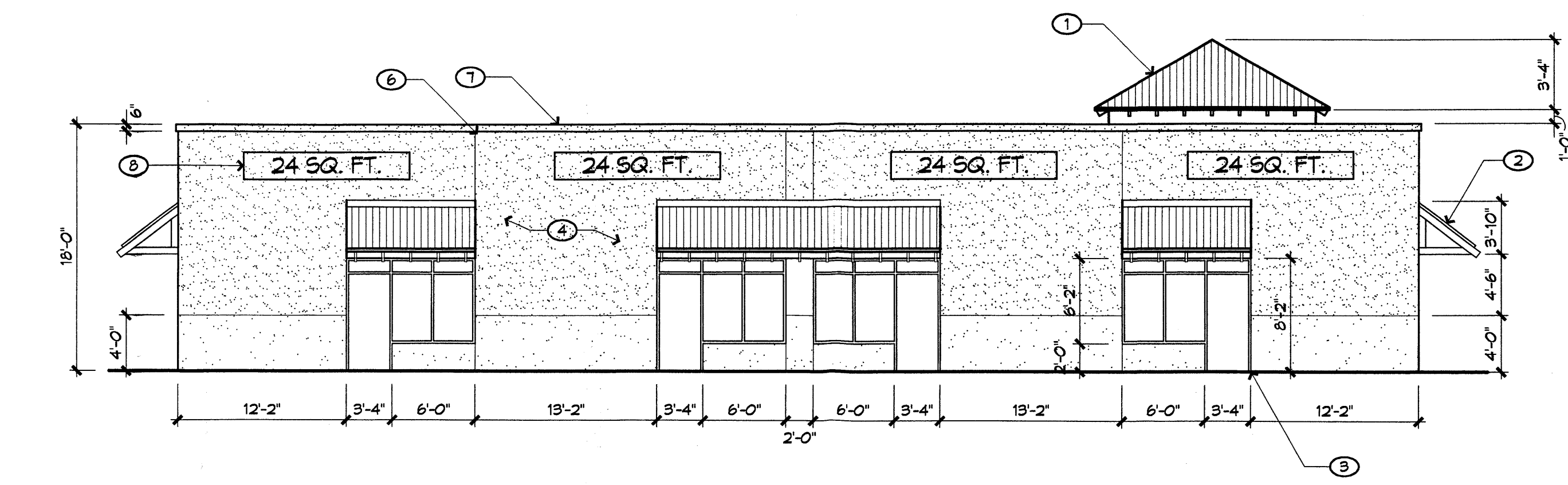
- STUCCO COLOR 1 (LIGHT BEIGE)
- STUCCO COLOR 2 (DARK TAN)



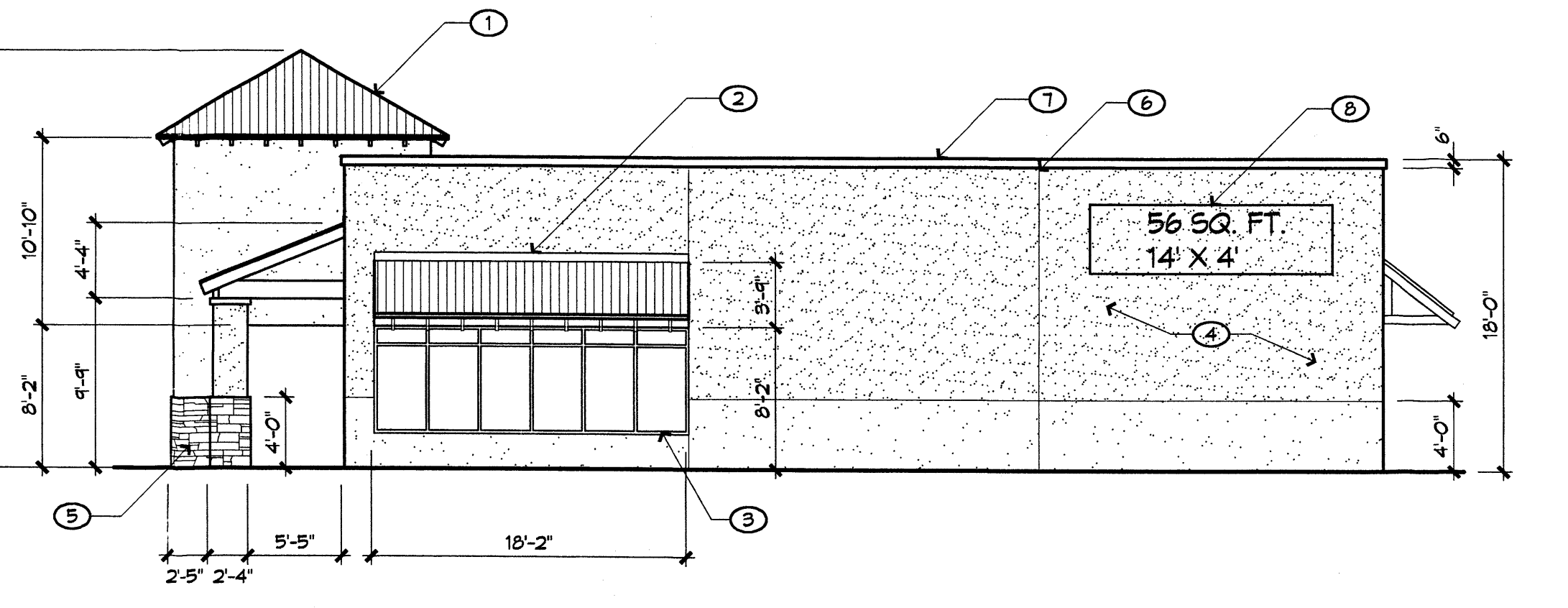
1 ELEVATION (BUILDING TYPE "A")
BLDG 2 SOUTH, BLDG 3 NORTH 1/8" = 1'-0"



