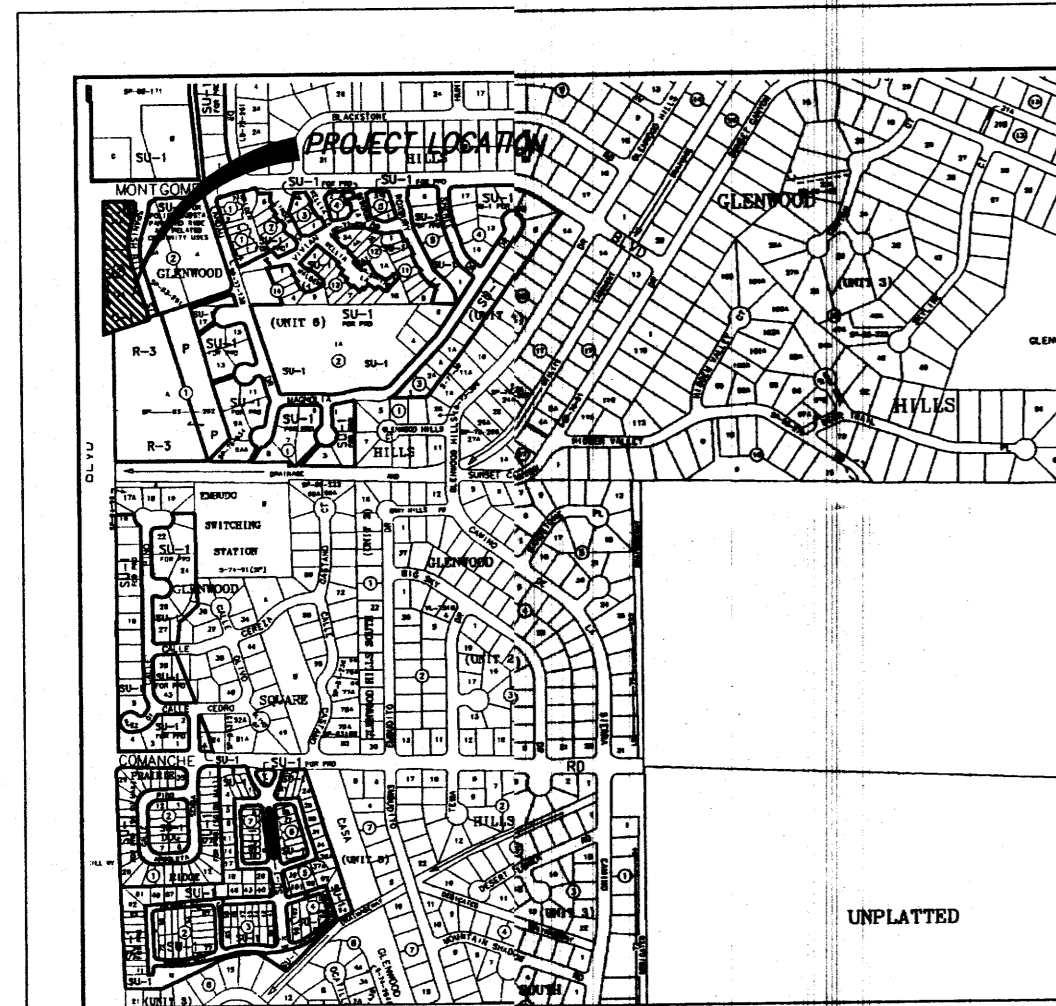


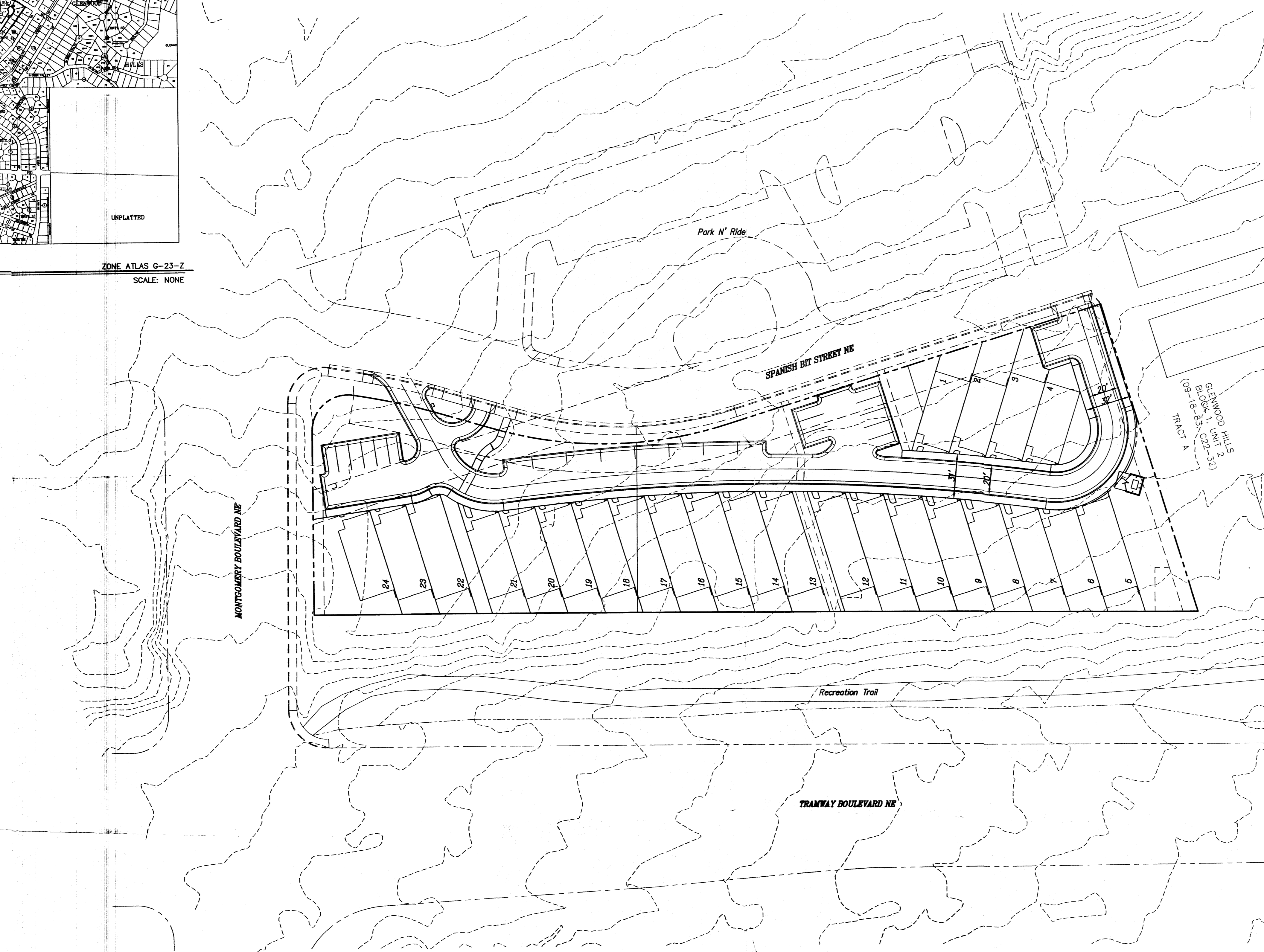
SKETCH PLAT

GLENWOOD LOFTS

WITHIN THE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2005



LOCATION MAP ZONE ATLAS G-23-Z
SCALE: NONE



LEGAL DESCRIPTION

GLENWOOD HILLS TRACTS X-1-A, AND X-2-A, BLOCK 2, UNIT 1
SECTION 2, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. CITY
OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SUBDIVISION DATA

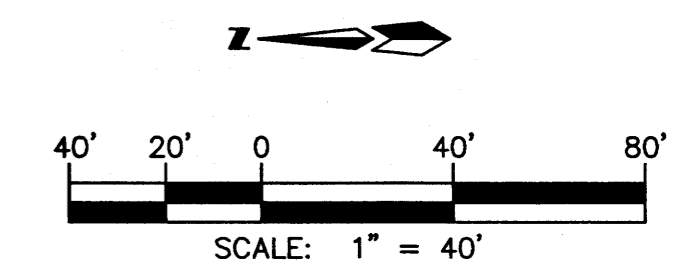
GROSS ACREAGE 2.0552 AC
ZONE ATLAS NO. G-23-Z
NO. OF EXISTING TRACTS 2
NO. LOTS CREATED 24
NO. OF TRACTS ELIMINATED 2
DATE OF SURVEY DECEMBER, 2004

