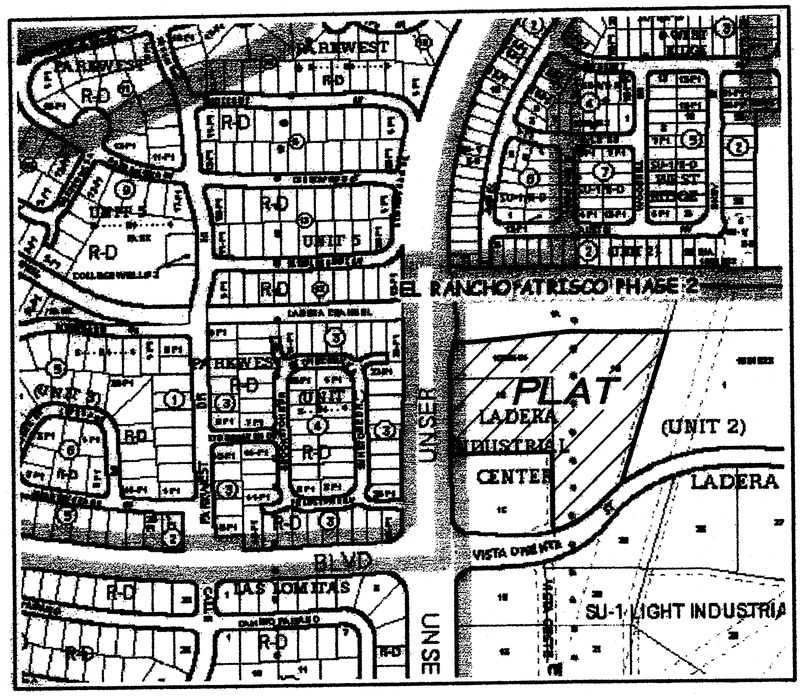


VICINITY MAP

Not to Scale

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone – NAD 83).
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 that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page: H–9–Z

PURPOSE OF PLAT

The purpose of this plat is to

A. Eliminate the existing interior tract/lot lines and subdivide into four (4) new Lots as shown hereon.

B. Grant the new easements as shown hereon.

SUBDIVISION DATA

1. Total number of existing Lots: 2
2. Total number of Lots created: 4
3. Gross Subdivision acreage: 7.0919 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 100905949834110203
100905946633610204
CAP II 98th unser llc

1-26-12

Bernalillo County Treasurer — Date

PUBLIC UTILITY EASEMENTS

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (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 transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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
NMPS No. 9750
December 1, 2011

PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — No. 9750 — RUSS P. HUGG

PLAT OF
LOTS 1-B-1, 1-B-2, 1-B-3 AND 1-B-4
LADERA INDUSTRIAL CENTER

(BEING A REPLAT OF LOTS 1–B AND 1–D, LADERA INDUSTRIAL CENTER)
WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011

PROJECT NUMBER: 1002404

Application Number:

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	12-16-11 Date
New Mexico Gas Company	12-15-2011 Date
QWest Corporation d/b/a CenturyLink QC	12.15.11 Date
Comcast	12.16.11 Date

CITY APPROVALS:

City Surveyor, Department of Municipal Development	12-8-11 Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	12-21-11 Date
ABCWUA	12/21/11 Date
Parks and Recreation Department	12-21-11 Date
AMAFCA	1-24-12 Date
City Engineer	1-24-12 Date
DRB Chairperson, Planning Department	1-24-12 Date

DOC# 2012007361
01/26/2012 09:30 AM Page: 1 of 4
PLAT R:$25.00 B: 2012C P: 0007 M. Toulous Olivere, Bernalillo Co

SHEET 1 OF 4

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-8398
Fax: 505-897-3977

070900_SHTS 1–3. DWG

PLAT OF
LOTS 1-B-1, 1-B-2, 1-B-3 AND 1-B-4
LADERA INDUSTRIAL CENTER

(BEING A REPLAT OF LOTS 1–B AND 1–D, LADERA INDUSTRIAL CENTER)

WITHIN

THE TOWN OF ATRISCO GRANT

IN

PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2011

LEGAL DESCRIPTION

All of Lots One–B (1–B) and One–D (1–D), LADERA INDUSTRIAL CENTER as the same are shown and designated on the plat entitled "SUBDIVISION PLAT OF LOTS 1–A, 1–B, 1–C AND 1–D, LADERA INDUSTRIAL CENTER, BEING A REPLAT OF LOT 1, LADERA INDUSTRIAL CENTER SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 9, T. 10 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 June 24, 2004 in Plat Book 2004C, page 194.

Said parcel contains 7.0919 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOTS 1–B–1, 1–B–2, 1–B–3 AND 1–B–4, LADERA INDUSTRIAL CENTER (BEING A REPLAT OF LOTS 1–B AND 1–D, LADERA INDUSTRIAL CENTER) WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 9, TOWNSHIP 10 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 grant all private and public 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)

PETERSON INV–98TH/UNSER, L.L.C.
a New Mexico limited liability company
By: JMD Partnership Ltd. Liability Co., Its Managing Member

By: Douglas H. Peterson, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 7TH day of December, 2011, by Douglas H. Peterson.

Notary Public

January 28, 2015
My commission expires

OFFICIAL SEAL
Nikole T. Schnopp
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 01-28-2015

Documents used in the preparation of this survey are as follows:

A. Plat entitled "PLAT OF LOTS 1 AND 2, LADERA INDUSTRIAL CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DECEMBER 1992", filed February 12, 1993, in Volume 93C, Folio 39, records of Bernalillo County, New Mexico.

B. Plat entitled "EL RANCHO ATRISCO, PHASE II, TRACTS A–1 AND B–1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, NOVEMBER, 1986", filed February 12, 1987, in Volume C32, Folio 185, records of Bernalillo County, New Mexico.

C. Plat entitled "EL RANCHO ATRISCO, PHASE III, TRACTS 5–A, 6–A AND THE BIKE AND JOGGING TRAIL, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, NOVEMBER, 1986", filed February 12, 1987, in Volume C32, Folio 184, records of Bernalillo County, New Mexico.

D. Plat entitled "SUBDIVISION PLAT OF LOTS 1–A, 1–B, 1–C AND 1–D, LADERA INDUSTRIAL CENTER, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER, 2003", filed June 24, 2004, in Volume 2004C, Folio 194, records of Bernalillo County, New Mexico.

E. Title Report prepared for this property by Commonwealth Land Title Insuance Company, Commitment for Title Insurance No. 6218001955, dated November 27, 2006.

DOC# 2012007361
01/26/2012 09:30 AM Page: 2 of 4
tyPLAT R:$25.00 B: 2012C P: 0007 M. Toulous Olivere, Bernalillo Co.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

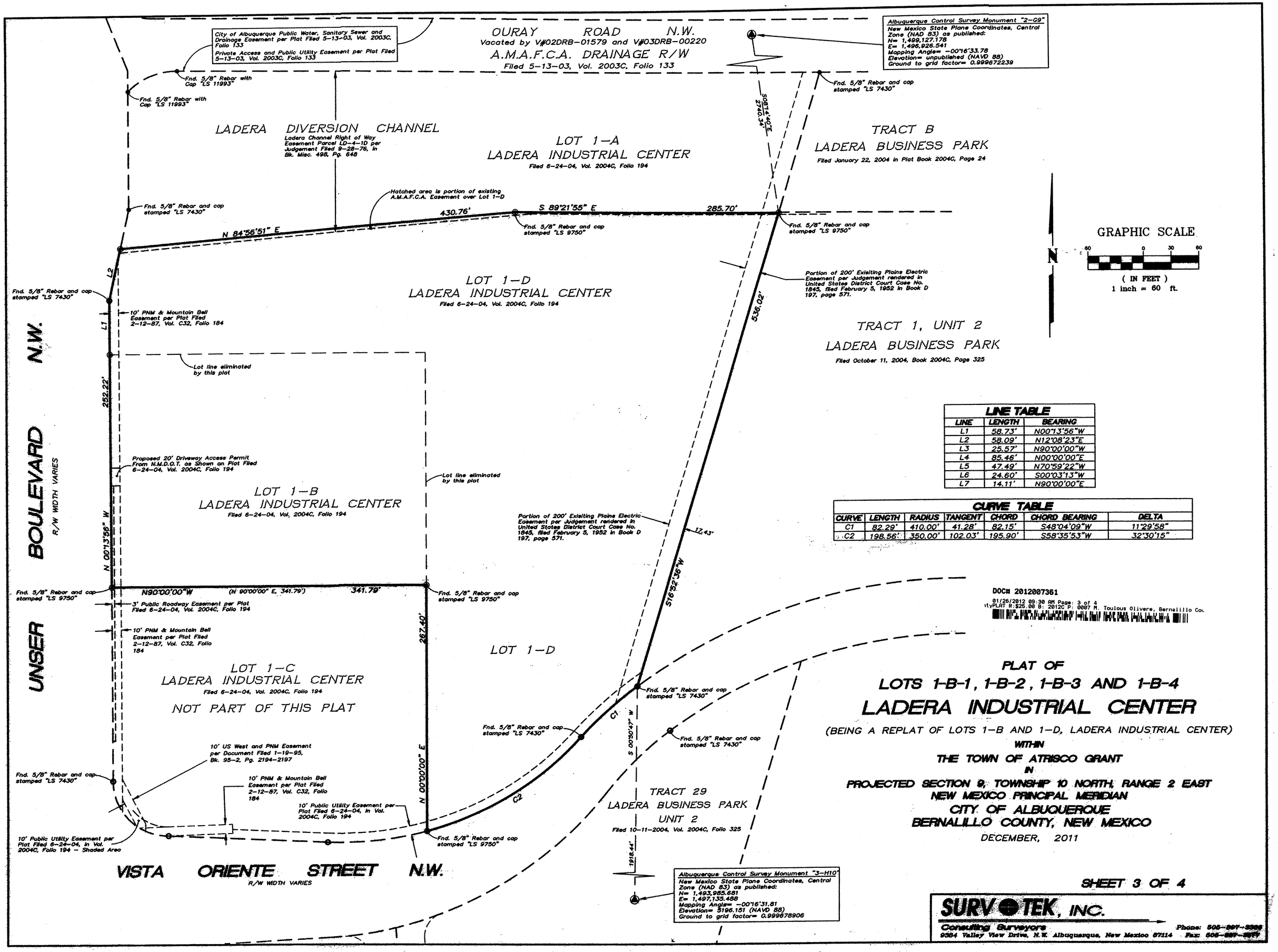
"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 2 OF 4

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3666
Fax: 505-897-3677

070900_SHTS 1–3



LINE TABLE		
LINE	LENGTH	BEARING
L1	58.73'	N00°13'56"W
L2	58.09'	N12°08'23"E
L3	25.57'	N90°00'00"W
L4	85.46'	N00°00'00"E
L5	47.49'	N70°59'22"W
L6	24.60'	S00°03'13"W
L7	14.11'	N90°00'00"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	82.29'	410.00'	41.28'	82.15'	S48°04'09"W	11°29'58"
C2	198.56'	350.00'	102.03'	195.90'	S58°35'53"W	32°30'15"

DOC# 2012007361
01/26/2012 09:30 AM Page: 3 of 4
CityPLAT R:$25.00 B: 2012C P: 0007 M. Toulous Olivere, Bernalillo Co

PLAT OF
LOTS 1-B-1, 1-B-2, 1-B-3 AND 1-B-4
LADERA INDUSTRIAL CENTER

(BEING A REPLAT OF LOTS 1-B AND 1-D, LADERA INDUSTRIAL CENTER)

WITHIN

THE TOWN OF ATRISCO GRANT

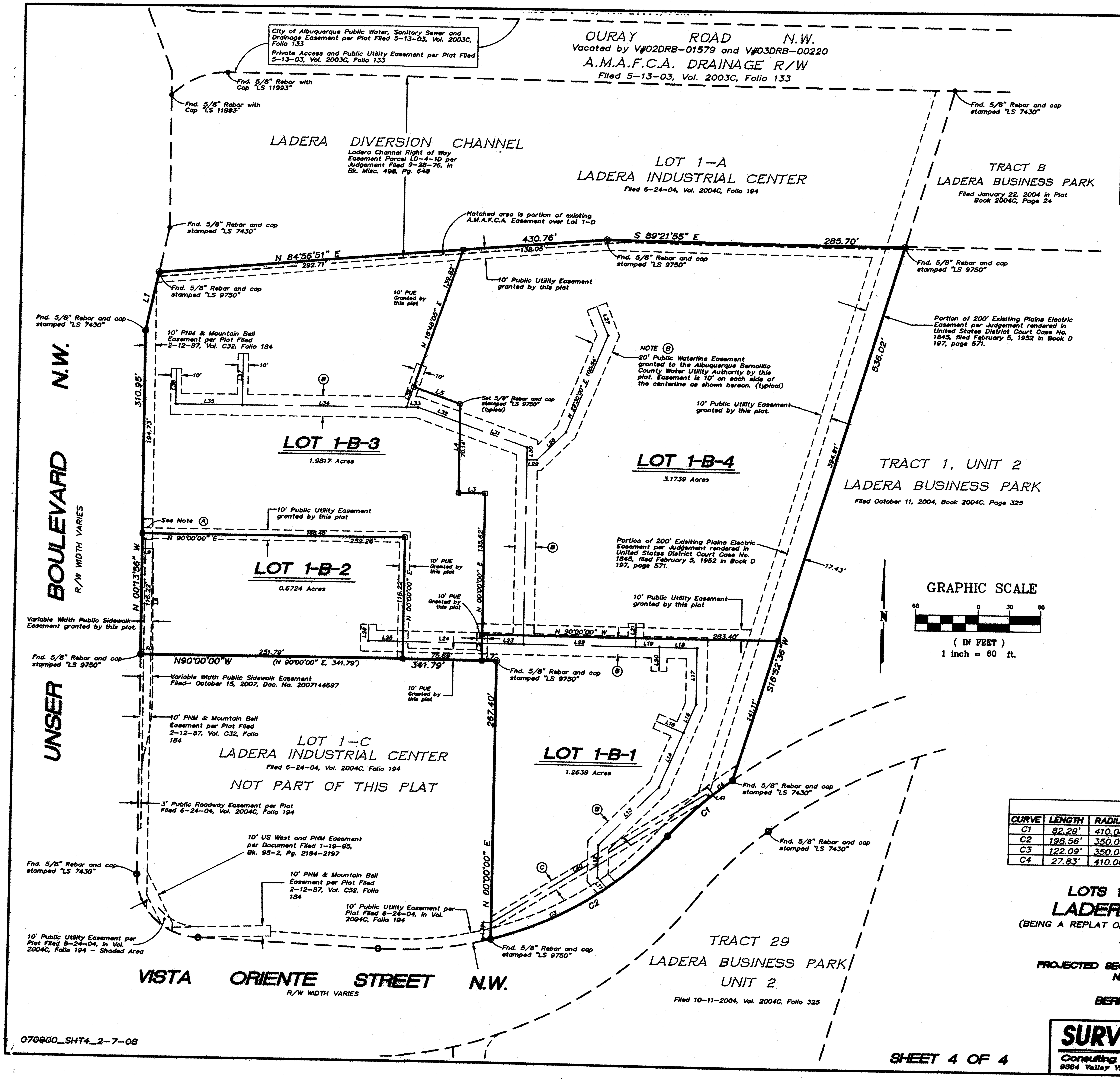
IN

PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2011

SHEET 3 OF 4

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3388
Fax: 505-897-3977



EASEMENT NOTES

A Mutual Cross Lot Vehicular Access easement for the benefit of Lots 1-B-1 thru 1-B-4 is hereby granted by this plat. Said easement shall run over the surface of vehicular drive aisles if and as they may exist from time to time and at any applicable time. Maintenance of said easement shall be the responsibility of the respective lot owners as to the portion contained within their respective lot.

A Mutual Cross Lot Drainage easement for the benefit of Lots 1-B-1 thru 1-B-4 is hereby granted by this plat. Said easement shall run over, under and across the Common Areas (meaning those areas of lot not occupied by a building from time to time and at any applicable time). Maintenance of said easement shall be the responsibility of the respective lot owners as to the portion contained within their respective lot.

EASEMENT LEGEND

(A) = Proposed 20' Driveway Access Permit From N.M.D.O.T. as Shown on Plat Filed 6-24-04, Vol. 2004C, Folio 194

(B) = 20' Public Waterline Easement granted to the Albuquerque Bernalillo County Water Utility Authority by this plat. Easement is 10' feet on each side of the centerline as shown hereon. (typical)

(C) = 10' Private Storm Sewer Easement granted by this plat for the benefit of Lots 1-C and 1-B-1. Maintence shall be the responsibility of the owners of Lot 1-B-1. Easement is 5 feet on each side of the centerline as shown hereon. (typical)

LINE TABLE

LINE	LENGTH	BEARING
L1	58.09'	N12°08'23"E
L2	24.60'	N00°00'00"E
L3	25.31'	N90°00'00"W
L4	85.46'	N00°00'00"E
L5	47.49'	N70°59'22"W
L7	14.11'	N90°00'00"E
L8	100.72'	N00°50'23"W
L9	10.73'	S89°46'04"W
L10	11.79'	N90°00'00"W
L11	13.01'	N42°35'52"W
L12	30.95'	N00°00'00"E
L13	80.42'	N45°00'00"E
L14	57.99'	N22°30'00"E
L15	30.28'	N22°30'00"E
L16	28.50'	N67°30'00"W
L17	53.14'	N00°00'00"E
L18	36.09'	S90°00'00"W
L19	22.90'	N90°00'00"W
L20	22.25'	N00°00'00"E
L21	22.34'	N00°00'00"E
L22	107.33'	S90°00'00"W
L23	39.59'	S90°00'00"W
L24	75.89'	S90°00'00"W
L25	33.00'	S90°00'00"W
L26	15.46'	N00°00'00"E
L27	29.64'	S22°30'00"E
L28	38.87'	S45°00'00"W
L29	9.37'	S90°00'00"W
L30	11.84'	N00°00'00"E
L31	68.65'	N70°59'22"W
L32	42.65'	N70°59'22"W
L33	11.23'	N90°00'00"W
L34	157.49'	S90°00'00"W
L35	63.97'	S90°00'00"W
L36	33.49'	N00°00'00"W
L37	48.73'	N00°00'00"W
L38	42.42'	N18°48'05"E
L39	15.77	N00°00'00"E
L40	240.13	N57°58'09"E
L41	4.40	S40°34'57"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	82.29'	410.00'	41.28'	82.15'	S48°04'09"W	11°29'58"
C2	198.56'	350.00'	102.03'	195.90'	N58°35'53"E	32°30'15"
C3	122.09'	350.00'	61.67'	121.47'	N64°51'25"E	19°59'10"
C4	27.83'	410.00'	13.92'	27.83'	S51°52'26"W	3°53'23"

PLAT OF
LOTS 1-B-1, 1-B-2, 1-B-3 AND 1-B-4
LADERA INDUSTRIAL CENTER
(BEING A REPLAT OF LOTS 1-B AND 1-D, LADERA INDUSTRIAL CENTER)
WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011