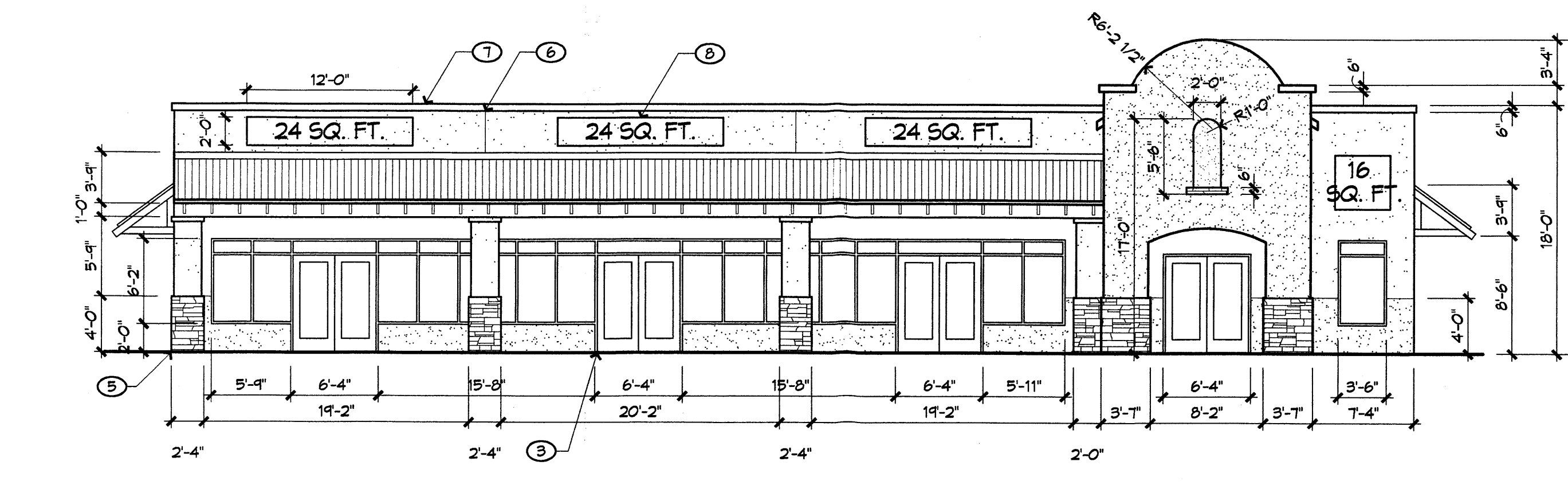
2 ELEVATION (BUILDING TYPE "A")
BLDG 2 WEST, BLDG 3 EAST 1/8" = 1'-0"