OWNERS

MAINSTREET PROPERTIES, LLC.
8300 CARMEL, Ste. 201
ALBUQUERQUE, N.M. 87122
(505) 798-1000

ENGINEERS

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

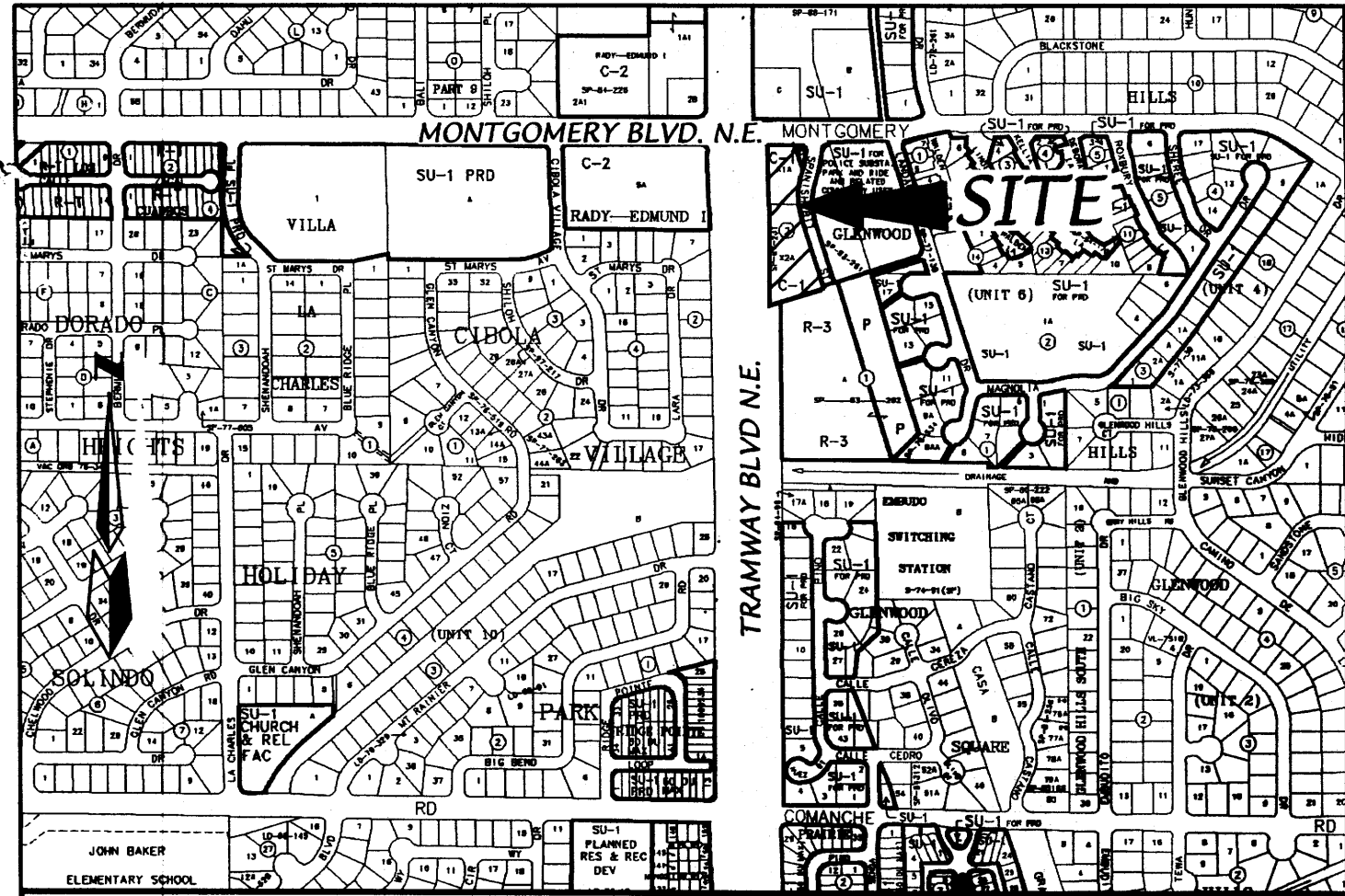


GLENWOOD LOFTS

SKETCH PLAT

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

Designed: SD	Drawn: KJS	Checked: DMG	Sheet I of I
Scale: 1" = 40'	Date: 03-28-05	Job: A04091	



LEGAL DESCRIPTION

A tract of land situate within Section 2, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS X-1-A AND X-2-A, BLOCK 2, UNIT 1, GLENWOOD HILLS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 8, 1987 in Volume C34, Folio 26 and containing (89,494 sf.) 2.0545 acres more or less.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in Parenthesis are rejord.
- Basis of boundary is the following plats and documents of record entitled:
"GLENWOOD HILLS, TRACTS X-1-A AND X-2-A", (07-08-87, C34-26)
Records of Bernalillo County, New Mexico.
- Title Report: First American Title Insurance Company Commitment No. NM04-512638-AL01, LMO (Effective Date: December 22, 2004.)
- Unless otherwise noted, all boundary corners are set 5/8" rebar with cap "ALS LS 7719" (TYP).
- All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by a (4") Aluminum Cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB PLS 7719".
- Flood Zone Designation: Zone X, as shown on Panel 163 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (This Property does not lie within the 100 Year Flood Plain.)
- Tract "A" is a private ^{drainage} ~~sewer~~ easement granted to the Glenwood Lofts Homeowners Association. Tract "A" is also public water and sanitary sewer easement granted to the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA) and a public drainage easement granted to the City of Albuquerque.
- Tract "A" is to be owned and maintained by the Glenwood Lofts Homeowners Association.

PURPOSE OF PLAT

- Subdivide 2 tracts into 24 residential lots.
- Grant easements as shown hereon.
- Vacate Public Waterline Easement as shown.