SURV-TEK, INC.
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9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
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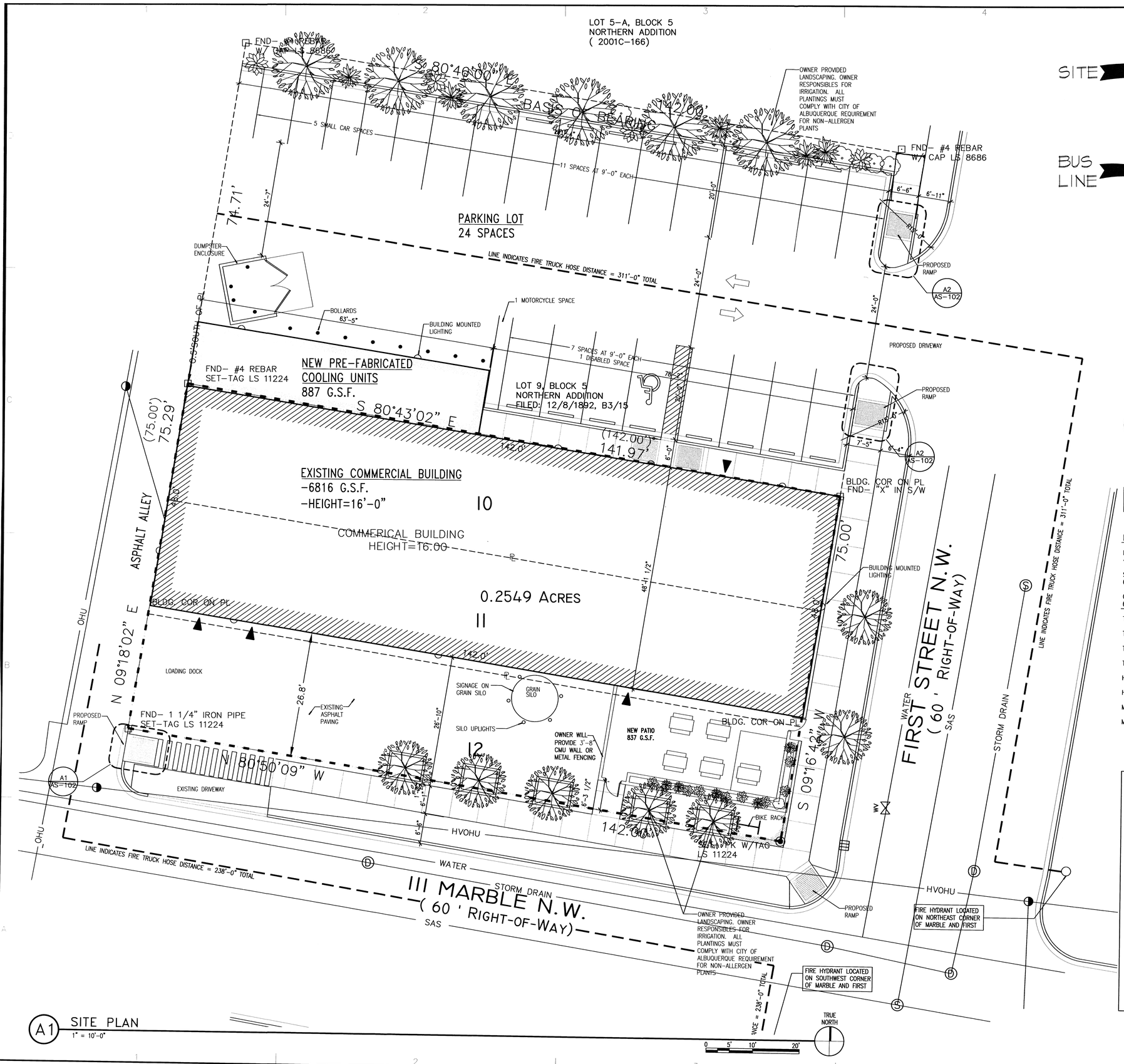
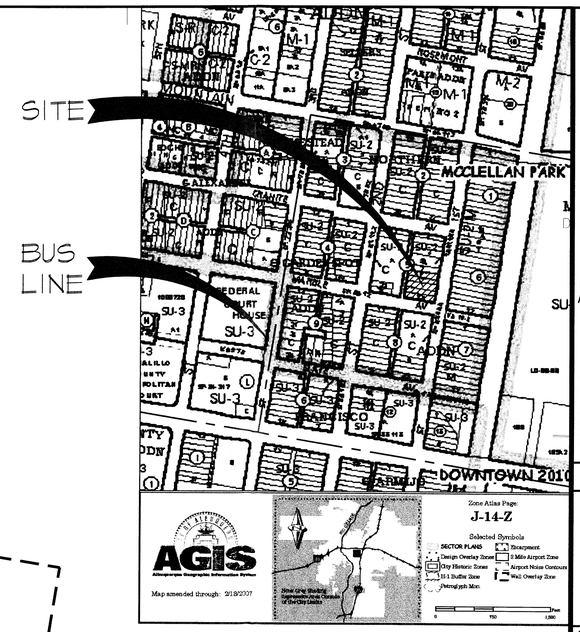
DOC# 2012007361
01/26/2012 09:30 AM Page: 4 of 4
tyPLAT R:$25.00 B: 2012C P: 0007 M. Toulouse Oliver, Bernalillo Co



A1 SITE PLAN
1" = 10'-0"



C5 VICINITY MAP
N.T.S.

SITE CALCULATIONS

PARKING REQUIREMENTS

MANUFACTURING/WAREHOUSE 4,000 SF OCCUPIABLE --> 2 SPACES @ 1/2000 SF -->	2 SPACES @ 1/2000 SF
SEATING 60 OCCUPANTS --> 20 SPACES @ 1/15 SF -->	20 SPACES @ 1/15 SF
OFFICE 6 OCCUPANTS --> 3 SPACES @ 1/200 SF -->	3 SPACES @ 1/200 SF
TOTAL SPACES -->	25 SPACES
TOTAL SPACES WITH 10% REDUCTION -->	23 SPACES
TOTAL SPACES REQUIRED -->	23 SPACES
TOTAL SPACES PROVIDED -->	24 SPACES
HC REQUIRED -->	1 SPACE
HC PROVIDED -->	1 SPACE
MOTORCYCLE REQUIRED -->	1 SPACE
MOTORCYCLE PROVIDED -->	1 SPACE

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

*** Environmental Health, if necessary**

#5

STUDIO SW ARCHITECTS

Architect Engineer
STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
J. DAVID DEKKER
No. 1463
REGISTERED ARCHITECT

MARBLE BREWERY

111 MARBLE
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION

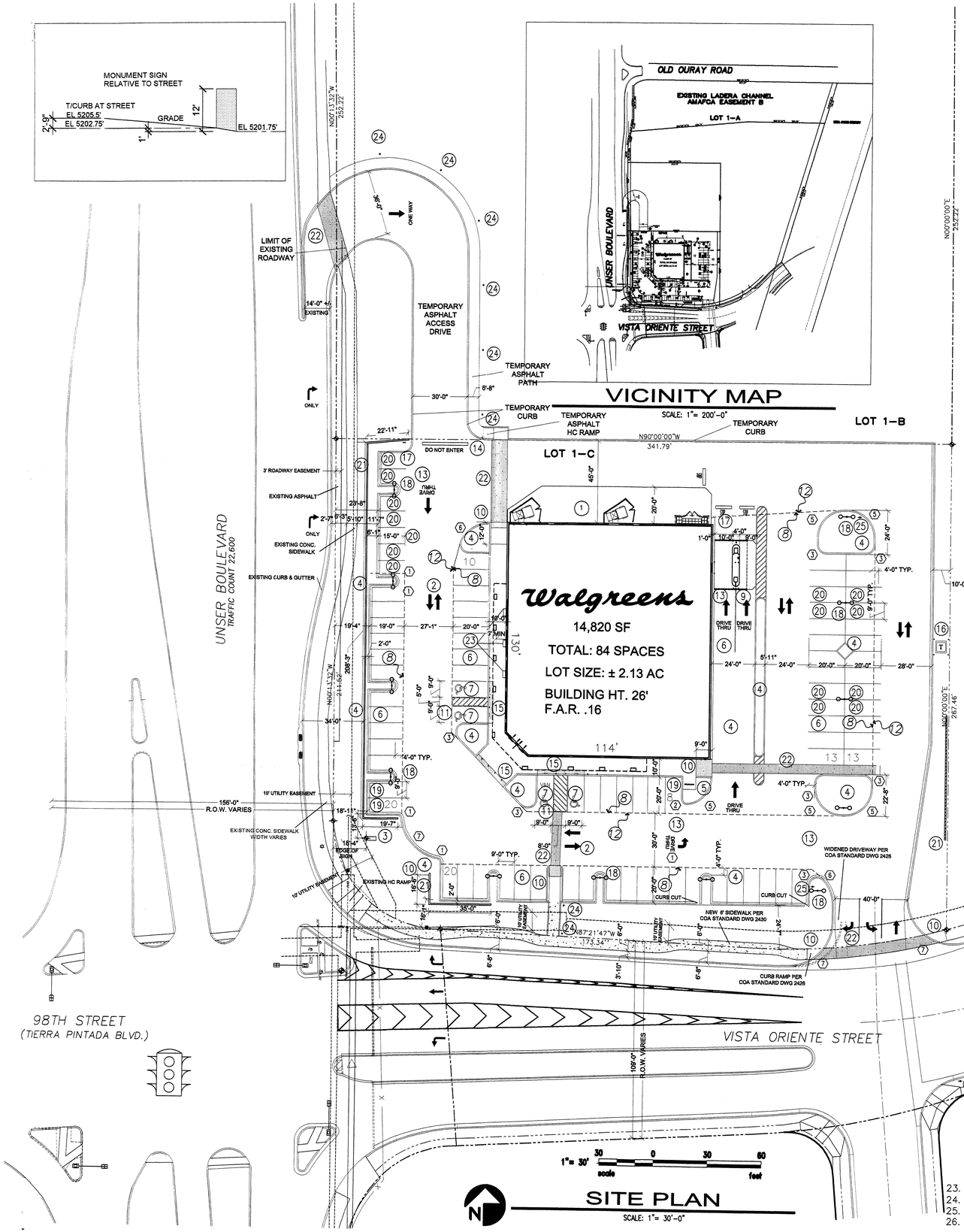
ISSUE:	DRB SUBMITTAL
PROJECT NO:	0626
CAD DWG FILE:	0626AS-101.DWG
DRAWN BY:	DGP
CHECKED BY:	DD
DATE:	05/01/2007

SHEET TITLE

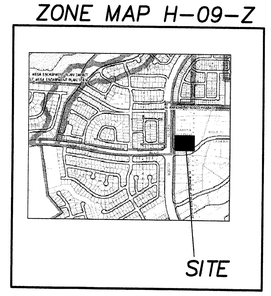
SITE PLAN

AS-101

sheet of . sheets



SITE PLAN
SCALE: 1"= 30'-0"



ZONE MAP H-09-Z

VICINITY MAP
SCALE: 1"= 200'-0"

RADIUS INFORMATION:

1. RADIUS = 2'-0"
2. RADIUS = 3'-0"
3. RADIUS = 5'-0"
4. RADIUS = 10'-0"
5. RADIUS = 15'-0"
6. RADIUS = 20'-0"
7. RADIUS = 25'-0"
8. RADIUS = 30'-0"
9. RADIUS = 40'-0"
10. RADIUS = 50'-0"
11. RADIUS = 60'-0"
12. RADIUS = 100'-0"

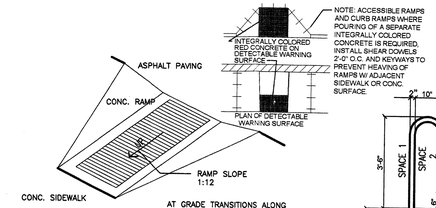
ROOFTOP MOUNTED EQUIPMENT SHALL NOT PROJECT ABOVE HEIGHT OF PARAPETS

LEGAL DESCRIPTION

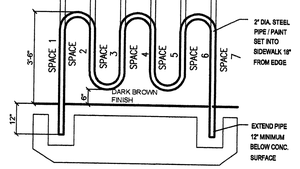
LOT 1-C, LADERA INDUSTRIAL CENTER, WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, N. M.

SITE DATA

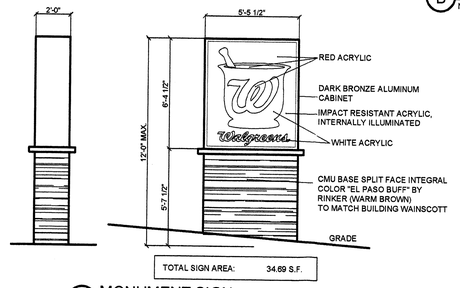
ZONING:	SU-1 FOR IP USES
PROPOSED USE:	PHARMACY WITH DRIVE-UP
LOT AREA:	93,009 SF (2.1352 ACRES)
BUILDING SIZE:	14,820 SF
FAR:	.16
TOTAL PARKING PROVIDED:	84 SPACES (INCL.) 15 COMPACT
TOTAL PARKING REQUIRED:	74 SPACES
HC PROVIDED:	4 SPACES
HC REQUIRED:	4 SPACES
MC PROVIDED:	3 SPACES
MC REQUIRED:	3 SPACES
BIKE SPACE PROVIDED:	7 SPACES
BIKE SPACE REQUIRED:	4 SPACES



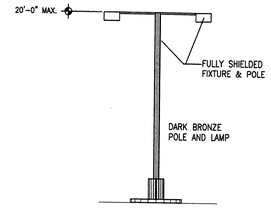
A HANDICAP RAMP DETAIL
NOT TO SCALE



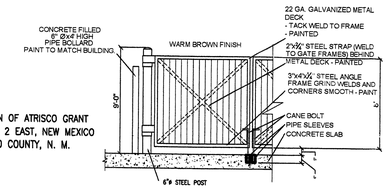
B BIKE RACK DETAIL
NOT TO SCALE



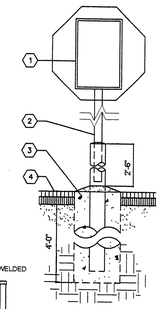
C MONUMENT SIGN
NOT TO SCALE



D SITE LIGHTING DETAIL
NOT TO SCALE

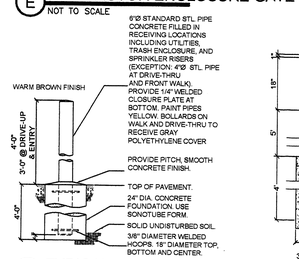


E TOTE STORAGE & COMPACTOR ENCLOSURE GATE
NOT TO SCALE

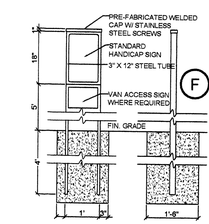


KEYED NOTES

1. TRAFFIC DIRECTIONAL SIGN.
2. 2"X 2" STEEL TUBE EXTENDED INTO CONCRETE FILLED 4" PIPE.
3. 12"Ø CONCRETE FOUNDATION 6" BELOW FROST LINE (4 FT. MINIMUM BELOW FIN. GRADE).
4. FINISHED GRADE.



G TYPICAL BOLLARD
NOT TO SCALE



F TRAFFIC DIRECTIONAL SIGN
NOT TO SCALE

H HC PARKING SIGN & POST
NOT TO SCALE

SITE PLAN KEYED NOTES:

1. COMPACTOR LOCATION – PAD AND ENCLOSURE TO CURRENT CITY OF ALBUQUERQUE REQUIREMENTS, SEE DTL. "E"
2. YELLOW PAINTED ARROW
3. WALGREENS MONUMENT SIGN PER DETAIL "C"
4. NEW LANDSCAPE BUFFERS/ISLANDS
5. BICYCLE RACK LOCATION – 7 BIKES, PER DETAIL "B"
6. STRIPING, YELLOW, 4" WIDE (TYPICAL)
7. HANDICAPPED SPACE WITH PAINTED SYMBOL AND SIGN PER CITY OF ALBUQUERQUE REQUIREMENTS. SEE DETAIL "H"
8. LIMIT OF STANDARD ASPHALT PAVING FOR CAR TRAFFIC SEE GEO TECH REPORT
9. 2-LANE PHARMACY DRIVE-THRU
10. HC RAMP. INTEGRALLY COLORED RED CONCRETE W/DETECTABLE WARNING SURFACE PER DETAIL "A"
11. STRIPED HANDICAP ACCESS AISLE.
12. LIMIT OF HEAVY DUTY ASPHALT PAVING FOR TRUCK TRAFFIC SEE GEO TECH REPORT
13. YELLOW PAINTED ARROW AND 24' HIGH LETTERS.
14. "NO RIGHT TURN" SIGN, SEE DETAIL "F"
15. FLUSH CURB W/DETECTABLE WARNING SURF. AND BOLLARDS
16. TRANSFORMER LOCATION
17. "DO NOT ENTER" SIGN, SEE DETAIL "F"
18. NEW LIGHT POLE, TYP., SEE DETAIL "D"
19. MOTORCYCLE PARKING SPACE W/CITY APPROVED SIGNAGE
20. COMPACT PARKING SPACE
21. RETAINING WALL – MAX. HEIGHT 5', WARM BROWN SPLIT FACE CMU, W/OPEN STEEL TUBE RAILING (ALSO WARM BROWN) AT MIN. 3'6 ON HIGH SIDE SEE SHEET 2 "RETAINING WALL PLAN AND PROFILE" AND SECTIONS A–A AND B–B ON SHEET 1
22. INTEGRALLY COLORED SCORED CONCRETE, MEDIUM BROWN
23. 4' LONG BENCH
24. BOLLARD LIGHTS
25. NEW FIRE HYDRANT
26. EXIST. FIRE HYDRANT

PROJECT NUMBER: 1002404 SP BP

APPLICATION NUMBER:

PRELIMINARY PLAT APPROVED BY DRB ON 5/16/07

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

Is an Infrastructure List required? ( ) YES ( ) NO

If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right- of- Way or for construction of public improvements.

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer, Engineering Division / AMAFCA	Date
Environmental Health Department *(conditional) See Ltr to	Date 5/8/07
Solid Waste Management	Date
DRB Chairperson, Planning Department 5/8/07	Date

* Environmental Health, if necessary

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

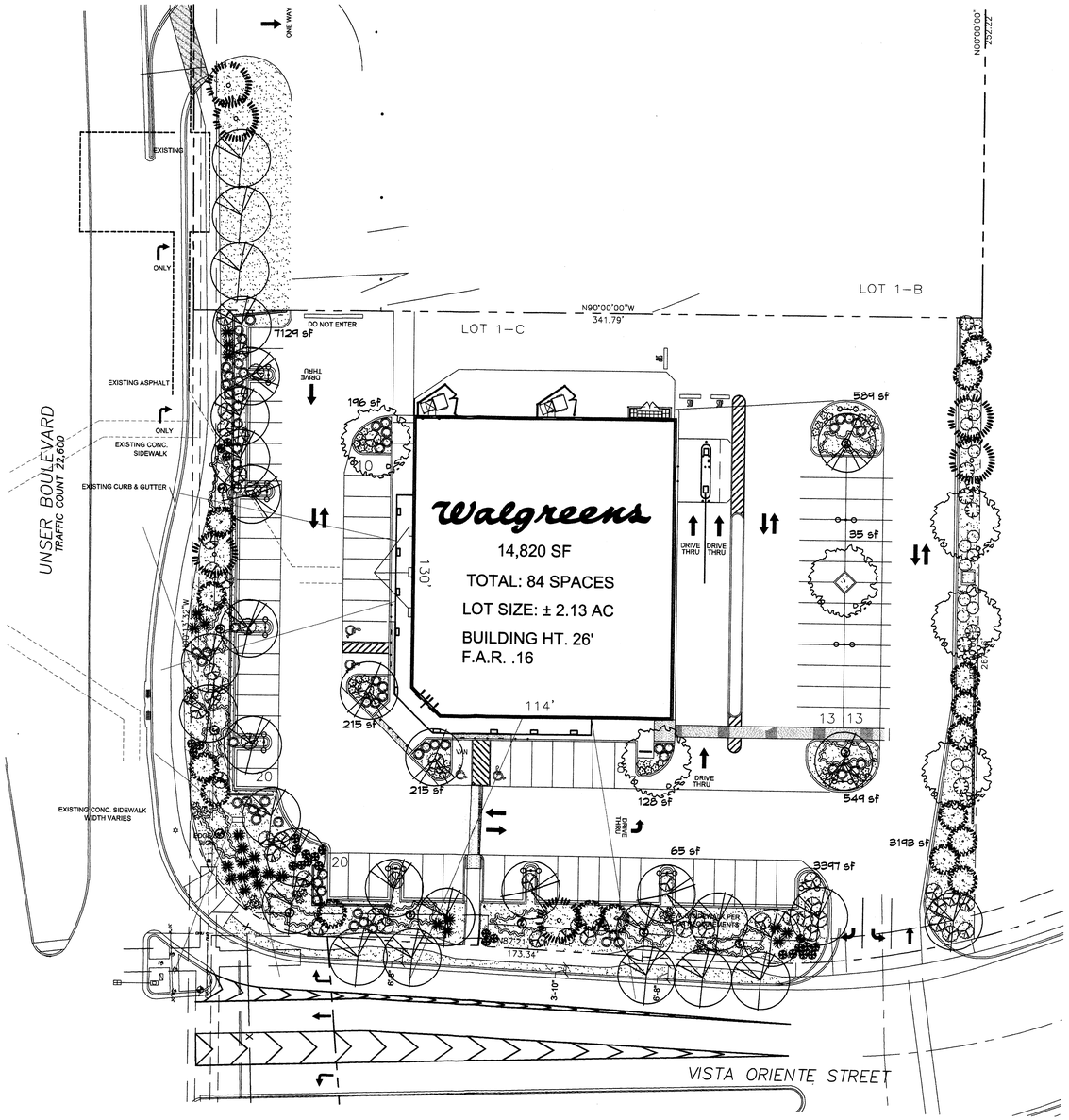
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

STATE OF NEW MEXICO
GEORGE R. RAINHART
No. 580
REGISTERED ARCHITECT

PROJECT TITLE: Ladera Industrial Center LOT 1C
Unser & Vista Oriente, Albuquerque, NM

DRAWN BY:
JOB NO.
PROJECT MANAGER: Jon Stern
SHEET TITLE: SITE PLAN FOR BLDG. PERMIT

DATE: 1.25.07
SCALE: 1"=30'
sheet- AS.1 -of-



PLANT LEGEND

- ASH (H) OR HONEY LOCUST (M) 6
  Fraxinus pennsylvanica
  Gleditsia triacanthos
  v. 'Shade master' or 'Sunburst'
  2" Cal.
- CHINESE PISTACHE (M) 33
  Pistachia chinensis
  2" Cal.
- PINION PINE (L) 6
  Pinus edulis
  6' tall and 2" Cal.
- CURLLEAF MTN MAHOGANY (L+) 16
  Cercocarpus ledifolius
  5 Gal. 36sf
- APACHE PLUME (L) 18
  Fallugia paradoxa
  5 Gal. 25sf
- UPRIGHT ROSEMARY (M) 65
  Rosmarinus officianalis
  5 Gal. 36sf
- RED YUCCA (L) 24
  Hesperaloe parviflora
  5 Gal. 9sf
- REGAL MIST (M) 26
  Muhlenbergia capillaris
  5 Gal. 9sf
- POTENTILLA (M) 44
  Potentilla fruticosa
  1 Gal. 9sf
- HONEYSUCKLE (M) 53
  Lonicera japonica 'Halliana'
  1 Gal. 144sf
  Unstaked-Groundcover
- CHAMISA (L) 11
  Chrysothamnus nauseosus
  1 Gal. 25sf
- THREADGRASS (M) 18
  Stipa tennuisima
  1 Gal. 4sf
- GREYLEAF COTONEASTER (M) 22
  Cotoneaster buxifolius
  5 Gal. 81sf
  Symbol indicates 2 plants
- 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.