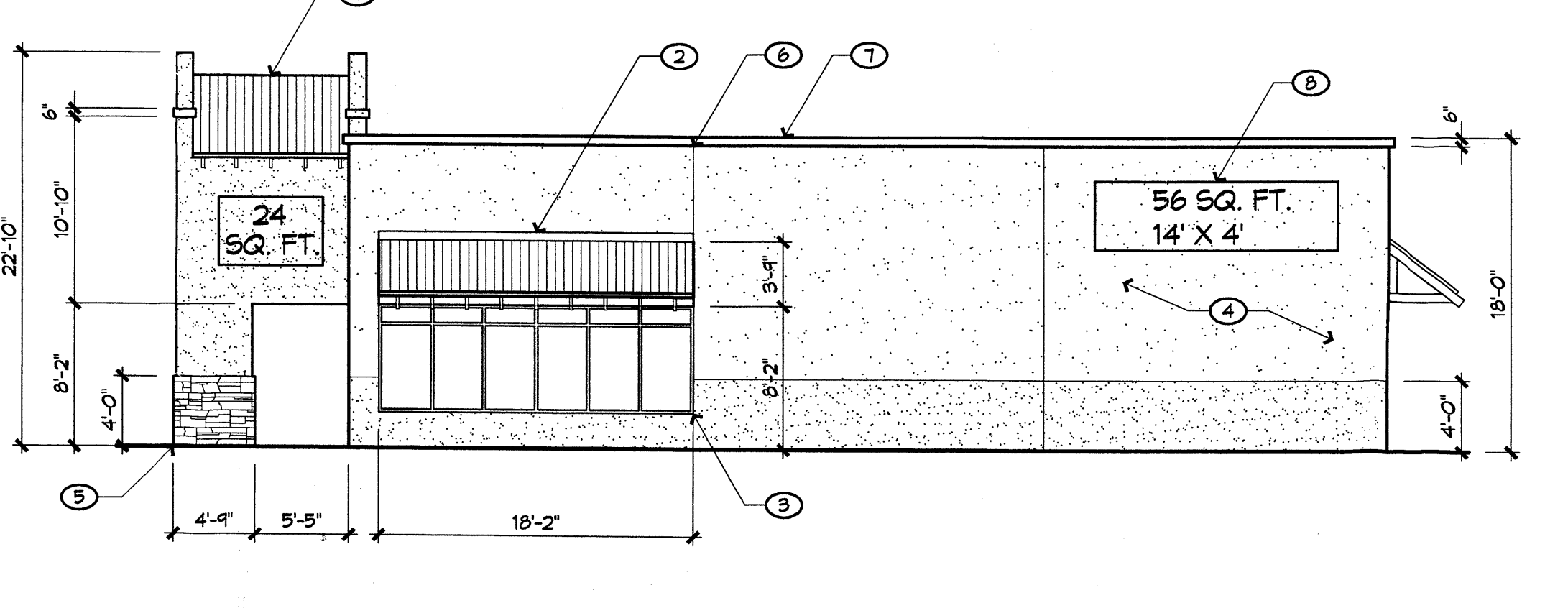
3 ELEVATION (BUILDING TYPE "A")
BLDG 2 NORTH, BLDG 3 SOUTH 1/8" = 1'-0"



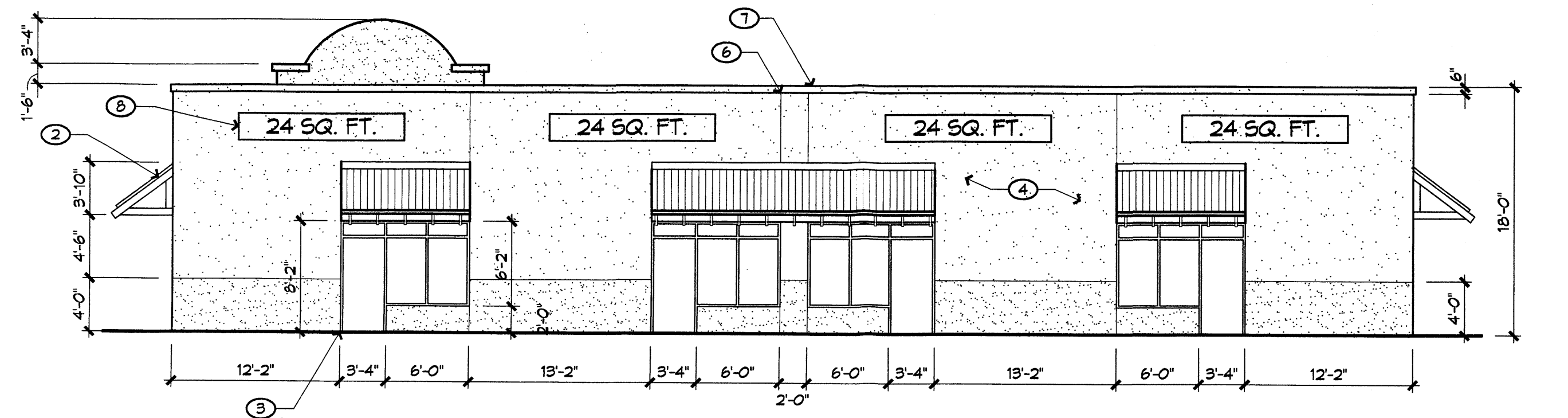
4 ELEVATION (BUILDING TYPE "A")
BLDG 2 EAST, BLDG 3 WEST 1/8" = 1'-0"