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- The PNM Electric Services Division for the installation, maintenance and service of underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
 - The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
 - Qwest for installation, maintenance and service of such underground lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
 - Comcast cable for installation, maintenance and service of such underground lines, cable and other related facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate. Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, 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 within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

PLAT FOR
GLENWOOD LOFTS SUBDIVISION
WITHIN THE
SECTION 2
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2005

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002457

Application Number: _____

PLAT APPROVAL

Utility Approvals:

<u>Lead D. Mart</u>	<u>7-22-05</u>
PNM Electric Services	Date
<u>Lead D. Mart</u>	<u>7-22-05</u>
PNM Gas Services	Date
<u>[Signature]</u>	<u>7-22-05</u>
Qwest	Date
<u>[Signature]</u>	<u>7-22-05</u>
Comcast	Date
City Approvals: <u>[Signature]</u>	<u>7-22-05</u>
City Surveyor	Date

Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

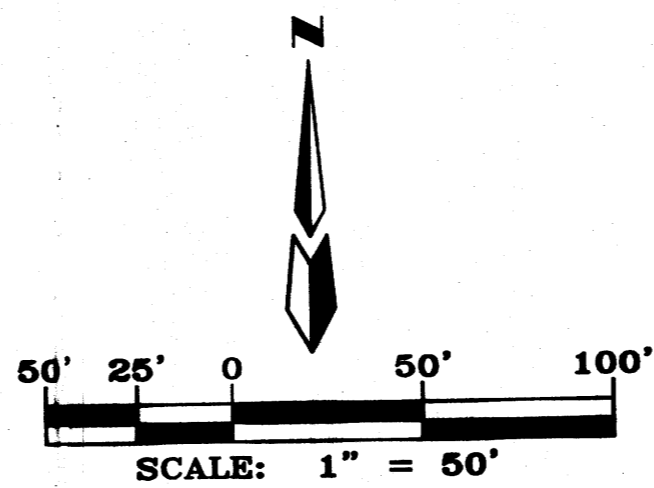
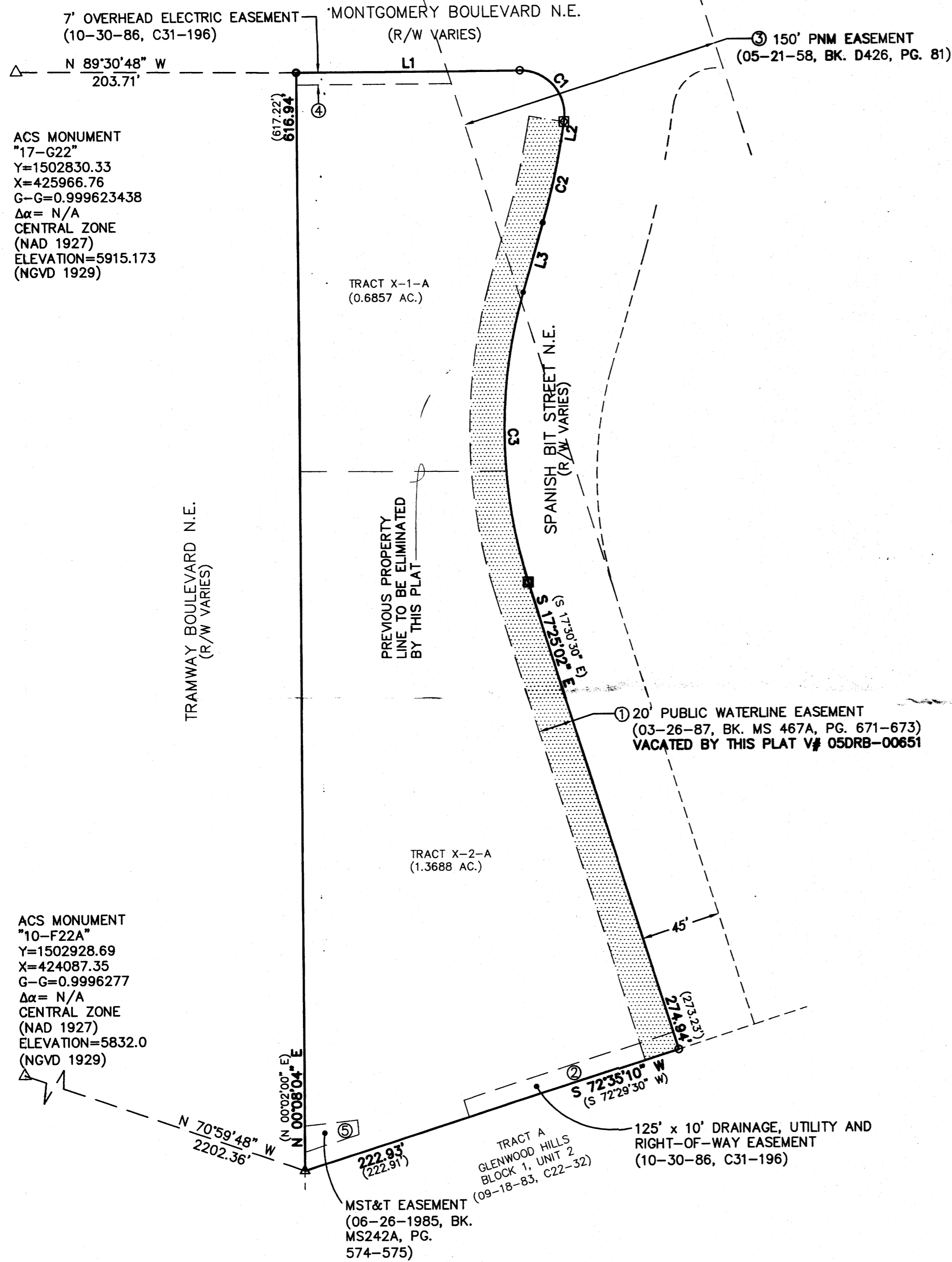
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

