

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings, Central Zone (NAD 27).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page: A-12-Z
8. U.C.L.S. Log Number 2006463933
9. This property is currently zoned "SU-1 IP USES WITH EXCEPTIONS" per inquiry to the Albuquerque Geographic Information System on November 2, 2005.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat entitled "A PLAT OF TRACTS 1B-1, 1B-2, 1B-3, 1B-4, 1B-5 AND PARCEL A, PARADISE NORTH, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 2005", filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 17, 2005, in Volume 2005C, Folio 371.
- B. Plat entitled "VACATION AND REPLAT OF PARADISE NORTH SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 1, 2 & 12, T 11 N, R 2 E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 17, 1985, in Volume C34, Folio 99.
- C. Plat entitled "TRACTS R-1, R-2 AND R-3 A REPLAT OF TRACT R, LANDS OF HORIZON CORPORATION WITHIN PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 6, 1984, in Volume C24, Folio 196.
- D. Title Report prepared for this property by Rio Grande Title Company, Inc. and underwritten by Lawyers Title Insurance Corporation, Commitment for Title Insurance File No. 52109738-COM RDK, dated November 28, 2005.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for installation, maintenance, and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 (aboveground 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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

PURPOSE OF PLAT:

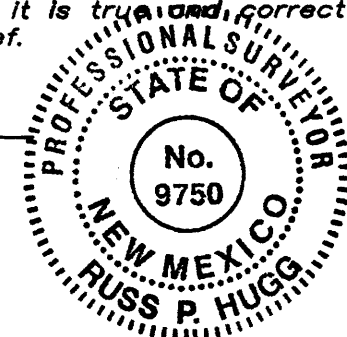
The purpose of this plat is to show the Private and Public Easements which were vacated by 06DRB-00405, 05DRB-01893, 05DRB-01894 and 06DRB-00736 as shown hereon.

No new easements are granted by this plat.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
Russ P. Hugg
NMPS No. 9750
November 7, 2006



TRACTS 1B-2A, 1B-3A AND 1B-5A
PARADISE NORTH
(BEING A REPLAT OF TRACTS 1-B2, 1B-3 AND 1B-5, PARADISE NORTH)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2006

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

Charles Z. Brown 11-27-06
PNM Electric Services Date

Charles Z. Brown 11-27-06
PNM Gas Services Date

David R. Relif 11/27/06
QWest Corporation Date

Comcast _____ Date _____

New Mexico Utilities _____ Date _____

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals:
[Signature] 11-27-06
City Surveyor Date

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

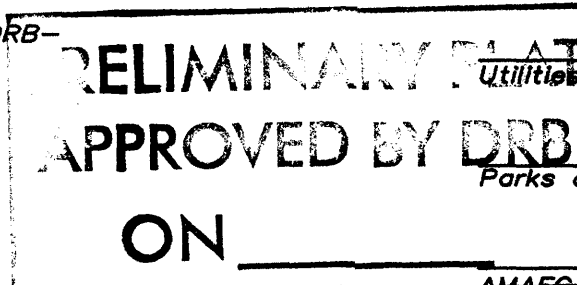
Utilities Development _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____



SHEET 1 OF 3

SURVTEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

**TRACTS 1B-2A, 1B-3A AND 1B-5A
PARADISE NORTH**
(BEING A REPLAT OF TRACTS 1-2, 1B-3 AND 1B-5, PARADISE NORTH)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2006

LEGAL DESCRIPTION

Tracts numbered 1B-2, 1B-3 and 1B-5, inclusive, of PARADISE NORTH, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 17, 2005, in Map Book 2005C, Folio 371.

Said tracts contain 7.3558 acres, more or less.

FREE CONSENT

SURVEYED and REPLATTED and now comprising, TRACTS 1B-2A, 1B-3A AND 1B-5A, PARADISE NORTH, (BEING A REPLAT OF TRACTS 1B-2, 1B-3 AND 1B-5, PARADISE NORTH) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby acknowledge and approve the vacation of easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

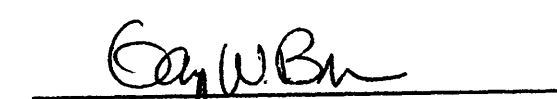
TRACT 1B-2

Smith's Food & Drug Centers, Inc.
An Ohio Corporation


By: Steven Sorensen, Vice President

TRACTS 1B-3 AND 1B-5


G1 Investments, LLC
A New Mexico limited liability company


By: Gary Brown, Manager

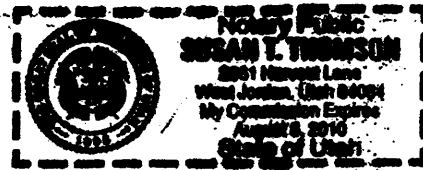
ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE SS

The foregoing instrument was acknowledged before me this 20 day of NOVEMBER, 2006, by Steven Sorensen, Vice President of Smith's Food and Drug Centers, Inc.


Notary Public

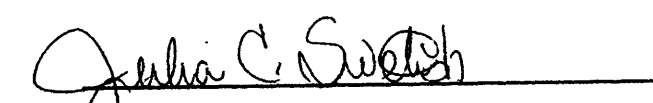
8-8-10
My commission expires



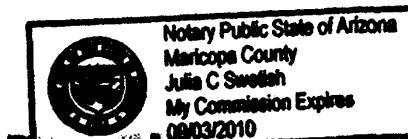
ACKNOWLEDGMENT

STATE OF Arizona
COUNTY OF Maricopa SS

The foregoing instrument was acknowledged before me this 15th day of November, 2006, by Gary Brown, Manager of G1 Investments, LLC


Notary Public

9/3/2010
My commission expires



EXISTING RECIPROCAL EASEMENTS GRANTED BY PRIOR PLAT

Filed November 17, 2005 in Plat Book 2005C, Page 371.

Owner hereby establishes and creates, for the benefit of Tracts 1B-2, 1B-3, 1B-4, and 1B-5 as set forth on this plat, a nonexclusive easement for pedestrian and vehicular access over and across the driveways to be constructed on the said tracts, together with a nonexclusive easement for the parking of motor vehicles on the parking areas to be constructed on the said tracts.

Owner hereby establishes and creates, for the benefit of Tracts 1B-2, 1B-3, 1B-4, and 1B-5 as set forth on this plat, a nonexclusive easement for underground utilities to be constructed, together with a nonexclusive easement for the drainage of surface water over and across the said tracts.

Owner hereby establishes and creates, for the benefit of the property located adjacent to (and immediately to the northwest of) Tract 1B-2 (i.e., Tract R-2, Lands of Horizon Corp., filed Sept. 6, 1984, Book C24, Page 196) a nonexclusive easement for vehicular access to such adjacent property over and across the shared driveway to be constructed on Tract 1B-2, together with a nonexclusive easement for the parking of motor vehicles on eleven (11) parking spaces to be designated by Owner on the northwest portion of Tract 1B-2.

PNM GAS AND ELECTRIC SERVICES EASEMENT RELEASE APPROVAL

PNM Gas and Electric Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM GAS AND ELECTRIC SERVICES

By: _____

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by _____ of the PNM Gas and Electric Services, a New Mexico Corporation, on behalf of said corporation.

My commission expires _____
Notary Public

COMCAST CABLE EASEMENT RELEASE APPROVAL

Comcast Cable does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

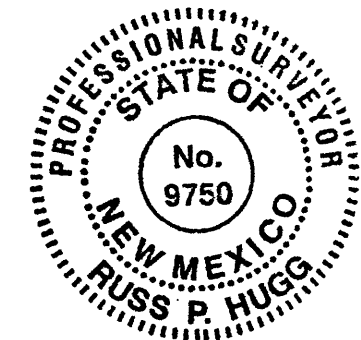
COMCAST CABLE

By: _____

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by _____

My commission expires _____
Notary Public



SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PROPERTY CORNER LEGEND

- = Fd. 5/8" Rebar and cap stamped "L.S. 14733"
- ⊙ = Fd. 5/8" Rebar and cap stamped "L.S. 9750"
- = Fd. 5/8" Rebar and cap stamped "L.S. 9750"
- ⊠ = Fd. Chiseled "X" in concrete

**TRACTS 1B-2A, 1B-3A AND 1B-5A
PARADISE NORTH**
(BEING A REPLAT OF TRACTS 1-B2, 1B-3 AND 1B-5, PARADISE NORTH)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2006

**TRACT R-2
LANDS OF HORIZON CORPORATION**
Filed September 6, 1984 in Volume C24, Folio 196

**TRACT R-1
LANDS OF HORIZON CORPORATION**
Filed September 6, 1984 in Volume C24, Folio 196

**TRACT 1B-2A
5.7004 ACRES**

**TRACT 1B-5A
0.6674 ACRES**

**TRACT 1B-4
PARADISE NORTH**
Filed November 17, 2005
Volume 2005C, Folio 371

**TRACT 1B-3A
0.9880 ACRES**

**TRACT 1B-1
PARADISE NORTH**
Filed November 17, 2005, in Volume 2005C, Folio 371

**TRACT 1B-1
PARADISE NORTH**
Filed November 17, 2005, in Volume 2005C, Folio 371

10' Sanitary Sewer Easement as Shown on the Plats recorded in:
Volume C28, Folio 174
Volume C32, Folio 69
Volume C34, Folio 99
Volume 90C, Folio 182
Volume 2005C, Folio 371
VACATED BY 06DRB-00405
(Cross hatched area)

10' Sanitary Sewer Easement as Shown on the Plats recorded in:
Volume C28, Folio 174
Volume C32, Folio 69
Volume C34, Folio 99
Volume 90C, Folio 182
Volume 2005C, Folio 371
VACATED BY 06DRB-00405
(Cross hatched area)

10' Public Service Company of New Mexico & Mountain States Telephone and Telegraph Easement per Document filed 10-20-1969, Misc. 153, Page 642 and as shown on plat filed 6-8-1990 in Vol. 90C, Folio 182. (To remain)

10' Public Service Company of New Mexico & Mountain States Telephone and Telegraph Easement per Document filed 10-20-1969, Misc. 153, Page 642 (To remain)

15' Electric Easement filed November 20, 1985 in Vol. C28, Folio 174 VACATED BY 05DRB-01894 and 06DRB-00736 (Cross hatched area)

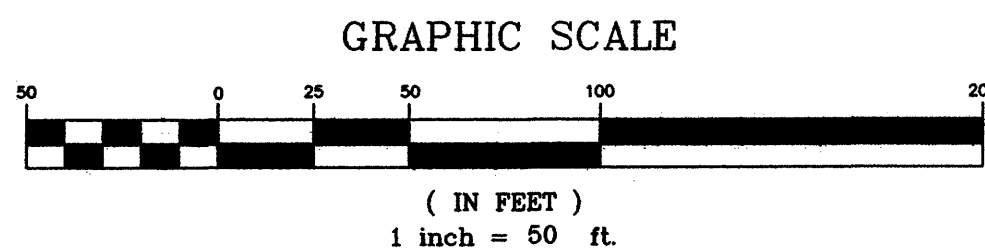
Albuquerque Control Survey Monument "BLACK 2" New Mexico State Plane Coordinate System, Central Zone (NAD 27) as published:
Y= 1,530,241.52
X= 372,920.43
Delta Alpha = -00'14"43"
Ground to grid factor= 0.9996784
Elevation= 5213.926

10' Utility Easement filed December 10, 1986 in Volume C32, Folio 69 VACATED BY 05DRB-01893 (Cross hatched area)

Sidewalk Easement filed August 29, 2003 in Book A63, Page 4053

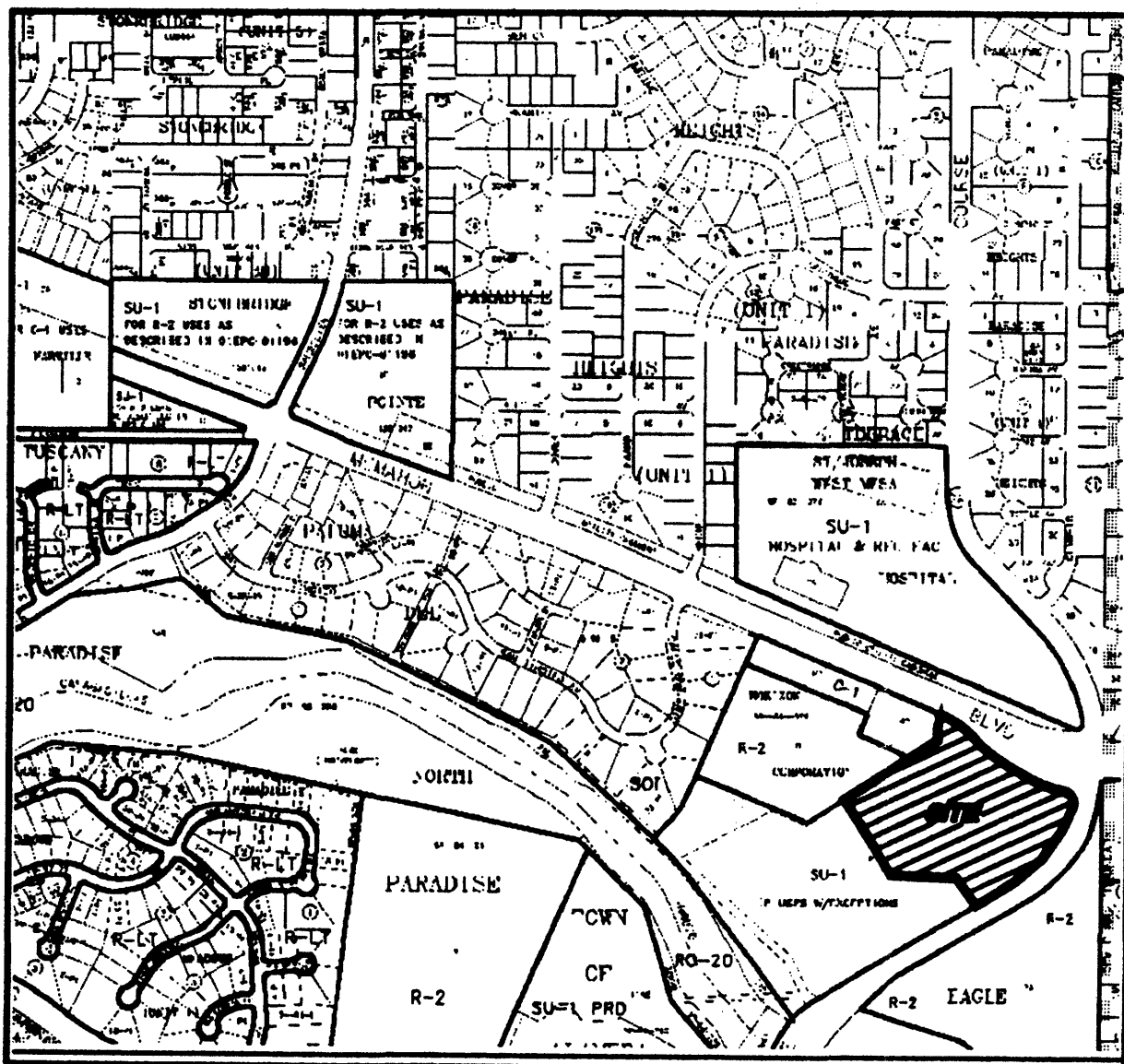
Sidewalk Easement filed August 29, 2003 in Book A63, Page 4053

Private 30' Drainage & Utility Easement per Plat Filed November 28, 2005, Vol. 2005C, Folio 371



SHEET 3 OF 3
SURVOTEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

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- Distances along curved lines are arc lengths.
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- All corners are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page: A-12-Z
- U.C.L.S. Log Number 2006463933
- This property is currently zoned "SU-1 IP USES WITH EXCEPTIONS" per inquiry to the Albuquerque Geographic Information System on November 2, 2005.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- Plat entitled "A PLAT OF TRACTS 1B-1, 1B-2, 1B-3, 1B-4, 1B-5 AND PARCEL A, PARADISE NORTH, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTION 1, T.11N., R.2E., N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 2005", filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 17, 2005, in Volume 2005C, Folio 371.
- Plat entitled "VACATION AND REPLAT OF PARADISE NORTH SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 1, 2 & 12, T. 11 N. R. 2 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 17, 1985, in Volume C34, Folio 99.
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- Title Report prepared for this property by Rio Grande Title Company, Inc. and underwritten by Lawyers Title Insurance Corporation, Commitment for Title Insurance File No. 52109738-COM RDK, dated November 28, 2005.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
101206650507040165 101206647205840161
101206648703240163

[Signature]
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

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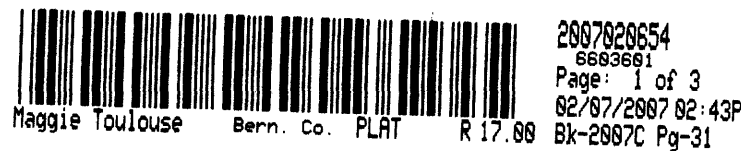
DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

PURPOSE OF PLAT:

The purpose of this plat is to show the Private and Public Easements which were vacated by 06DRB-00405, 05DRB-01893, 05DRB-01894 and 06DRB-00736 as shown hereon.

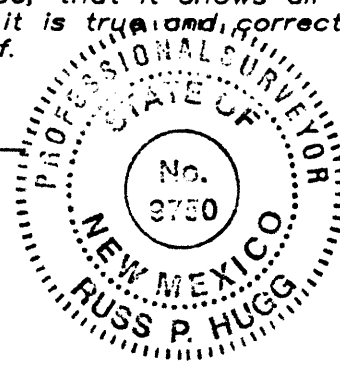
Grant the Public Sidewalk Easement as shown hereon.



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMP S No. 9750
November 7, 2006



**TRACTS 1B-2A, 1B-3A AND 1B-5A
PARADISE NORTH**

(BEING A REPLAT OF TRACTS 1-B2, 1B-3 AND 1B-5, PARADISE NORTH)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2006

PROJECT NUMBER: 1001685

Application Number: 01028-00020

PLAT APPROVAL

Utility Approvals:

<i>[Signature]</i> PNM Electric Services	11-27-06 Date
<i>[Signature]</i> PNM Gas Services	11-27-06 Date
<i>[Signature]</i> QWest Corporation	11/27/06 Date
<i>[Signature]</i> Comcast	11-28-06 Date
<i>[Signature]</i> New Mexico Utilities	11-28-06 Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

<i>[Signature]</i> City Surveyor	11-27-06 Date
N/A Real Property Division	01/17/07 Date
N/A Environmental Health Department	01/17/07 Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	1-29-07 Date
<i>[Signature]</i> Utilities Development	1-17-07 Date
<i>[Signature]</i> Parks and Recreation Department	1/17/07 Date
<i>[Signature]</i> AMAFCA	1/17/07 Date
<i>[Signature]</i> City Engineer	1/17/07 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	2-6-07 Date

SHEET 1 OF 3

SURV+TEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

**TRACTS 1B-2A, 1B-3A AND 1B-5A
PARADISE NORTH**
(BEING A REPLAT OF TRACTS 1-B2, 1B-3 AND 1B-5, PARADISE NORTH)
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2006

LEGAL DESCRIPTION

Tracts numbered 1B-2, 1B-3 and 1-B5, inclusive, of PARADISE NORTH, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 17, 2005, in Map Book 2005C, Folio 371.
Said tracts contain 7.3558 acres, more or less.

FREE CONSENT

SURVEYED and REPLATTED and now comprising, TRACTS 1B-2A, 1B-3A AND 1B-5A, PARADISE NORTH, (BEING A REPLAT OF TRACTS 1B-2, 1B-3 AND 1B-5, PARADISE NORTH) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby acknowledge and approve the vacation of easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

TRACT 1B-2

Smith's Food & Drug Centers, Inc.
An Ohio Corporation

Steven Sorensen
By: Steven Sorensen, Vice President

TRACTS 1B-3 AND 1B-5

G1 Investments, LLC
A New Mexico limited liability company

Gary Brown
By: Gary Brown, Manager

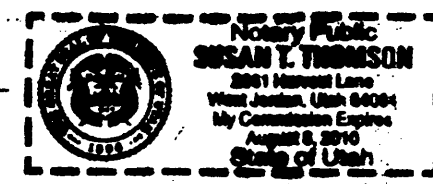
ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE SS

The foregoing instrument was acknowledged before me this 20 day of NOVEMBER, 2006, by Steven Sorensen, Vice President of Smith's Food and Drug Centers, Inc.

Susan T. Thomson
Notary Public

8-8-10
My commission expires



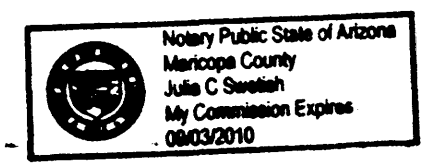
ACKNOWLEDGMENT

STATE OF Arizona
COUNTY OF Maricopa SS

The foregoing instrument was acknowledged before me this 15th day of November, 2006, by Gary Brown, Manager of G1 Investments, LLC

Julia C. Swadish
Notary Public

9/3/2010
My commission expires



EXISTING RECIPROCAL EASEMENTS GRANTED BY PRIOR PLAT

Filed November 17, 2005 in Plat Book 2005C, Page 371.