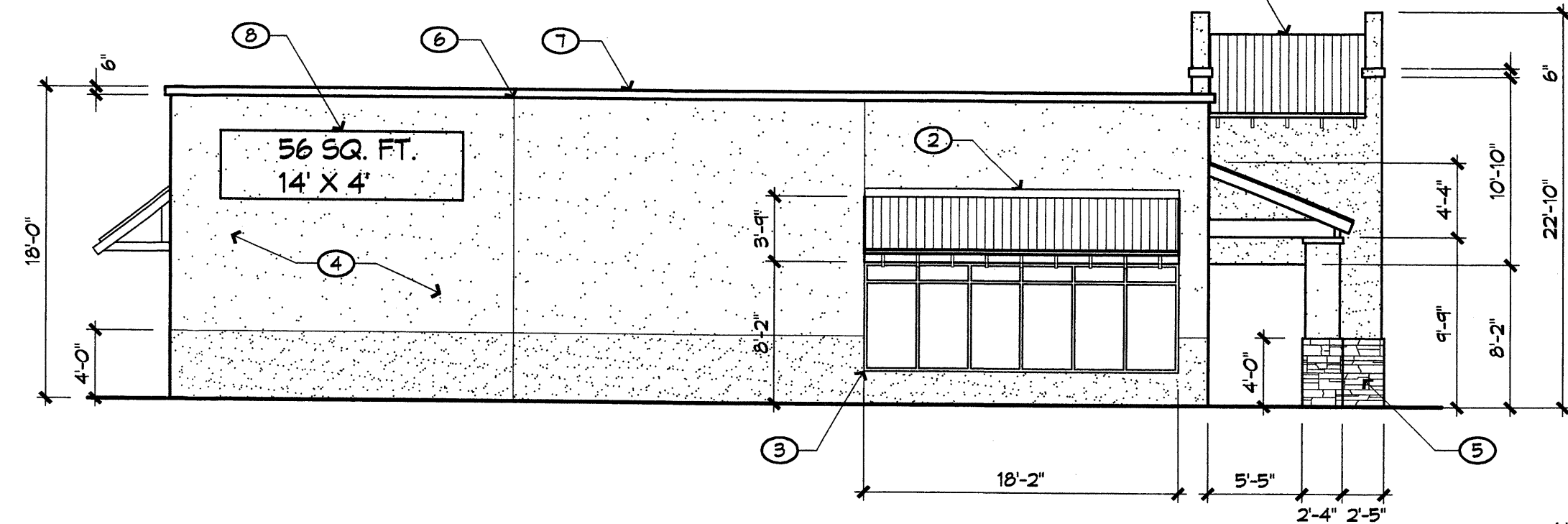
5 ELEVATION (BUILDING TYPE "B")
BLDG 1 EAST, BLDG 4 WEST 1/8" = 1'-0"



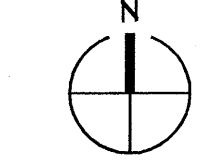
6 ELEVATION (BUILDING TYPE "B")
BLDG 1 NORTH, BLDG 4 SOUTH 1/8" = 1'-0"



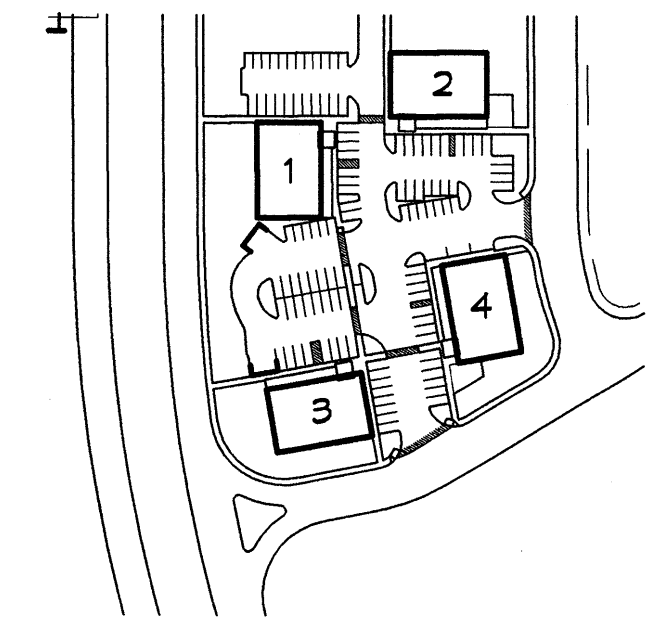
7 ELEVATION (BUILDING TYPE "B")
BLDG 1 WEST, BLDG 4 EAST 1/8" = 1'-0"