[Signature] Date 07-22-05
ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

F:\A4091 LOFTS\ FINAL PLAT\A4091FPS1.DWG 7/13/2005 11:40:44 AM, PLOTTED BY RDQ

PLAT FOR
GLENWOOD LOFTS SUBDIVISION
 WITHIN THE
 SECTION 2
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2005



EASEMENTS

- ① 20' PUBLIC WATERLINE EASEMENT
(03-26-87, BK. MS 467A, PG. 671-673)
- ② 125' x 10' DRAINAGE, UTILITY AND
RIGHT-OF-WAY EASEMENT
(10-30-86, C31-196)
(11-06-84, BK. MS171A, PG. 768)
(RESERVED BY V-83-25)
- ③ 150' PNM EASEMENT
(05-21-58, BK. D426, PG. 81)
AND AFFECTED BY ENCROACHMENT AGREEMENTS
(09-23-86, BK. MS397A, PG. 847-850)
(07-31-87, BK. MS517A, PG. 169-172)
- ④ 7' OVERHEAD ELECTRIC EASEMENT
(10-30-86, C31-196)
- ⑤ MST&T EASEMENT
(06-26-1985, BK. MS242A, PG. 574-575)

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "LS 7719"
- FOUND PK W/TAG CAP "LS 10042"
- FOUND 5/8" REBAR WITH CAP "LS 3241"
- FOUND 5/8" REBAR WITH CAP "LS 4078"
- FOUND 5/8" REBAR WITH CAP "LS 10042"
- FOUND 5/8" REBAR
- △ FOUND 5/8" REBAR WITH CAP "LS 9243"

SITE BENCHMARK

ACS MONUMENT
 "17-G22"
 ELEVATION=5915.173
 (NGVD29)

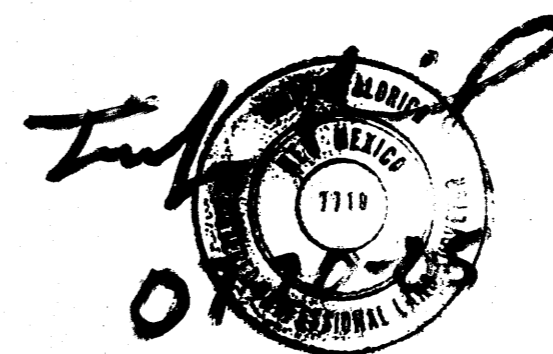
■ VACATION OF EXISTING
 PUBLIC WATERLINE EASEMENT
 V# 05DRB-00651