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

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

3/4" Crushed Gray 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 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will 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.

STREET TREE REQUIREMENTS

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

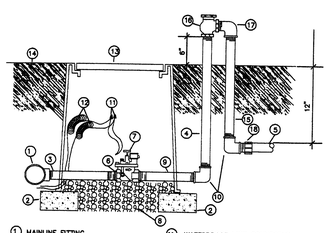
Name of Street: Unser Blvd.
Required # 10 @25' o.c. Provided # 13

Name of Street: Vista Oriente
Required # 11 @25' o.c. Provided # 11

PARKING LOT TREE REQUIREMENTS

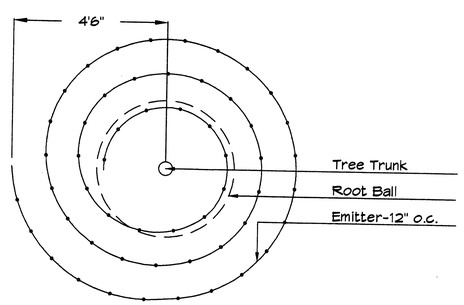
Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required # 9 Provided # 10



1. MAINLINE FITTING
2. CMU BLOCK
3. GALVANIZED NIPPLE
4. 24" TO 36" GALVANIZED NIPPLE
5. LATERAL PIPE
6. REDUCER BUSHING
7. AUTOMATIC VALVE (SEE LEGEND)
8. GRAVEL
9. GALVANIZED NIPPLE
10. GALVANIZED ELBOW
11. WATERPROOF WIRE CONNECTOR
12. WIRE EXPANSION LOOPS
13. VALVE BOX
14. FINISH GRADE
15. GALVANIZED NIPPLE – 18" TO 24" LENGTH
16. ATMOSPHERIC VACUUM BREAKER
17. GALVANIZED STREET ELL
18. TOE NIPPLE OR MALE ADAPTER

AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER
N.T.S.



Netafim Spiral Detail

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	92990	square feet
TOTAL BUILDINGS AREA	14820	square feet
NET LOT AREA	78170	square feet
TOTAL OFFSITE AREA	4462	square feet
LANDSCAPE REQUIREMENT	20%	
TOTAL LANDSCAPE REQUIREMENT	15634	square feet
TOTAL BED PROVIDED	15711	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	11783	square feet
TOTAL GROUNDCOVER PROVIDED	13472(85%)	square feet
TOTAL LANDSCAPE PROVIDED	15711 (20%)	square feet

LANDSCAPE PLAN

SCALE: 1"= 30'-0"

1"= 30' 30 0 60 60 scale feet

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@hilltoplandscaping.com
All creative ideas contained herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

Walgreens
FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD
708-940-2500
DEERFIELD, IL. 60015

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS' CONSULTANT
☐ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK,UNLESS NOTED OTHERWISE,BY:
☐ WALGREENS' CONTRACTOR
☐ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE		BUILDING	
NEW	☐	NEW	☐
REMODELING	☐	EXISTING	☐
RELOCATION	☐	NEW SHELL ONLY	☐
OTHERS	☐		

PROJECT INFORMATION

NO.	DATE	BY	DESCRIPTION	CONST.
8				
7				
6				
5				
4				
3	5-4-07	cj	site plan added meandering sw	
2	4-19-07	rmm	REV SITE PLAN & EPC COMMENTS	
1	1-30-07	CJ	REV SITE/ RET. WALL /LIGHT POLES	

REVISIONS

CERTIFICATION AND SEAL

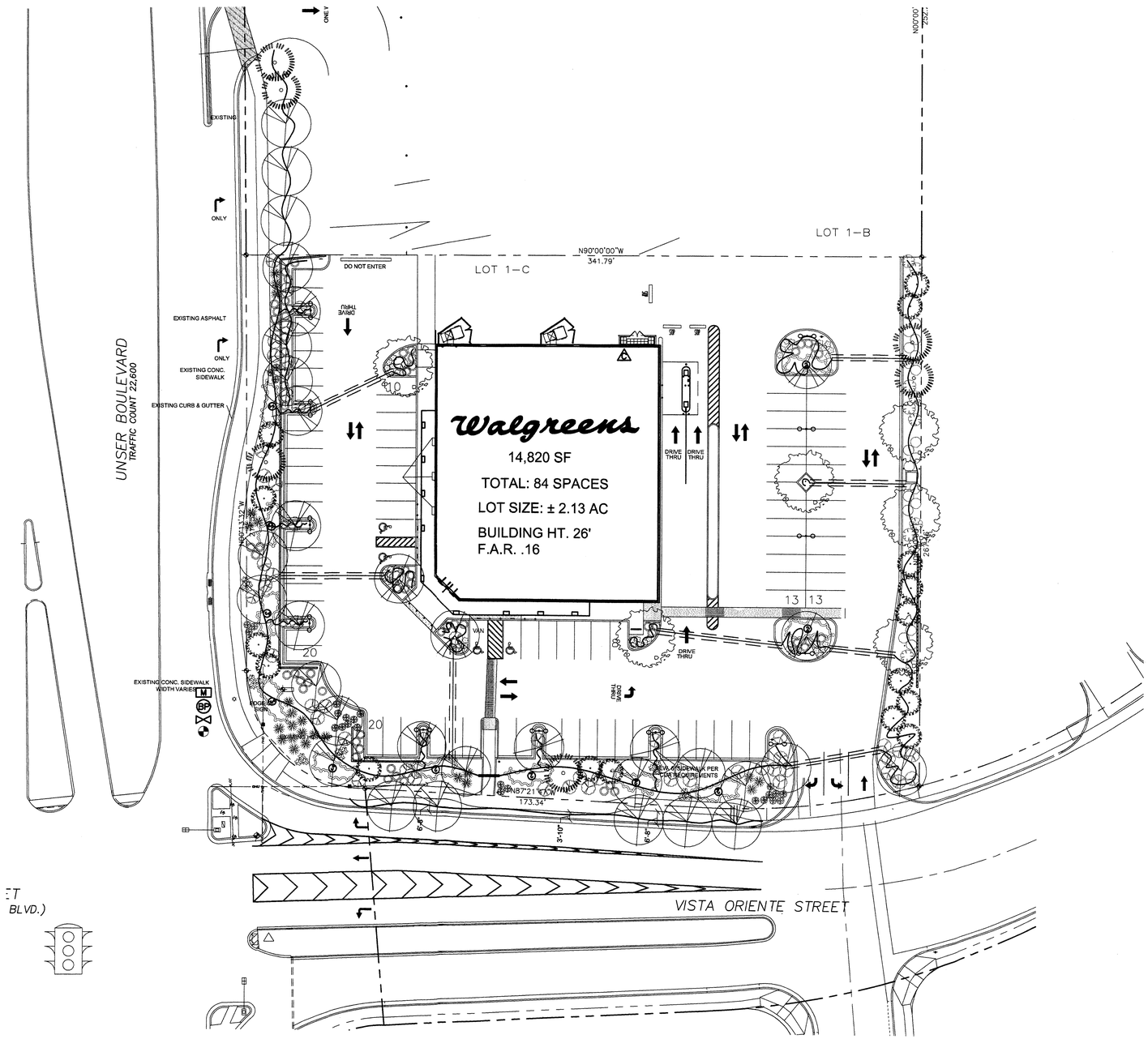
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS SIGNIFIED BY MY HAND AND SEAL.

PROJECT NAME
WALGREENS STORE
(NEC) UNSER & 98TH STREET
ALBUQUERQUE, NEW MEXICO

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877
www.gra-arch.com

DRAWING TITLE
WALGREENS LANDSCAPE PLAN

DATE 10.13.06	STORE NO. 09715	DRAWING NO.	
DRAWN BY: RMM	SCALE: 1"=30'	L1.0	
REVIEWED BY:	RELEASED TO CONSTRUCTION:	OF	DWGS.



IRRIGATION LEGEND

BP	BACKFLOW PREVENTOR, LOCATION TBD
C	CONTROLLER
M	WATER METER, LOCATION UNKNOWN
	MASTER VALVE, LOCATION TBD
	PGA VALVE, LOCATION TBD IN FIELD
	LATERAL, SIZE PER PLAN (UNSIZED PIPE TO BE 3/4").
	DRIP LINE, SIZE PER PLAN (UNSIZED DRIP LINE TO BE 1/2").
	SLEEVE, 2X PIPE TO BE SLEEVED.

IRRIGATION PLAN

SCALE: 1"= 30'-0"

1"= 30' 30 0 30 60 scale feet

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
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Walgreens

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200 WILMOT ROAD
708-940-2500
DEERFIELD, IL
60015

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- ☐ WALGREENS' CONSULTANT
- ☐ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK,UNLESS NOTED OTHERWISE,BY:
- ☐ WALGREENS' CONTRACTOR
- ☐ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE		BUILDING	
NEW	☐	NEW	☐
REMODELING	☐	EXISTING	☐
RELOCATION	☐	NEW SHELL ONLY	☐
OTHERS	☐		

PROJECT INFORMATION

NO.	DATE	BY	DESCRIPTION	CONST.
8				
7				
6				
5				
4				
3				
2	4-19-07	RMM	LANDSCAPE REVISION	
1	1-30-07	CJ	LANDSCAPE REVISION	

REVISIONS

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PROJECT NAME

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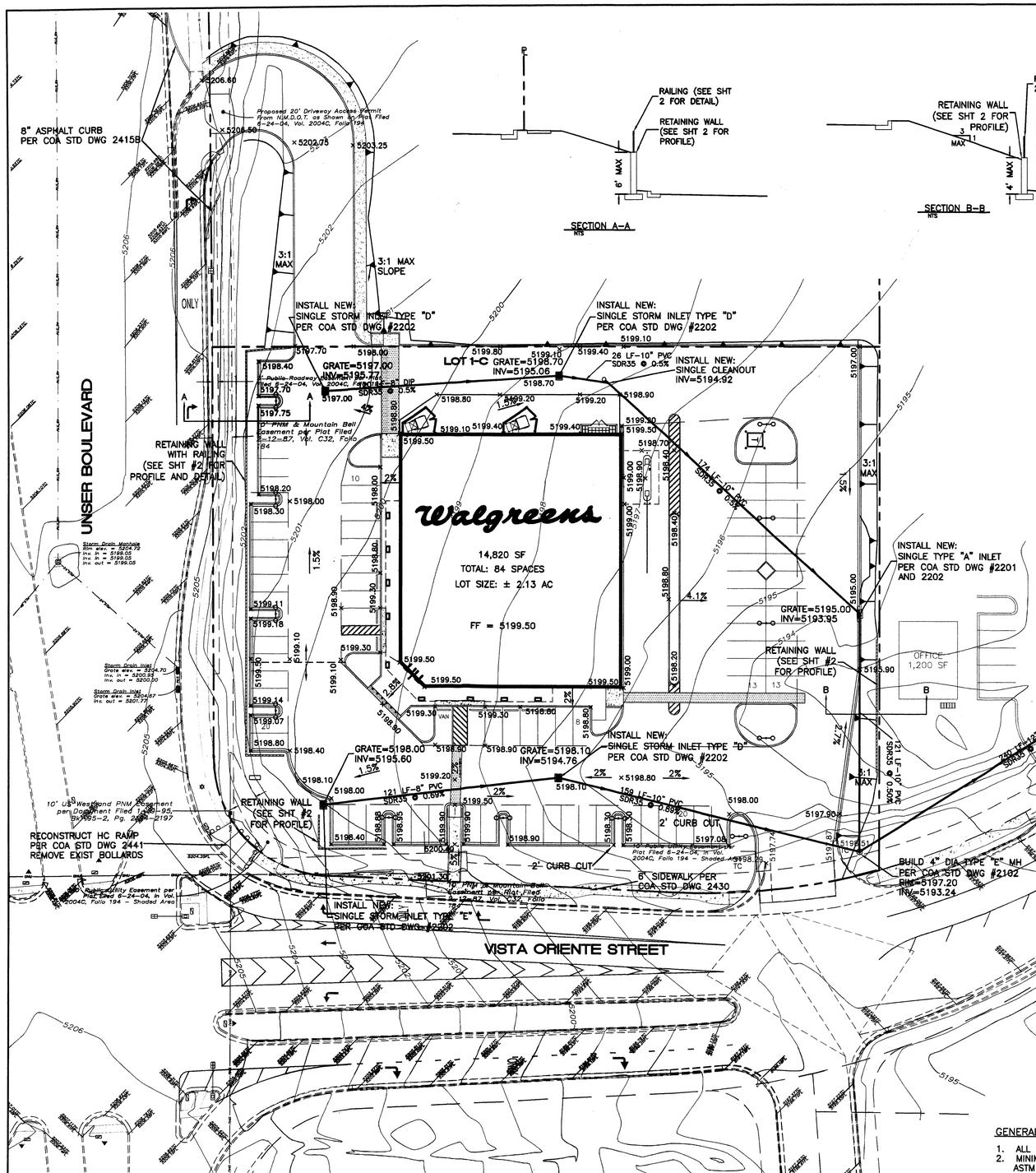
(NEC) UNSER & 98TH STREET
ALBUQUERQUE, NEW MEXICO

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877
www.gra-arch.com

DRAWING TITLE

WALGREENS IRRIGATION PLAN

DATE 10.13.06	STORE NO. 09715	DRAWING NO.
DRAWN BY: RMM	SCALE: 1"=30'	I1.0
REVIEWED BY:	RELEASED TO CONSTRUCTION:	OF DWGS.



NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

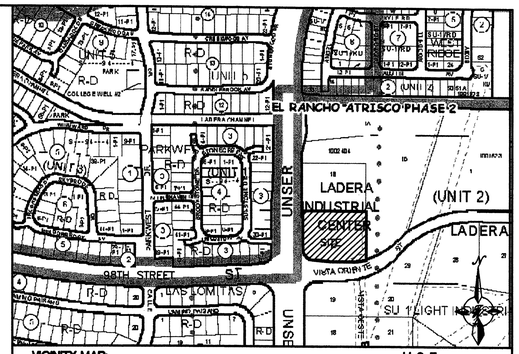
APPROVAL	NAME	DATE
INSPECTOR		

PROPOSED DRAINAGE PATTERN:

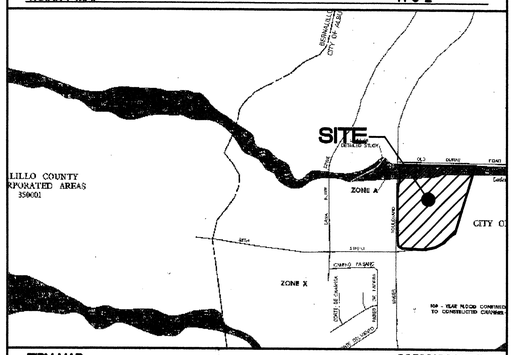
BASIN 1C INCLUDES THE PROPOSED RETAIL BUILDING, ASSOCIATED PARKING LOT, AND GENERATES 8CFS. THE RUNOFF FROM THE WEST HALF OF THE PARKING LOT WILL FLOW WEST TO TWO INLETS, THE STORM DRAIN SYSTEM WILL DAYLIGHT AT THE EDGE OF THE STORAGE FACILITY AND DISCHARGE INTO VISTA ORIENTE. A LAND TREATMENT OF 22%B AND 78%D WAS USED TO GENERATE THE RUNOFF NUMBERS FOR BASIN 1C.

BASIN 1D INCLUDES THE PROPOSED STORAGE FACILITY, AND GENERATES 20CFS. THE RUNOFF FROM THE FACILITY WILL SHEET FLOW TO THE ENTRANCE AND INTO VISTA ORIENTE. A LAND TREATMENT OF 16%B AND 84%D WAS USED TO GENERATE THE RUNOFF NUMBERS FOR BASIN 1C.

ACCORDING TO THE DRAINAGE REPORT BY MARK GOODWIN AND ASSOCIATES LOT 1 MAY DISCHARGE 36CFS INTO VISTA ORIENTE.



VICINITY MAP: H-9-Z



FIRM MAP: C35001C0326 D

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- 5011 EXISTING CONTOUR
- 5010 EXISTING INDEX CONTOUR
- x 5048.25 EXISTING SPOT ELEVATION
- x 5048.25 PROPOSED SPOT ELEVATION
- FLOW ARROW
- SD PROPOSED STORM SEWER LINE

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.

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.
7. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

N

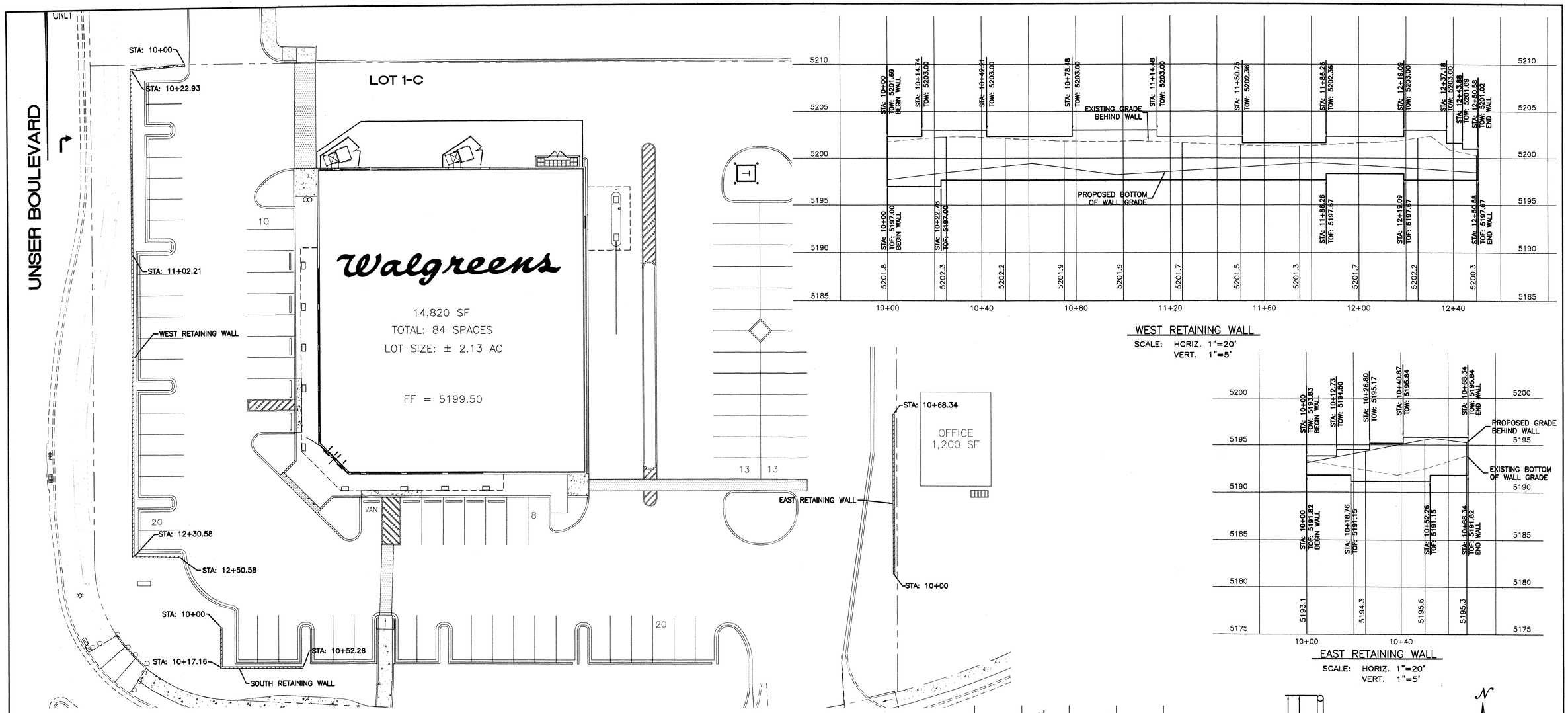
GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL	WALGREENS 98TH AND UNSER	DRAWN BY pm
	GRADING AND DRAINAGE PLAN	DATE 5-7-07
		24086-GRB
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100	SHEET # 1
RONALD R. BOHANNAN P.E. #7868		JOB # 24086