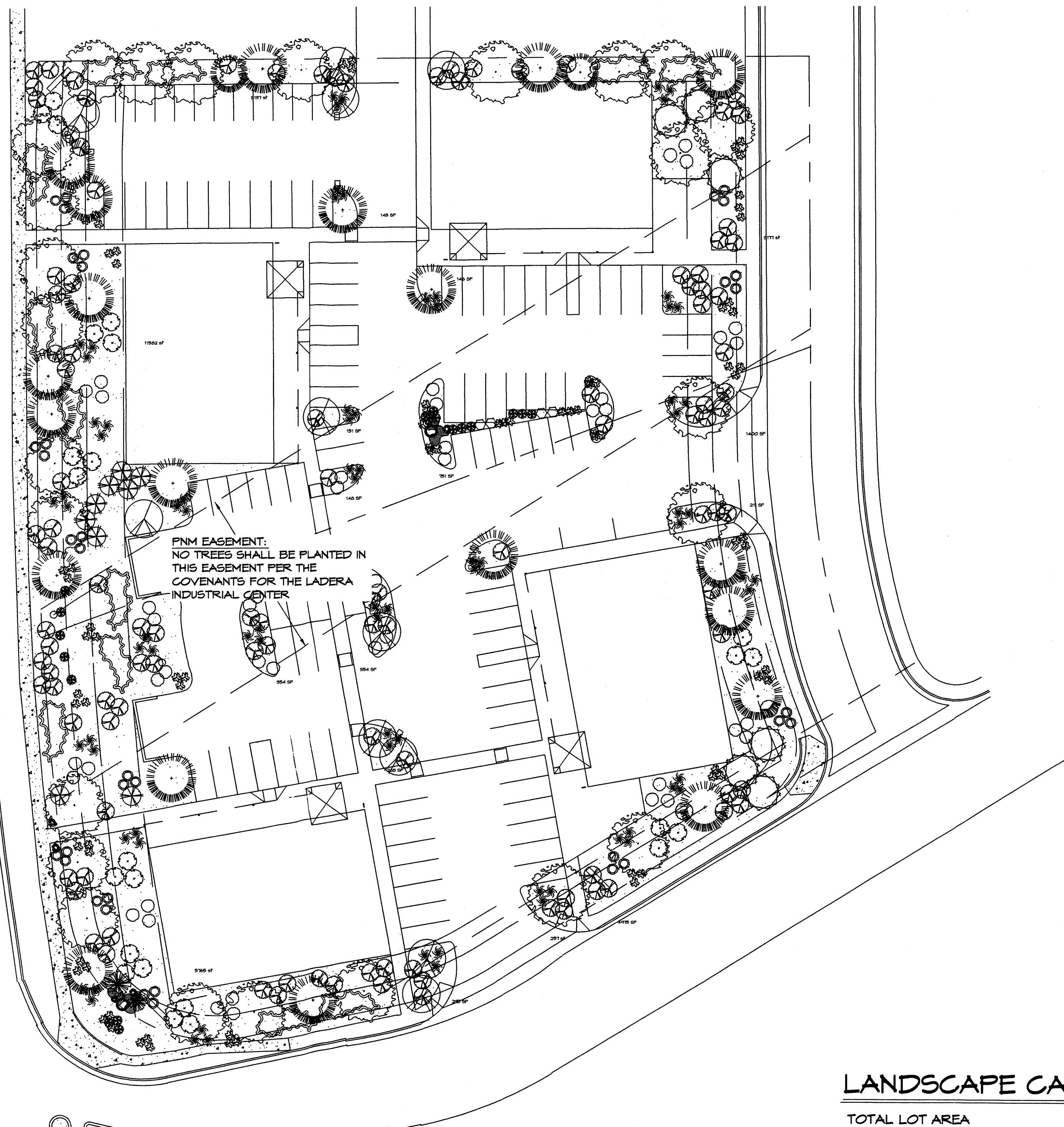


8 ELEVATION (BUILDING TYPE "B")
BLDG 1 SOUTH, BLDG 4 NORTH 1/8" = 1'-0"



KEY PLAN





PNM EASEMENT:
NO TREES SHALL BE PLANTED IN THIS EASEMENT PER THE COVENANTS FOR THE LADERA INDUSTRIAL CENTER

PLANT LEGEND

- SYCAMORE (M) 25
Platanus spp.
2" Cal.
- FLOWERING PEAR (M+) 10
Pyrus calleryana
2" Cal.
- AUSTRIAN PINE (M) 22
Pinus nigra
10-12"
- DESERT WILLOW (L) 6
Chilopsis linearis
24" box
- MUGO PINE (M) 2
Pinus mugo
5 Gal.
- PALM YUCCA (L) 2
- SILVERBERRY (M) 4
Elaeagnus pungens
5 Gal. 100sf
- BIRD OF PARADISE (L) 12
Caesalpinia gilliesii
5 Gal. 100sf
- BUTTERFLY BUSH (M) 12
Buddleia davidii
5 Gal. 100sf
- APACHE PLUME (L) 45
Fallugia paradoxa
5 Gal. 25sf
- MAIDEN GRASS (M) 81
Miscanthus sinensis
5 Gal. 16sf
- REGAL MIST (M) 17
Muhlenbergia capillaris
5 Gal. 4sf
- ROSEMARY (M) 36
Rosmarinus officinalis
2 Gal. 4sf
- AUTUMN SAGE (M) 4
Salvia greggii
2 Gal. 4sf
- HALL'S HONEYSUCKLE (M) 113
Japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
- THREADGRASS (M) 78
Stipa tenuissima
1 Gal. 4sf
- GREYLEAF COTONEASTER (M) 36
Cotoneaster buxifolius
5 Gal. 81sf
Symbol indicates 3 plants
- OVERSIZED GRAVEL
4" & BOULDERS
- SANTA FE BROWN GRAVEL
WITH FILTER FABRIC

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	55810	square feet
TOTAL BUILDINGS AREA	10800	square feet
OFFSITE AREA	6820	square feet
NET LOT AREA	38190	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	5729	square feet

TOTAL BED PROVIDED	26454	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	19840	square feet
TOTAL GROUNDCOVER PROVIDED	23042	square feet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		
TOTAL LANDSCAPE PROVIDED	26150	square feet

STREET TREE REQUIREMENTS

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Name of Street	Unser Blvd
Required #	18
Provided #	14
Evergreen #	5
Deciduous #	9

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 Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

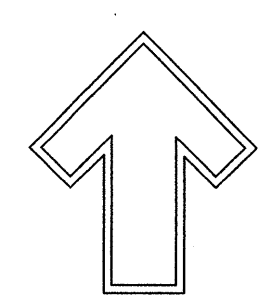
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.