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	43.63	25.00	100°00'00"	29.79	N40°15'22"W	38.30
C2	47.05	400.00	6°44'22"	23.55	N13°06'48"E	47.02
C3	165.67	280.00	33°54'01"	85.34	S00°28'02"E	163.26
C4	8.65	22.00	22°31'35"	4.38	S19°47'13"E	8.59
C5	45.78	40.00	65°34'06"	25.76	S25°27'17"W	43.32
C6	379.24	1460.00	14°52'58"	190.69	N00°06'43"E	378.17
C7	80.26	40.00	114°57'59"	62.75	S49°55'48"E	67.46
C8	30.65	80.00	21°57'16"	15.52	N61°36'32"E	30.47
C9	13.09	55.67	13°28'10"	6.57	S00°35'42"E	13.06
C10	11.57	1444.33	0°27'32"	5.78	N07°06'00"W	11.57
C11	25.47	1444.33	1°00'37"	12.73	N06°21'56"W	25.47
C12	25.60	1444.33	1°00'56"	12.80	N04°56'51"W	25.60
C13	25.70	1444.33	1°01'11"	12.85	N03°55'48"W	25.70
C14	25.82	1444.33	1°01'27"	12.91	N02°54'29"W	25.82
C15	25.94	1444.33	1°01'45"	12.97	N01°52'53"W	25.94
C16	26.07	1444.33	1°02'04"	13.04	N00°50'59"W	26.07
C17	26.22	1444.33	1°02'24"	13.11	N00°11'15"E	26.22
C18	26.44	1444.33	1°02'56"	13.22	N01°39'01"E	26.44
C19	26.61	1444.33	1°03'21"	13.31	N02°42'10"E	26.61
C20	26.80	1444.33	1°03'47"	13.40	N03°45'44"E	26.80
C21	27.00	1444.33	1°04'16"	13.50	N04°49'45"E	27.00
C22	27.21	1444.33	1°04'46"	13.61	N05°54'16"E	27.21
C23	27.44	1444.33	1°05'19"	13.72	N06°59'19"E	27.44
C24	0.52	1444.28	0°01'14"	0.26	N07°32'35"E	0.52
C25	25.29	55.67	26°01'39"	12.87	S05°27'38"E	25.07
C26	26.06	55.67	26°49'36"	13.28	S31°53'15"E	25.83
C27	26.57	69.33	21°57'19"	13.45	N61°36'33"E	26.41
C28	9.67	28.33	18°53'00"	4.88	N82°01'43"E	9.62
C29	40.79	24.33	96°02'19"	27.04	S40°30'38"E	36.18
C30	19.03	1680.84	0°38'55"	9.51	N07°11'04"E	19.03
C31	25.46	1475.67	0°59'19"	12.73	N06°19'15"E	25.46
C32	25.55	1475.67	0°59'31"	12.77	N05°19'50"E	25.55
C33	24.15	1475.67	0°56'16"	12.08	N04°21'57"E	24.15
C34	94.17	1475.67	3°39'23"	47.10	N05°43'30"E	94.16
C35	51.35	55.67	52°51'15"	27.67	N18°52'26"W	49.55
C36	162.02	1444.33	6°25'38"	81.10	N04°20'22"E	161.94
C37	155.35	1444.33	6°09'46"	77.75	N02°22'26"W	155.28
C38	37.04	1444.33	1°28'09"	18.52	N06°35'42"W	37.04
C39	16.31	400.00	2°20'12"	8.16	N15°18'53"E	16.31
C40	30.74	400.00	4°24'10"	15.38	N11°56'42"E	30.73

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°44'38"E	127.03
L2	S09°44'38"W	11.19
L3	S16°28'59"W	40.82
L4	S72°35'13"W	15.15
L5	N50°37'54"E	28.39
L6	S31°03'01"E	20.10
L7	S50°37'54"W	13.53
L8	S72°35'13"W	15.14
L9	S17°16'21"W	31.10
L10	S72°46'46"E	5.34
L11	S72°35'51"W	2.56
L12	S01°28'13"W	5.00
L13	S50°37'54"W	0.07
L14	S50°37'54"W	13.60

BOUNDARY CURVE DATA						
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	100°00'00"	S 40°15'22" E	29.79'	25.00'	43.63'	38.30'
C2	06°44'22"	S 13°06'48" W	23.55'	400.00'	47.05'	47.02'
C3	33°54'01"	S 00°28'02" E	85.34'	280.00'	165.67'	163.26'

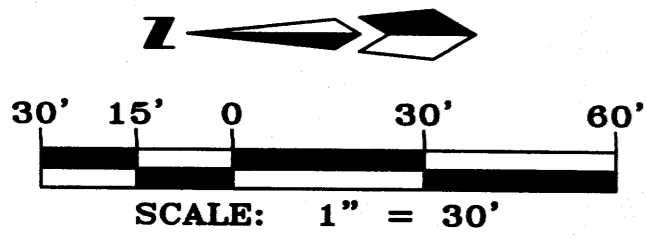
BOUNDARY LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	N 89°44'38" E (N 89°39'10" E)	127.03'
L2	S 09°44'38" W (S 09°39'10" W)	11.19'
L3	S 16°28'59" W (S 16°23'31" W)	40.82'



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: A4091FPS2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=50'	Date: 07/20/05	Job: A04091	