WEST RETAINING WALL
SCALE: HORIZ. 1"=20'
VERT. 1"=5'

EAST RETAINING WALL
SCALE: HORIZ. 1"=20'
VERT. 1"=5'

SOUTH RETAINING WALL
SCALE: HORIZ. 1"=20'
VERT. 1"=5'

QUARD RAIL DETAIL

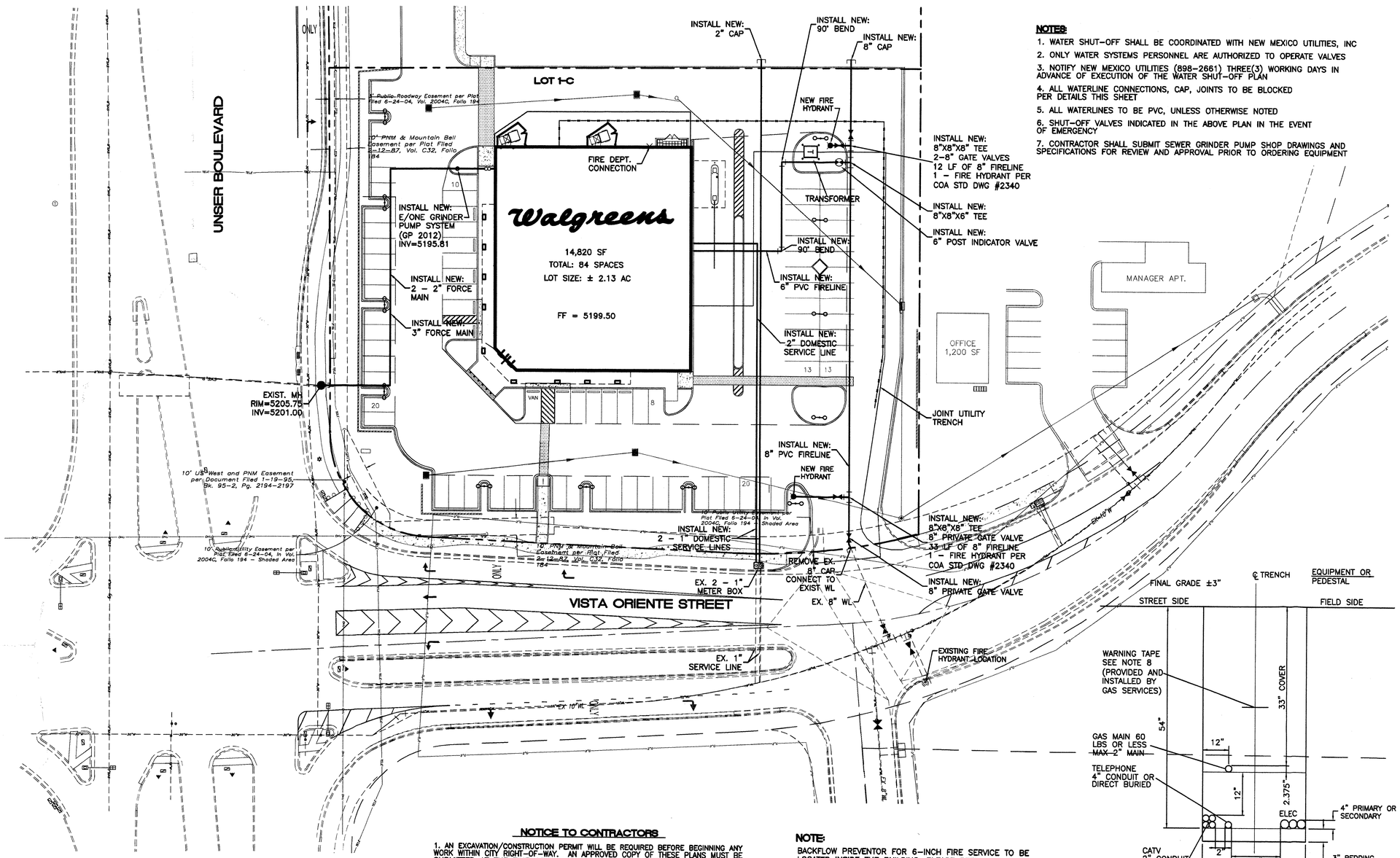
SCALE: HORIZ. 1"=20'
VERT. 1"=5'

WEST RETAINING WALL ELEVATION
SCALE: 1"=20'

SOUTH RETAINING WALL ELEVATION
SCALE: 1"=20'

EAST RETAINING WALL ELEVATION
SCALE: 1"=20'

ENGINEER'S SEAL	WALGREENS 98TH AND UNSER	DRAWN BY pm
	RETAINING WALL PLAN AND PROFILE	DATE 5-7-07
		24086-WALL PNP
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100	SHEET # 2
RONALD R. BOHANNAN P.E. #7868		JOB # 24086



NOTES:

1. WATER SHUT-OFF SHALL BE COORDINATED WITH NEW MEXICO UTILITIES, INC
2. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES
3. NOTIFY NEW MEXICO UTILITIES (898-2661) THREE(3) WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUT-OFF PLAN
4. ALL WATERLINE CONNECTIONS, CAP, JOINTS TO BE BLOCKED PER DETAILS THIS SHEET
5. ALL WATERLINES TO BE PVC, UNLESS OTHERWISE NOTED
6. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN IN THE EVENT OF EMERGENCY
7. CONTRACTOR SHALL SUBMIT SEWER GRINDER PUMP SHOP DRAWINGS AND SPECIFICATIONS FOR REVIEW AND APPROVAL PRIOR TO ORDERING EQUIPMENT

LEGEND

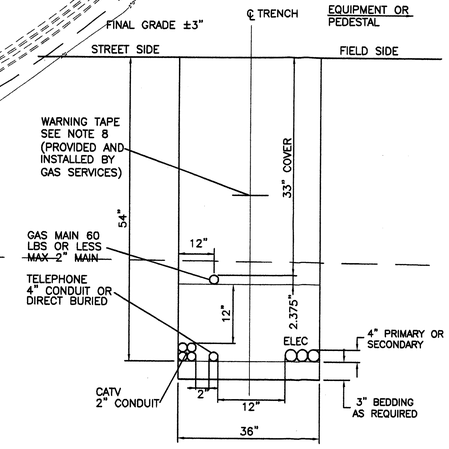
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- PROPOSED PARKING LOT LIGHT
- PROPOSED CLEAN OUT
- PROPOSED DOUBLE CLEAN OUT
- TELE — EXISTING TELEPHONE LINES
- OHU — EXISTING OVERHEAD UTILITIES
- EX. UGE — EXISTING UNDERGROUND UTILITIES
- EX. G — EXISTING GAS
- EX. SAS — EXISTING SANITARY SEWER LINE
- EX. WL — EXISTING WATER LINE
- EX. STM — EXISTING STORM SEWER LINE
- SD — PROPOSED STORM SEWER LINE
- 8" SAS — PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT
- 8" WL — PROPOSED WATERLINE
- PROPOSED DRY UTILITY LINES
- GAS — PROPOSED GAS LINE

GENERAL NOTES

1. COMPACTION IN CITY OR STATE RIGHT-OF-WAYS SHALL MEET OR EXCEED MINIMUM SPECIFIED REQUIREMENTS
2. SHADING AND BEDDING MATERIAL TO BE TYPE IV, CLASS 1 FOR DIRECT BURIED CABLE AND TYPE IV, CLASS 2 FOR CABLE IN CONDUIT, TYPE III MATERIAL IS SUITABLE FOR EITHER TYPE OF INSTALLATION. REFER TO DS-10-12.4 FOR FILL MATERIAL REQUIREMENTS.
3. IF TRENCH-RUN MATERIAL MEETS BACK FILL MATERIAL TYPE REQUIREMENTS, 3" BEDDING MAY BE OMITTED PROVIDED THE TRENCH BOTTOM IS SMOOTH, FLAT AND WITHOUT SURFACE IRREGULARITIES.
4. SEPARATION BETWEEN JACKETED PRIMARY AND COMMUNICATION CABLES SHALL BE AT LEAST 12".
5. SPOIL PILE SHALL BE PLACED ON THE FIELD SIDE A MINIMUM OF 2' FROM TRENCH EDGE.
6. WATER LINES SHALL MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES AND MAY BE INSTALLED EITHER ABOVE OR BELOW OTHER UTILITIES DEPENDING ON FREEZE DEPTH.
7. LATEST OSHA TRENCH SAFETY REQUIREMENTS SHALL BE STRICTLY OBSERVED.
8. WARNING TAPE SHALL BE PLACED A MINIMUM OF 12" ABOVE THE UPPER LEVEL OF UTILITIES AT THE CENTER OF TRENCH.
9. WHEN BINGING CABLES TO PEDESTALS, 12" SEPARATION MUST BE MAINTAINED FROM THE GAS LINE.
10. PNM OWNED OR MAINTAINED STREETLIGHT CIRCUITS MAY BE INSTALLED IN TRENCH NEXT TO ELECTRIC CABLES.
11. PRIVATE AREA LIGHTING OR PRIVATE STREETLIGHT CIRCUITS MAY NOT BE IN JOINT TRENCH.
12. GAS SERVICE MUST BE 12" AWAY FROM WHERE IT WILL PASS EQUIPMENT OR PEDESTALS.

REFERENCES

1. NESC RULE 352, 353, 354.



TYPICAL TRENCH DETAIL
NTS

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. CONTRACTOR TO USE FULL BLOCKING AT ALL TEES, ELBOWS, PLUGS & CAPS. SEE DETAIL THIS SHEET.
5. ALL PIPE MATERIAL TO BE USED PER NM UTILITY, INC; (SDR-35 TYPICAL)
6. CONTRACTOR TO PROVIDE CONDUITS FOR QWEST, COMCAST AND PNM; CONTRACTOR SHALL COORDINATE WITH APPROPRIATE CONTACTS FOR EACH.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS OF NEW MEXICO UTILITIES INCORPORATED AND WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1999), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THOSE FACILITIES NOT WITHIN DEDICATED EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING
9. CONTRACTOR IS REQUIRED TO VERIFY INVERT AND LOCATIONS OF STORM DRAINS AND SANITARY SEWER AT SERVICE CROSSINGS AND CONNECTIONS AT START OF CONSTRUCTION. CONTRACTOR SHALL IMMEDIATLEY NOTIFY ENGINEER OF DISCREPENCIES BETWEEN INVERT ELEVATIONS SHOWN ON THESE PLANS AND ACTUAL FIELD ELEVATIONS.

NOTE:

BACKFLOW PREVENTOR FOR 6-INCH FIRE SERVICE TO BE LOCATED INSIDE THE BUILDING. PLEASE REFER TO ARCHITECTURAL PLANS FOR DETAILS.

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

N

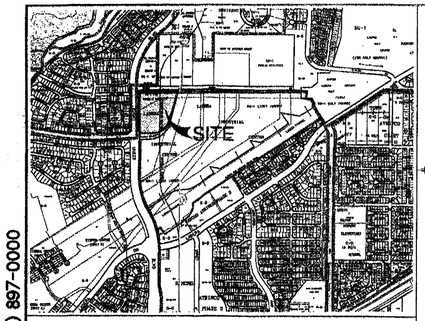
GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

ENGINEER'S SEAL	WALGREENS 98TH AND UNSER	DRAWN BY pm
	MASTER UTILITY PLAN	DATE 5-7-07
		24086-MUB
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100	SHEET # 3
RONALD R. BOHANNAN P.E. #7868		JOB # 24086

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



H-9 & H-10 VICINITY MAP NOT TO SCALE

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES 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 FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE 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 SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALELL WITHIN).~~

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 (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED 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 (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS 1) TO CREATE FOUR (4) LOTS FROM ONE (1) LOT, GRANT EASEMENTS AS SHOWN HEREON AND DEDICATE LOT 1-A TO A.M.A.F.C.A.

LEGAL DESCRIPTION

LOT NUMBERED ONE (1), OF THE PLAT OF LOTS 1 AND 2, LADERA INDUSTRIAL CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 1993 IN VOLUME 93C, FOLIO 39.

SURVEY NOTES:

1. BEARINGS ARE GRID (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "3-H10" AND "BH-39". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.99967504.

2. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER RECORD DATA FROM THE PLAT OF LOTS 1 AND 2, LADERA INDUSTRIAL CENTER (02/12/1993; VOL. 93C, FOLIO 39).

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Page: 1 of 2
06/24/2004 04:14P
Mary Herrera Bern. Co. PLAT R 12.00 Bk-2004C Pg-194

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: LOT 1-A AS SHOWN HEREON TO A.M.A.F.C.A. IN FEE SIMPLE WITH WARRANTY COVENANTS; ALL ACCESS, PEDESTRIAN, WATER AND SANITARY SEWER EASEMENTS SHOWN HEREON; PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES; AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED

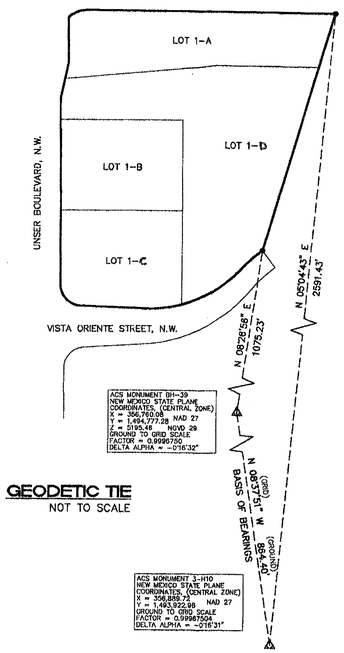
BY: Gordon L. Skarsgard 4-15-04
GORDON L. SKARSGARD, A MARRIED MAN DATE

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS 15th DAY OF April, 2004,
BY: GORDON L. SKARSGARD

BY: Donna G. Sanyer NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 25, 2006



GEODETIC TIE
NOT TO SCALE

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Patrick 4-19-2004
THOMAS W. PATRICK DATE
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651.

NEW MEXICO 12651 PROFESSIONAL SURVEYOR

SUBDIVISION PLAT OF
LOTS 1-A, 1-B, 1-C AND 1-D
LADERA INDUSTRIAL CENTER

BEING A REPLAT OF LOT 1
LADERA INDUSTRIAL CENTER
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 9, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003

LOT DATA:

PROJECT NO.	1002404
GROSS ACREAGE	11.9587 ACRES
ZONE ATLAS INDEX NO	H-9-Z AND H-10-Z
NO. OF EXISTING TRACTS	0
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	4
NO. OF TRACTS CREATED	0
MILES OF FULL WIDTH STREETS CREATED	0
S.P. TALOS LOG	2003182184

APPROVALS:

SUBDIVISION CASE NUMBER: #1002404 / ~~APP#04DRB-00904~~

Sheran Matson 6/24/04
CITY PLANNER/ALBUQUERQUE, PLANNING ~~DIVISION~~ DATE

Christina Sandoval 6/16/04
PARKS AND RECREATION DATE

6-16-04
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE

Bradley L. Bishop 6/16/04
CITY ENGINEER, ENGINEERING DIVISION DATE

Martin W. Schoeppner 4-13-04
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

6-16-04
UTILITY DEVELOPMENT DATE

4-15-04
CITY SURVEYOR DATE

4-12-04
PNM GAS AND ELECTRIC SERVICES DATE

4-27-04
QWEST COMMUNICATIONS, INC. DATE

Rita Erickson 4-15-04
COMCAST CABLE DATE

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:

LOT 1, LADERA INDUSTRIAL CENTER, UPC #1-009-059-456-344-1-02-01
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: Donny Vigil DATE: 24 Jun 04

SHEET 1 OF 2

PATH:	E:\N365-07-001\600\dwg\REPLAT LOT 1.dwg
DATE:	SEPTEMBER, 2003
SCALE:	N/A
CREW:	TWP/GRR
DRAWN:	GRR
JOB NO.:	N365-07-001 600

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

SUBDIVISION PLAT OF
LOTS 1-A, 1-B, 1-C AND 1-D
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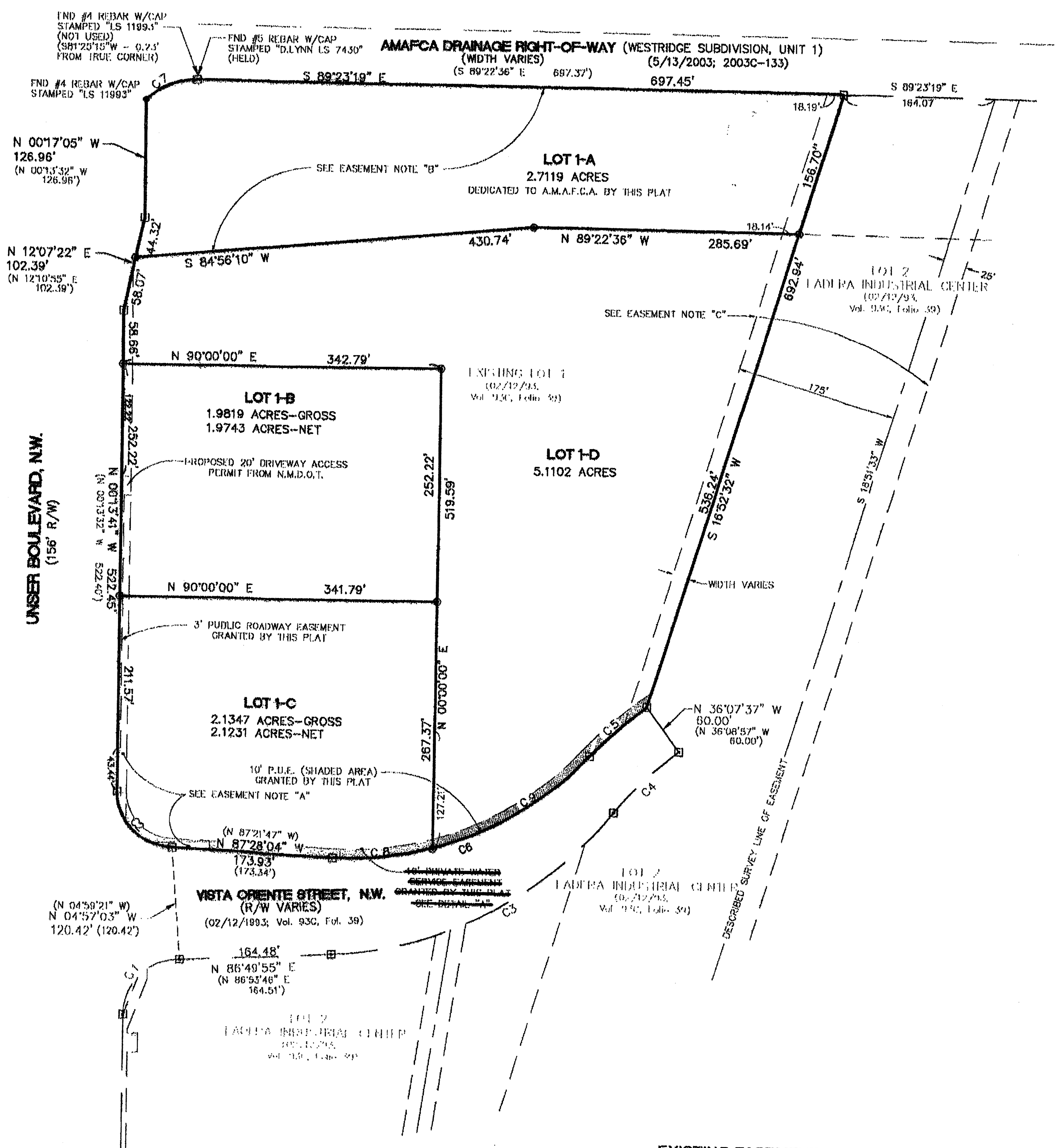
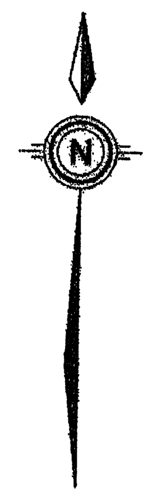
SEPTEMBER, 2003





CROSS ACCESS EASEMENT

This plat hereby establishes a perpetual, non-exclusive, reciprocal easement for vehicular and pedestrian ingress to and egress from Unser Boulevard and Vista Oriente Street over, upon and across the Common Areas of both Lot 1-B and Lot 1-C for the benefit of the owners of each lot. "Common Area" shall mean all of those areas on each lot which are not from time to time, and at any applicable time, occupied by buildings. By way of illustration, and not limitation, Common Area shall include all private streets, driveways, areas of ingress and egress, parking areas, service areas, sidewalks and other pedestrian ways, landscape areas and similar amenities designated and maintained for such uses from time to time. The Owner of each Lot shall have the right to change the Common Area at any time and from time to time, provided access as hereinafter granted is not adversely affected.