Owner hereby establishes and creates, for the benefit of Tracts 1B-2, 1B-3, 1B-4, and 1B-5 as set forth on this plat, a nonexclusive easement for pedestrian and vehicular access over and across the driveways to be constructed on the said tracts, together with a nonexclusive easement for the parking of motor vehicles on the parking areas to be constructed on the said tracts.

Owner hereby establishes and creates, for the benefit of Tracts 1B-2, 1B-3, 1B-4, and 1B-5 as set forth on this plat. A nonexclusive easement for underground utilities to be constructed, together with a nonexclusive easement for the drainage of surface water over and across the said tracts.

Owner hereby establishes and creates, for the benefit of the property located adjacent to (and immediately to the northwest of) Tract 1B-2 (i.e., Tract R-2, Lands of Horizon Corp., filed Sept. 6, 1984, Book C24, Page 196) a nonexclusive easement for vehicular access to such adjacent property over and across the shared driveway to be constructed on Tract 1B-2, together with a nonexclusive easement for the parking of motor vehicles on eleven (11) parking spaces to be designated by Owner on the northwest portion of Tract 1B-2.

PNM GAS AND ELECTRIC SERVICES EASEMENT RELEASE APPROVAL

PNM Gas and Electric Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

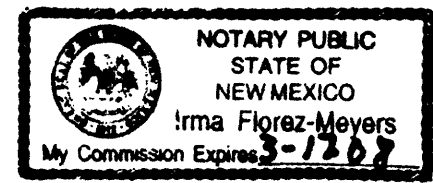
PNM GAS AND ELECTRIC SERVICES

By: Charles Brown

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 27 day of November, 2006, by Charles Brown of the PNM Gas and Electric Services, a New Mexico Corporation, on behalf of said corporation.

Irma Florez-Meyers My commission expires 3-17-08
Notary Public



COMCAST CABLE EASEMENT RELEASE APPROVAL

Comcast Cable does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

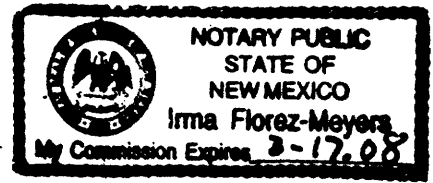
COMCAST CABLE

By: Yvonne Bourbon

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 28 day of November, 2006, by Yvonne Bourbon

Irma Florez-Meyers My commission expires 3-17-08
Notary Public



SHEET 2 OF 3

SURVOTEK, INC.

Consulting Surveyors Phone: 505-897-3366
9364 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

TRACTS 1B-2A, 1B-3A AND 1B-5A
PARADISE NORTH
 (BEING A REPLAT OF TRACTS 1-B2, 1B-3 AND 1B-5, PARADISE NORTH)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2006

SIDEWALK EASEMENT

LINE	LENGTH	BEARING
L4	10.08'	N40°32'52"W
L5	6.80'	N34°41'26"E
L6	24.00'	N34°41'26"E
L7	19.07'	N34°41'26"E
L8	2.51'	N51°38'34"W
L9	2.50'	S58°08'51"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C7	26.21'	783.54'	13.11'	26.21'	N33°45'41"E	1°55'01"
C12	25.74'	783.54'	12.87'	25.74'	N37°24'58"E	1°52'57"
C13	12.25'	577.12'	6.12'	12.25'	N32°15'36"E	1°12'57"
C14	31.54'	26.00'	18.04'	29.65'	N84°20'24"E	69°30'54"
C15	21.03'	22.81'	11.33'	20.30'	N02°10'17"W	52°49'19"

10' Sanitary Sewer Easement as Shown on the Plats recorded in:
 Volume C28, Folio 174
 Volume C32, Folio 69
 Volume C34, Folio 99
 Volume 90C, Folio 182
 Volume 2005C, Folio 371
 VACATED BY 06DRB-00405
 (Cross hatched area)

MCMAHON BOULEVARD
 (Variable Width Right-of-Way)

TRACT R-2
 LANDS OF HORIZON CORPORATION
 Filed September 6, 1984 in Volume C24, Folio 196

TRACT R-1
 LANDS OF HORIZON CORPORATION
 Filed September 6, 1984 in Volume C24, Folio 196

10' Public Service Company of New Mexico & Mountain States Telephone and Telegraph Easement per Document filed 10-20-1969, Misc. 153, Page 642 (To remain)

15' Electric Easement filed November 20, 1985 in Vol. C28, Folio 174 VACATED BY 05DRB-01894 and 06DRB-00736 (Cross hatched area)

10' Sanitary Sewer Easement as Shown on the Plats recorded in:
 Volume C28, Folio 174
 Volume C32, Folio 69
 Volume C34, Folio 99
 Volume 90C, Folio 182
 Volume 2005C, Folio 371
 VACATED BY 06DRB-00405
 (Cross hatched area)

10' Public Service Company of New Mexico & Mountain States Telephone and Telegraph Easement per Document filed 10-20-1969, Misc. 153, Page 642 and as shown on plot filed 8-8-1990 in Vol. 90C, Folio 182. (To remain)

TRACT 1B-2A
 5.7004 ACRES

Albuquerque Control Survey Monument "BLACK 2"
 New Mexico State Plane Coordinate System,
 Central Zone (NAD 27) as published:
 Y = 1,530,241.52
 X = 372,920.43
 Delta Alpha = -00°14'43"
 Ground to grid factor = 0.9996784
 Elevation = 5213.926

TRACT 1B-5A
 0.6674 ACRES

TRACT 1B-4
 PARADISE NORTH
 Filed November 17, 2005
 Volume 2005C, Folio 371

GOLF COURSE ROAD
 (Variable Width Right-of-Way)

PROPERTY CORNER LEGEND

- = Fd. 5/8" Rebar and cap stamped "L.S. 14733"
- ⊙ = Fd. 5/8" Rebar and cap stamped "L.S. 9750"
- = Fd. 5/8" Rebar and cap stamped "L.S. 9750"
- ⊞ = Fd. Chiseled "X" in concrete



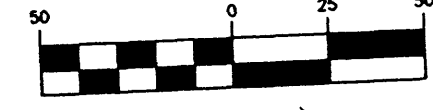
LINE TABLE

LINE	LENGTH	BEARING
L1	26.58' (26.58')	N30°12'59"E (N30°12'26"E)
L2	35.77' (35.77')	N02°26'11"E (N02°25'38"E)
L3	57.75' (57.75')	S55°11'03"E (S55°11'36"E)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	14.70' (14.70')	370.00' (370.00')	7.35' (7.35')	14.70' (14.70')	S40°52'13"E (S40°52'48"E)	2°16'35" (2°16'35")
C2	30.97' (30.97')	1212.64' (1212.64')	15.48' (15.48')	30.96' (30.96')	S59°42'49"E (S59°43'22"E)	1°27'47" (1°27'47")
C3	227.24' (227.24')	1212.64' (1212.64')	113.95' (113.95')	226.91' (226.91')	S65°48'49"E (S65°49'22"E)	10°44'13" (10°44'13")
C4	93.30' (93.30')	89.09' (89.09')	51.44' (51.44')	89.09' (89.09')	S31°38'56"E (S31°39'28"E)	60°00'00" (60°00'00")
C5	86.24' (86.24')	740.88' (740.88')	43.17' (43.17')	86.19' (86.19')	S14°53'54"W (S14°53'21"W)	6°40'09" (6°40'09")
C6	188.40' (188.40')	740.88' (740.88')	94.71' (94.71')	187.89' (187.89')	S25°31'05"W (S25°30'32"W)	14°34'11" (14°34'11")
C7	26.21' (26.21')	783.54' (783.54')	13.11' (13.11')	26.21' (26.21')	S33°45'41"W (S33°45'52"W)	1°55'01" (1°55'01")
C8	24.00' (24.00')	783.54' (783.54')	12.00' (12.00')	24.00' (24.00')	S35°35'50"W (S35°35'17"W)	1°45'19" (1°45'19")
C9	231.42' (231.42')	783.54' (783.54')	116.56' (116.56')	230.58' (230.58')	N44°56'10"E	16°55'19"
C10	80.95' (80.95')	180.00' (180.00')	41.17' (41.17')	80.27' (80.27')	S74°18'26"E (S74°18'59"E)	25°46'04" (25°46'04")
C11	55.86' (55.86')	100.00' (100.00')	28.68' (28.68')	55.14' (55.14')	N71°11'15"W (N71°11'48"W)	32°00'25" (32°00'25")

GRAPHIC SCALE



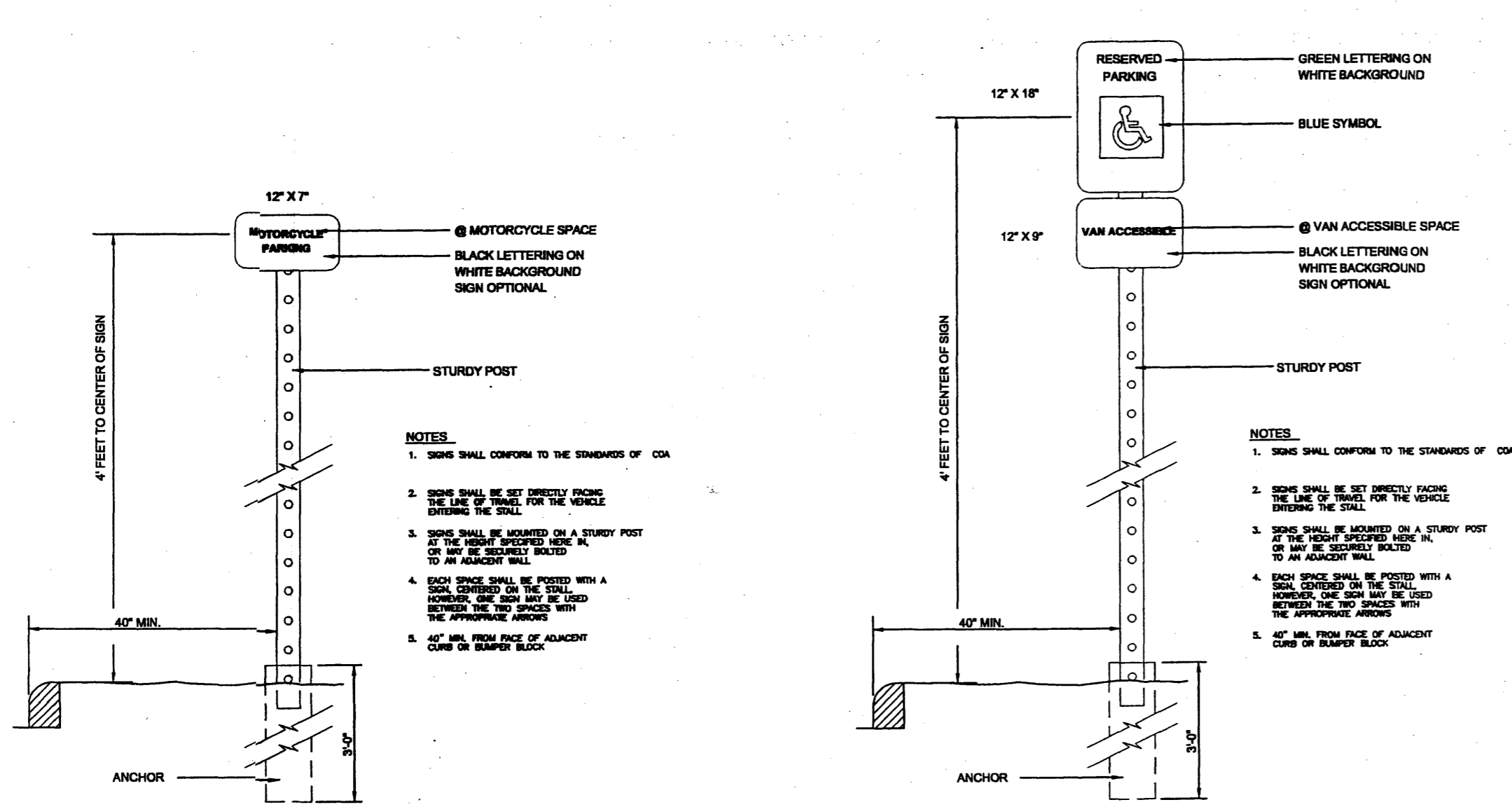
(IN FEET)
 1 inch = 50 ft

TRACT 1B-1
 PARADISE NORTH
 Filed November 17, 2005, in Volume 2005C, Folio 371

SHEET 3 OF 3

SURVTEK, INC.

Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

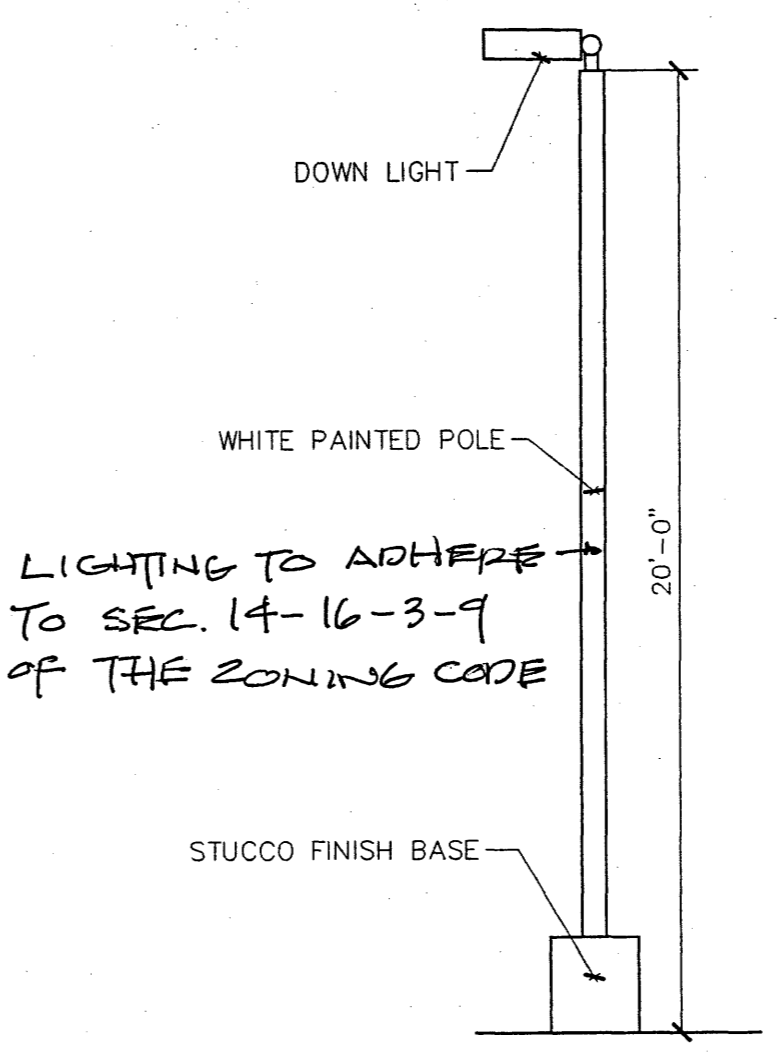


MOTORCYCLE PARKING SIGN
1" = 1'-0"

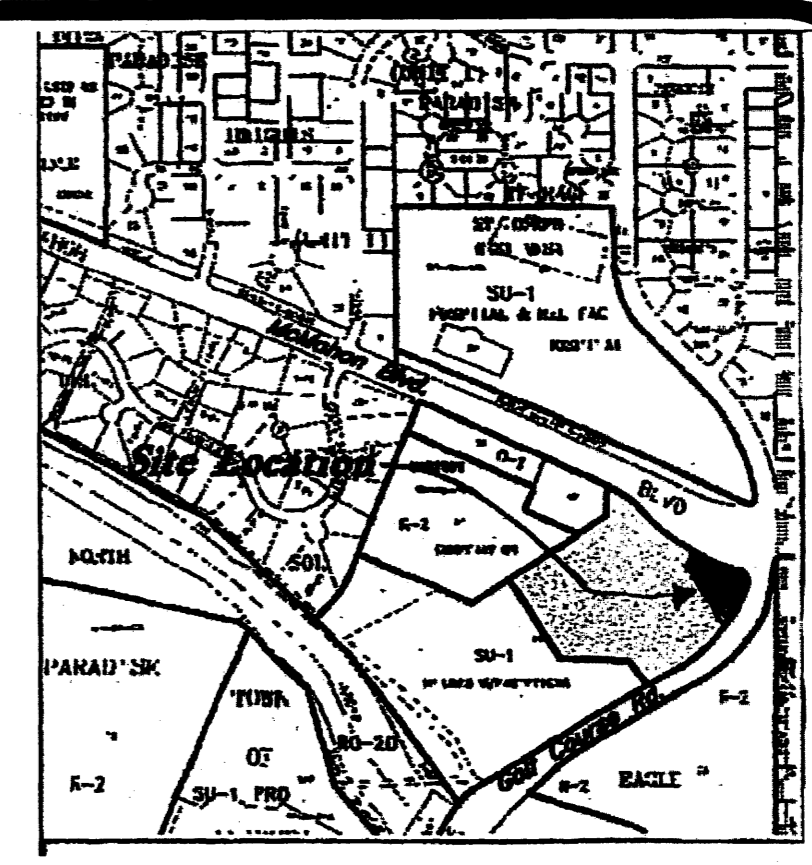
H.C. SIGN DETAIL
1" = 1'-0"



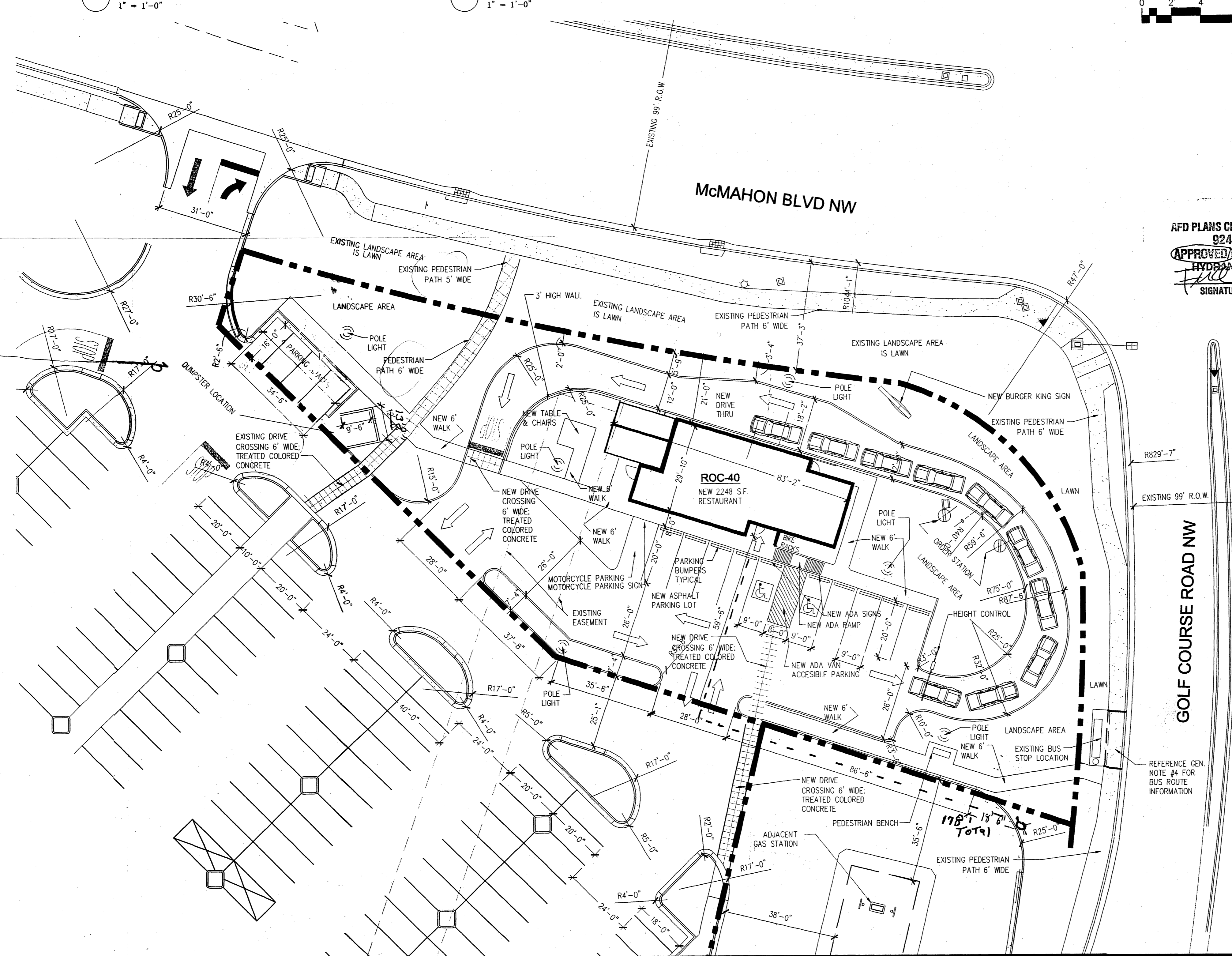
OUTDOOR TABLE AND CHAIRS



LIGHT POLE ELEVATION
1 1/4" = 1'-0"



VICINITY MAP
1" = 750'



AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
Full 2/20/09
SIGNATURE & DATE

LEGAL DESCRIPTION

TRACT 1B-5
PARADISE NORTH SUBDIVISION
SW CORNER OF GOLF COURSE AND MCMAHON
ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