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

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON
#0007

Unser and La Morada Retail
Albuquerque, NM
Conceptual
LANDSCAPE PLAN

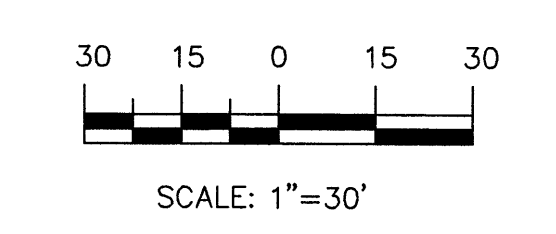
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and are provided for your information only. This is a conceptual landscape plan and is not a contract. No part of this plan or any part thereof shall be copied unless applicable fees have been paid or job order placed.

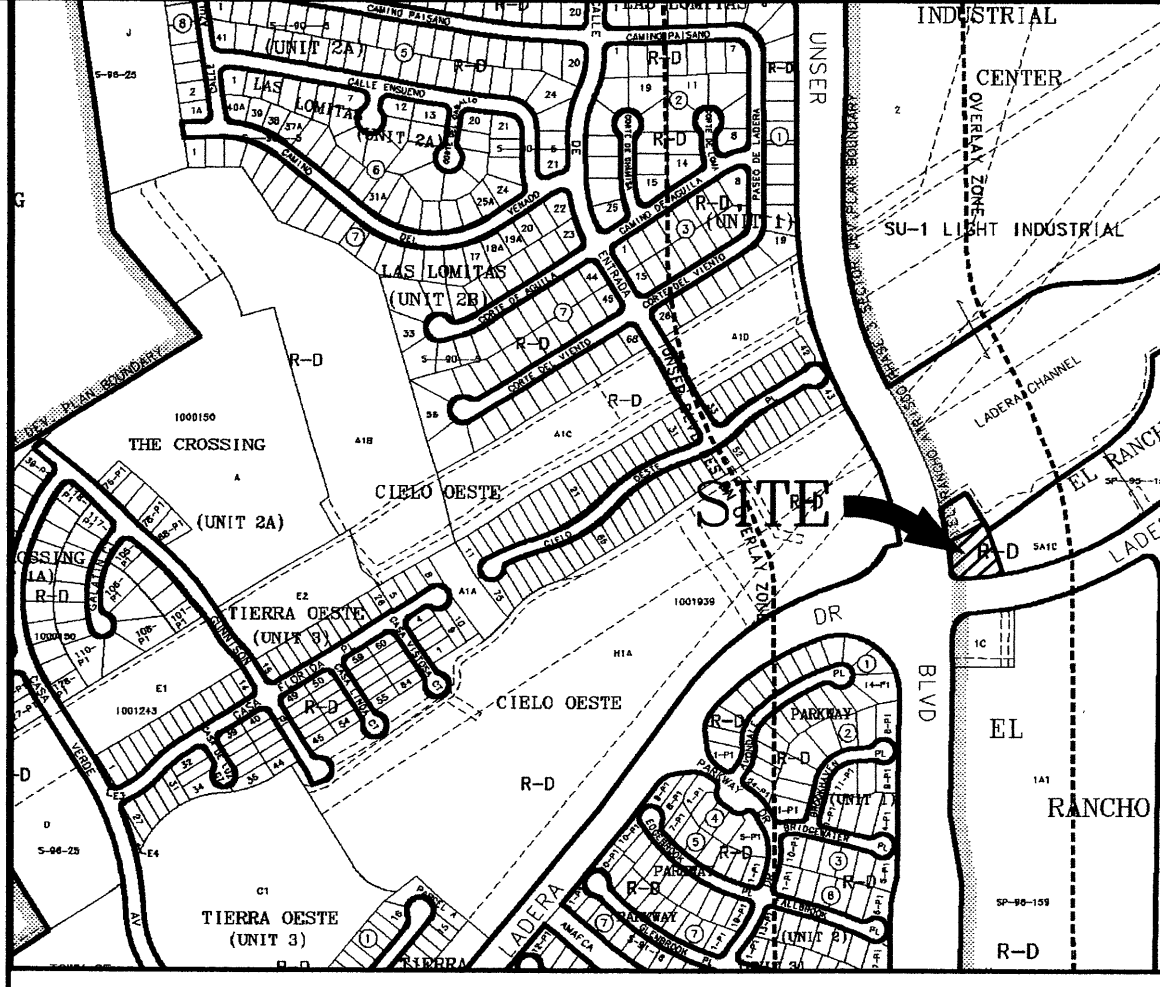
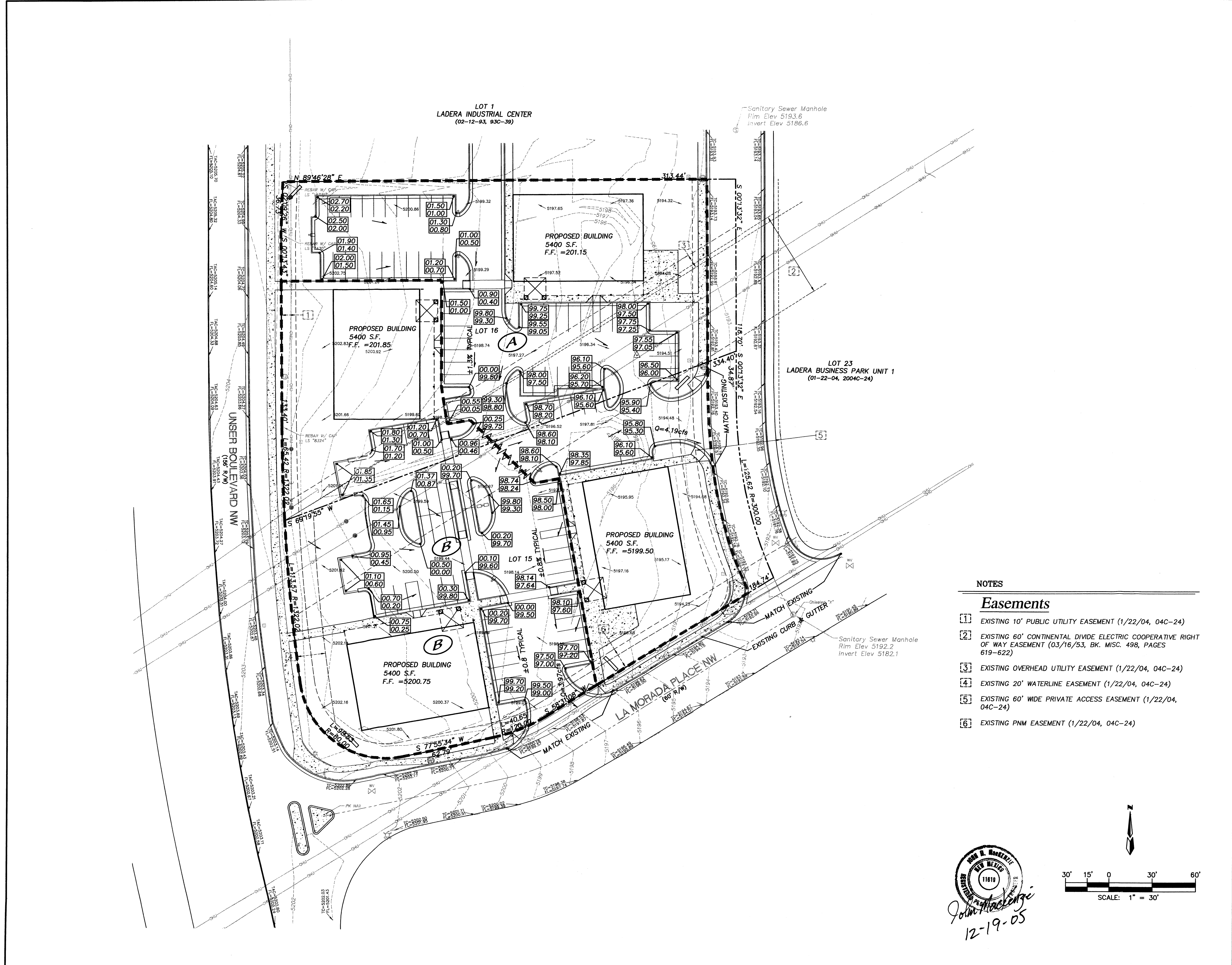


DRAWN BY: JDF
REVISION: 3
DATE: 12/15/05

SHEET #
L1 OF L1

GRAPHIC SCALE





ZONE MAP: H-9-Z

ACS BENCHMARK

ACS MONUMENT "1-H10" HAVING AN ELEVATION OF 5142.74.