UTILITY EASEMENTS

This plat hereby establishes and grants for the benefit of each Lot and the Owners thereof and their successors and assigns and their Lessees a perpetual, non-exclusive, reciprocal underground easement across the Common Areas of each respective Lot as such are manintained by each lot owner from time to time, for the purpose of installing, maintaining, operating, repairing, replacing and renewing any and all underground utility lines and related facilities, including without limitation, electricity, water, gas, sewer, telephone, cable telvision and strom drains. All such easements, shall (if practical) be located along perimeters or boundary lines of the Property, but in any event shall be situated so as to minimize damage, diminutions in value or other negative impacts, upon the burdened Property or Common Areas.

- ● INDICATES A FOUND MONUMENT AS SHOWN HEREON
- ⊡ INDICATES A FOUND #5 REBAR W/ORANGE PLASTIC CAP STAMPED "D. LYNN LS 7430"
- ◉ INDICATES A #5 REBAR W/ALLOY CAP STAMPED "CSC LS 12651" SET ON THIS SURVEY.
- △ INDICATES A FOUND CONTROL STATION AS NOTED

100 0 50 100 200

SCALE: 1"= 100'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.00' (60.00')	94.33' (94.25')	90°04'27" (90°00'00")	N 44°41'54" E (N 44°46'28" E)	84.91' (84.85')
C2	60.00' (60.00')	94.25' (94.25')	90°00'00" (90°00'00")	N 45°13'41" W (N 45°13'32" W)	84.85' (84.85')
C3	410.00' (410.00')	349.39' (349.48')	48°49'32" (48°50'18")	N 62°30'02" E (N 62°29'34" E)	338.91' (339.00')
C4	350.00' (350.00')	96.39' (96.38')	15°46'45" (15°45'37")	N 45°58'35" E (N 45°57'44" E)	96.09' (96.07')
C5	410.00' (410.00')	81.53' (82.30')	11°23'42" (11°30'30")	S 47°55'39" W (S 48°05'57" W)	81.41' (82.16')
C6	350.00' (350.00')	307.20' (307.19')	50°17'23" (50°17'14")	S 67°29'08" W (S 67°29'37" W)	297.44' (297.42')
C7	75.00' (75.00')	60.03' (59.97')	45°51'33" (45°48'48")	N 67°52'23" E (N 67°43'02" E)	58.44' (58.39')
C8	350.00'	108.00'	17°40'48"	S 83°47'26" W	107.57'
C9	350.00'	199.20'	32°38'35"	S 58°38'44" W	196.52'

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Page: 2 of 2
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Mary Herrera Bern. Co. PLAT R 12.00 Bk-2004C Pg-194

EXISTING EASEMENTS TABLE

A. 10' EASEMENT (PORTIONS OF WHICH NOW LIE WITHIN PUBLIC RIGHTS-OF-WAY) GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, GRANTED BY PLAT IN VOLUME C-32, PAGE 184.

B. EASEMENT GRANTED TO ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN JUDGMENT RENDERED IN DISTRICT COURT CASE NO. 7-76-03096, FILED 09/28/1976 IN BOOK 498, PAGE 648, LESS AND EXCEPTING THEREFROM A VACATED PORTION, FILED 01/12/2000 IN BOOK A1, PAGE 3519.

C. EXISTING 200' PLAINS ELECTRIC EASEMENT GRANTED PER JUDGMENT RENDERED IN UNITED STATES DISTRICT COURT CASE NO. 1845, FILED 02/05/1952 IN BOOK D 197, PAGE 571.

SHEET 2 OF 2

PATH: F:\N365-07-001\600\dwg\REPLAT LOT 1.dwg	
DATE: SEPTEMBER, 2003	community sciences corporation
SCALE: 1" = 100'	
CREW: TWP/GRR	
DRAWN: GRR	
JOB NO.: N365-07-001-600	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048

SUBDIVISION PLAT OF
LOTS 1-A, 1-B, 1-C AND 1-D
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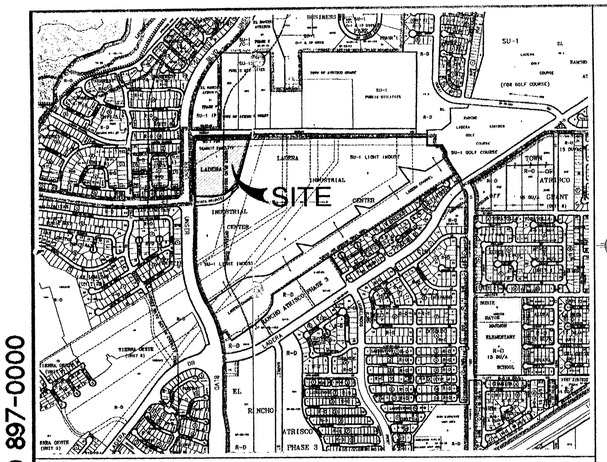
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003

PRELIMINARY PLAT
APPROVED BY DRB
ON 5-1-04



H-9 & H-10 VICINITY MAP NOT TO SCALE

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THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: LOT 1-A AS SHOWN HEREON TO A.M.A.F.C.A. IN FEE SIMPLE WITH WARRANTY COVENANTS; ALL ACCESS, PEDESTRIAN, WATER AND SANITARY SEWER EASEMENTS SHOWN HEREON; PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES; AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED.

BY: Gordon L. Skarsgard 4-15-04
GORDON L. SKARSGARD, A MARRIED MAN DATE

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF April, 2004,
BY: GORDON L. SKARSGARD

BY: Donna G. Sanyer NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 25, 2006

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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 FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE 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 SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALELL WITHIN).

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 (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED 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 (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS 1) TO CREATE FOUR (4) LOTS FROM ONE (1) LOT, GRANT EASEMENTS AS SHOWN HEREON AND DEDICATE LOT 1-A TO A.M.A.F.C.A.

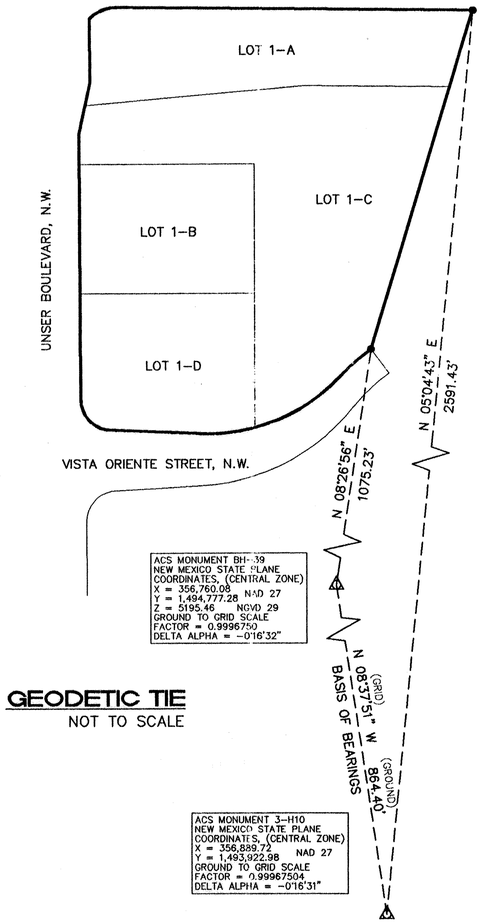
LEGAL DESCRIPTION

LOT NUMBERED ONE (1), OF THE PLAT OF LOTS 1 AND 2, LADERA INDUSTRIAL CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 1993 IN VOLUME 93C, FOLIO 39.

SURVEY NOTES:

1. BEARINGS ARE GRID (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "3-H10" AND "BH-39". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.99967504.

2. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER RECORD DATA FROM THE PLAT OF LOTS 1 AND 2, LADERA INDUSTRIAL CENTER (02/12/1993; VOL. 93C, FOLIO 39).



GEODETIC TIE
NOT TO SCALE

LOT DATA:

PROJECT NO	1002404
GROSS ACREAGE	11.9390 ACRES
ZONE ATLAS INDEX NO	H-9-Z AND H-10-Z
NO. OF EXISTING TRACTS	0
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	4
NO. OF TRACTS CREATED	0
MILES OF FULL WIDTH STREETS CREATED	0
S.P. TALOS LOG	2003182184

APPROVALS:

SUBDIVISION CASE NUMBER: _____

CITY PLANNER/ALBUQUERQUE, PLANNING DIVISION	DATE
PARKS AND RECREATION	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION — Martin W. Eckert Jr.	4-13-04
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
UTILITY DEVELOPMENT	DATE
CITY SURVEYOR — Earl D. Mt	4-15-04
PNM GAS AND ELECTRIC SERVICES	4-12-04 DATE
QWEST COMMUNICATIONS, INC. — David R. Muller	4-27-04 DATE
COMCAST CABLE — Rita Eicks	4-15-04 DATE

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:

LOT 1, LADERA INDUSTRIAL CENTER, UPC #1-009-059-456-344-1-02-01
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Patrick 4·09·2004
THOMAS W. PATRICK DATE
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651.

THOMAS W. PATRICK NEW MEXICO 12651 PROFESSIONAL SURVEYOR

SHEET 1 OF 2

PATH:	F:\N365-07-001\600\dwg\REPLAT LOT 1.dwg
DATE:	SEPTEMBER, 2003
SCALE:	N/A
CREW:	TWP/GRR
DRAWN:	GRR
JOB NO.:	N365-07-001-600

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

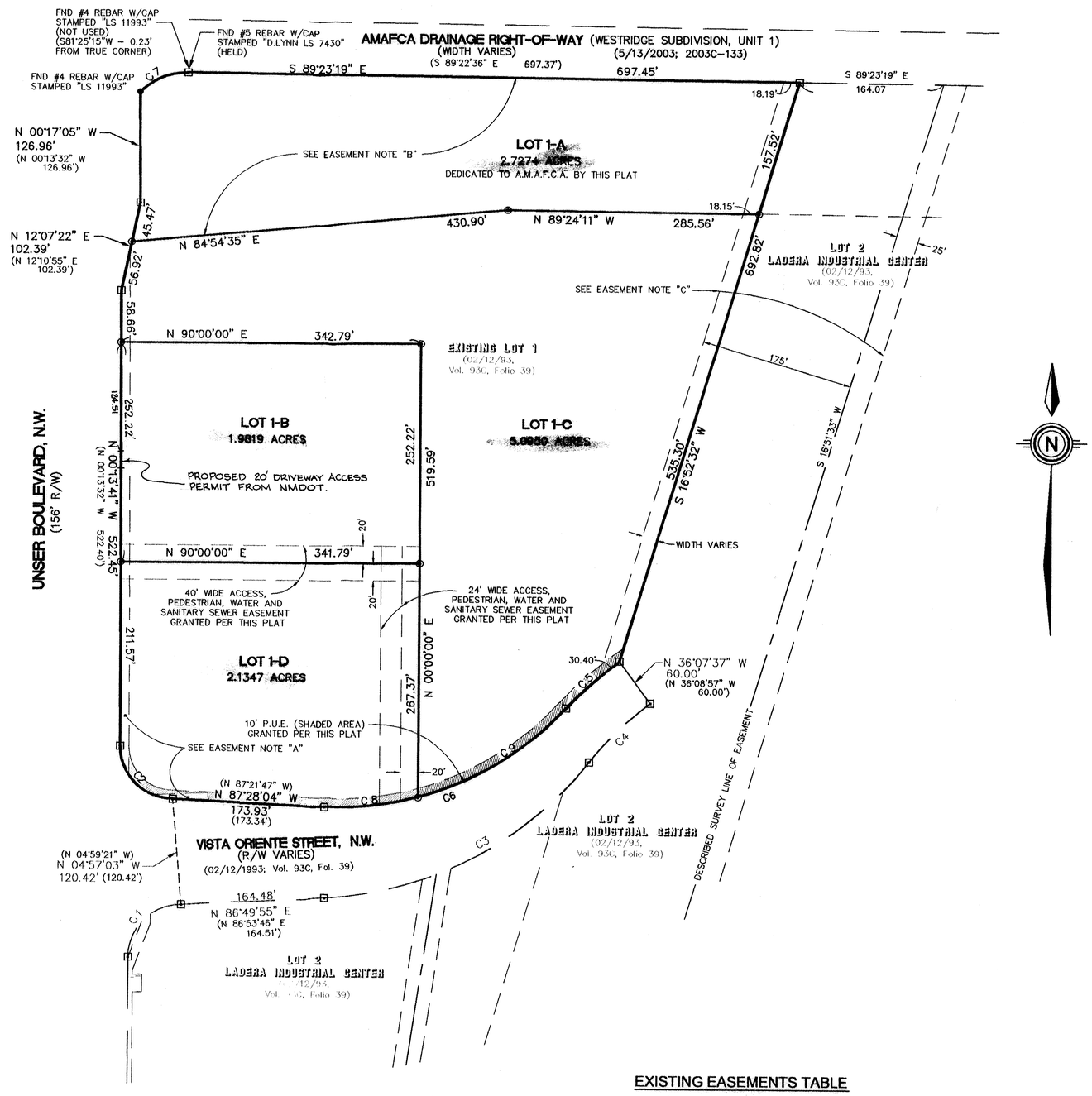
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

F:\N365-07-001 (TIERRA WEST)\600 (LOT 1 ESSION)\DWG\(1)dwg\REPLAT LOT 1.dwg, 04/12/2004 02:40:50 PM

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

SUBDIVISION PLAT OF
LOTS 1-A, 1-B, 1-C AND 1-D
LADERA INDUSTRIAL CENTER

BEING A REPLAT OF LOT 1
LADERA INDUSTRIAL CENTER
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 9, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003



- ● INDICATES A FOUND MONUMENT AS SHOWN HEREON
- ⊡ INDICATES A FOUND #5 REBAR W/ORANGE PLASTIC CAP STAMPED "D. LYNN LS 7430"
- ⊙ INDICATES A #5 REBAR W/ALLOY CAP STAMPED "CSC LS 12651" SET ON THIS SURVEY.
- △ INDICATES A FOUND CONTROL STATION AS NOTED

100 0 50 100 200

SCALE: 1"= 100'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.00' (60.00')	94.33' (94.25')	90°04'27" (90°00'00")	N 44°41'54" E (N 44°46'28" E)	84.91' (84.85')
C2	60.00' (60.00')	94.25' (94.25')	90°00'00" (90°00'00")	N 45°13'41" W (N 45°13'32" W)	84.85' (84.85')
C3	410.00' (410.00')	349.39' (349.48')	48°49'32" (48°50'18")	N 62°30'02" E (N 62°29'34" E)	338.91' (339.00')
C4	350.00' (350.00')	96.39' (96.38')	15°46'45" (15°45'37")	N 45°58'35" E (N 45°57'44" E)	96.09' (96.07')
C5	410.00' (410.00')	81.54' (82.30')	11°23'42" (11°30'30")	S 47°55'39" W (S 48°05'57" W)	81.41' (82.16')
C6	350.00' (350.00')	307.20' (307.19')	50°17'23" (50°17'14")	S 67°29'08" W (S 67°29'37" W)	297.44' (297.42')
C7	75.00' (75.00')	60.03' (59.97')	45°51'33" (45°48'48")	N 67°52'23" E (N 67°43'02" E)	58.44' (58.39')
C8	350.00'	108.00'	17°40'48"	S 83°47'26" W	107.57'
C9	350.00'	199.20'	32°36'35"	S 58°38'44" W	196.52'

EXISTING EASEMENTS TABLE

A. 10' EASEMENT (PORTIONS OF WHICH NOW LIE WITHIN PUBLIC RIGHTS-OF-WAY) GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, GRANTED BY PLAT IN VOLUME C-32, PAGE 184.

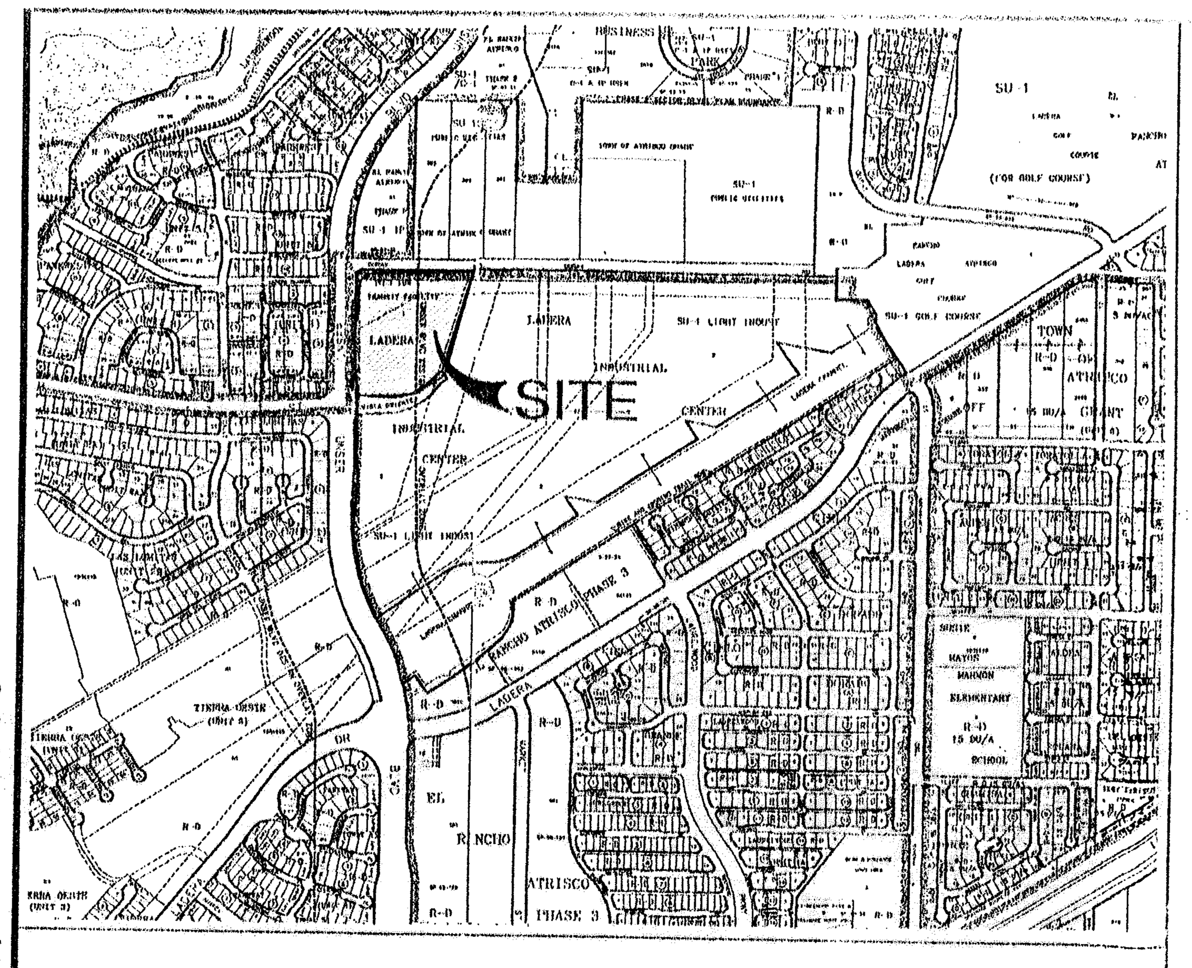
B. EASEMENT GRANTED TO ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN JUDGMENT RENDERED IN DISTRICT COURT CASE NO. 7-76-03096, FILED 09/28/1976 IN BOOK 498, PAGE 648, LESS AND EXCEPTING THEREFROM A VACATED PORTION, FILED 01/12/2000 IN BOOK A1, PAGE 3519.

C. EXISTING 200' PLAINS ELECTRIC EASEMENT GRANTED PER JUDGMENT RENDERED IN UNITED STATES DISTRICT COURT CASE NO. 1845, FILED 02/05/1952 IN BOOK D 197, PAGE 571.

PATH: F:\N365-07-001\600\dwg\REPLAT LOT 1.dwg
DATE: SEPTEMBER, 2003
SCALE: 1" = 100'
CREW: TWP/GRR
DRAWN: GRR
JOB NO.: N365-07-001-600

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



H-9 & H-10 VICINITY MAP NOT TO SCALE

SUBDIVISION PLAT OF LOTS 1-A, 1-B, 1-C AND 1-D LADERA INDUSTRIAL CENTER

BEING A REPLAT OF LOT 1
LADERA INDUSTRIAL CENTER
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 9, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: LOT 1-A AS SHOWN HEREON TO A.M.A.F.C.A. IN FEE SIMPLE WITH WARRANTY COVENANTS; ALL ACCESS, PEDESTRIAN, WATER AND SANITARY SEWER EASEMENTS SHOWN HEREON; PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES; AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED

BY: Gordon L Skarsgard 4-15-04
GORDON L. SKARSGARD, A MARRIED MAN DATE

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF April, 2004,
BY: GORDON L. SKARSGARD

BY: Donna G. Sawyer NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 25, 2006

LOT DATA:

PROJECT NO.	1002404
GROSS ACREAGE	11.9387 ACRES
ZONE ATLAS INDEX NO	H-9-Z AND H-10-Z
NO. OF EXISTING TRACTS	0
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	4
NO. OF TRACTS CREATED	0
MILES OF FULL WIDTH STREETS CREATED	0
S.P. TALOS LOG	2003182184

APPROVALS:

SUBDIVISION CASE NUMBER: #1002404/APP#04DRB-00904

Sheran Matson — CITY PLANNER/ALBUQUERQUE, PLANNING DIVISION	6/24/04 DATE
Christina Sandoval — PARKS AND RECREATION	6/16/04 DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	6-16-04 DATE
Bradley L. Bingham — CITY ENGINEER, ENGINEERING DIVISION	6/16/04 DATE
Martin W. Tidd — ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	4-15-04 DATE
Roger A Green — UTILITY DEVELOPMENT	6-16-04 DATE
CITY SURVEYOR	4-15-04 DATE
PNM GAS AND ELECTRIC SERVICES	4-12-04 DATE
David R. Muller — QWEST COMMUNICATIONS, INC.	4-27-04 DATE
Rita Ericks — COMCAST CABLE	4-15-04 DATE

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES 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 FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE 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 SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALLEL WITHIN).~~

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 (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED 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 (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS 1) TO CREATE FOUR (4) LOTS FROM ONE (1) LOT, GRANT EASEMENTS AS SHOWN HEREON AND DEDICATE LOT 1-A TO A.M.A.F.C.A.