SITE DATA

ZONING: C2
ZONE ATLAS: A12
SITE SIZE: 29,107 SQ. FT. (.668 AC.)
BUILDING SIZE / % OF SITE: 2,248 SQ. FT. / 7.7%

DRB DATA

GOLF COURSE MARKETPLACE
EPC #04EPC-01349 PROJECT #1001685
EPC #04EPC-01590 PROJECT #1001685
APPROVED 10.19.2005

PARKING CALCULATIONS

SEATING AREA: 690 S.F. / 15 = 46 OCCUPANTS
OCCUPANT LOAD: 690 S.F. / 15 = 46 OCCUPANTS
PARKING CALCULATIONS: 46 OCCUPANTS / 4
TRANSIT REDUCTION OF 10% = 1 SPACE
10 SPACES REQUIRED

TOTAL STANDARD PARKING PROVIDED = 8 SPACES
TOTAL H.C. PARKING REQUIRED = 2 SPACES
TOTAL H.C. PARKING PROVIDED = 2 SPACES
TOTAL SHARED PARKING PROVIDED = 4 SPACES
TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE
TOTAL MOTORCYCLE SPACES PROVIDED = 1 SPACE

TOTAL PARKING PROVIDED = 14 SPACES
TOTAL PARKING REQUIRED = 10 SPACES

1 BICYCLE RACK PER 20 PARKING SPACES
(1 BICYCLE RACK - 5 SPACES)

BIKE SPACES REQUIRED = 2 RACKS
BIKE SPACES PROVIDED = 2 RACKS

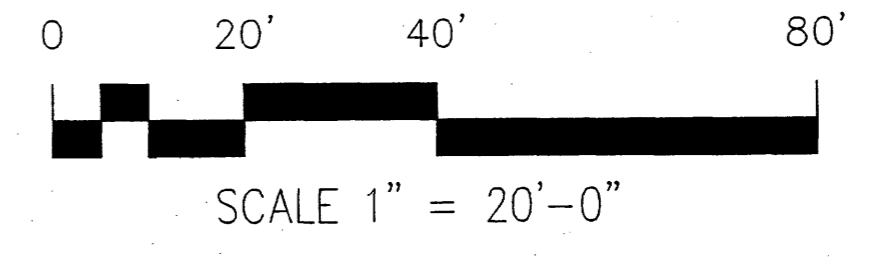
GENERAL PARKING NOTES

TYPICAL STANDARD SPACES: 9'-0" X 20'-0"
TYPICAL COMPACT CAR SPACES: 8'-0" X 15'-0"
TYPICAL HANDICAP SPACES: 8'-0" X 18'-0"
WITH A 8' WIDE ACCESS AISLE
ALL SPACES ARE STANDARD SIZE UNLESS NOTED OTHERWISE

GENERAL NOTES

1. BECAUSE OF THE SCALE OF THIS DRAWING THE UTILITIES SITE PLAN IS ON A SEPERATE SHEET.
2. NOT USED.
3. THERE ARE NO TURN / DECELERATION LANES THAT SERVE THIS SITE. ALL ACCESS TO THIS SITE IS INTERNAL TO THE SHOPPING CENTER.
4. BUS STOP SERVES ROUTE #92 TAYLOR RANCH EXPRESS ROUTE 157 - MONTANO / UPTOWN / KIRKLAND

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED

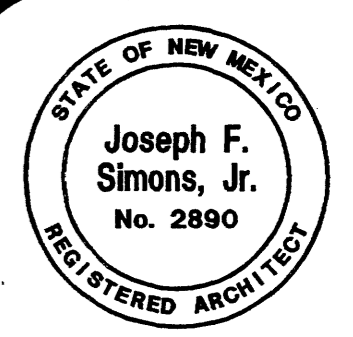


NO.	DATE	DESCRIPTION
1	11.15.09	UPDATE PER COMMENTS
2	11.15.09	UPDATE PER COMMENTS
3	11.15.09	EPC APPROVAL
4	11.16.09	DRB / PERMIT SET

DRAWN BY: JFS
CHECKED BY: JFS
DATE: 12.2.2008

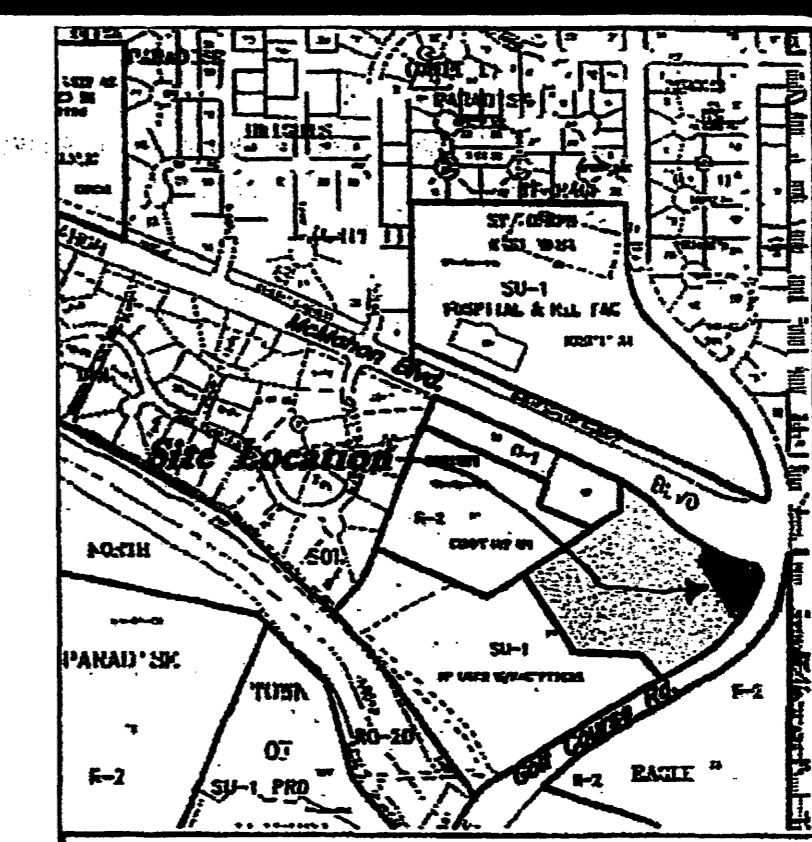
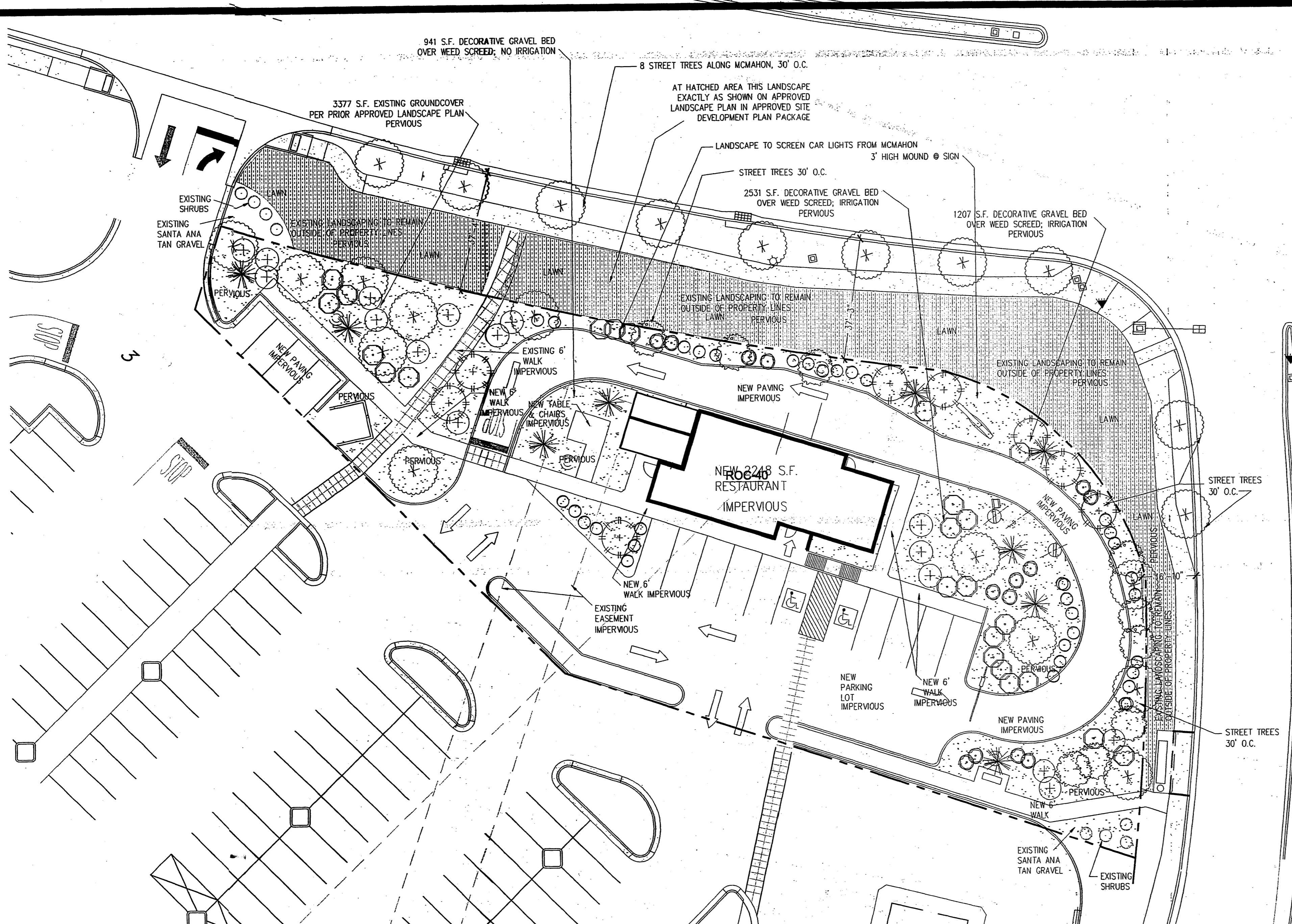


Joseph F. Simons, Jr., alia
nm lic 002890
p.o. box 67488
albu, nm 87116
ph 505.486.4800
jfs@simonsarchitecture.com
www.simonsarchitecture.com



ROC-40
Tract 1B-5, SWC Golf Course & McMahon
Albuquerque, New Mexico

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT



VICINITY MAP
1" = 750'

LEGAL DESCRIPTION

TRACT 1B-5
PARADISE NORTH SUBDIVISION
SW CORNER OF GOLF COURSE AND MCMAHON
ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

SITE DATA

ZONING: C2
ZONE ATLAS: A12
SITE SIZE: 29,107 SQ. FT. (.688 AC.)
BUILDING SIZE / % OF SITE: 2,248 SQ. FT. / 7.7%

DRB DATA

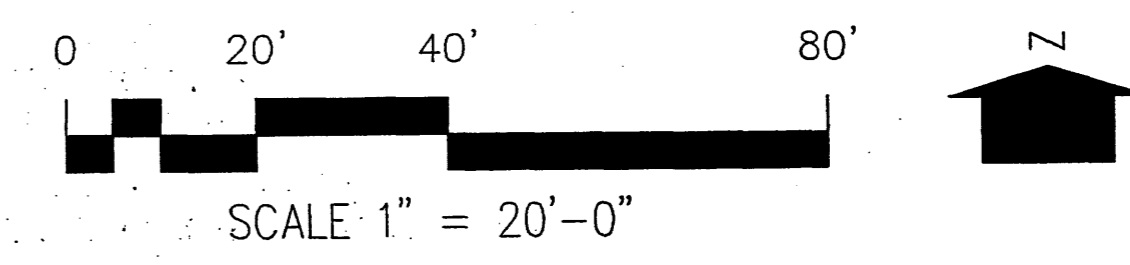
GOLF COURSE MARKETPLACE
EPC #04EPC-01349 PROJECT #1001685
EPC #04EPC-01590 PROJECT #1001685
APPROVED 10.19.2005

LANDSCAPE CALCULATIONS

TOTAL LOT AREA:	29107 S.F.
TOTAL BUILDING AREA:	2248 S.F.
NET LOT AREA:	26859 S.F.
LANDSCAPE REQUIREMENT:	15 %
TOTAL LANDSCAPE REQUIREMENT:	4028 S.F.
TOTAL BED PROVIDED:	8056 S.F.
GROUND COVER REQUIRED:	15 %
TOTAL GROUND COVER REQUIREMENT:	6704 S.F.
TOTAL GROUND COVER PROVIDED:	7115 S.F. (26%)
TOTAL LANDSCAPE PROVIDED:	7115 S.F.

GENERAL NOTES

- IRRIGATION SYSTEM TO BE LOW-WATER USE DRIP. THERE IS NOT TURF AREAS ON THIS SITE. IRRIGATION SYSTEM TO COMPLY WITH IRRIGATION NOTES ON APPROVED LANDSCAPE PLAN OF THE APPROVED SITE DEVELOPMENT PACKAGE.
- SOLE RESPONSIBILITY OF MAINTENANCE FOR ALL LANDSCAPE AND IRRIGATION SYSTEM IS WITH THE PROPERTY OWNER.
- PROVIDE STATEMENT OF COMPLIANCE WITH WATER CONSERVATION PER CITY ORDINANCE 6.1.1.1. OF THE WATER CONSERVATION ORDINANCE.
- REF. APPROVED LANDSCAPE PLAN IN APPROVED SITE DEVELOPMENT PACKAGE FOR TREE WELL DETAIL.
- REF. APPROVED LANDSCAPE PLAN IN APPROVED SITE DEVELOPMENT PACKAGE FOR STREET TREE PLAN.
- THE PLANT LIST IS TAKEN FROM THE APPROVED LANDSCAPE PLAN IN THE APPROVED SITE DEVELOPMENT PACKAGE.
- THE ONLY PART OF THE SITE WITHIN 20' OF THE ROAD IS THE FAR EAST EDGE. TREES ARE 20' O.C. MAX THERE.
- LANDSCAPE CALCULATIONS ARE FOR BUILDING AREA PROPERTY.



TREES

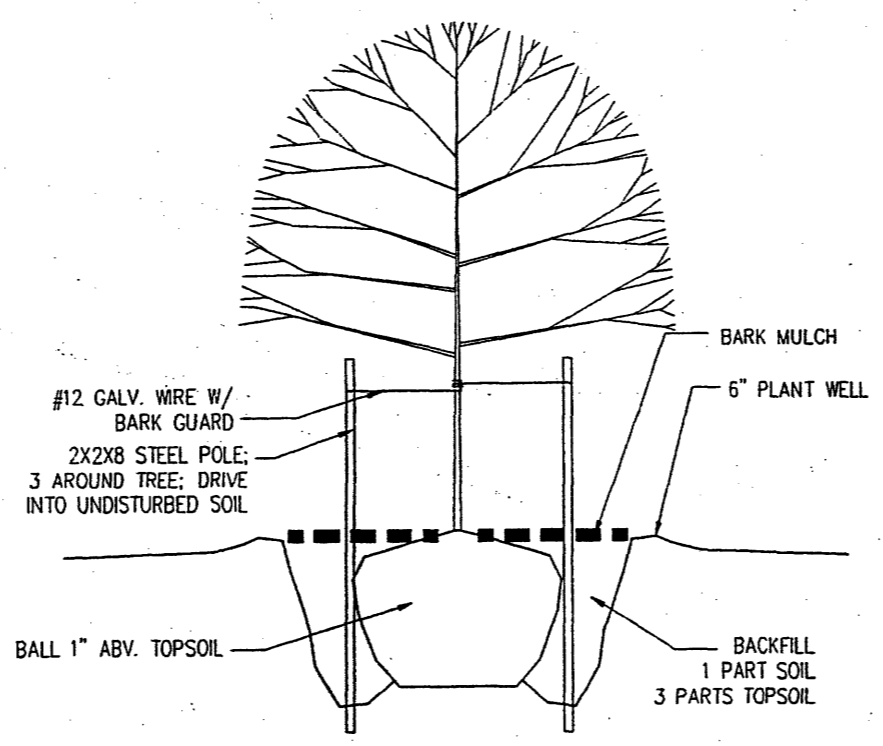
BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	SPREAD	WATER USE	QUANTITY
CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CALIPER	40' HEIGHT	40' SPREAD	MEDIUM	22
FRAXINUS VELUTINA	ARIZONA ASH	2" CALIPER	40' HEIGHT	40' SPREAD	LOW	9
PINUS ELДАРICA	AFGHAN PINE	10'	40' HEIGHT	18' SPREAD	LOW	9
PINUS FLEXILLA	LIMBER PINE	10'	30' HEIGHT	20' SPREAD	MEDIUM	8

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	SPREAD	WATER USE	QUANTITY
RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL.	6'	6'	LOW	21
CYTISUS SCOPARIUS	SCOTCH BROOM	5 GAL.	4'	4'	LOW	35
PHOTINA FRASERI	RED TIP PHOTINA	5 GAL.	8'	8'	MEDIUM	12
DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	5'	5'	LOW	15

GROUND COVER

SYMBOL	MATERIAL	COLOR
	GRAVEL	SANTA ANA TAN
	EXISTING LAWN OUTSIDE OF PROPERTY LINE	EXISTING

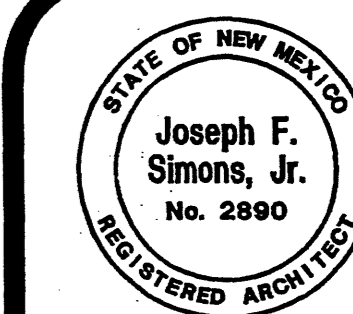


TREE PLANTING DETAIL

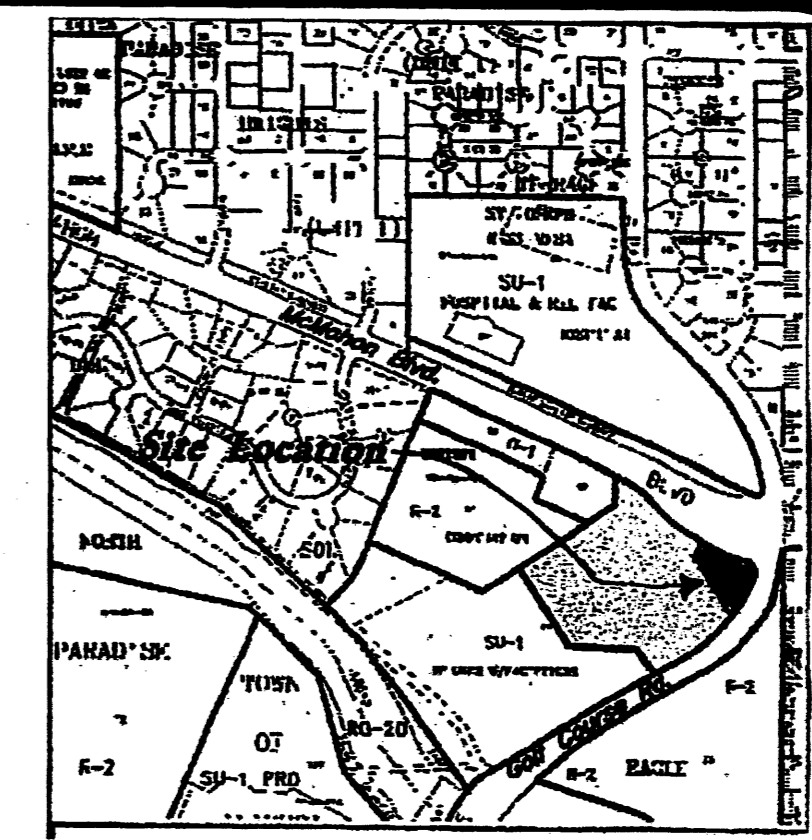
NO.	DATE	REVISION	CHECKED BY: JFS
1	12.16.08	UPDATE PER COMMENTS	
2	1.5.09	UPDATE PER COMMENTS	