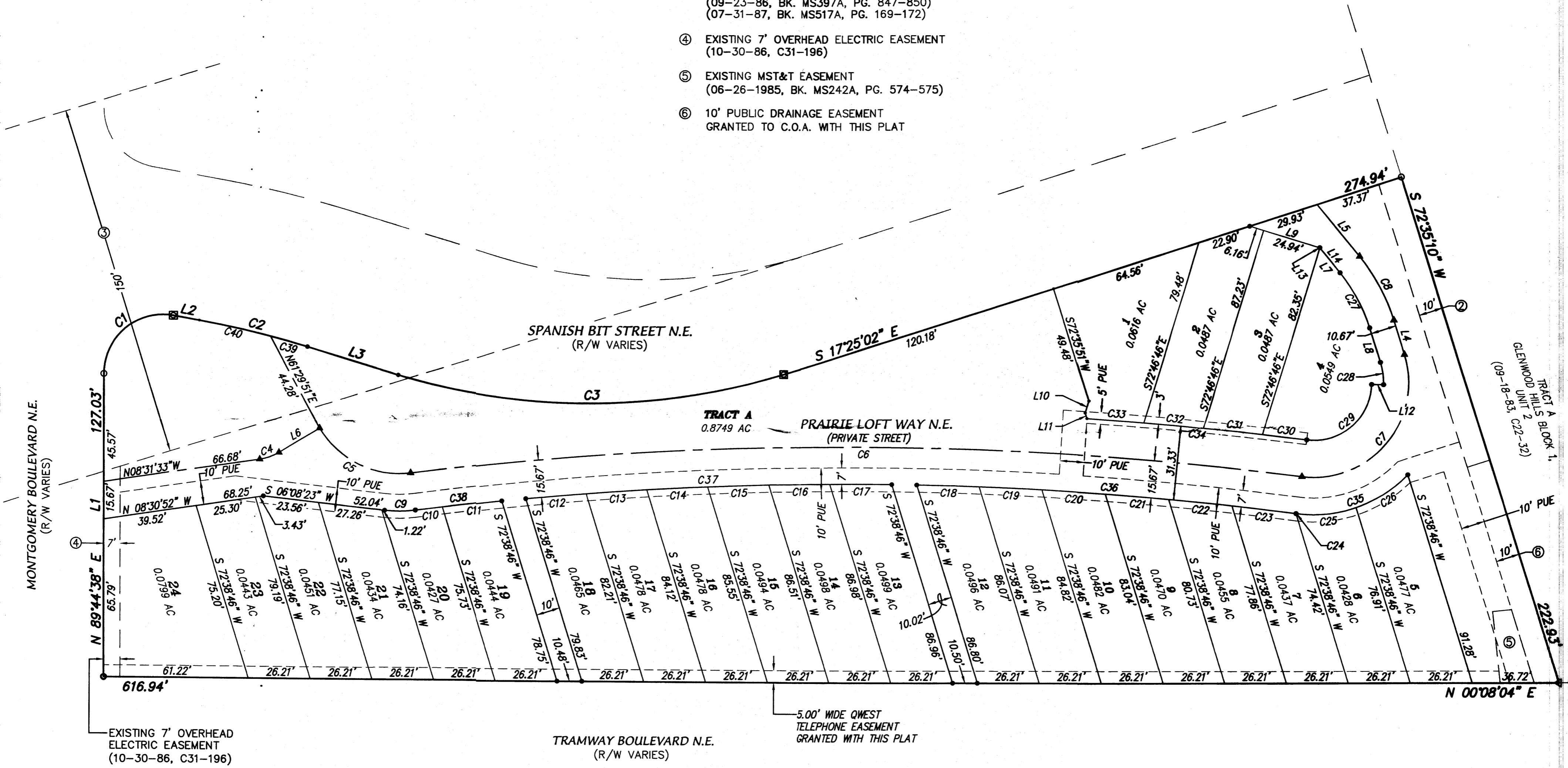
ABBREVIATIONS

- PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- R/W = RIGHT-OF-WAY
- C.O.A. = CITY OF ALBUQUERQUE
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

EASEMENTS

- ② EXISTING 125' x 10' DRAINAGE, UTILITY AND RIGHT-OF-WAY EASEMENT (10-30-86, C31-196) (11-06-84, BK. MS171A, PG. 768) (RESERVED BY V-83-25)
- ③ EXISTING 150' PNM EASEMENT (05-21-58, BK. D426, PG. 81) AND AFFECTED BY ENCROACHMENT AGREEMENTS (09-23-86, BK. MS397A, PG. 847-850) (07-31-87, BK. MS517A, PG. 169-172)
- ④ EXISTING 7' OVERHEAD ELECTRIC EASEMENT (10-30-86, C31-196)
- ⑤ EXISTING MST&T EASEMENT (06-26-1985, BK. MS242A, PG. 574-575)
- ⑥ 10' PUBLIC DRAINAGE EASEMENT GRANTED TO C.O.A. WITH THIS PLAT

PLAT FOR
GLENWOOD LOFTS SUBDIVISION
 WITHIN THE
 SECTION 2
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2005



BOUNDARY CORNERS

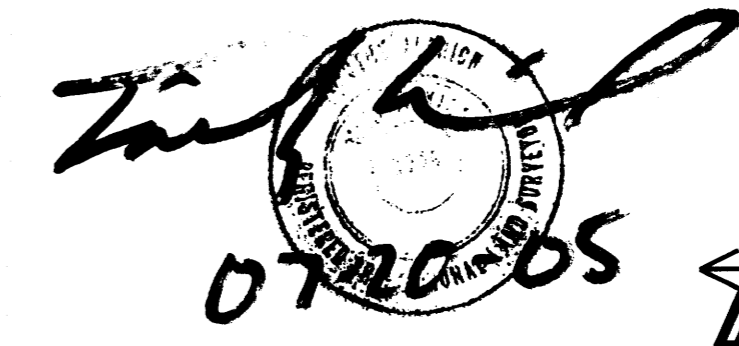
- SET 5/8" REBAR WITH CAP "LS 7719"
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- FOUND 5/8" REBAR
- ▲ FOUND 5/8" REBAR WITH CAP "LS 9243"