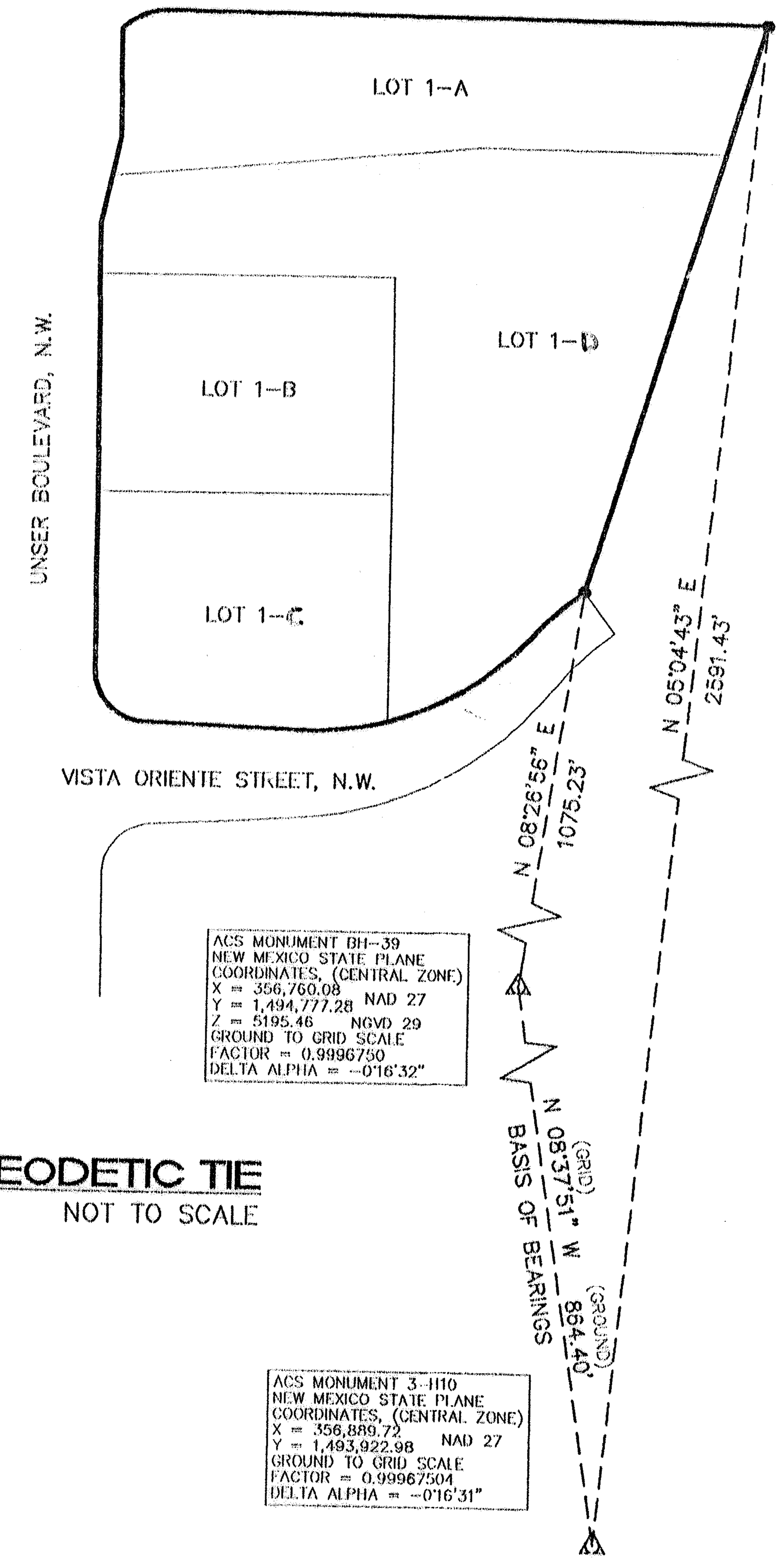
LEGAL DESCRIPTION

LOT NUMBERED ONE (1), OF THE PLAT OF LOTS 1 AND 2, LADERA INDUSTRIAL CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 1993 IN VOLUME 93C, FOLIO 39.

SURVEY NOTES:

1. BEARINGS ARE GRID (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "3-H10" AND "BH-39". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.99967504.

2. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER RECORD DATA FROM THE PLAT OF LOTS 1 AND 2, LADERA INDUSTRIAL CENTER (02/12/1993; VOL. 93C, FOLIO 39).



GEODETIC TIE
NOT TO SCALE

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:

LOT 1, LADERA INDUSTRIAL CENTER, UPC #1-009-059-456-344-1-02-01
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: Danny Vigil DATE: 24 Jun 04

2004088244
6191737
Page: 1 of 2
06/24/2004 04:14P
Mary Herrera Bern. Co. PLAT R 12.00 Bk-2004C Pg-194

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Patrick 4-09-2004
THOMAS W. PATRICK DATE
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651.

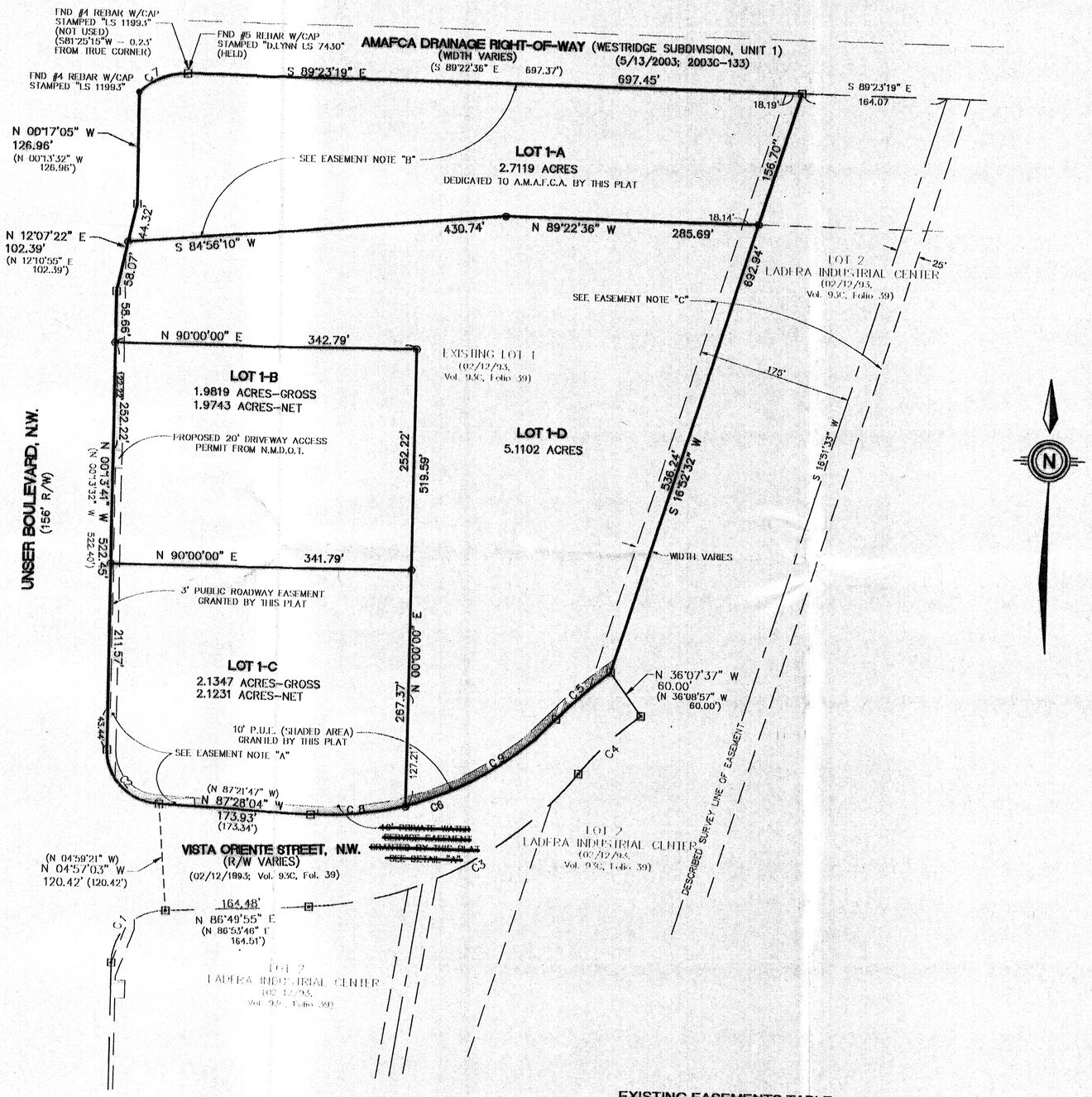
SHEET 1 OF 2

PATH:	F:\N365-07-001\600\dwg\REPLAT LOT 1.dwg
DATE:	SEPTEMBER, 2003
SCALE:	N/A
CREW:	TWP/GRR
DRAWN:	GRR
JOB NO.:	N365-07-001

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

SUBDIVISION PLAT OF
LOTS 1-A, 1-B, 1-C AND 1-D
LADERA INDUSTRIAL CENTER

BEING A REPLAT OF LOT 1
LADERA INDUSTRIAL CENTER
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 9, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003



CROSS ACCESS EASEMENT

This plat hereby establishes a perpetual, non-exclusive, reciprocal easement for vehicular and pedestrian ingress to and egress from Unser Boulevard and Vista Oriente Street over, upon and across the Common Areas of both Lot 1-B and Lot 1-C for the benefit of the owners of each lot. "Common Area" shall mean all of those areas on each lot which are not from time to time, and at any applicable time, occupied by buildings. By way of illustration, and not limitation, Common Area shall include all private streets, driveways, areas of ingress and egress, parking areas, service areas, sidewalks and other pedestrian ways, landscape areas and similar amenities designated and maintained for such uses from time to time. The Owner of each Lot shall have the right to change the Common Area at any time and from time to time, provided access as hereinafter granted is not adversely affected.

UTILITY EASEMENTS

This plat hereby establishes and grants for the benefit of each Lot and the Owners thereof and their successors and assigns and their Lessees a perpetual, non-exclusive, reciprocal underground easement across the Common Areas of each respective Lot as such are maintained by each lot owner from time to time, for the purpose of installing, maintaining, operating, repairing, replacing and renewing any and all underground utility lines and related facilities, including without limitation, electricity, water, gas, sewer, telephone, cable television and storm drains. All such easements, shall (if practical) be located along perimeters or boundary lines of the Property, but in any event shall be situated so as to minimize damage, diminutions in value or other negative impacts, upon the burdened Property or Common Areas.

- ● INDICATES A FOUND MONUMENT AS SHOWN HEREON
- ⊡ INDICATES A FOUND #5 REBAR W/ORANGE PLASTIC CAP STAMPED "D. LYNN LS 7430"
- ◉ INDICATES A #5 REBAR W/ALLOY CAP STAMPED "CSC LS 12651" SET ON THIS SURVEY.
- △ INDICATES A FOUND CONTROL STATION AS NOTED

100 0 50 100 200

SCALE: 1"= 100'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.00' (60.00')	94.33' (94.25')	90°04'27" (90°00'00")	N 44°41'54" E (N 44°46'28" E)	84.91' (84.85')
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2004088244
6161737
Page: 2 of 2
06/24/2004 04:14P
Mary Herrera Bern. Co. PLAT R 12.00 Bk-2004C Pg-194

SHEET 2 OF 2

PATH: F:\N365-07-001\600\dwg\REPLAT LOT 1.dwg
DATE: SEPTEMBER, 2003
SCALE: 1" = 100'
CREW: TWP/GRR
DRAWN: GRR
JOB NO.: N365-07-001-600

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

SUBDIVISION PLAT OF
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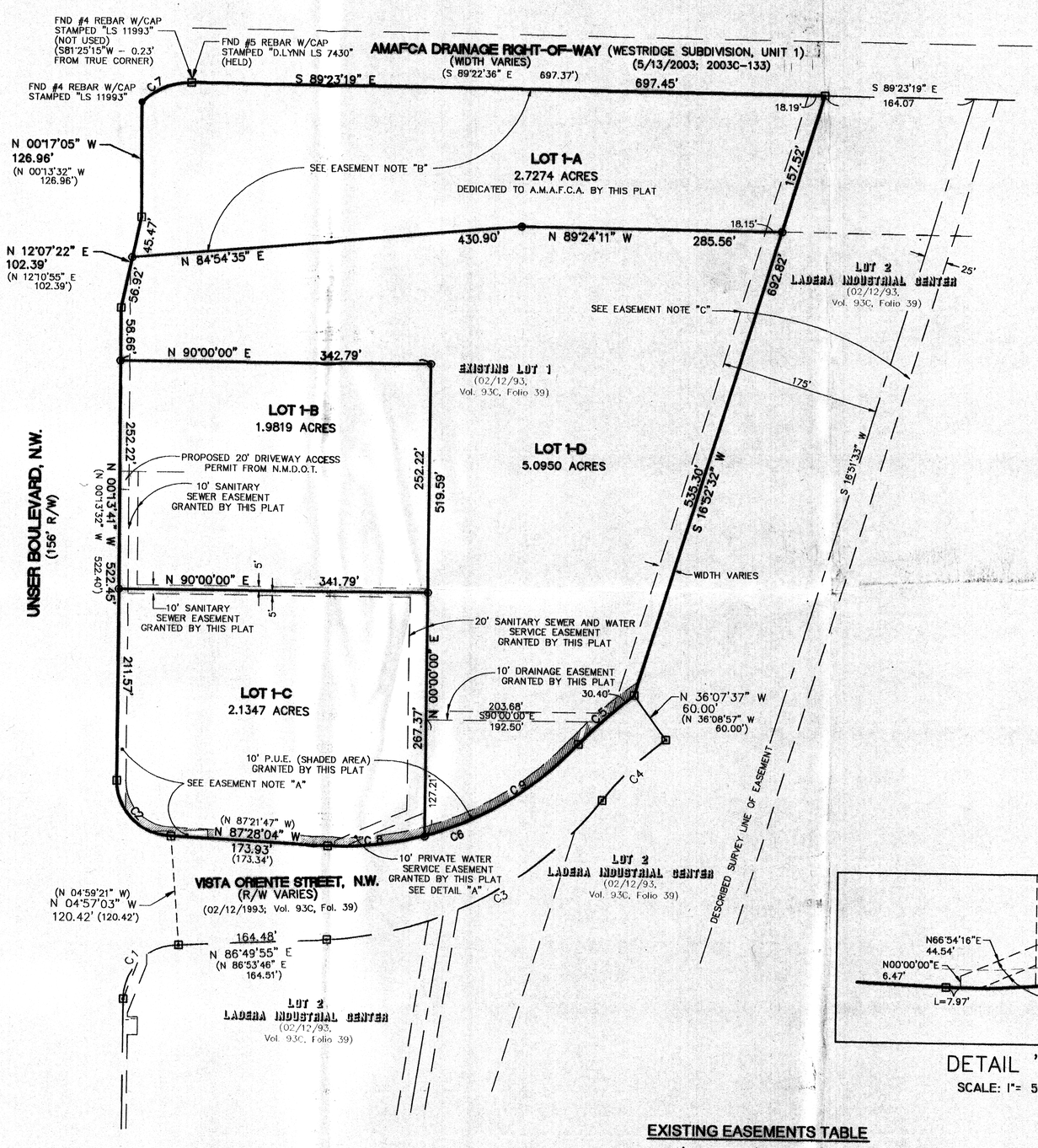
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003



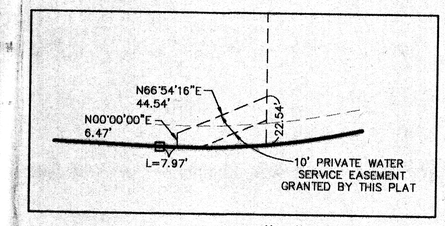
CROSS ACCESS EASEMENT

This plat hereby establishes a perpetual, non-exclusive, reciprocal easement for vehicular and pedestrian ingress to and egress from Unser Boulevard and Vista Oriente Street over, upon and across the Common Areas of both Lot 1-B and Lot 1-C for the benefit of the owners of each lot. "Common Area" shall mean all of those areas on each lot which are not from time to time, and at any applicable time, occupied by buildings. By way of illustration, and not limitation, Common Area shall include all private streets, driveways, areas of ingress and egress, parking areas, service areas, sidewalks and other pedestrian ways, landscape areas and similar amenities designated and maintained for such uses from time to time. The Owner of each Lot shall have the right to change the Common Area at any time and from time to time, provided access as hereinafter granted is not adversely affected.

- ● INDICATES A FOUND MONUMENT AS SHOWN HEREON
- ■ INDICATES A FOUND #5 REBAR W/ORANGE PLASTIC CAP STAMPED "D. LYNN LS 7430"
- ● INDICATES A #5 REBAR W/ALLOY CAP STAMPED "CSC LS 12651" SET ON THIS SURVEY.
- △ INDICATES A FOUND CONTROL STATION AS NOTED

100 0 50 100 200

SCALE: 1"= 100'



DETAIL "A"

SCALE: 1"= 50'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.00' (60.00')	94.33' (94.25')	90°04'27" (90°00'00")	N 44°41'54" E (N 44°46'28" E)	84.91' (84.85')
C2	60.00' (60.00')	94.25' (94.25')	90°00'00" (90°00'00")	N 45°13'41" W (N 45°13'32" W)	84.85' (84.85')
C3	410.00' (410.00')	349.39' (349.48')	48°49'32" (48°50'18")	N 62°30'02" E (N 62°29'34" E)	338.91' (339.00')
C4	350.00' (350.00')	96.39' (96.38')	15°46'45" (15°45'37")	N 45°58'35" E (N 45°57'44" E)	96.09' (96.07')
C5	410.00' (410.00')	81.54' (82.30')	11°23'42" (11°30'30")	S 47°55'39" W (S 48°05'57" W)	81.41' (82.16')
C6	350.00' (350.00')	307.20' (307.19')	50°17'23" (50°17'14")	S 67°29'08" W (S 67°29'37" W)	297.44' (297.42')
C7	75.00' (75.00')	60.03' (59.97')	45°51'33" (45°48'48")	N 67°52'23" E (N 67°43'02" E)	58.44' (58.39')
C8	350.00'	108.00'	17°40'48"	S 83°47'26" W	107.57'
C9	350.00'	199.20'	32°36'35"	S 58°38'44" W	196.52'

EXISTING EASEMENTS TABLE

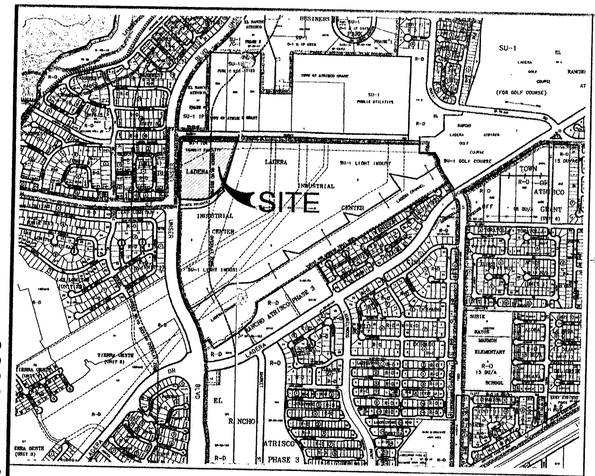
A. 10' EASEMENT (PORTIONS OF WHICH NOW LIE WITHIN PUBLIC RIGHTS-OF-WAY) GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, GRANTED BY PLAT IN VOLUME C-32, PAGE 184.

B. EASEMENT GRANTED TO ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN JUDGMENT RENDERED IN DISTRICT COURT CASE NO. 7-76-03096, FILED 09/28/1976 IN BOOK 498, PAGE 648, LESS AND EXCEPTING THEREFROM A VACATED PORTION, FILED 01/12/2000 IN BOOK A1, PAGE 3519.