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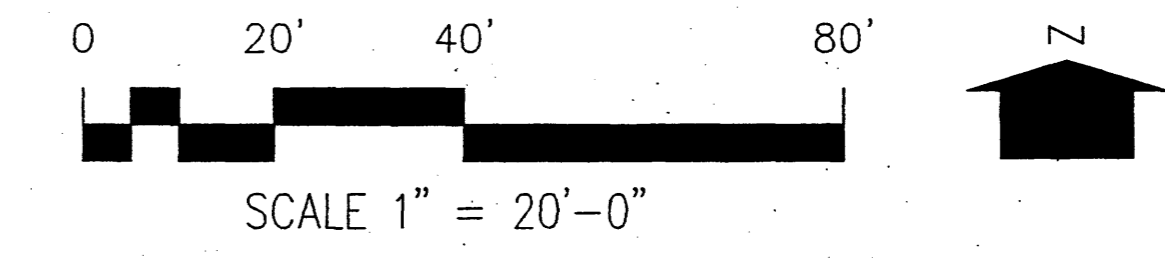
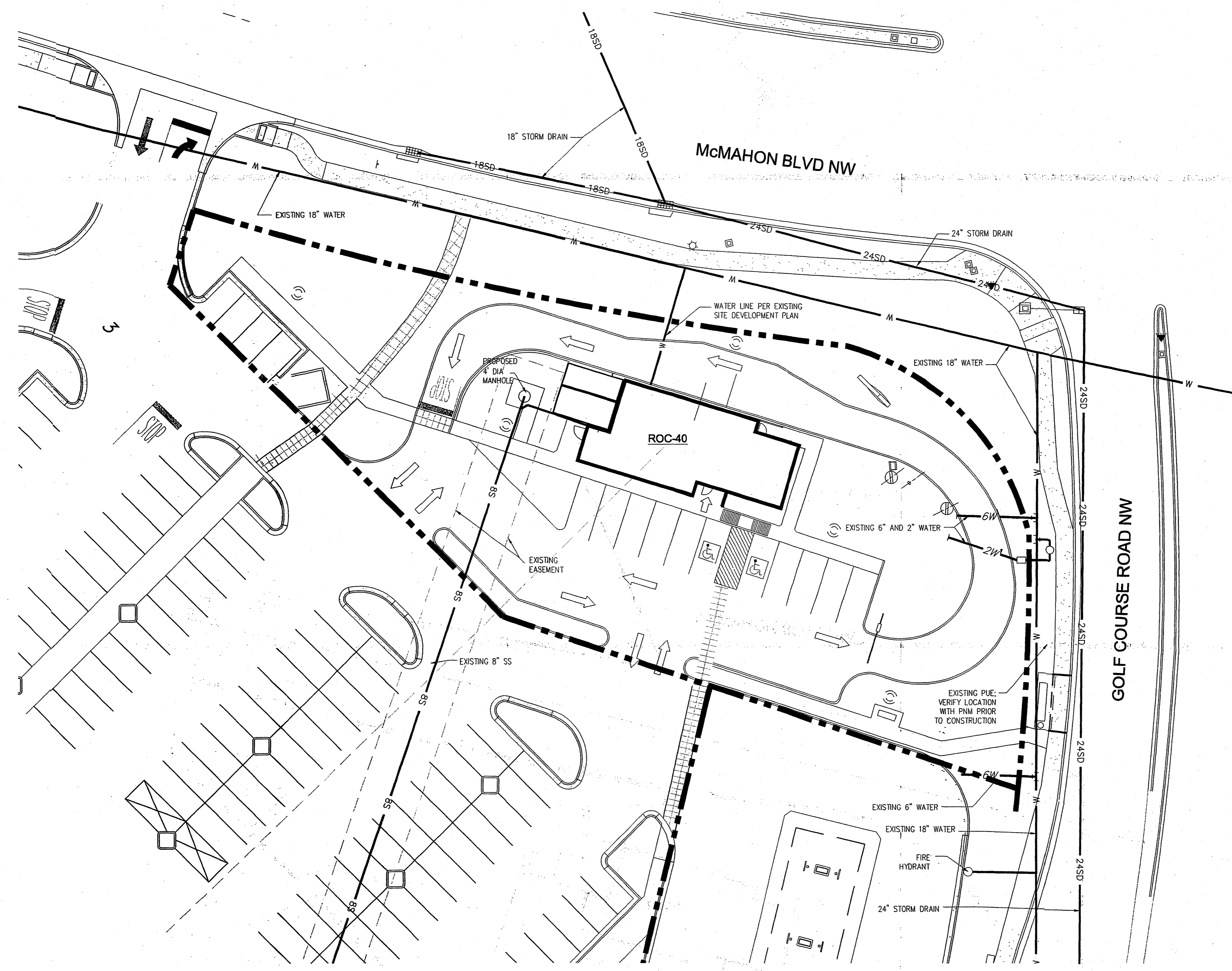
ROC-40
Tract 1B-5, SWC Golf Course & McMahon
Albuquerque, New Mexico
LANDSCAPE PLAN FOR BUILDING PERMIT



VICINITY MAP
1" = 750'

GENERAL NOTES

1. THE DATA FOR THIS PLAN WAS TAKEN FROM THE PRIOR APPROVED SITE DEVELOPMENT PLAN W/ UTILITIES.
2. FIREFLOW INFORMATION FOR THIS SITE IS 2248 S.F. OF VB CONSTRUCTION.
3. ALL UTILITY LINES ARE CALLED OUT BY LEADER AND NOTE.

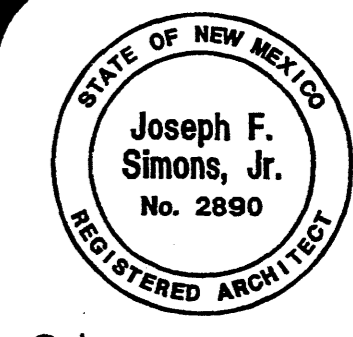


NO.	DATE	REVISION	CHECKED BY
1	11.15.08	UPDATE PER COMMENTS	JFS
2	11.15.08	UPDATE PER COMMENTS	JFS

DATE: 11.2.2008
DRAWN BY: JFS
CHECKED BY: JFS

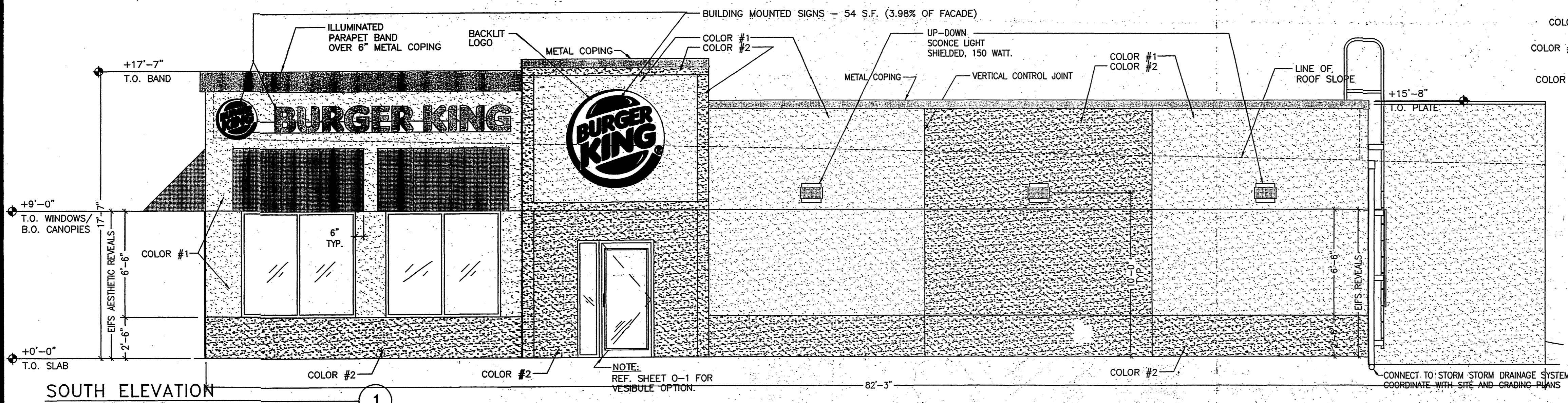


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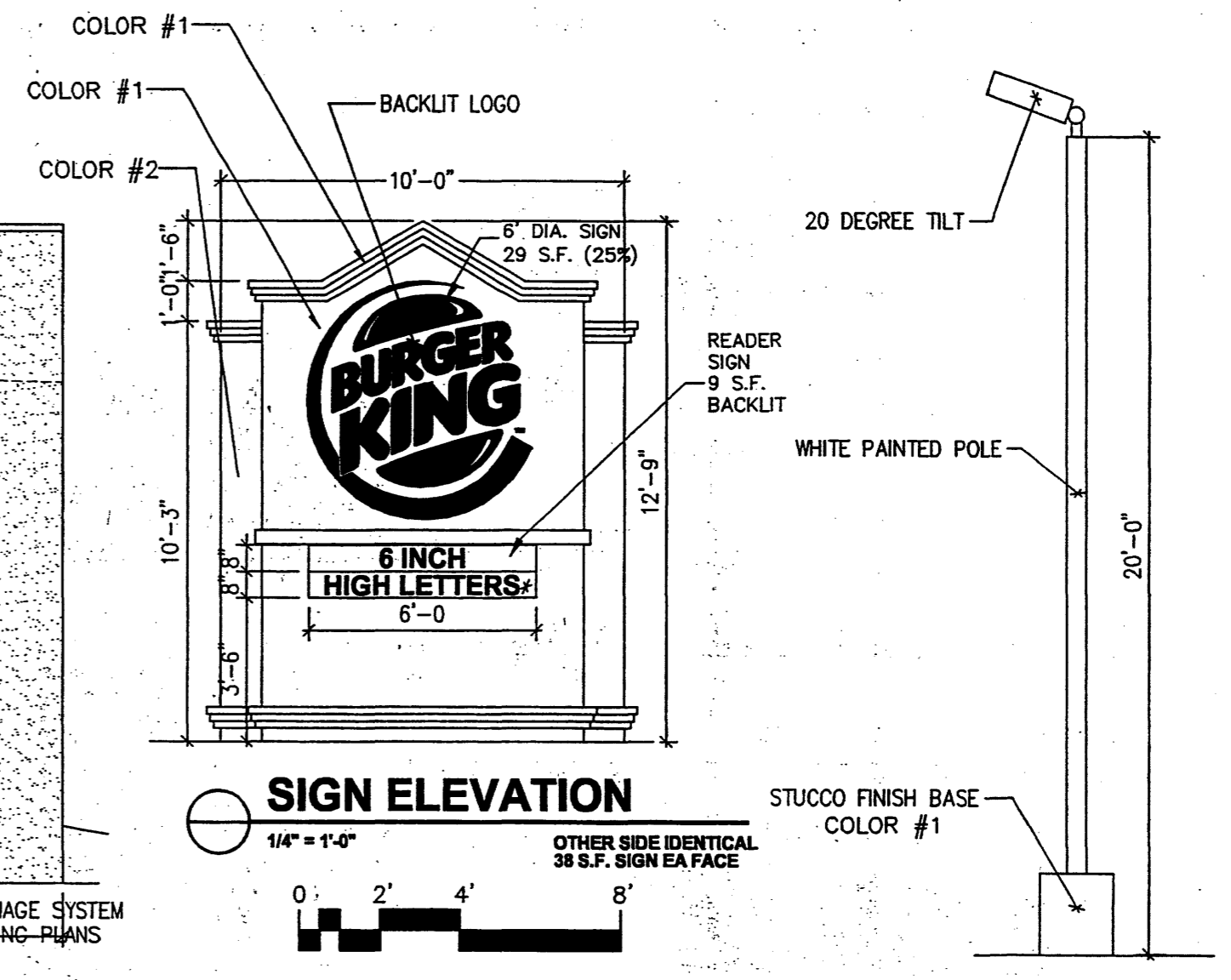


ROC-40
 Tract 1B-5, SWC Golf Course & McMahon
 Albuquerque, New Mexico

SITE DEVELOPMENT PLAN W/ UTILITIES

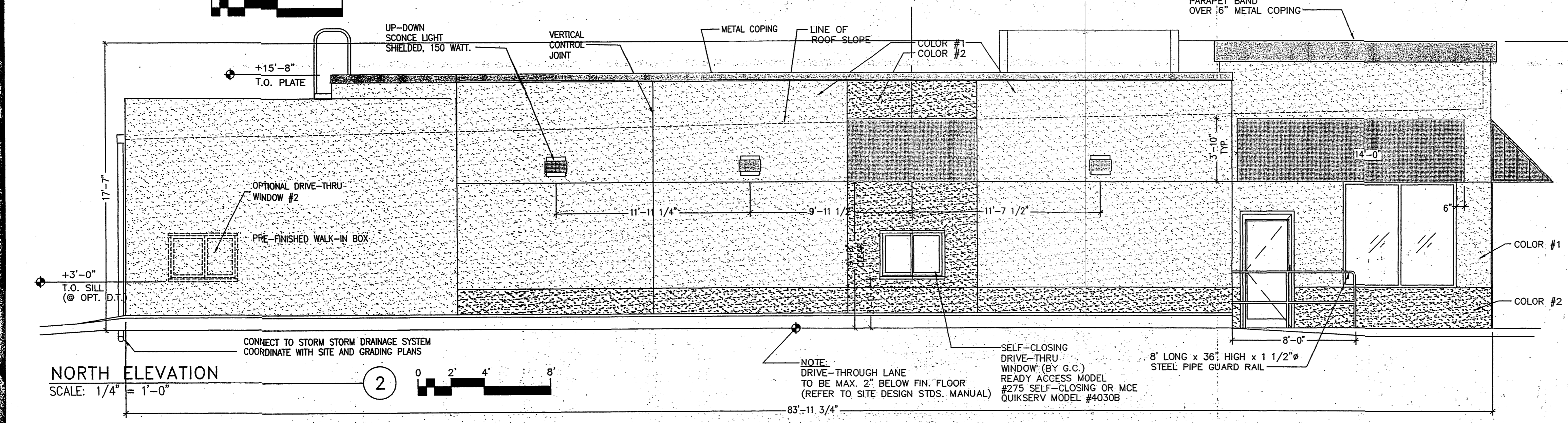


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

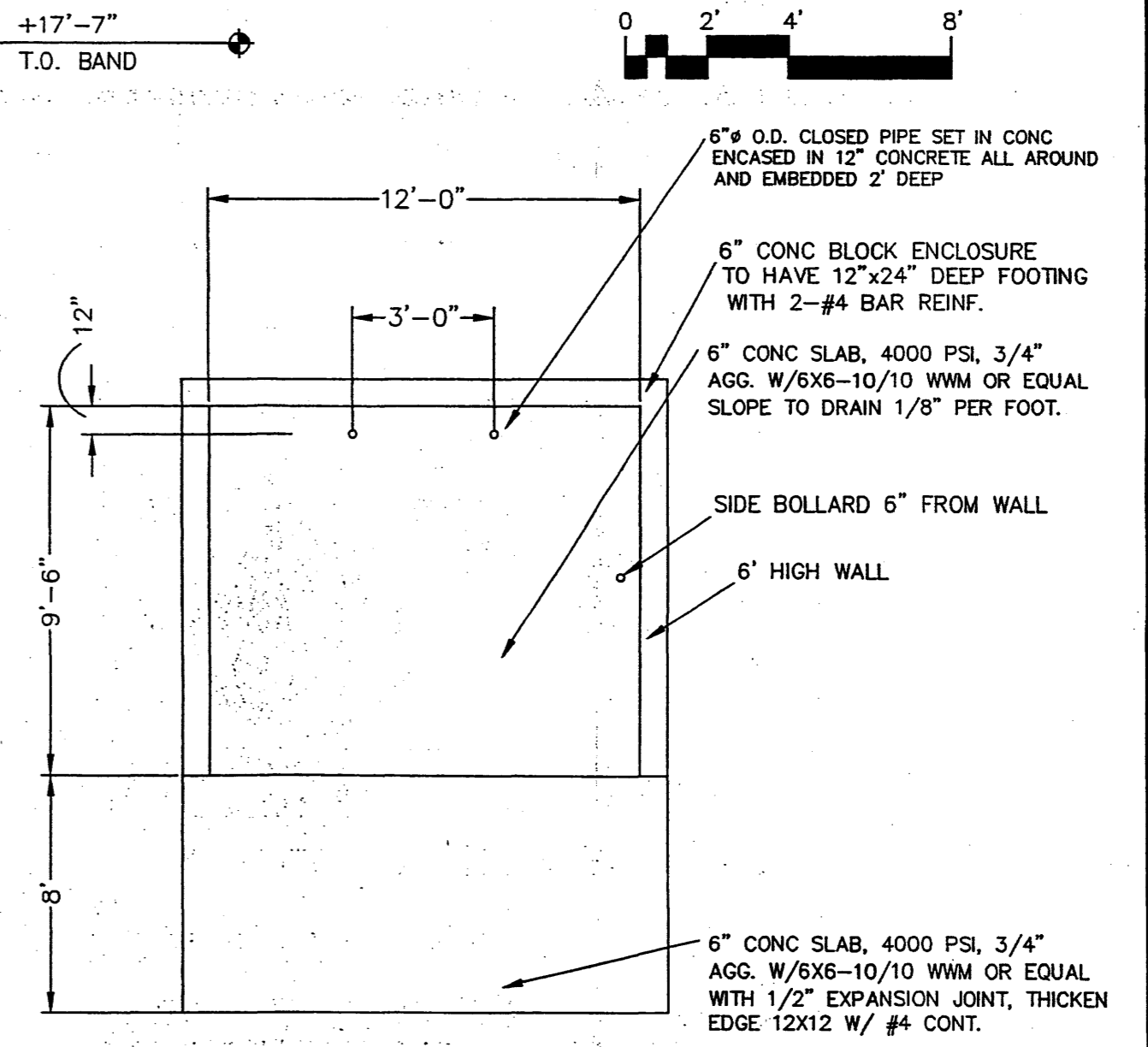


SIGN ELEVATION
OTHER SIDE IDENTICAL
38 S.F. SIGN EA FACE

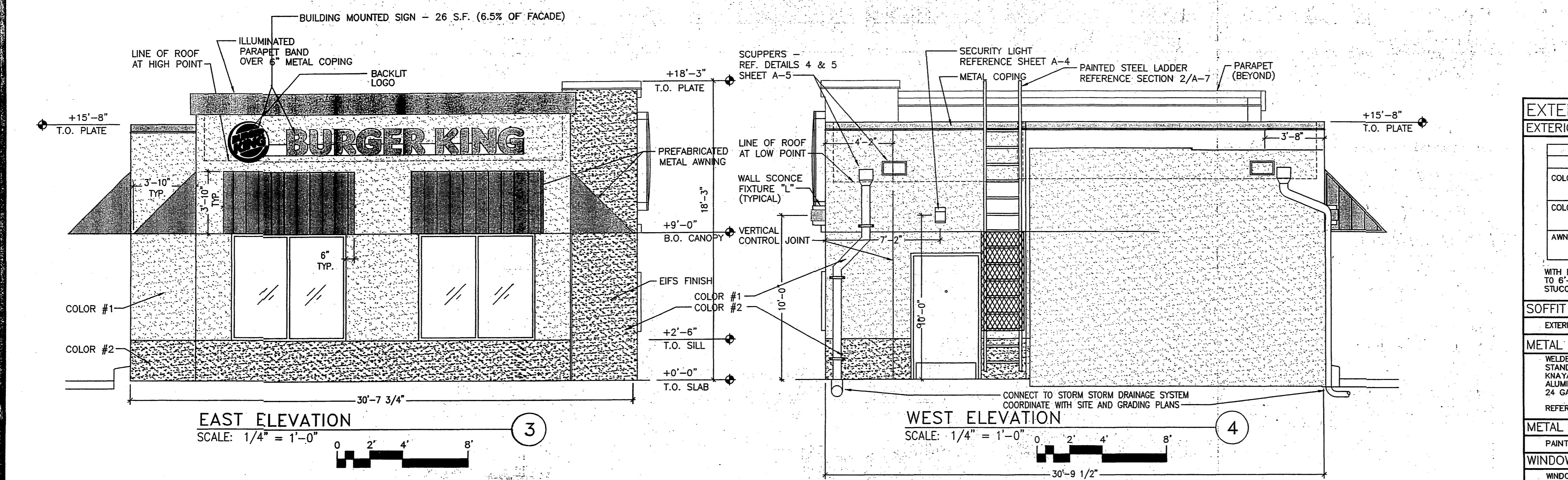
LIGHT POLE ELEVATION
1/4" = 1'-0" 1000 WATT



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR BUILDING FINISH SPECIFICATIONS

EXTERIOR FINISH	
ICI PAINTS MASTER PALETTE	
PALETTE	
COLOR #1	#30Y 65/171 PAPIER-MACHE #651
COLOR #2	#10Y 30/295 WESTERN TRAIL #462
AWNING	AWARD BLUE
WITH E.I.F.S. FINISHES, USE HIGH IMPACT REINFORCING MESH FROM FLOOR TO 6'-0" A.F.F. PROVIDE STUCCO CONTROL JOINTS AS REQUIRED. STUCCO OR EIFS TO BE PAINTED.	
SOFFIT SPECIFICATION AT ENTRY ELEMENT	
EXTERIOR FINISH WITH CONT. STRIP VENT, OR WHITE PERFORATED VINYL.	
METAL AWNING FINISH SPECIFICATIONS	
WELDED CLEAR ALUMINUM TUBING (MIN. 1" SQUARE) WITH STANDING SEAM ROOFING TO BE PREFINISHED METAL (BOTH SIDES) WITH KVAIYAR 500 OR EQUIVALENT PAINT. COLOR: BK BLUE ALUMINUM PANEL BY FIRESTONE METAL PRODUCTS: (800) 426-7737 OR 24 GAUGE METAL PANELS BY BERRIDGE ROOFING: (800) 669-0009 REFERENCE SHEET A-9 FOR AWNING FABRICATORS.	
METAL COPING	
PAINT WITH GLIDDEN DEVFLEX WATERBORNE ACRYLIC LATEX "SAFETY RED"	
WINDOWS, ENTRY DOORS, DOOR FRAMES	
WINDOW MULLIONS, ENTRY DOORS, DOOR FRAMES, TRANSOM & SIDELITES CLEAR ANODIZED ALUMINUM FINISH.	
DELIVERY DOOR, ROOF LADDER, TRASH GATE, SCUPPERS AND DOWNSPOUTS	
GLOSS EXTERIOR ENAMEL FOR METAL SURFACES: MATCH COLOR #2	