LEGAL DESCRIPTION

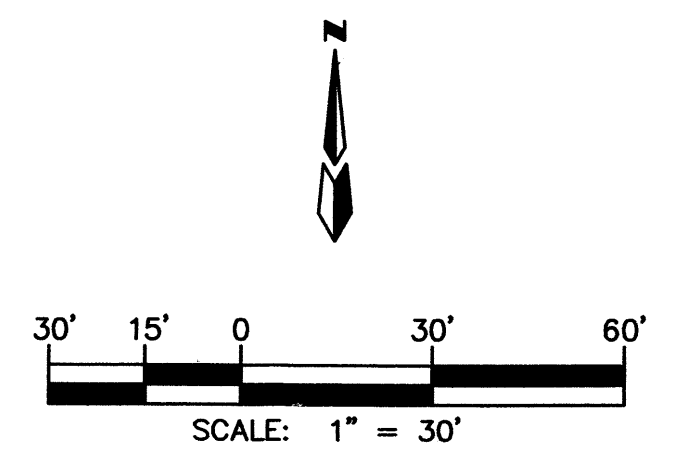
TRACTS NUMBERED FIFTEEN (15) AND SIXTEEN (16), OF LADERA BUSINESS PARK, UNIT 2 AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 11, 2004, IN BK. 2004C, PAGE 325.

LEGEND

	PROPERTY LINE
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	FINISHED FLOOR
	BASIN BOUNDARY
	WATER BREAK
	EXISTING CURB AND GUTTER
	EXISTING STORM DRAIN
	RECORD BEARING AND DISTANCES
	UTILITY PEDESTAL
	FOUND AS INDICATED
	CENTERLINE MONUMENT "LS 7719"
	WATER METER
	UTILITY POLE
	OVERHEAD UTILITY LINES
	GUY WIRE
	FIRE HYDRANT
	LIGHT POST
	TOP BACK OF CURB
	GROUND SPOT ELEVATION
	FLOW LINE ELEVATION
	TOP OF ASPHALT CURB ELEVATION
	NEW CURB AND GUTTER

- NOTES**
- Easements**
- [1] EXISTING 10' PUBLIC UTILITY EASEMENT (1/22/04, 04C-24)
 - [2] EXISTING 60' CONTINENTAL DIVIDE ELECTRIC COOPERATIVE RIGHT OF WAY EASEMENT (03/16/53, BK. MISC. 498, PAGES 619-622)
 - [3] EXISTING OVERHEAD UTILITY EASEMENT (1/22/04, 04C-24)
 - [4] EXISTING 20' WATERLINE EASEMENT (1/22/04, 04C-24)
 - [5] EXISTING 60' WIDE PRIVATE ACCESS EASEMENT (1/22/04, 04C-24)
 - [6] EXISTING PNM EASEMENT (1/22/04, 04C-24)

John A. Haden
 12-19-05



**LOTS 15 & 16 LADERA BUSINESS PARK
GRADING & DRAINAGE**

MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: JDS	Drawn: CAR	Checked: DMG	Sheet 1 of 1
Scale: 1" = 30'	Date: 11/10/05	Job: A5090	



VICINITY MAP ZONE MAP: H-9-Z

ACS BENCHMARK
ACS MONUMENT "1-H10" HAVING AN ELEVATION OF 5142.74.

LEGAL DESCRIPTION
TRACTS NUMBERED FIFTEEN (15) AND SIXTEEN (16), OF LADERA BUSINESS PARK, UNIT 2 AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 11, 2004, IN BK. 2004C, PAGE 325.

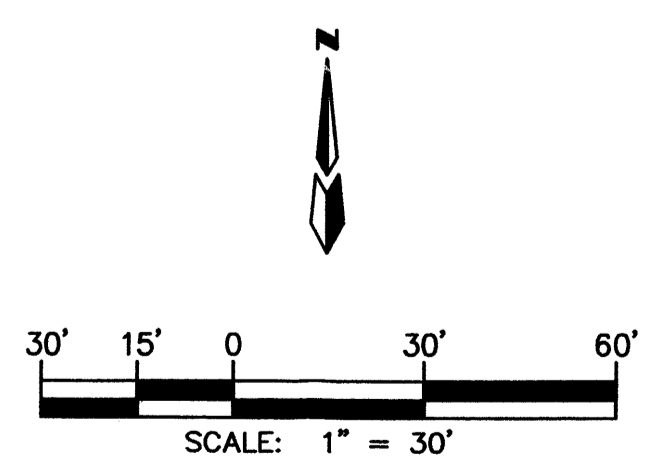
LEGEND

	PROPERTY LINE
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	FINISHED FLOOR
	BASIN BOUNDARY
	WATER BREAK
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	TOP BACK OF CURB
	GROUND SPOT ELEVATION
	FLOW LINE ELEVATION
	TOP OF ASPHALT CURB ELEVATION
	CONCRETE

NOTES

- Easements**
- [1] EXISTING 10' PUBLIC UTILITY EASEMENT (1/22/04, 04C-24)
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JOHN D. WACHENHEIT
NEW MEXICO
11618
REGISTERED PROFESSIONAL ENGINEER
John Wachenheit
12-19-05



LOTS 15 & 16 LADERA BUSINESS PARK
UTILITY PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: JDS	Drawn: CAR	Checked: DMG	Sheet 1 of 1
Scale: 1" = 30'	Date: 11/29/05	Job: A5090	