C. EXISTING 200' PLAINS ELECTRIC EASEMENT GRANTED PER JUDGMENT RENDERED IN UNITED STATES DISTRICT COURT CASE NO. 1845, FILED 02/05/1952 IN BOOK D 197, PAGE 571.

PATH: F:\N365-07-001\600\dwg\REPLAT LOT 1.dwg
DATE: SEPTEMBER, 2003
SCALE: 1" = 100'
CREW: TWP/GRR
DRAWN: GRR
JOB NO.: N365-07-001-600

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



H-9 & H-10 VICINITY MAP NOT TO SCALE

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: LOT 1-A AS SHOWN HEREON TO A.M.A.F.C.A. IN FEE SIMPLE WITH WARRANTY COVENANTS; ALL ACCESS, PEDESTRIAN, WATER AND SANITARY SEWER EASEMENTS SHOWN HEREON; PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES; AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED.

BY: Gordon L. Skarsgard 4-15-04
GORDON L. SKARSGARD, A MARRIED MAN DATE

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF April, 2004,
BY: GORDON L. SKARSGARD

BY: Donna G. Sanchez NOTARY PUBLIC
MY COMMISSION EXPIRES: Jan 25, 2006

SUBDIVISION PLAT OF
LOTS 1-A, 1-B, 1-C AND 1-D
LADERA INDUSTRIAL CENTER

BEING A REPLAT OF LOT 1
LADERA INDUSTRIAL CENTER
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 9, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003

LOT DATA:

PROJECT NO	1002404
GROSS ACREAGE	11.9390 ACRES
ZONE ATLAS INDEX NO	H-9-Z AND H-10-Z
NO. OF EXISTING TRACTS	0
NO. OF EXISTING LOTS	1
NO. OF LOTS CREATED	4
NO. OF TRACTS CREATED	0
MILES OF FULL WIDTH STREETS CREATED	0
S.P. TALOS LOG	2003182184

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES 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 FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE 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 SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALELL WITHIN).

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 (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED 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 (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS 1) TO CREATE FOUR (4) LOTS FROM ONE (1) LOT, GRANT EASEMENTS AS SHOWN HEREON AND DEDICATE LOT 1-A TO A.M.A.F.C.A.

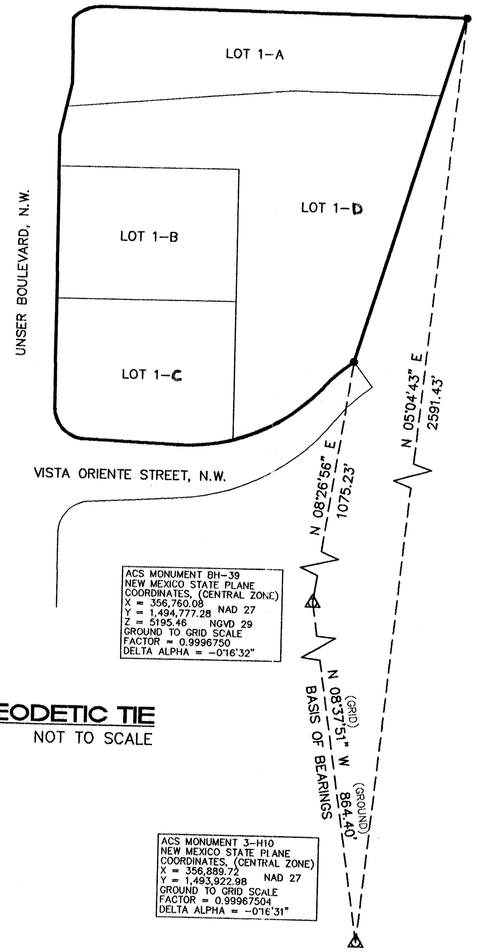
LEGAL DESCRIPTION

LOT NUMBERED ONE (1), OF THE PLAT OF LOTS 1 AND 2, LADERA INDUSTRIAL CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 1993 IN VOLUME 93C, FOLIO 39.

SURVEY NOTES:

1. BEARINGS ARE GRID (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "3-H10" AND "BH-39". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.99967504.

2. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER RECORD DATA FROM THE PLAT OF LOTS 1 AND 2, LADERA INDUSTRIAL CENTER (02/12/1993; VOL. 93C, FOLIO 39).



GEODETIC TIE
NOT TO SCALE

APPROVALS:

SUBDIVISION CASE NUMBER: _____

CITY PLANNER/ALBUQUERQUE, PLANNING DIVISION	DATE
PARKS AND RECREATION	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
UTILITY DEVELOPMENT	DATE
CITY SURVEYOR	DATE
PNM GAS AND ELECTRIC SERVICES	DATE
QWEST COMMUNICATIONS, INC.	DATE
COMCAST CABLE	DATE

Martin W. Foster 4-13-04

Gordon L. Mott 4-15-04

Leon D. Mott 4-12-04

David R. Muller 4-27-04

Rita Erickson 4-15-04

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:

LOT 1, LADERA INDUSTRIAL CENTER, UPC #1-009-059-456-344-1-02-01
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Patrick 4·09·2004
THOMAS W. PATRICK DATE
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651.

THOMAS W. PATRICK NEW MEXICO 12651 PROFESSIONAL SURVEYOR

SHEET 1 OF 2

PATH:	F:\N365-07-001\600\dwg\REPLAT LOT 1.dwg
DATE:	SEPTEMBER, 2003
SCALE:	N/A
CREW:	TWP/GRR
DRAWN:	GRR
JOB NO.:	N365-07-001-600

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

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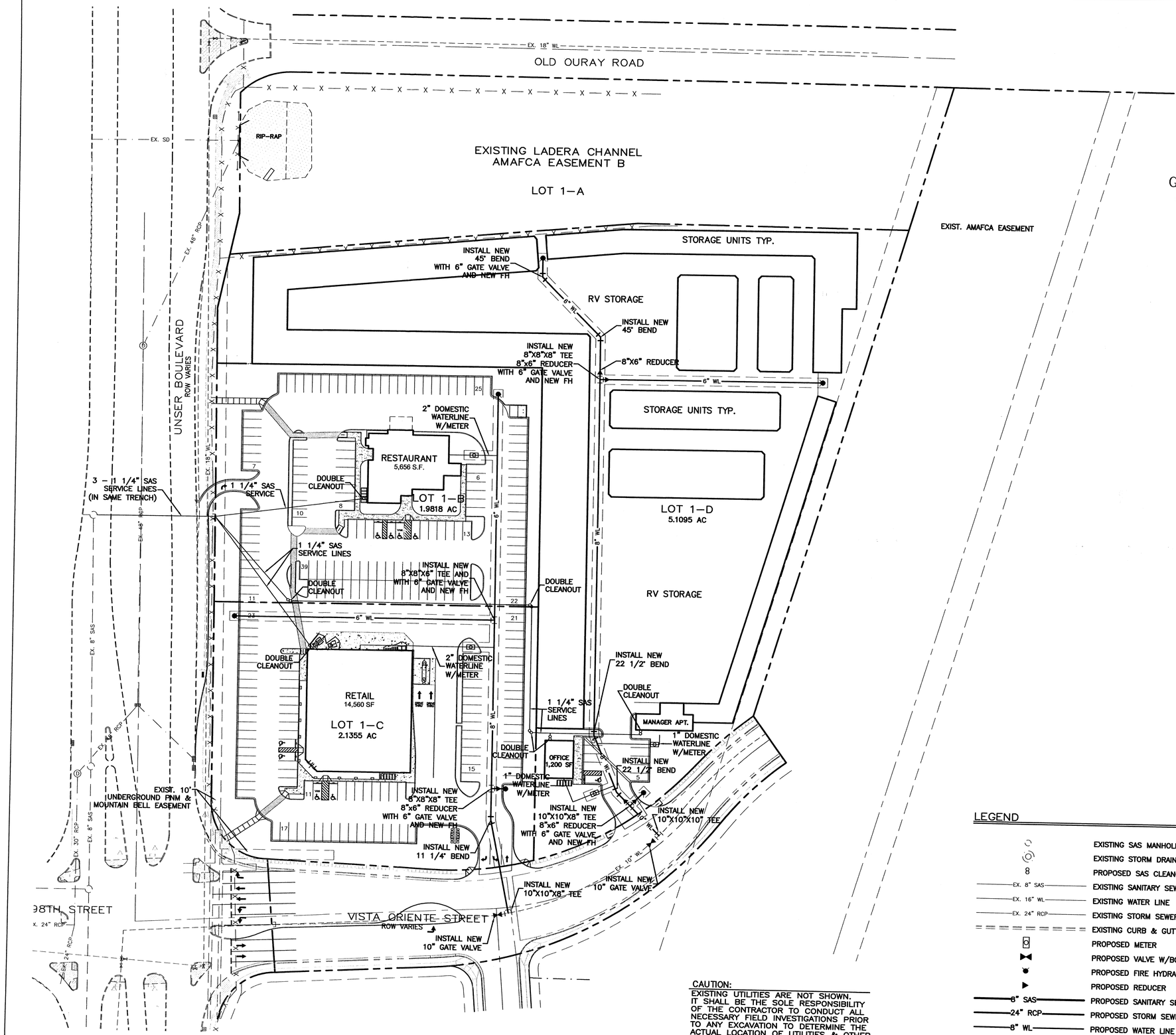
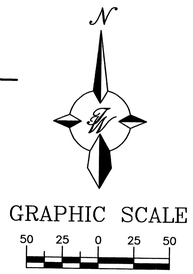
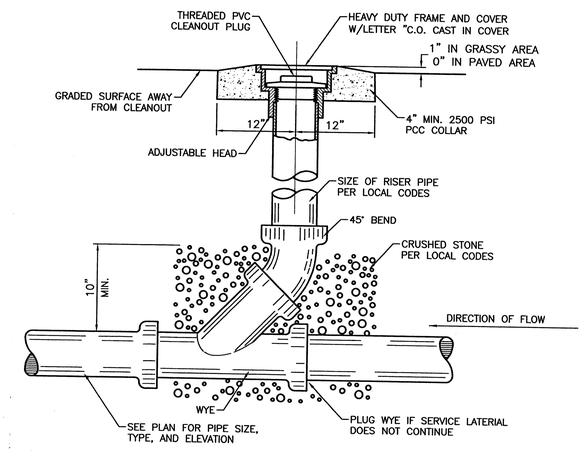


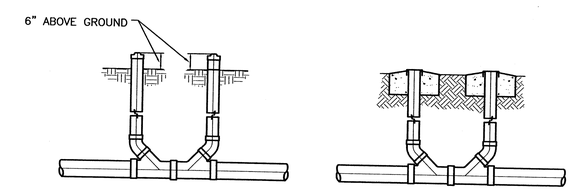


NOTICE TO CONTRACTORS:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (505)765–1234, FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
5. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
6. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24–HOUR BASIS.



SANITARY SEWER CLEAN–OUT
NTS



SANITARY SEWER DOUBLE CLEAN–OUTS
NTS

LEGEND

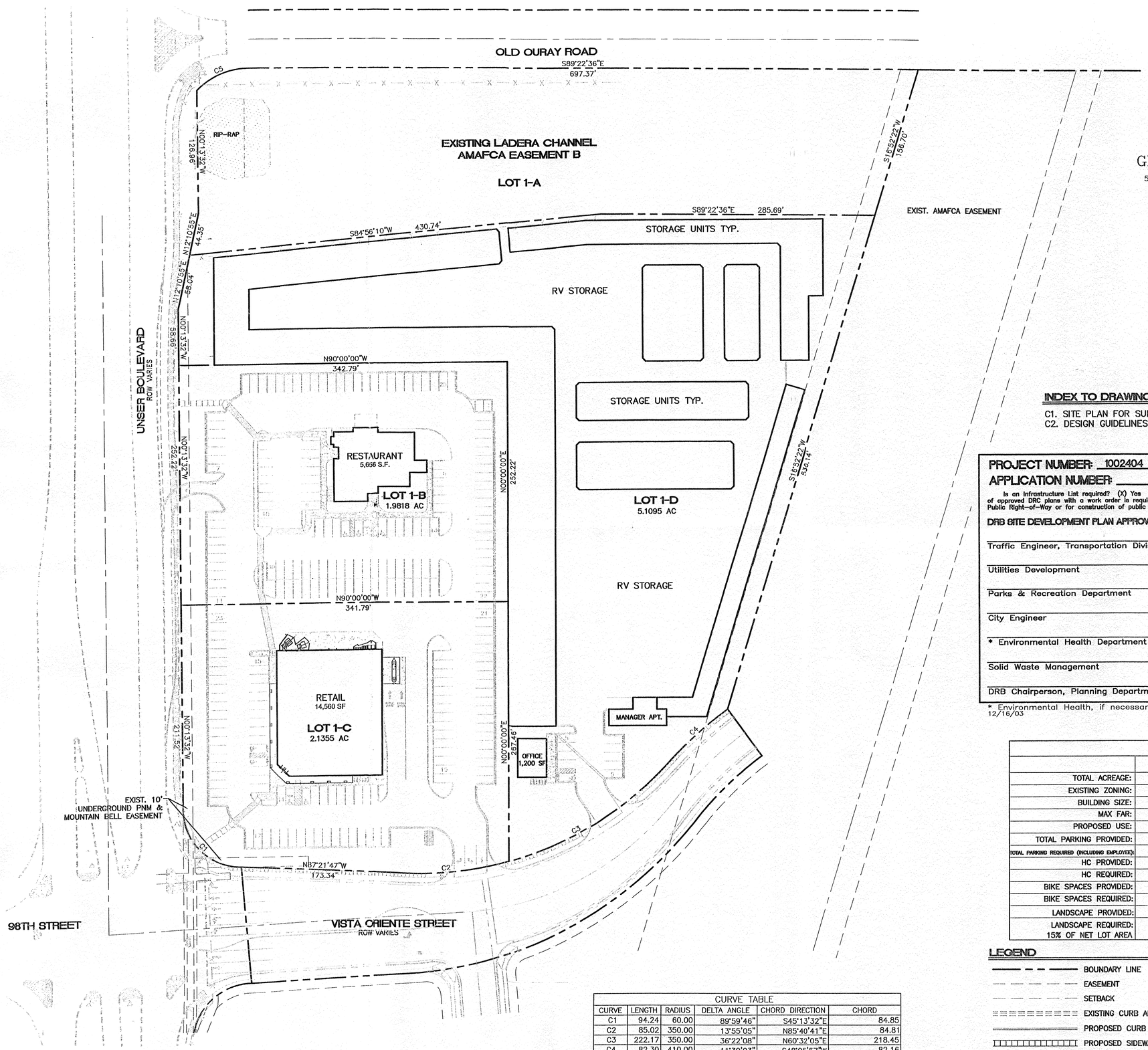
	EXISTING SAS MANHOLE
	EXISTING STORM DRAIN MANHOLE
8	PROPOSED SAS CLEANOUT
EX. 8" SAS	EXISTING SANITARY SEWER LINE
EX. 16" WL	EXISTING WATER LINE
EX. 24" RCP	EXISTING STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED FIRE HYDRANT
	PROPOSED REDUCER
8" SAS	PROPOSED SANITARY SEWER LINE
24" RCP	PROPOSED STORM SEWER LINE
8" WL	PROPOSED WATER LINE
	BOUNDARY LINE
	EASEMENT

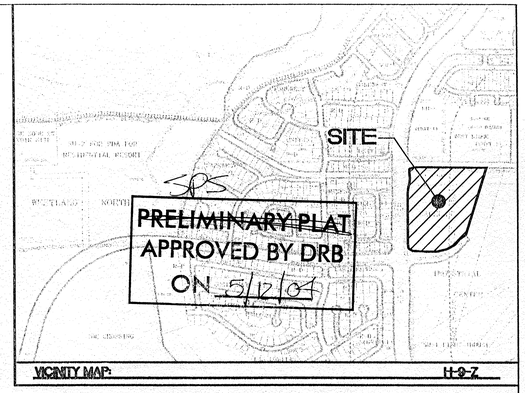
GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.

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.

ENGINEER'S SEAL	LADERA INDUSTRIAL CENTER LOT 1	DRAWN BY DY
	MASTER UTILITY PLAN	DATE 04/26/04
		2290MUB–4–21–04x
	TIERRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858–3100	SHEET # C5
RONALD R. BOHANNAN P.E. #7868		JOB # 220090





VICINITY MAP: H-9-Z

GRAPHIC SCALE

50 25 0 25 50

SCALE: 1"=50'

LEGAL DESCRIPTION:

LOT 1, LADERA INDUSTRIAL CENTER

NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED AND REQUIRED BY THIS SITE PLAN, AND WILL BE GRANTED ON THE REPLAT.

2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED TRACTS THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.

3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

5. LIGHT POLES SHALL BE A MAXIMUM OF 30' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 30' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 20' HIGH PURSUANT TO SECTION 14-16-3-9(D).

8. PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY.

9. THE MINIMUM LANDSCAPING REQUIRED IS 15% OF THE NET LOT AREA.

10. STRUCTURE HEIGHT UP TO 26 FEET IS PERMITTED AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 26 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE. TO PROTECT SOLAR ACCESS, A STRUCTURE OVER 26 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT 60° ANGLE FROM THE SAME BOUNDARIES OR CENTERLINES.

11. THERE SHALL BE A MINIMUM BUILDING FRONT AND CORNER SIDE YARD SETBACK OF NOT LESS THAN 5 FEET AND A BUILDING SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.

12. UPON APPROVAL OF THE SITE PLAN FOR SUBDIVISION BY THE EPC, A SITE PLAN FOR BUILDING PERMIT BE SUBMITTED FOR REVIEW BY THE EPC THAT INCORPORATES ARCHITECTURAL GUIDELINES, LANDSCAPE GUIDELINES, PEDESTRIAN CIRCULATION PLAN, AND SIGNAGE GUIDELINES IN COMPLIANCE WITH THE UNSER BOULEVARD DESIGN OVERLAY ZONE.

13. THE DEVELOPER IS RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED SITE DEVELOPMENT PLAN FOR SUBDIVISION. THOSE IMPROVEMENTS WILL INCLUDE ANY ADDITIONAL RIGHT-OF-WAY REQUIREMENTS, PAVING, CURB AND GUTTER AND SIDEWALK THAT HAVE NOT ALREADY BEEN PROVIDED FOR.

INDEX TO DRAWINGS

C1. SITE PLAN FOR SUBDIVISION
C2. DESIGN GUIDELINES

PROJECT NUMBER: 1002404

APPLICATION NUMBER: _____

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:

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary
12/16/03

SITE DATA TABLE

	LOT 1-A	LOT 1-B	LOT 1-C	LOT 1-D	TOTAL
TOTAL ACREAGE:	2.7128 AC.	1.9818 AC.	2.1355 AC.	5.1095 AC.	11.9400 AC.
EXISTING ZONING:	SU-1 (IP)	SU-1 (IP)	SU-1 (IP)	SU-1 (IP)	SU-1 (IP)
BUILDING SIZE:	N/A	5,656 SF	14,560 SF	90,045 SF	110,261 SF
MAX FAR:	N/A	.25	.25	.46	.21
PROPOSED USE:	OPEN SPACE	RESTAURANT	RETAIL/SERVICE	STORAGE UNITS	
TOTAL PARKING PROVIDED:	N/A	141 SPACES	102 SPACES	N/A	243 SPACES
TOTAL PARKING REQUIRED (INCLUDING EMPLOYEE):	N/A	29 SPACES	73 SPACES	N/A	102 SPACES
HC PROVIDED:	N/A	8 SPACES	4 SPACES	N/A	12 SPACES
HC REQUIRED:	N/A	8 SPACES	4 SPACES	N/A	12 SPACES
BIKE SPACES PROVIDED:	N/A	10 SPACES	5 SPACES	N/A	15 SPACES
BIKE SPACES REQUIRED:	N/A	7 SPACES	5 SPACES	N/A	12 SPACES
LANDSCAPE PROVIDED:	118,170 SF	21,715 SF	23,765 SF	32,789 SF	196,439 SF
LANDSCAPE REQUIRED: 15% OF NET LOT AREA	N/A	12,100 SF	11,769 SF	19,878 SF	43,747 SF

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	94.24	60.00	89°59'46"	S45°13'32"E	84.85
C2	85.02	350.00	13°55'05"	N85°40'41"E	84.81
C3	222.17	350.00	36°22'08"	N60°32'05"E	218.45
C4	82.30	410.00	11°30'03"	S48°05'57"W	82.16
C5	59.97	75.00	45°48'57"	S67°42'50"W	58.39

LEGEND

- BOUNDARY LINE
- EASEMENT
- SETBACK
- EXISTING CURB AND GUTTER
- PROPOSED CURB
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- FUTURE SIDEWALK

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

LADERA INDUSTRIAL CENTER LOT 1

SITE PLAN FOR SUBDIVISION

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

DRAWN BY DY

DATE 04/22/04

2290SPSB-4-22-04x

SHEET # C1

JOB # 220090

Business Park Design Guidelines

The purpose of these Design Guidelines is to provide a framework to assist developers and designers to understand the Owner's goals and objectives for high quality development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for the Lot 1 Ladera Industrial Park. These standards are to be used as a supplement to the City of Albuquerque's Zoning Code and other pertinent City ordinance.