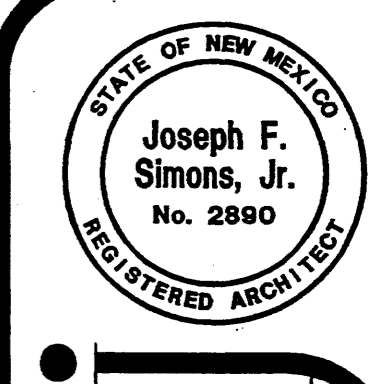
DRAWN BY: JFS
CHECKED BY: JFS
DATE: 12.2.2008

NO.	DATE	REVISION
1	12.16.08	UPDATE PER COMMENTS
2	1.15.09	UPDATE PER COMMENTS

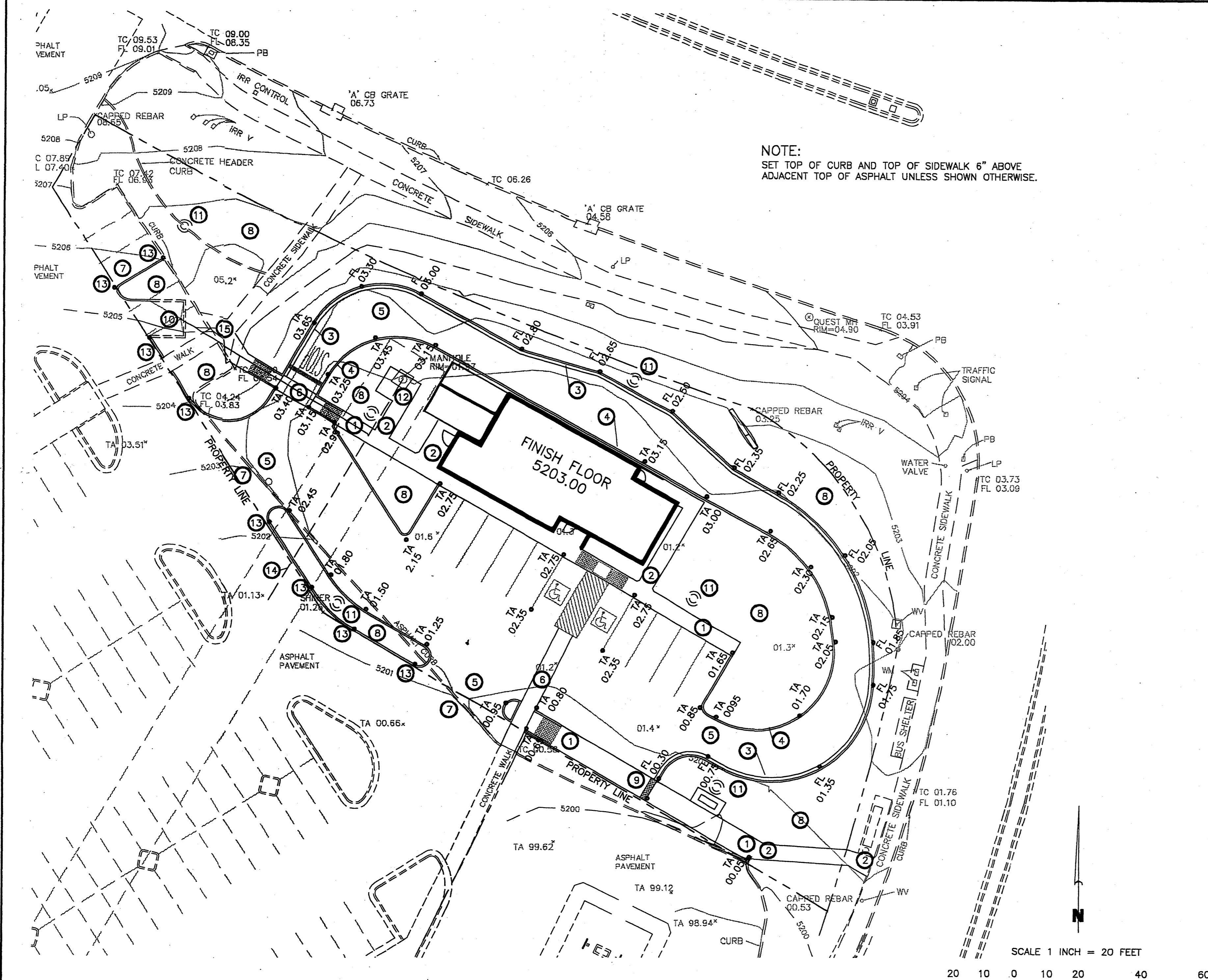
BURGER KING CORPORATION
© 1998, BURGER KING CORPORATION

Joseph F. Simons, Jr., AIA
10015 10th Street, Suite 200
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Tel: 972.440.1100
Fax: 972.440.1101
www.simonsarchitecture.com

SIMONS ARCHITECTURE



ROC-40
Tract 1B-5, SWC Golf Course & McMahon
Albuquerque, New Mexico



NOTE:
SET TOP OF CURB AND TOP OF SIDEWALK 6" ABOVE
ADJACENT TOP OF ASPHALT UNLESS SHOWN OTHERWISE.

KEYED NOTES

1. TURNDOWN SIDEWALK. SEE DETAIL SHEET C5.2.
2. SIDEWALK. SEE DETAIL SHEET C5.2.
3. CURB & GUTTER. SEE DETAIL SHEET C5.2.
4. HEADER CURB. SEE DETAIL SHEET C5.2.
5. ASPHALT PAVEMENT - LIGHT DUTY. SEE DETAIL SHEET C5.2.
6. COLORED, TEXTURED CONCRETE SIDEWALK. SEE ARCHITECTURAL.
7. EXISTING ASPHALT PAVEMENT, TO REMAIN. BROKEN HATCHED AREA.
8. LANDSCAPE
9. 20" WIDE SIDEWALK CULVERT. SEE DETAIL SHEET C5.2.
10. REFUSE ENCLOSURE. SEE GRADING INFORMATION ON SHEET C5.2.
11. AREA LIGHT. SEE ARCHITECTURAL.
12. CONCRETE PAD (ELEV. 03.20) WITH TABLE. SEE ARCHITECTURAL.
13. SET TOP OF CURB 6" ABOVE ADJACENT EXISTING TOP OF ASPHALT.
14. EXISTING SAS.
15. NEW 4" SAS FROM REFUSE ENCLOSURE TO EXISTING SAS.

DRAINAGE NOTES

1. THE SITE IS A TRACT WITHIN A LARGER DEVELOPMENT AND IS PRESENTLY GRADED AND LANDSCAPED. THE OFFSITE FLOWS ARE LIMITED TO A LANDSCAPED AREA OUTSIDE THE TRACT BUT WITHIN THE LARGER DEVELOPMENT. THESE FLOWS ARE INTERCEPTED BY THE CIRCULAR DRIVE AND ROUTED TO A SIDEWALK CULVERT ON THE SOUTHERLY PROPERTY BOUNDARY. ALL FLOWS ARE ROUTED TO THE LARGER DEVELOPMENT AND THENCE TO GOLF COURSE ROAD.
2. THE SITE IS LOCATED IN PRECIPITATION ZONE 1. THERE IS FLOW INCREASE OF 0.75 AND 0.83 CFS FOR THE 10 YEAR AND 100 YEAR STORMS RESPECTIVELY AND THE 24 HOUR RUNOFF VOLUMES FOR THE 10 YEAR AND 100 YEAR STORM INCREASE BY 1301 AND 1658 CUBIC FEET RESPECTIVELY.
3. THE SITE IS LOCATED IN A 'ZONE X' PER FEMA FIRM MAP NO. 329, DATED NOVEMBER, 2003.
4. TOPO SURVEY DATA SHOWN ON THIS DRAWING WAS OBTAINED BY B&C LAYOUT SERVICES, DATED JANUARY, 2008.

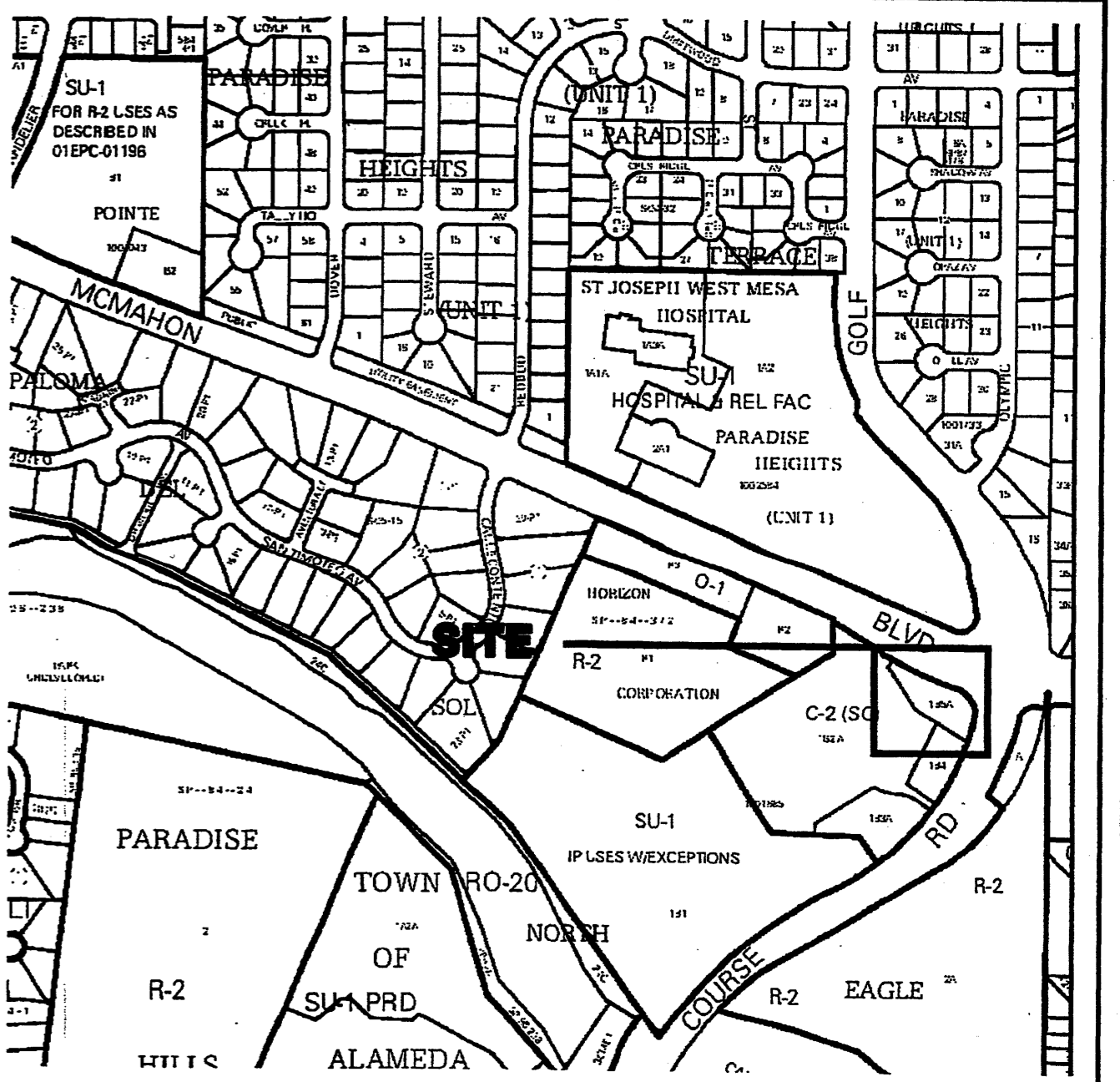
GRADING NOTES

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

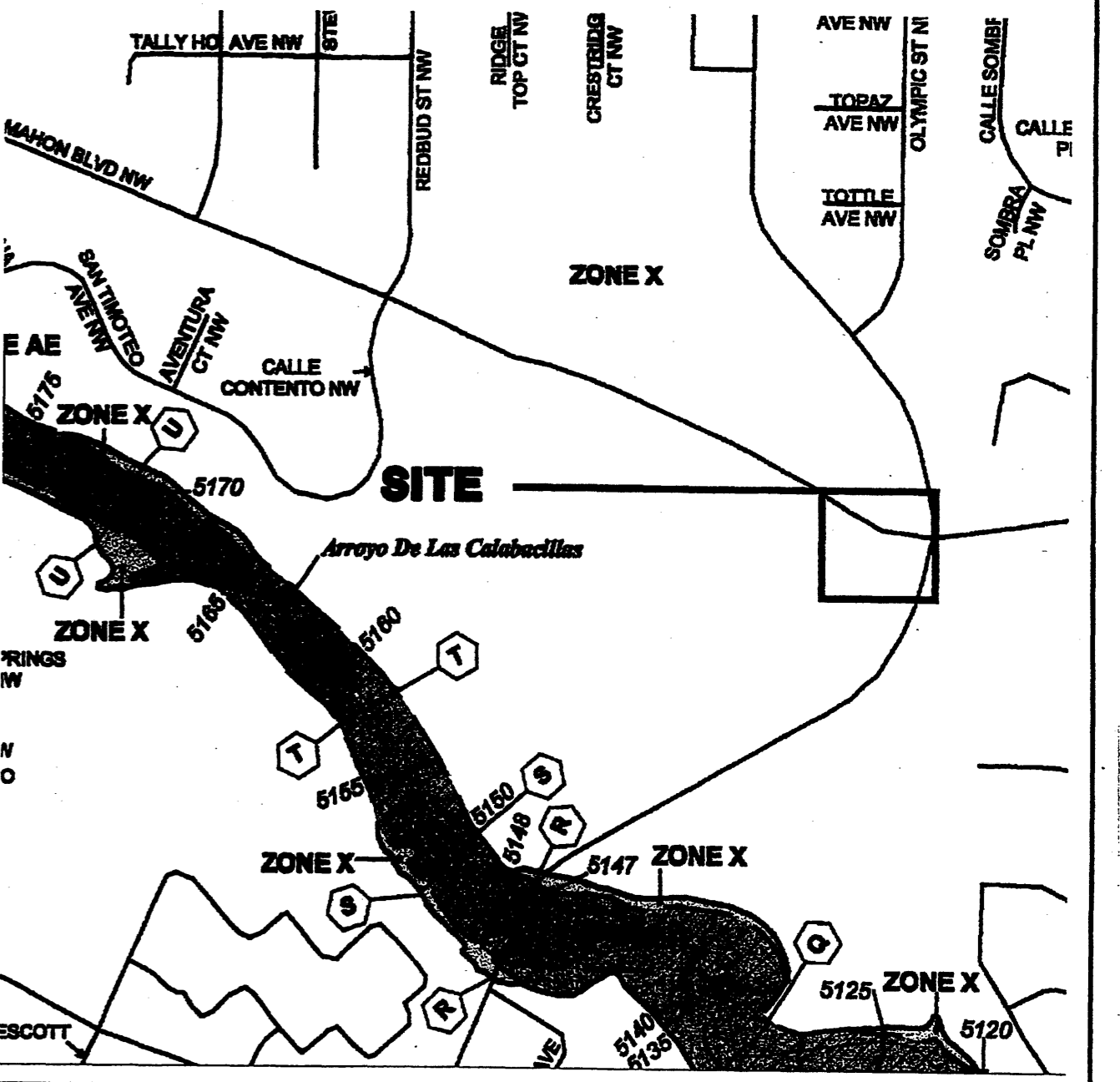
EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERM OR SILT FENCES AT PROPERTY LINES AND WETTING SOIL TO PREVENT IT FROM BLOWING. IF THE SITE IS CONTROLLED BY A SWPPP PLAN, EROSION CONTROL SHALL BE ACCOMPLISHED ACCORDING TO THE PLAN.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE THE APPROPRIATE BARRICADING, TOP SOIL DISTURBANCE AND EXCAVATION PERMITS FROM THE CITY PRIOR TO BEGINNING CONSTRUCTION.

VICINITY MAP A-12



FEMA FIRM PANEL NO. 329



LEGAL DESCRIPTION

TRACT 1B-5, PARADISE NORTH SUBDIVISION

PERMANENT BENCHMARK

ACS 9_A12 ELEVATION 5201.853 (NAVD 1988)

no.	date	remarks	by
REVISIONS			

project title
**BURGER KING
MCMAHON @ GOLF COURSE
ALBUQUERQUE, NM**

sheet title
GRADING & DRAINAGE PLAN

sheet date: 02/11/09 design by: JJB project no.: 0902

BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105

sheet **C5.1** of

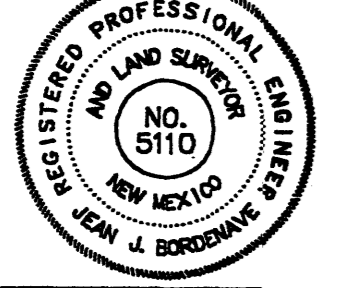
OFFSITE DRAINAGE MAP

OFFSITE DRAINAGE IS LIMITED BY SLOPE AND CURBS TO THE LANDSCAPED AREA IMMEDIATELY ADJACENT TO THE TRACT IN QUESTION. THIS AREA IS SHOWN AS BASIN A IN THE DRAINAGE CALCULATIONS.

ENGINEER'S CERTIFICATION

I, JEAN J. BORDENAVE, NMPE&LS NO. 5110, OF THE FIRM BORDENAVE DESIGNS, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN STAMP DATED [RECORD]. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY, EXCEPTIONS AND/OR QUALIFICATIONS:

THE RECORD INFORMATION PRESENTED ON THE EDITED DESIGN DOCUMENT IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE EDITED DESIGN DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



LEGEND

TBM	TEMPORARY BENCHMARK	GM	GAS MATER
G	GROUND	GV	GAS VALVE
FF	FINISH FLOOR	LP	LIGHT POLE
FG	FINISH GRADE	PP	POWER POLE
FL	FLOWLINE	GW	GUY WIRE
TA	TOP OF ASPHALT	PED	ELEC. OR TEL. PEDESTAL
TCP	TOP OF CONCRETE	RD	ROOF DRAINAGE POINT
TC	TOP OF CURB		FEMA FLOODPLAIN BOUNDARY
TP	TOP OF EARTH PAD		DRAINAGE BASIN BOUNDARY
TS	TOP OF SIDEWALK		EROSION SETBACK LINE
TW	TOP OF WALL		EXISTING CONTOUR
FH	FIRE HYDRANT		PROPOSED CONTOUR
WM	WATER METER	XX.XX	EXISTING SPOT ELEVATION
WV	WATER VALVE	•XX.XX	PROPOSED SPOT ELEVATION
MH	MANHOLE	XXX.XX	RECORD SPOT ELEVATION
CB	CATCH BASIN GRATE		

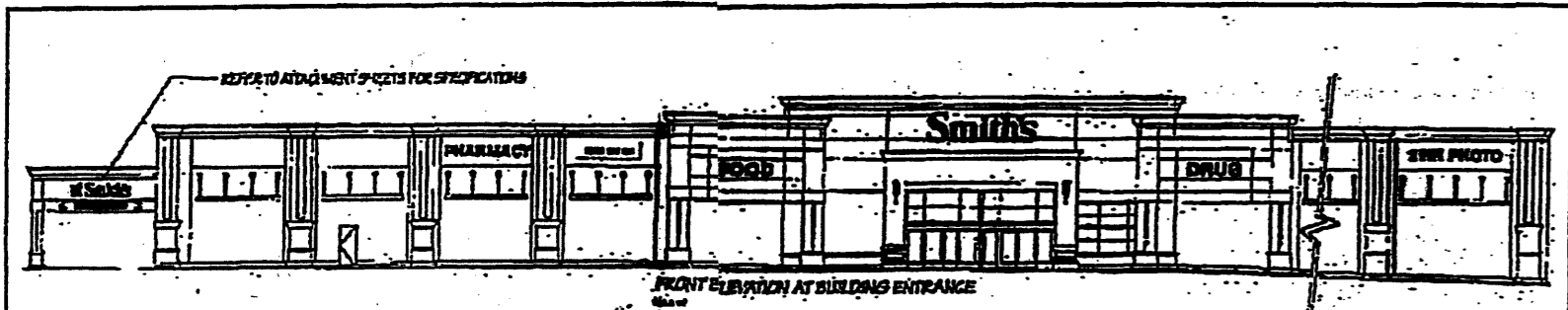
DRAINAGE DATA

CONDITION	RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA (sq. ft.)	EXCESS PRECIPITATION (in.)	PEAK RUNOFF (cfs/acre)	RUNOFF VOLUME (cu. ft.)	RUNOFF RATE (cfs)
EXISTING	10	A	0	0.08	0.24	0	0.00
		B	26532	0.22	0.76	486	0.46
		C	0	0.44	1.49	0	0.00
		D	2565	1.24	2.89	265	0.17
		TOTAL	29097			751	0.63
DEVELOPED	100	A	0	0.44	1.29	0	0.00
		B	26532	0.67	2.03	1481	1.24
		C	0	0.99	2.87	0	0.00
		D	2565	1.97	4.37	421	0.26
		TOTAL	29097			1902	1.49
EXISTING	10	A	0	0.08	0.24	0	0.00
		B	11227	0.22	0.76	206	0.20
		C	0	0.44	1.49	0	0.00
		D	17870	1.24	2.89	1847	1.19
		TOTAL	29097			2052	1.38
DEVELOPED	100	A	0	0.44	1.29	0	0.00
		B	11227	0.67	2.03	627	0.52
		C	0	0.99	2.87	0	0.00
		D	17870	1.97	4.37	2934	1.79
		TOTAL	29097			3560	2.32
EXISTING	100	A	0	0.44	1.29	0	0.00
		B	7895	0.67	2.03	441	0.37
		C	0	0.99	2.87	0	0.00
		D	115	1.97	4.37	19	0.01
		TOTAL	8010			460	0.38

SIDEWALK CULVERT

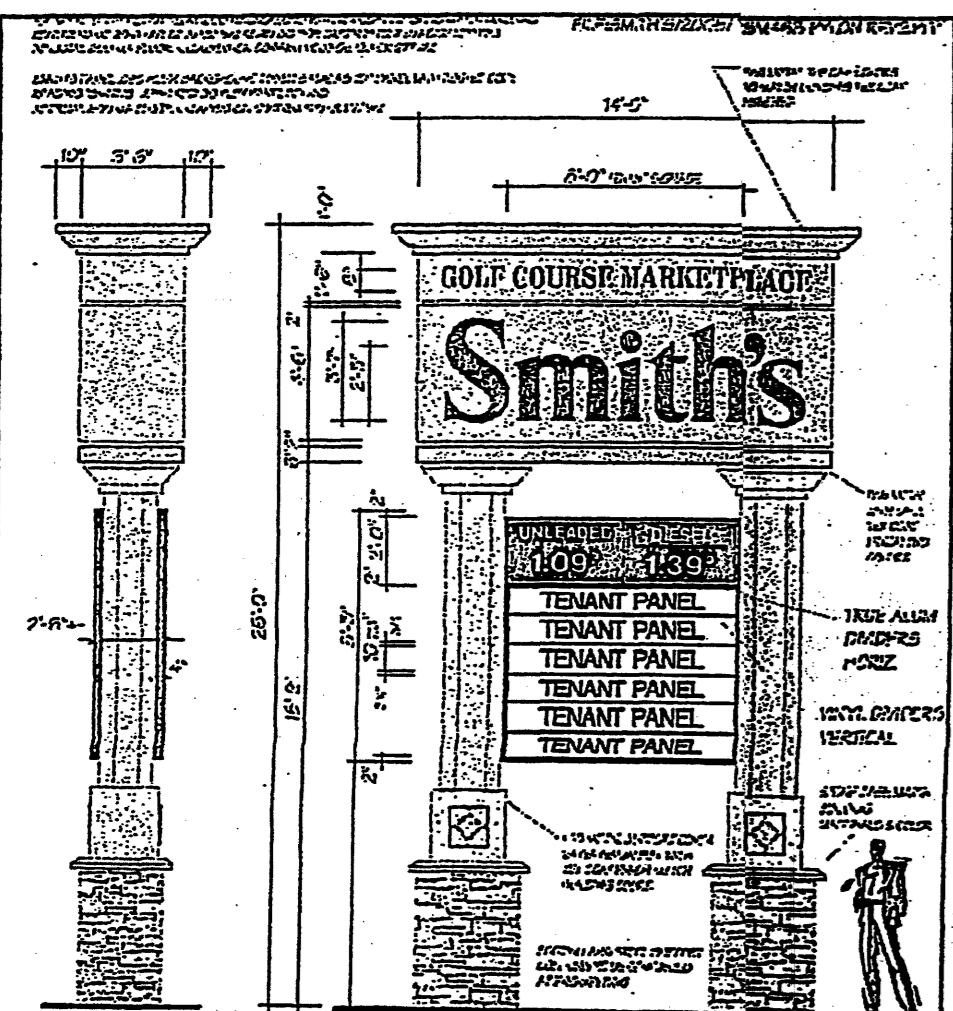
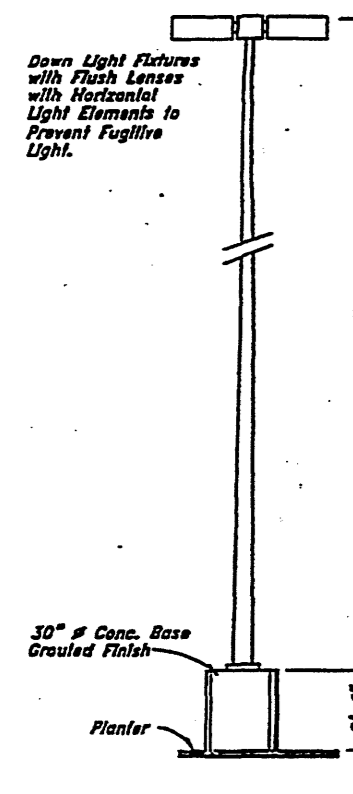
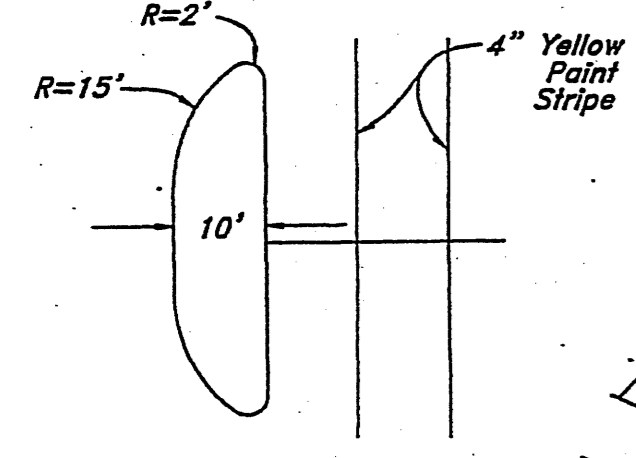
FLOW RATE
 $Q = ((2.03)(11700) + (4.37)(7233))/43560$
= 1.27 CFS

BROAD CRESTED WEIR (C = 2.8)
 $Q = 1.27 = (2.8)L(0.4*1.5)$
L = 1.79 FT.
USE 20"

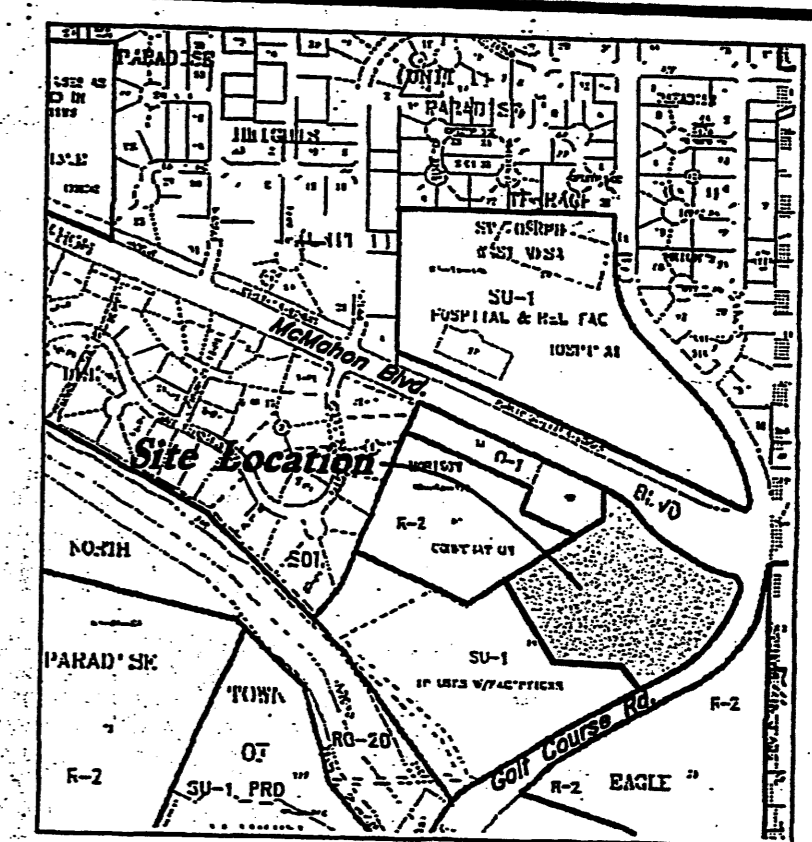
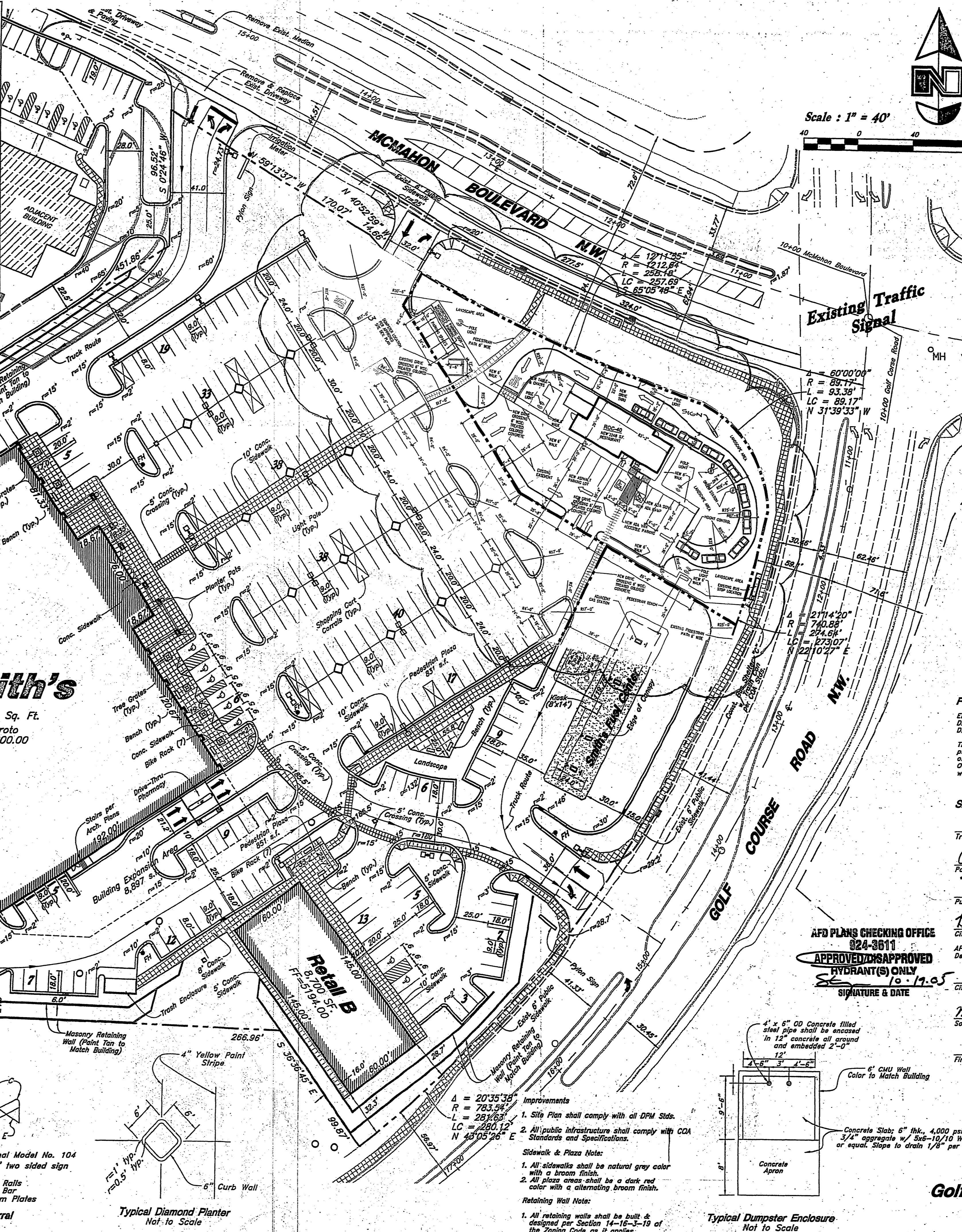


Smith's
FOOD
PHARMACY
1 HR PHOTO

GENERAL NOTES:
FAD. OPEN PAN CHANNEL LETTERS 7/16" DEPTH RETURNS PRE-FINISHED BRONZE
FACES 3/8" TRANSLUCENT RED FLEX 66 # 211 WITH 2" BRONZE TRIM CAP RISE
AT "SMITH'S" LETTERS & "1" BRONZE TRIM CAP AT SMALLER LETTERS
INTERNAL CLEAR RED 2" TUBE AT 2" TO 2-6" LETTERS TO VARIOUS TUBES NEON AT "SMITH'S"
LETTERS 1/2" DIA. 20 MA ILLUMINATION AT 27 M.A.C. (CONFORMING) (SEE SPECIFICATIONS)
SELF-CONTAINED TRANSFORMERS PER 601 IN LETTERS



GoldenWest
ADVERTISING



Scale: 1" = 40'

Site Data Table:

Existing Zone = SU-1 w/ IP uses
Proposed Zone = C-2 (SC)

Site Area = 344,532 s.f. (7.91 acres)

Building Areas:

- Smith's = 57,228 sf
- Restaurant = 2,248 sf
- Retail B = 8,700 sf
- Fuel Center = 68,176 sf

Parking Required:

- Restaurant = 10 stalls
- 1/200 - 8,000 s.f. = 40 stalls
- 1/250 - 45,000 s.f. = 180 stalls
- 1/300 - 12,928 s.f. = 43 stalls

Bus Shelter 10% Reduction = 29 Stalls
Total Required = 244 stalls

Parking Provided = 306 Stalls
(4.43 / 1000)

Handicap Parking Required = 8 stalls
Handicap Parking Provided = 10 stalls

Bicycle Parking Required = 18 stalls
Bicycle Parking Provided = 21 stalls

PROJECT #1001885
EPC Application #: 04EPC-01349
DRB Application #:
DRB Project #:

PROJECT #1001885
EPC Application #: 04EPC-01590

SITE DEVELOPMENT PLAN

Christina Randall Traffic Engineer, Transportation Division	10/11/05 Date
Roger A. Sheen Parks and Recreation Department	10/19/05 Date
Bradley J. Bishop Public Works, Water Utilities Division	10/19/05 Date
Andrew Remick City Engineer, Engineering Division / AMAFCA	2/12/07 Date
Michael Holton City Planner, Albuquerque Planning Division	10/19/05 Date
Fire Department	10/19/05 Date

AFD PLANS CHECKING OFFICE
824-3611
APPROVED/ASAPPROVED
HYDRANT(S) ONLY
10-19-05
SIGNATURE & DATE

Smith's
FOOD & DRUG STORES
#463

Golf Course Road & McMahon Road
Albuquerque, New Mexico

Site Development Plan for Building Permit

Golf Course Marketplace
SVC Golf Course Rd. & McMahon Blvd.
Albuquerque, New Mexico

22 Aug, 2005
SHEET NO. 1

5891001

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
SVC Salt Lake City (801)581-8838 Ogden (801)584-2288 Pro (801)581-8851

Stone Surfacing

- TYPE (1) : "Rebel Red" Decomposed Granite (3/4"-1") Contractor To Submit Sample From Local Source
- TYPE (2) : "Desert Tan" Decomposed Granite (3/4"-1") Contractor To Submit Sample From Local Source
- TYPE (3) : "Desert Tan" Decomposed Granite (2"-3") Contractor To Submit Sample From Local Source

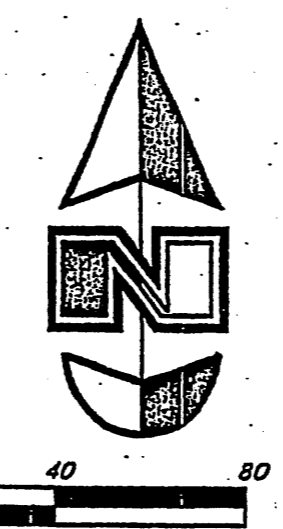
- APPLICATION PROCEDURE :**
- Place pre-emergent herbicide on the grade layer.
 - Place geotextile fabric (if specified).
 - Place 3" minimum decomposed granite to finish grade.
 - Place pre-emergent herbicide on finish grade.

Legend/Miscellaneous

- Person (or equal) 3/16"x4" Steel Edging / Installed Per Manufacturers Recommendations
- Landscape Boulders (3'-9" Diameter) / To Be Of Similar Color To Desert Sand Granite

Landscape Calculations

Total Lot Area =	344,532 s.f.
Total Building Area =	72,928 s.f.
Net Lot Area =	271,604 s.f.
Landscape Requirement =	0.15 15%
Landscape Required =	40,741 s.f.
Total Landscape Provided =	59,649 s.f.
Total Bed Provided =	48,689 s.f.
Total Sod Provided =	11,960 s.f.



Plant List (TREES)

Symbol	Botanical Name	Common Name	Size	Ht.	Spd.
+	<i>Celtis occidentalis</i>	Common Hackberry	2" Caliper	40 Ft.	40 Ft.
o	<i>Cercis reniformis</i>	Oklahoma Redbud	2" Caliper	25 Ft.	25 Ft.
*	<i>Crataegus monogyna</i>	Single-seed Hawthorne	2" Caliper	30 Ft.	8 Ft.
o	<i>Fraxinus velutina</i>	Arizona Ash	2" Caliper	40 Ft.	40 Ft.
o	<i>Pinus aldarica</i>	Alghan Pine	6'-8'	40 Ft.	18 Ft.
o	<i>Pinus flexilis</i>	Limber Pine	6'-8'	30 Ft.	20 Ft.
o	<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Flowering Pear	2" Caliper	25 Ft.	15 Ft.
o	<i>Robinia x. ambigua</i>	Idaho Locust	2" Caliper	40 Ft.	30 Ft.
*	<i>Trachycarpus fortunei wagnerianus</i>	Windmill Palm	8'-10'	15 Ft.	4 Ft.

Plant List (SHRUBS)

Symbol	Botanical Name	Common Name	Size	Ht.	Spd.
o	<i>Agave americana</i>	Century Plant	5 Gallon	6 Ft.	6 Ft.
o	<i>Buxus s. microphylla 'Winter Gem'</i>	Winter Gem Boxwood	5 Gallon	4 Ft.	4 Ft.
o	<i>Caryopteris x. clandonensis</i>	Blue Mist Spiraea	5 Gallon	3 Ft.	3 Ft.
o	<i>Colostomerus buxifolius</i>	Gregg's Cotoneaster	5 Gallon	2 Ft.	3 Ft.
o	<i>Cytisus scoparius</i>	Scotch Broom	5 Gallon	4 Ft.	4 Ft.
o	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gallon	5 Ft.	5 Ft.
o	<i>Hesperaloe parviflora</i>	Red Flowering Yucca	5 Gallon	3 Ft.	4 Ft.
o	<i>Leucosiphium f. 'Green Cloud'</i>	Green Cloud Centaia	5 Gallon	3 Ft.	4 Ft.
o	<i>Photinia fraseri</i>	Red Tip Photinia	5 Gallon	8 Ft.	6 Ft.
o	<i>Rhus trilobata</i>	Three-leaf Sumac	5 Gallon	6 Ft.	6 Ft.
o	<i>Spiraea bunaida 'Neon Flash'</i>	Neon Flash Spiraea	5 Gallon	4 Ft.	4 Ft.
o	<i>Yucca brevifolia</i>	Joshua Tree	15 Gallon	15 Ft.	15 Ft.
o	<i>Yucca filamentosa</i>	Adams Needle	5 Gallon	3 Ft.	3 Ft.

Plant List (GRASSES)

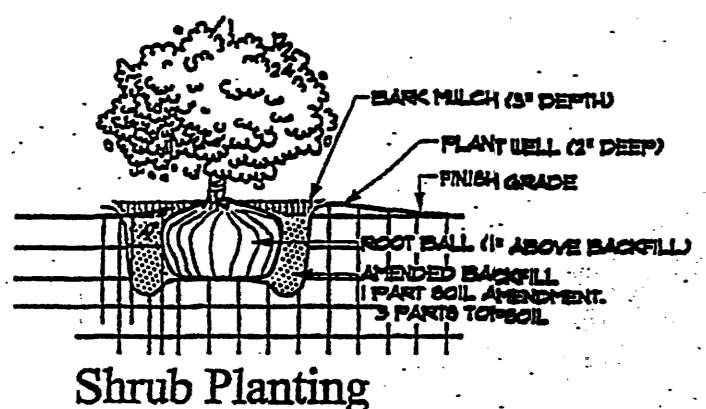
Symbol	Botanical Name	Common Name	Size	Ht.	Spd.
o	<i>Cortaderia sellosiana</i>	Pampas Grass	1 Gallon	12 Ft.	9 Ft.
o	<i>Miscanthus gracillimus</i>	Gracillimus Maiden Grass	1 Gallon	5 Ft.	8 Ft.
o	<i>Muhlenbergia rigida</i>	Purple Muhly	1 Gallon	2 Ft.	3 Ft.