A. Landscape Concept

The development of an overall landscape concept will establish a framework that unifies the individual sites within the Lot 1 Ladera Industrial Park. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials are extremely important as strong unifying elements for the project.

The following are minimum standards for the development of specific site landscape plans:

➢ A minimum of 20 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure.

➢ Seventy-five percent of the required landscape area shall be covered with living vegetative materials. The area and percentage is calculated based on the mature canopy size of all plant materials.

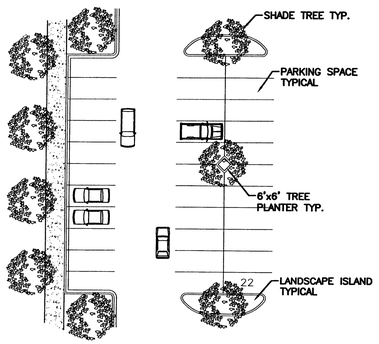
➢ A maximum of 35 percent of the provided landscape area is allowed to be covered with turf grasses. Areas of turf should be located at prominent visual points to create view corridors into specific sites.

➢ All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, shredded bark, or similar materials, which extends completely under the plant material.

➢ Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.

➢ One tree is required for each twenty-five linear feet of public or main access roadway. The required trees should be informally clustered with not more than a fifty-foot gap between groupings and shall have a 60/40 mix of deciduous to evergreen trees.

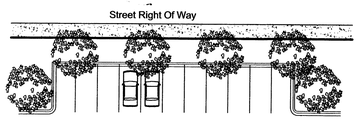
➢ To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each twenty parking stalls with no stall being more than 100 feet from a tree.



Off-street parking areas shall have one tree for each twenty parking stalls

➢ Seventy-five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least twenty-five feet.

➢ A landscape strip of no less than 10 feet shall be maintained between a parking area and the street right-of-way.



Provide a landscape strip (min. 10' strip) between the street right of way and parking areas.

➢ Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, or be 10 to 12 in height; shrubs and groundcovers shall be a one gallon container; and turf grasses shall be capable of providing complete ground coverage within one growing season after installation.

➢ -An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.

➢ All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive conditions. All areas shall be maintained free of weeds through the use of chemical spray or pervious filter material.

➢ Xeriscape principles shall be applied to all landscape areas including the use of drought tolerant plant materials and water harvesting areas where practical.

B. Setbacks

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways, screening devices and landscape improvements (refer to Landscape Standards). These measures are taken to ensure the aesthetic appeal of Lot 1 Ladera Industrial Park.

Building Setbacks
Buildings shall be located on each site according to the following setback dimension:

- 35' from the R.O.W. line of roadway rights-of-way
- 50' from the property line of a residential
- 5' from internal lot lines

Parking Area Setbacks
To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 15' from the R.O.W. line of roadway rights-of-way

C. Sidewalks / Bikeways

To encourage and enhance the pedestrian nature of the Lot 1 Ladera Industrial Park, sidewalks and /or bikeways are required in certain areas as an integral element of the streetscape. All streets within the site are required to have sidewalks on both sides of the street. Two pedestrian connections shall be provided to physically connect the Business Park to the surrounding commercial and neighborhoods and Unser Boulevard.

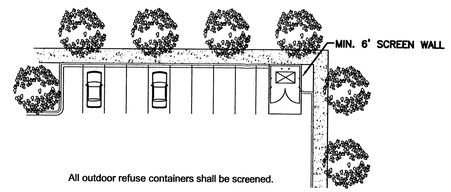
D. Screening Walls and Fences

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions shall be away from any street or pedestrian area, whenever practical. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening function within the Lot 1 Ladera Industrial Park landscape.

The following are standards to ensure effective screening of negative elements:

➢ Employee and customer/client parking areas shall be screened from adjacent streets and properties with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 30 feet. Visitor parking should not be completely screened from adjacent streets. Appropriate signage and/or highlighted landscaping should be used to direct visitors.

➢ Areas for the storage of high profile delivery/transport vehicles shall be screened from adjacent streets and properties with a masonry wall of no less than 6 feet in height above adjacent grade.



All outdoor refuse containers shall be screened.

➢ All outdoor refuse containers shall be screened within a minimum 6 foot tall masonry enclosure, which is large enough to contain all refuse generated between collections.

➢ The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the building with compatible materials and colors utilized.

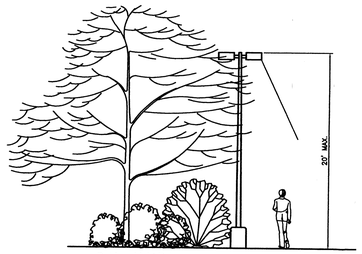
➢ When security fencing is required, it should be a combination of masonry pillars of short solid wall segments combined with decorative wrought iron or similar decorative fencing. The use of chainlink fencing is not permitted between the building and any street right-of-way.

➢ Outdoor storage areas are permitted provided they shall be fenced and screened with vines and/or shrubs.

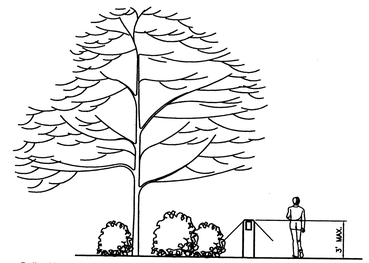
➢ Barbed wire or concertina wire are not allowed in the Lot 1 Ladera Industrial Park.

E. Lighting Standards

In order to enhance the safety, security and visual aesthetics of the Lot 1 Ladera Industrial Park, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature, which contributes to the overall character of the development.



Outdoor Light Poles



Bollard Lights

In addition to the guidelines listed below, all lighting shall be consistent with the provisions of the State of New Mexico's Night Sky Ordinance. The following are a few general guidelines to consider for the design of the lighting system:

➢ Placement of fixtures and standards shall conform to state and local safety and illumination requirements.

➢ Individual site lighting standards should blend with the architectural character of the building and other site fixtures.

o➢ A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

➢ A maximum height of light poles, not within 100 feet of residential zoning, shall be limited to 20 feet pursuant to Section 14-16-3-9(D).

➢ Area lighting should be used to highlight public spaces and walkways. Area lighting standards may range from 10 to 15 feet in height. The use of walkway level lighting, such as bollard lights or wall pocket lights, is also encourages to accent pedestrian zones.

➢ Additional landscape lighting is encouraged to enhance certain landscape features. Such lighting should be either ground level "bullet" lights concealed by plant materials, flush mounted "can" lights with waterproof enclosure, or be mounted in trees to "moonlight" areas.

➢ All light fixtures for pole and building mounted lights shall be fully shielded in order to prevent light spillage.

F. Signage Standards

The signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within the Lot 1 Ladera Industrial Park. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and, to complement the visual character of the development.

The following are general guidelines for signage design and placement:

➢ All elements of a sign shall be maintained in a visually appealing manner.

➢ Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.

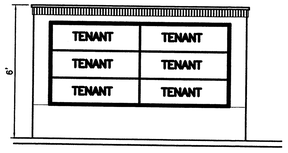
➢ No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.

➢ All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.

➢ No sign shall overhang into the public right-of-way or extend above the building roofline.

➢ Each building site is limited to one freestanding monument-type sign of no greater than 75 square feet per face. The sign shall not be higher than 6 feet above adjacent grade.

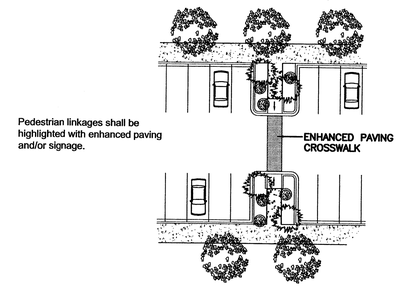
➢ Individual buildings are allowed one façade-mounted sign whose area shall not exceed 6 % of the area of the façade to which it is applied.



Each building site is limited to one freestanding monument type sign.

G. Site / Architectural Objectives

Site
The creation of an active pedestrian environment in the Lot 1 Ladera Industrial Park is dependent upon creative site and architectural design. It is the Owner's desire to have the individual sites within the Park liked together as well as the surrounding neighborhoods. Important to the formation of a pedestrian-oriented development is the relationship between the buildings and the street. Too often buildings are placed in the center of the site and surrounded by parking, with no pedestrian connection between the structure and the street.



➢ Parking areas shall be designed so that pedestrians walk parallel to moving cars. Minimize the need for pedestrians to cross parking aisles and landscaped islands.

➢ Pedestrian linkages shall be clearly visible and highlighted with enhanced paving and/or signage.

➢ Parking areas shall be designed to include a pedestrian ling to the street sidewalk network.

➢ Long stretches of parking facilities adjacent to the streets shall be avoided whenever possible or screened with low walls or landscaping.

➢ Structures shall be sited, keeping in mind the creation of "outdoor rooms" which may be used for pedestrian activities.
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➢ All pedestrian paths shall be designed to be accessible to the handicapped (See Americans with Disabilities Act criteria for barrier free design).

Architectural (Building Elevations Exclude Mini Warehouse Storage Units)
The architectural objective is to create a site that is visually integrated through the use of a few select architectural styles. The recommended styles have many similarities of scale, proportion, massing, and color. The recommended architectural styles include Spanish Colonial, Territorial, and Mission. Each style has common detailing and plan form that is related to the environmental design requirements of the region. Common elements and preferred features of these styles include: smooth textured stucco as the primary surface treatment; the use of earth tone colors, such as white, beige, tan and sand; the use of clay barrel tile on pitched roofs with flat rooflines being acceptable; and the limited use of accent colors along with tile or brick.

Additionally, all buildings shall conform to the following requirements:

➢ Buildings and structures erected within the site shall comply with all applicable zoning and building code requirements as well as other local applicable codes.

➢ Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Finished building materials must be applied to all exterior sides of buildings and structures. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be similar compatible design and materials.

➢ Employ variety in structural forms that create visual character and interest. Avoid long, unarticulated facades. Facades should have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 2' minimum offset, fenestration, material change, etc.).

➢ Entries to structures should portray a quality retail/office appearance while being architecturally tied into the overall mass and building composition.

➢ Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.

➢ Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.

➢ The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of individual facades and is encouraged.

➢ Highly reflective surfaces (other than windows), exposed, untreated precision block walls, and materials with high maintenance requirements are undesirable and shall be avoided.

➢ Wall materials shall be chose that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.

➢ Berming in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.

➢ The roofline at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.

➢ All rooftop and ground mounted equipment shall be screened from the public view by materials of the same nature as the building's basic materials.

H. Utilities

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of the Lot 1 Ladera Industrial Park:

➢ All electric distribution lines within the Park shall be place underground.

➢ When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they should be appropriately screened from view by walls and/or landscaping.

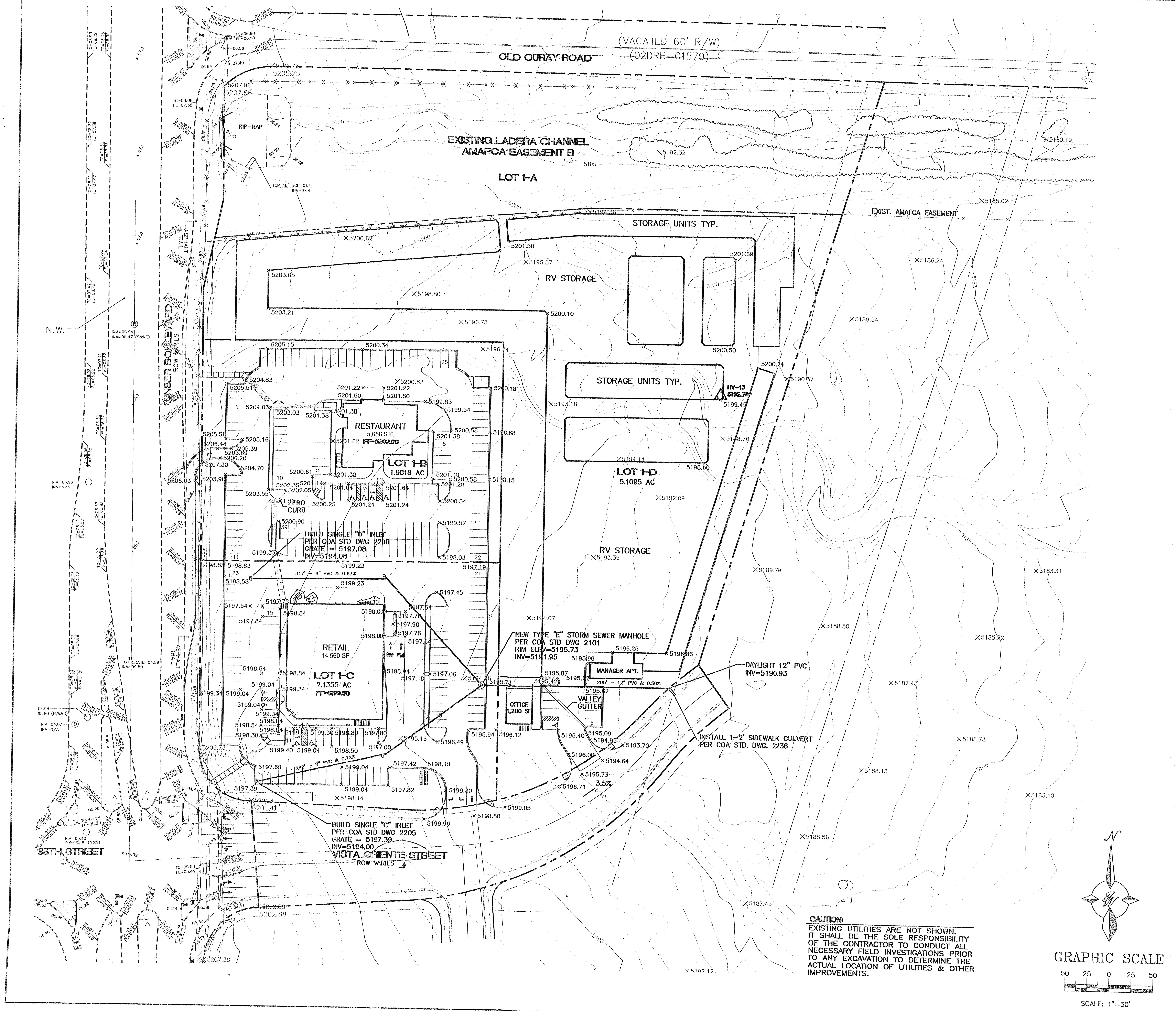
➢ Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

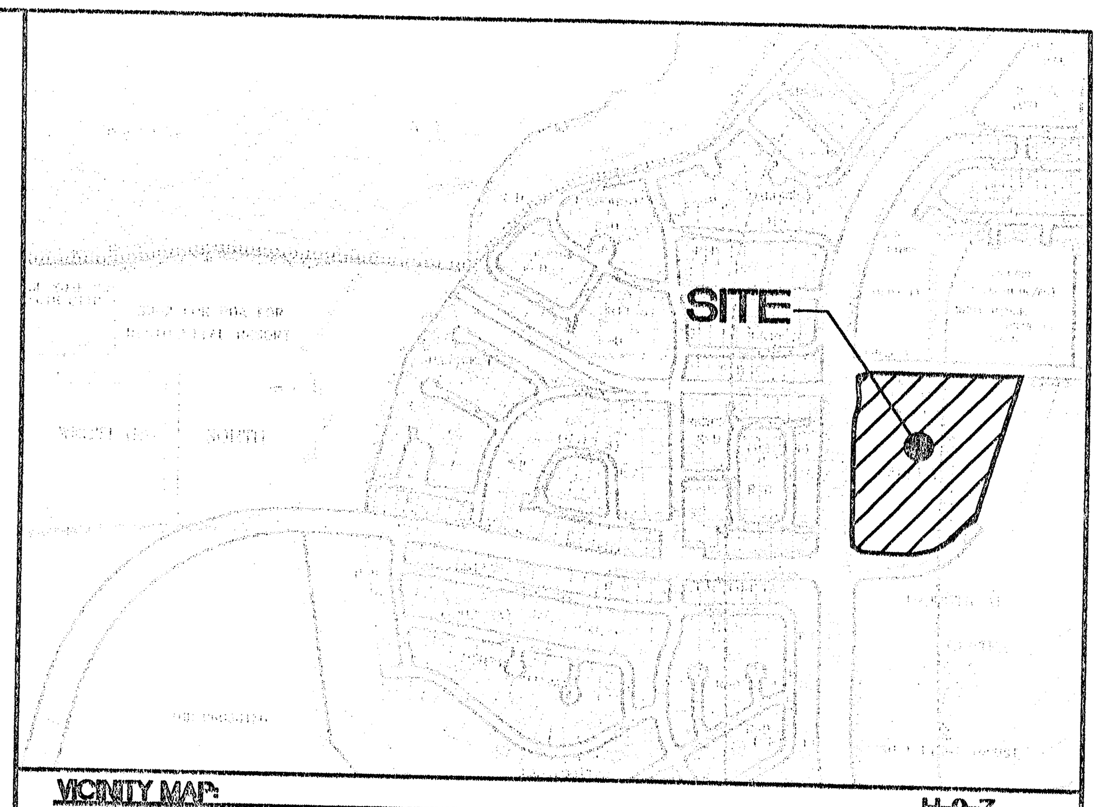
I. Patios

All patio areas on the southeast or west sides of buildings shall have 100 sf of shaded area per 10,000 sf of building area, a minimum of 150 sf of shaded area, either with trees or shade structures.

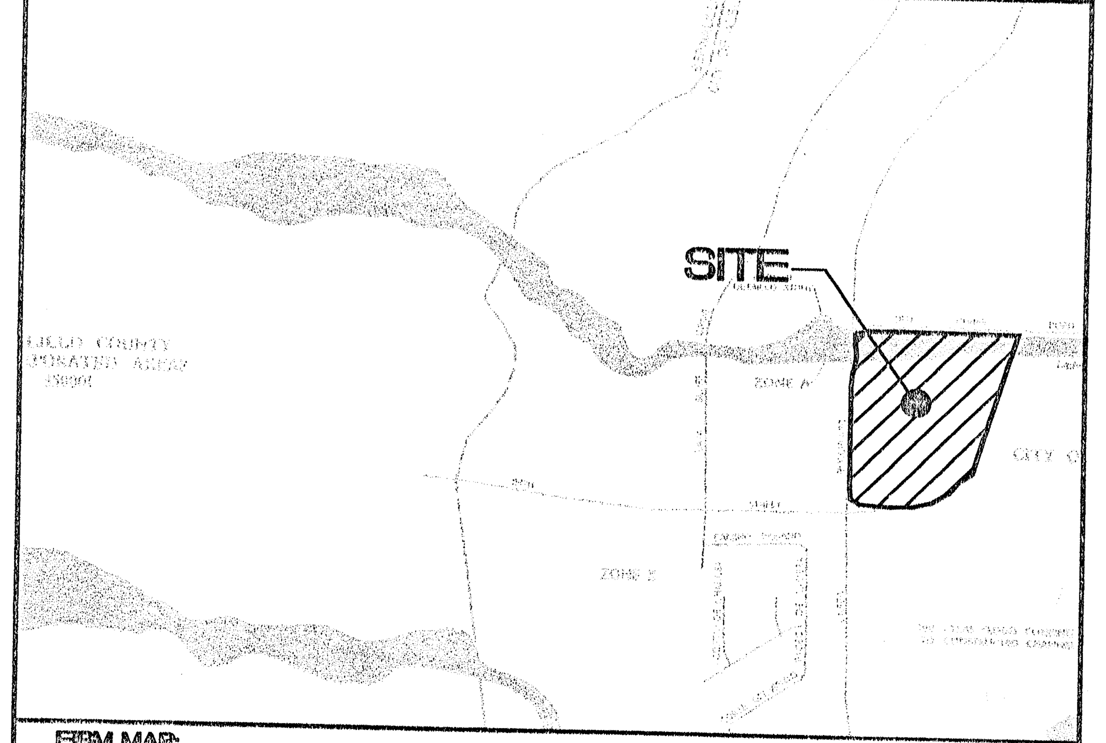
All patio areas shall have a minimum of 8 linear feet of fixed seating, six feet of seating will be new building entrance.

ENGINEER'S SEAL	LADERA INDUSTRIAL CENTER LOT 1	DRAWN BY DY
		DATE 04/27/03
	DESIGN GUIDELINES	DESIGNGUIDELINES
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C2
RONALD R. BOHANNAN P.E. #7868		JOB # 220090





VICINITY MAP: H-9-Z



FIRM MAP: C35001C0329 D

GENERAL NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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 ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE

LEGEND

- EXISTING STORM SEWER MANHOLE
- EX. 18" SD — EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER MANHOLE
- 18" SD — PROPOSED STORM SEWER LINE
- EXISTING CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- NEW CURB

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.

ENGINEER'S SEAL	LADERA INDUSTRIAL CENTER LOT 1	DRAWN BY BJF
	GRADING AND DRAINAGE PLAN	DATE 04/30/04
		2290GRB_4-15-04x
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C4
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