Planting Notes

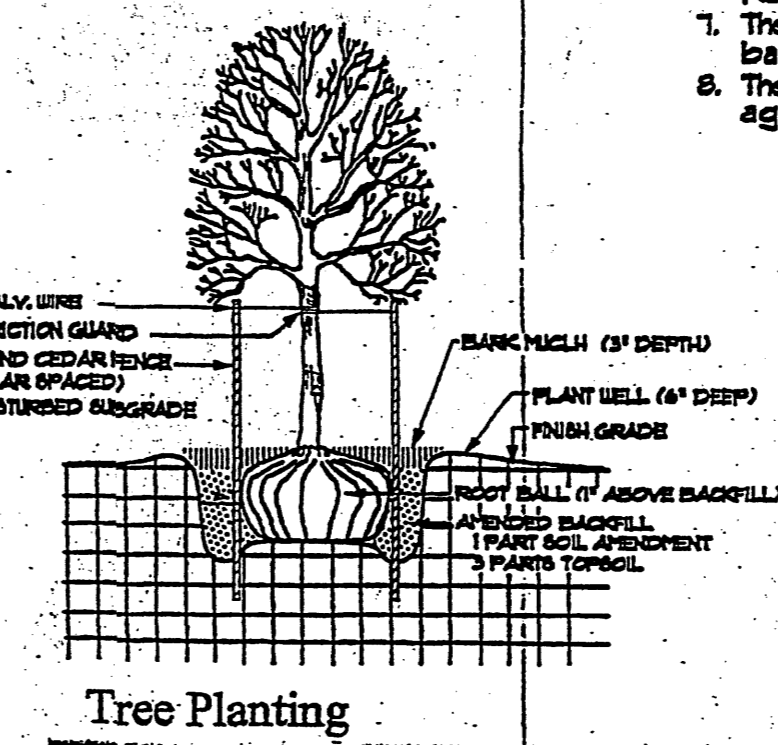
- All landscaped areas shall receive topsoil and/or fill material to provide a rough grade at (4) inches below ultimate finish grade, allowing for the weed barrier fabric and gravel surfacing installation.
- All plant material holes shall be dug twice the diameter of the rootball and (6) inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil, to 1 part native soil, to 1 part humus mulch additive and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub and tree wells shall receive a (3) inch minimum depth of stone surfacing as specified. The stone surfacing shall be placed immediately following the installation of the weed barrier fabric.
- All areas where different types of stone surfacing are to be used shall be separated with 3/16"x4" steel edging, and shall be installed per manufacturer's recommendations.
- All landscape boulders shall be of similar color and shape previously used on the site.
- The project shall be swept clean of dirt and debris prior to completion of the project.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of final completion and acceptance.
- The landscape contractor shall be responsible for completing all maintenance requirements, as outlined in the project specifications.

General Notes

- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.
- The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and groundcovers shall be triangular and equally spaced.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specification.
- The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the root balls shall be planted flush with the finish grade.
- The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, wells, etc.



Shrub Planting



Tree Planting

Smith's
57,228 Sq. Ft.
R-Prota
FF=5200.00

Retail B
2,700 Sq. Ft.
FF=5194.00

IRRIGATION NOTES:

Irrigation shall be a complete underground system with:
 Trees to receive (5) 1.0 GPM Emitters.
 Shrubs to receive (2) 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.

LANDSCAPE NOTES:

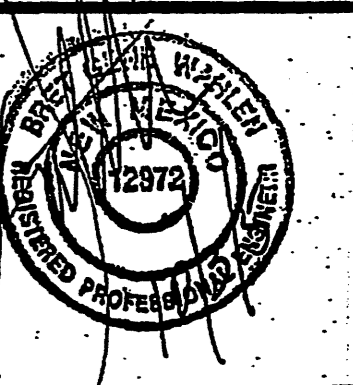
Landscape maintenance shall be the responsibility of the Property Owner.
 It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Waste Water Ordinance, planting restriction approach.
 Approval of this plan does not constitute or imply exemption from waste water provisions of the Water Conservation Landscaping and Waste Water Ordinance. Water management is the sole responsibility of the Property Owner.

Smith's
FOOD & DRUG STORES
#463

Golf Course Road & McMahon Road
Albuquerque, New Mexico

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)321-8229 Ogden (801)321-2288 Fax (801)321-9551

Preliminary Landscape Plan
Golf Course Marketplace
SWC Golf Course Rd. & McMahon Blvd.
Albuquerque, New Mexico



22 Aug, 2005
SHEET NO. **4**
SUC463G

T:\mc463\dwg\463-11.dwg, 8/22/2005 8:02:47 PM, bryant

KEYED NOTES

1. TURNDOWN SIDEWALK. SEE DETAIL SHEET C5.2.
2. SIDEWALK. SEE DETAIL SHEET C5.2.
3. CURB & GUTTER. SEE DETAIL SHEET C5.2.
4. HEADER CURB. SEE DETAIL SHEET C5.2.
5. ASPHALT PAVEMENT - LIGHT DUTY. SEE DETAIL SHEET C5.2.
6. COLORED, TEXTURED CONCRETE SIDEWALK. SEE ARCHITECTURAL.
7. EXISTING ASPHALT PAVEMENT, TO REMAIN. BROKEN HATCHED AREA.
8. LANDSCAPE
9. 20" WIDE SIDEWALK CULVERT. ALIGN WITH DOWNSPOUT. SEE DETAIL SHEET C5.2.
10. REFUSE ENCLOSURE. SEE GRADING INFORMATION ON SHEET C5.2.
11. AREA LIGHT. SEE ARCHITECTURAL.
12. CONCRETE PAD (ELEV. 03.20) WITH TABLE. SEE ARCHITECTURAL.
13. SET TOP OF CURB 6" ABOVE ADJACENT EXISTING TOP OF ASPHALT.

DRAINAGE NOTES

1. THE SITE IS A TRACT WITHIN A LARGER DEVELOPMENT AND IS PRESENTLY GRADED AND LANDSCAPED. THE OFFSITE FLOWS ARE LIMITED TO A LANDSCAPED AREA OUTSIDE THE TRACT BUT WITHIN THE LARGER DEVELOPMENT. THESE FLOWS ARE INTERCEPTED BY THE CIRCULAR DRIVE AND ROUTED TO A SIDEWALK CULVERT ON THE SOUTHERLY PROPERTY BOUNDARY. ALL FLOWS ARE ROUTED TO THE LARGER DEVELOPMENT AND THENCE TO GOLF COURSE ROAD.
2. THE SITE IS LOCATED IN PRECIPITATION ZONE 1. THERE IS FLOW INCREASE OF 0.75 AND 0.83 CFS FOR THE 10 YEAR AND 100 YEAR STORMS RESPECTIVELY AND THE 6 HOUR RUNOFF VOLUMES FOR THE 10 YEAR AND 100 YEAR STORM INCREASE BY 1301 AND 1658 CUBIC FEET RESPECTIVELY.
3. THE SITE IS LOCATED IN A 'ZONE X' PER FEMA FIRM MAP NO. 329, DATED NOVEMBER, 2003.
4. TOPO SURVEY DATA SHOWN ON THIS DRAWING WAS OBTAINED BY B&C LAYOUT SERVICES, DATED JANUARY, 2008.

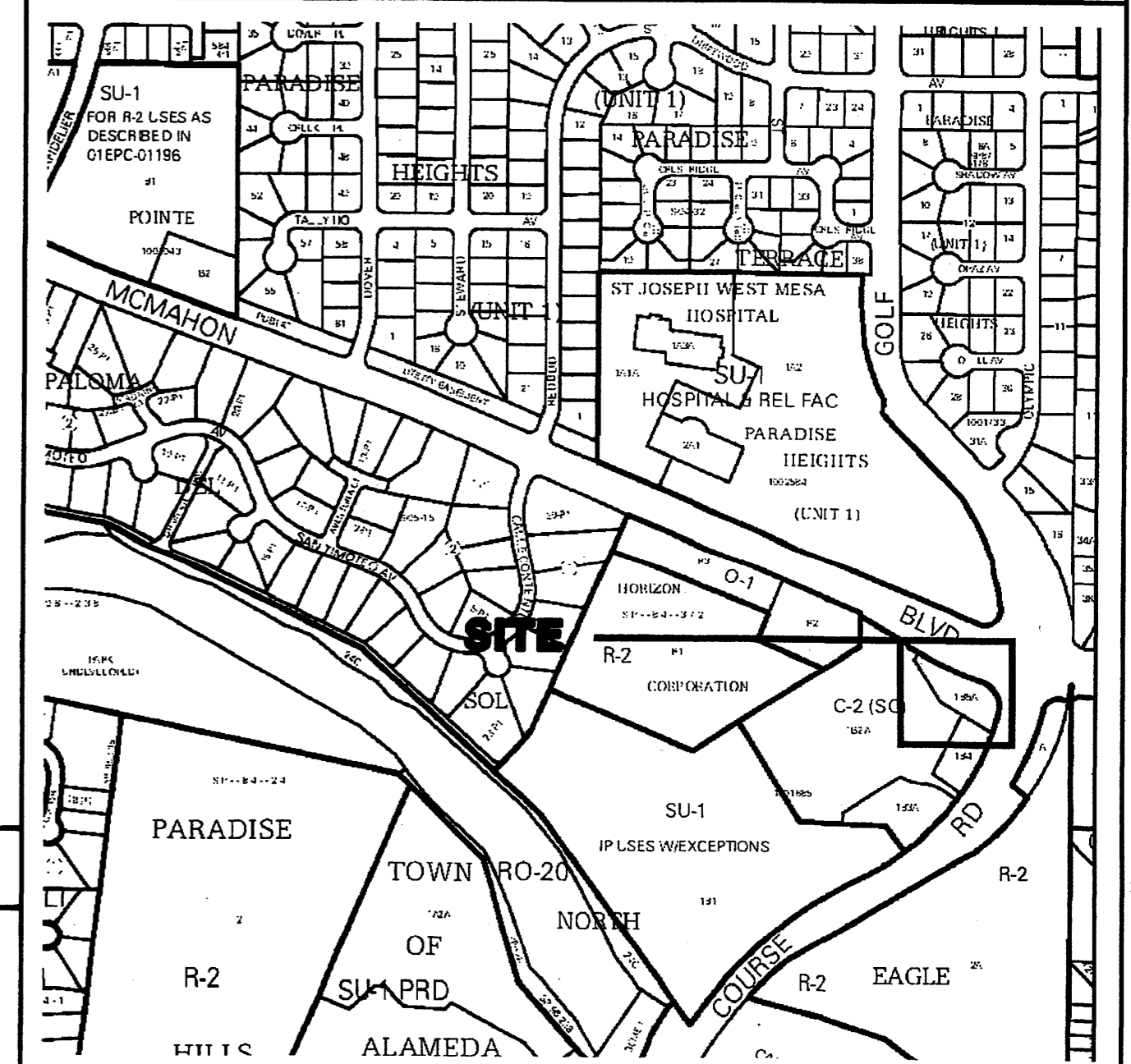
GRADING NOTES

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

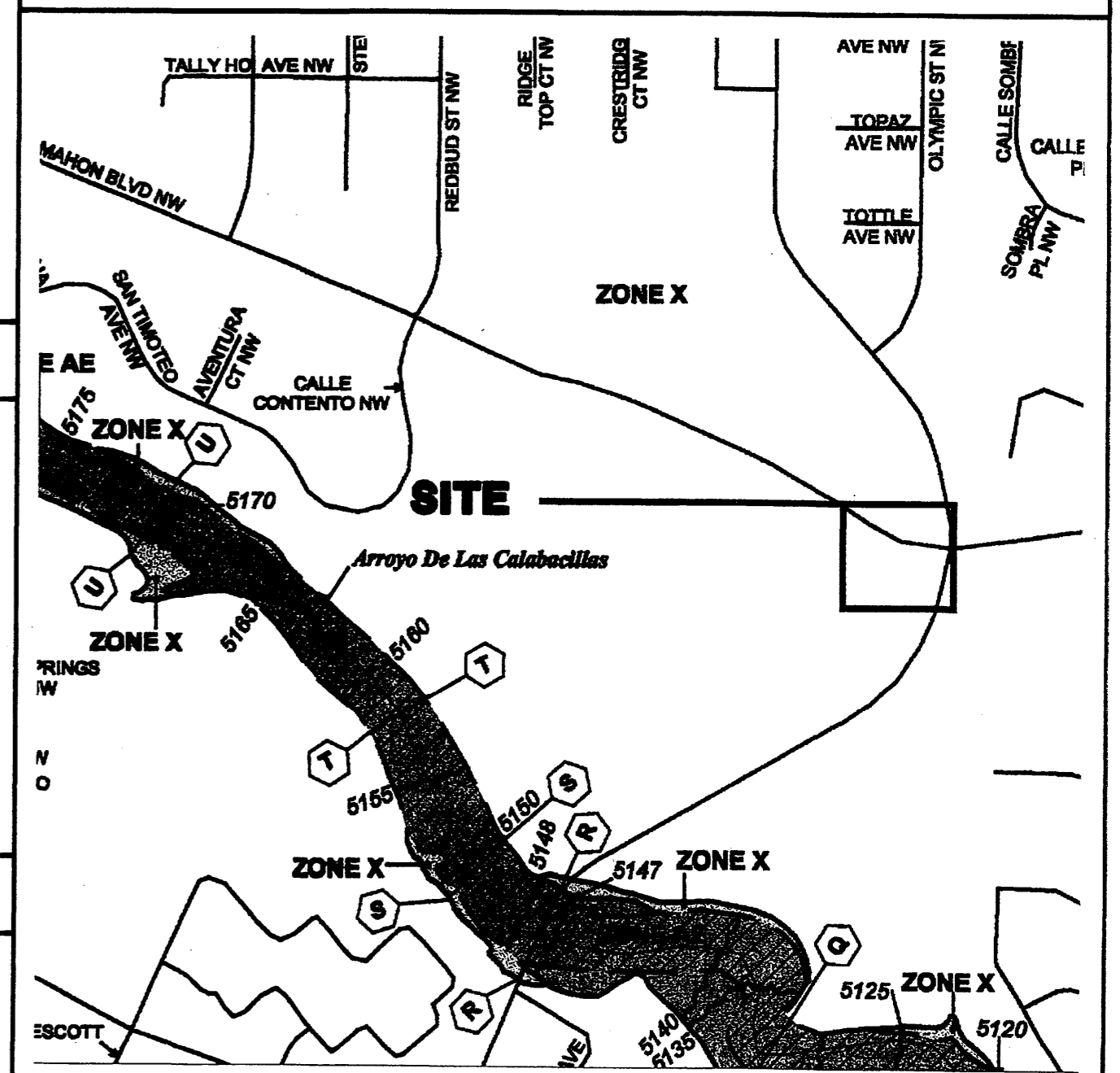
EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND WETTING SOIL TO PREVENT IT FROM BLOWING. IF THE SITE IS CONTROLLED BY A SWPPP PLAN, EROSION CONTROL SHALL BE ACCOMPLISHED ACCORDING TO THE PLAN.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE THE APPROPRIATE BARRICADING, TOP SOIL DISTURBANCE AND EXCAVATION PERMITS FROM THE CITY PRIOR TO BEGINNING CONSTRUCTION.

VICINITY MAP A-12



FEMA FIRM PANEL NO. 329



LEGAL DESCRIPTION

TRACT 1B-5, PARADISE NORTH SUBDIVISION

PERMANENT BENCHMARK

ACS 9_A12 ELEVATION 5201.853 (NAVD 1988)

no.	date	remarks	by
REVISIONS			

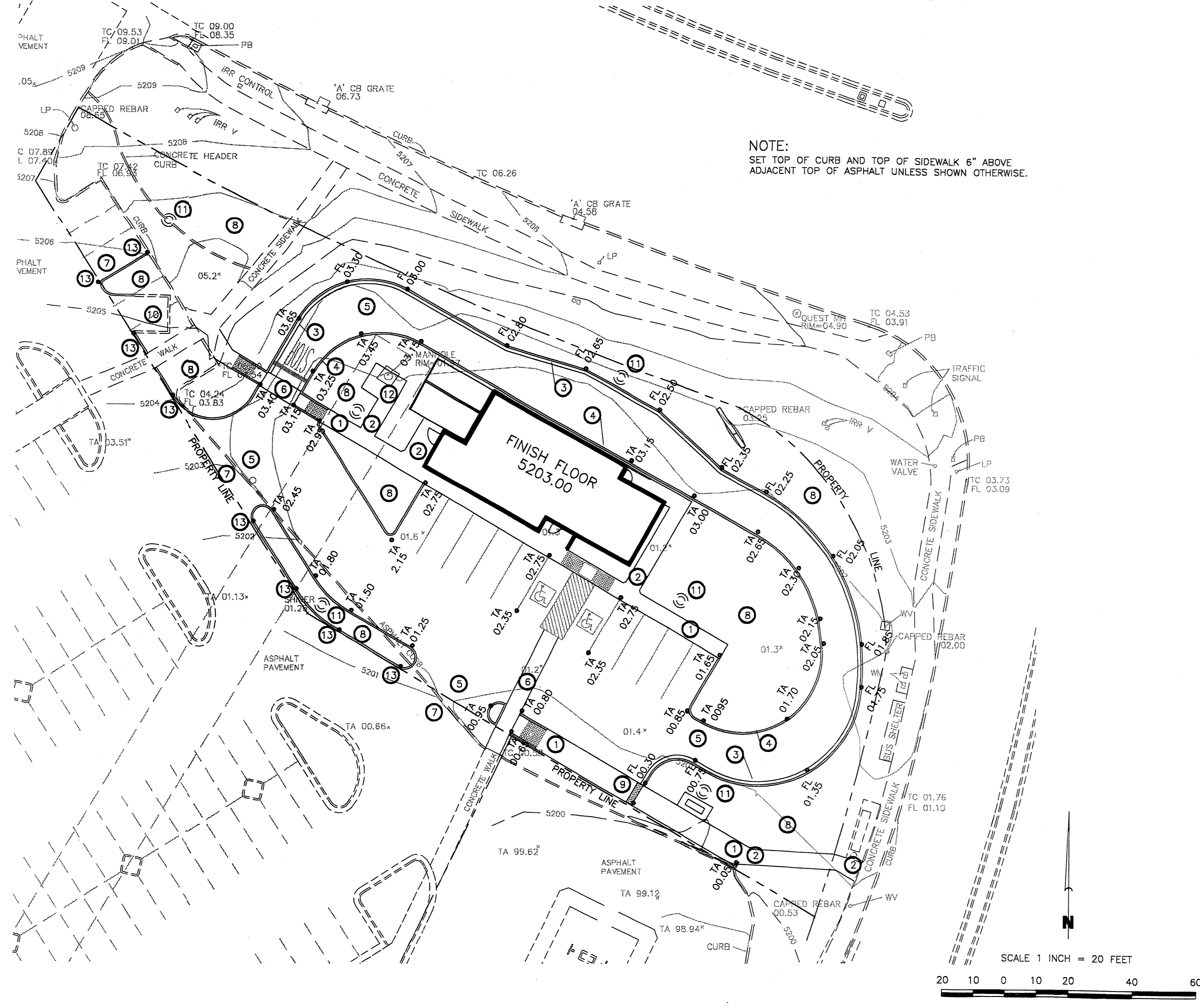
project title
**BURGER KING
MCMAHON @ GOLF COURSE
ALBUQUERQUE, NM**

sheet title
GRADING & DRAINAGE PLAN

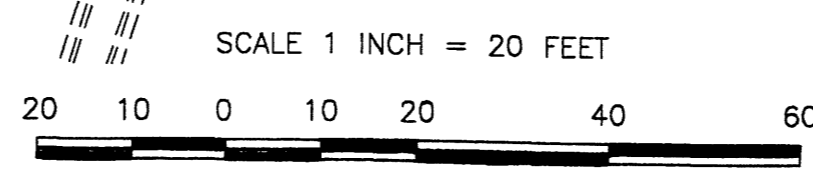
sheet date: 01/28/09 design by: JUB project no.: 0902

BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105

sheet **C5.1**



NOTE:
SET TOP OF CURB AND TOP OF SIDEWALK 6" ABOVE ADJACENT TOP OF ASPHALT UNLESS SHOWN OTHERWISE.



OFFSITE DRAINAGE MAP

OFFSITE DRAINAGE IS LIMITED BY SLOPE AND CURBS TO THE LANDSCAPED AREA IMMEDIATELY ADJACENT TO THE TRACT IN QUESTION. THIS AREA IS SHOWN AS BASIN A IN THE DRAINAGE CALCULATIONS.

ENGINEER'S CERTIFICATION

I, JEAN J. BORDENAVE, NMPE&LS NO. 5110, OF THE FIRM BORDENAVE DESIGNS, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN STAMP DATED _____. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. EXCEPTIONS AND/OR QUALIFICATIONS:

THE RECORD INFORMATION PRESENTED ON THE EDITED DESIGN DOCUMENT IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE EDITED DESIGN DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



LEGEND

TBM	TEMPORARY BENCHMARK	GM	GAS METER
G	GROUND	GV	GAS VALVE
FF	FINISH FLOOR	LP	LIGHT POLE
FG	FINISH GRADE	PP	POWER POLE
FL	FLOWLINE	GW	GUY WIRE
TA	TOP OF ASPHALT	PED	ELEC. OR TEL. PEDESTAL
TCP	TOP OF CONCRETE	RD	ROOF DRAINAGE POINT
TC	TOP OF CURB		FEMA FLOODPLAIN BOUNDARY
TP	TOP OF EARTH PAD		DRAINAGE BASIN BOUNDARY
TS	TOP OF SIDEWALK		EROSION SETBACK LINE
TW	TOP OF WALL		EXISTING CONTOUR
FH	FIRE HYDRANT		PROPOSED CONTOUR
WM	WATER METER	XX.XX	EXISTING SPOT ELEVATION
WV	WATER VALVE	•XX.XX	PROPOSED SPOT ELEVATION
MH	MANHOLE	XX.XX	RECORD SPOT ELEVATION
CB	CATCH BASIN GRATE		

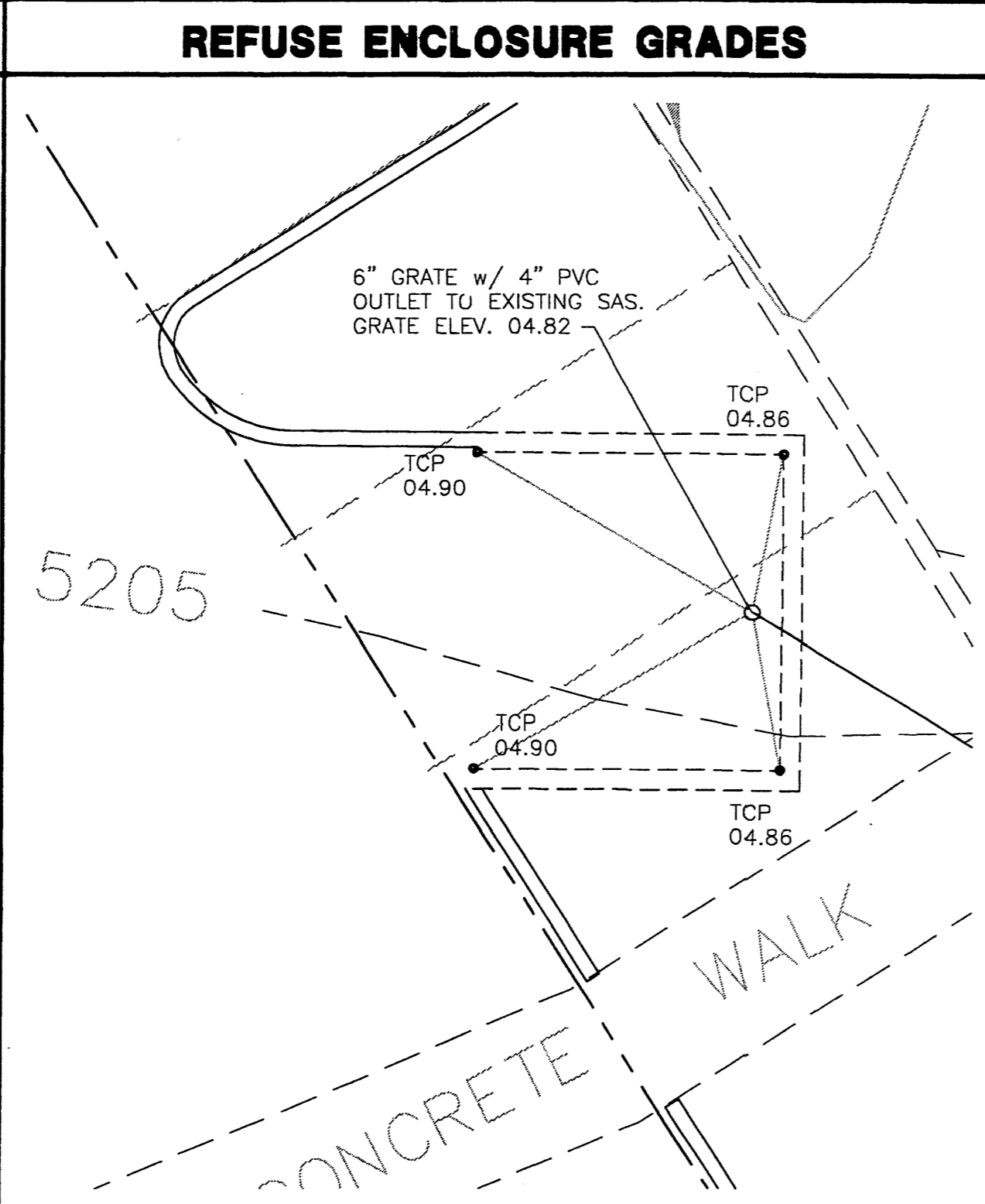
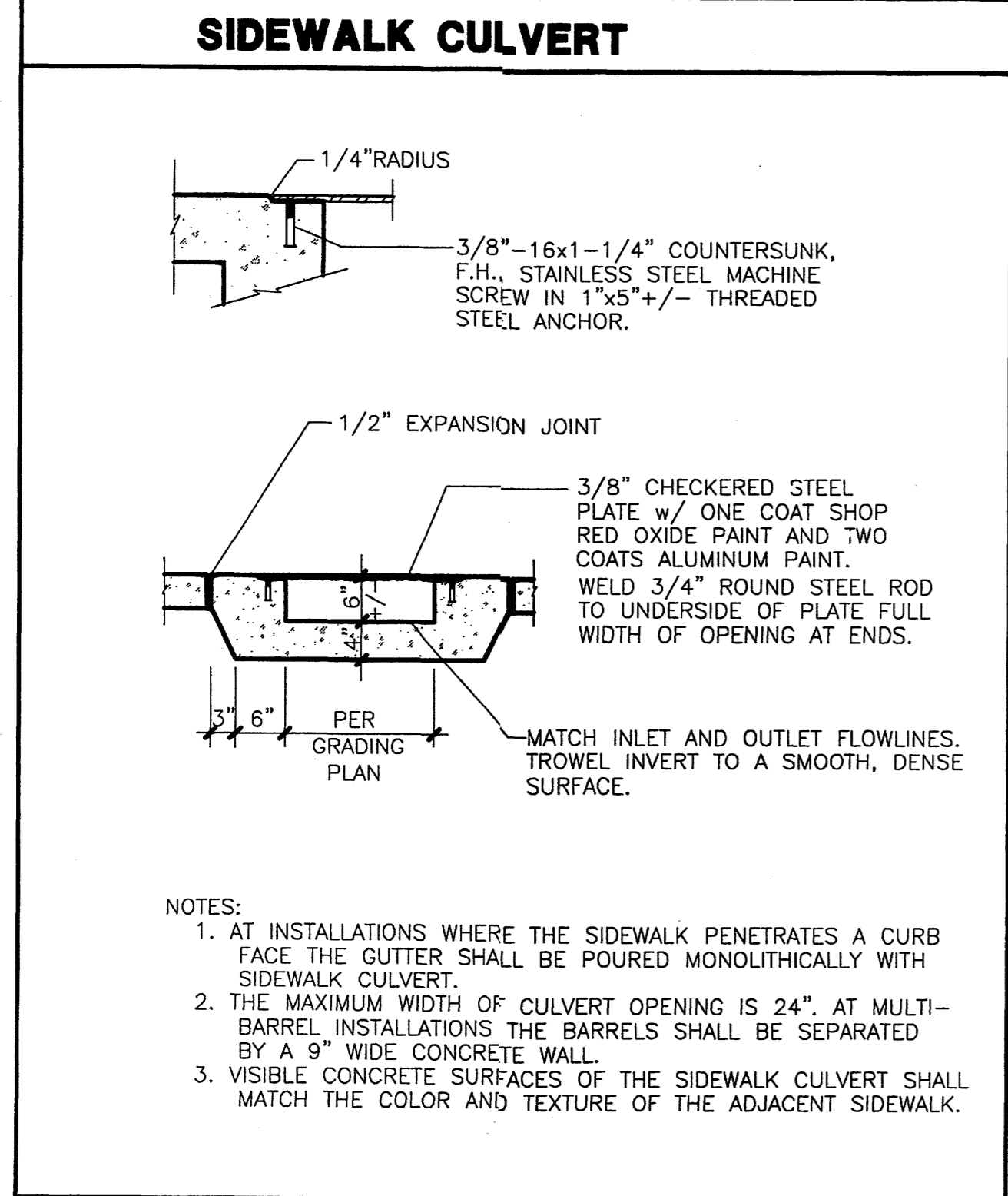
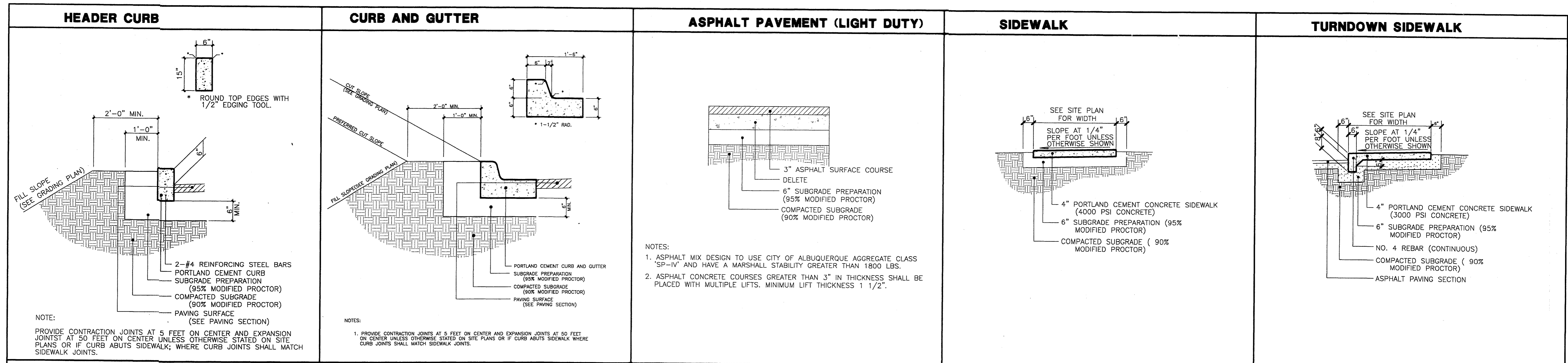
DRAINAGE DATA

CONDITION	RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
	year	(table 4)	sq. ft.	in.	cfs/acre	cu. ft.	cfs
EXISTING	10	A	0	0.08	0.24	0	0.00
		B	26532	0.22	0.76	486	0.46
		C	0	0.44	1.48	0.00	0.00
		D	2565	1.24	2.89	265	0.17
TOTAL		29097			751	0.63	
DEVELOPED	100	A	0	0.44	1.29	0	0.00
		B	26532	0.67	2.03	1481	1.24
		C	0	0.99	2.87	0	0.00
		D	2565	1.97	4.37	421	0.26
TOTAL		29097			1902	1.49	
EXISTING	10	A	0	0.08	0.24	0	0.00
		B	11227	0.22	0.76	206	0.20
		C	0	0.44	1.48	0	0.00
		D	17870	1.24	2.89	1847	1.19
TOTAL		29097			2052	1.38	
DEVELOPED	100	A	0	0.44	1.29	0	0.00
		B	11227	0.67	2.03	627	0.52
		C	0	0.99	2.87	0	0.00
		D	17870	1.97	4.37	2934	1.79
TOTAL		29097			3560	2.32	
EXISTING	100	A	0	0.44	1.29	0	0.00
		B	7895	0.67	2.03	441	0.37
		C	0	0.99	2.87	0	0.00
		D	115	1.97	4.37	19	0.01
TOTAL		8010			460	0.38	

SIDEWALK CULVERT

FLOW RATE
 $Q = ((2.03)(11700) + (4.37)(7233))/43560$
 = 1.27 CFS

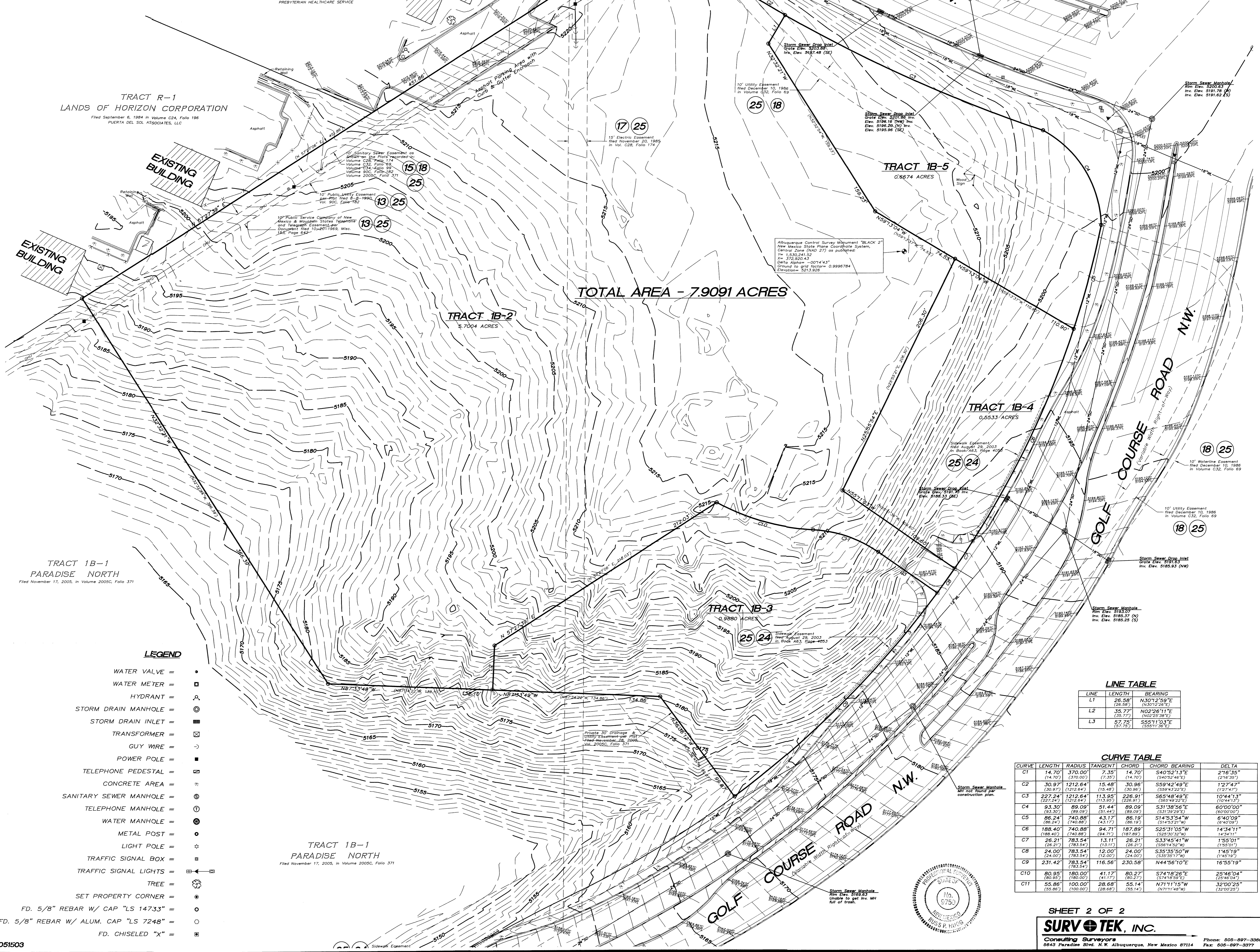
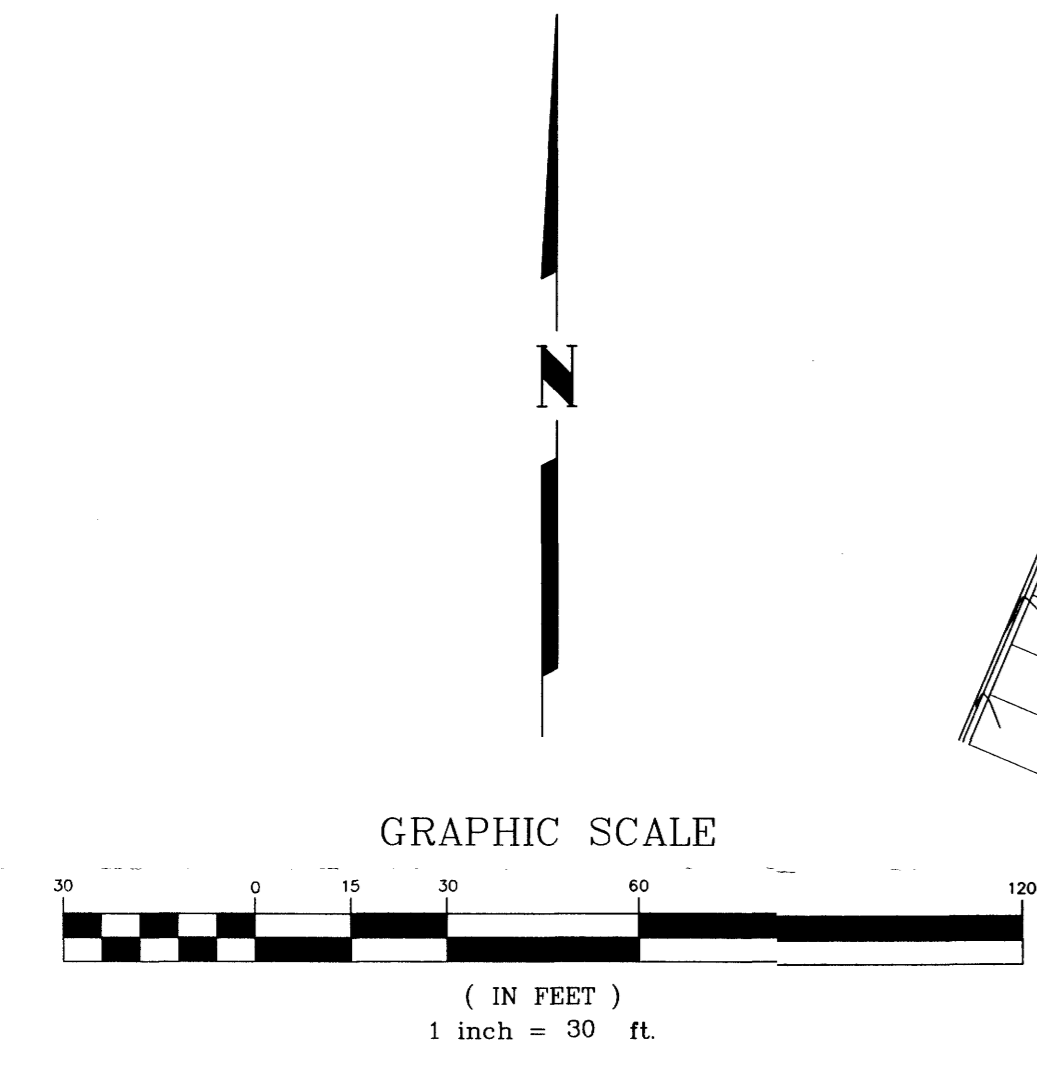
BROAD CRESTED WEIR (C = 2.8)
 $Q = 1.27 = (2.8)L(0.4*1.5)$
 L = 1.79 FT.
 USE 20"



no.	date	remarks	by
REVISIONS			
project title BURGER KING MCMAHON @ GOLF COURSE ALBUQUERQUE, NM			
sheet title GRADING & DRAINAGE PLAN			
sheet date	design by	project no.	
02/11/09	JJB	0902	
BORDENAVE DESIGNS P.O. BOX 91194, ALBUQUERQUE, NM 87199 (505)823-1344 FAX (505)821-9105			sheet C5.2 of

EXISTING SITE
CONDITIONS
MAP

ALTA / A.C.S.M. LAND TITLE SURVEY FOR
TRACTS 1B-2, 1B-3, 1B-4 AND 1B-5
PARADISE NORTH
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2005



LEGEND

- WATER VALVE = ●
- WATER METER = □
- HYDRANT = ⊕
- STORM DRAIN MANHOLE = ⊙
- STORM DRAIN INLET = ⊞
- TRANSFORMER = ⊠
- GUY WIRE = ⊖
- POWER POLE = ⊡
- TELEPHONE PEDESTAL = ⊞
- CONCRETE AREA = ⊞
- SANITARY SEWER MANHOLE = ⊙
- TELEPHONE MANHOLE = ⊙
- WATER MANHOLE = ⊙
- METAL POST = ⊙
- LIGHT POLE = ⊙
- TRAFFIC SIGNAL BOX = ⊞
- TRAFFIC SIGNAL LIGHTS = ⊞
- TREE = ⊙
- SET PROPERTY CORNER = ⊙
- FD. 5/8" REBAR W/ CAP "LS 14733" = ⊙
- FD. 5/8" REBAR W/ ALUM. CAP "LS 7248" = ⊙
- FD. CHISELED "X" = ⊞

LINE TABLE

LINE	LENGTH	BEARING
L1	26.58	N3072°59'E
L2	35.77	N0228°11'E
L3	57.75	S55°11'03"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	14.701	370.001	7.351	14.701	S40°52'13"E	276°35"
C2	30.97	1212.64	15.48	30.96	S59°42'49"E	127°42"
C3	227.24	1212.64	113.95	226.91	S65°48'49"E	104°41"
C4	93.30	89.09	51.44	89.09	S31°58'56"E	60°00'00"
C5	86.24	740.88	43.12	86.19	S14°33'54"W	6°40'00"
C6	188.40	740.88	94.71	187.89	S25°31'05"W	14°34'11"
C7	26.21	783.54	13.11	26.21	S33°45'41"W	1°55'01"
C8	24.00	783.54	12.00	24.00	S35°35'50"W	1°45'19"
C9	231.42	783.54	116.56	230.58	N44°56'10"E	16°55'19"
C10	80.95	180.00	41.17	80.23	S74°18'26"E	25°46'04"
C11	55.86	100.00	28.68	55.14	N77°11'15"W	32°00'25"