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

SITE BENCHMARK

ACS MONUMENT
 "17-C22"
 ELEVATION=5915.173
 (NGVD29)



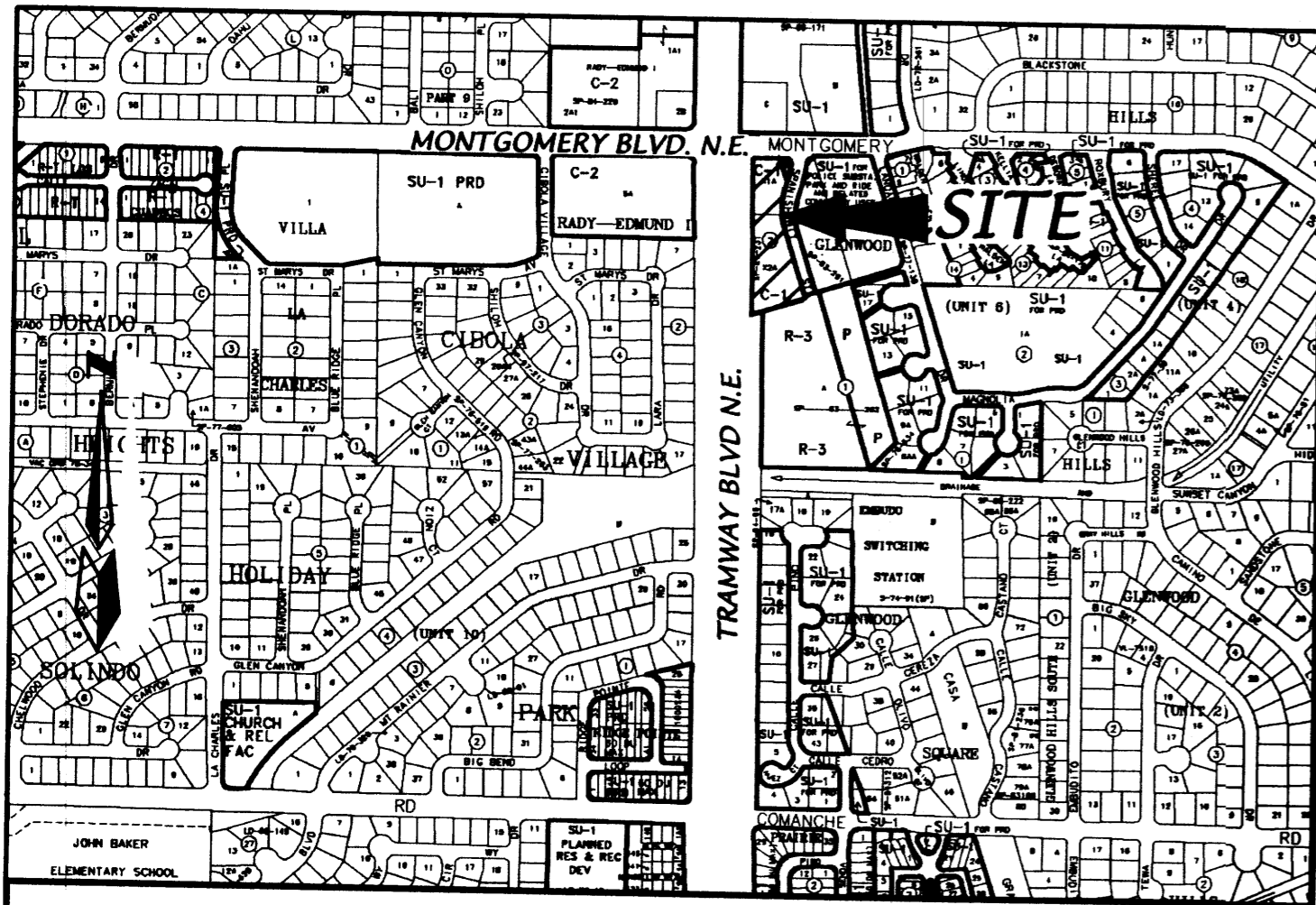
ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

SEE SHEET 2 FOR CURVE AND LINE TABLE

REVISED (07-20-05) RDQ
 F:\A04JOBS\A4091\lofts\FINAL PLAT\A4091FPBASE.dwg (07-12-05) RDQ

Dwg: A4091FPBASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 3
Scale: 1" = 30'	Date: 07/20/05	Job: A04091	



LOCATION MAP

ZONE ATLAS G-23-Z
SCALE: NONE

SUBDIVISION DATA

Gross acreage 2.0545 AC
 Zone Atlas No. G-23-Z
 No. of existing Tracts 2 Tracts
 No. of Lots/Tracts created 24 Lots/ 1 Tract
 No. of Tracts eliminated 2 Tracts
 Miles of full width private streets created 0.14
 Area dedicated to the City of Albuquerque 0.0000
 Date of survey January, 2005
 Zoning SU-1 PRD
 Utility Control Location system log Number 2005283873

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Glenwood Lofts, LLC

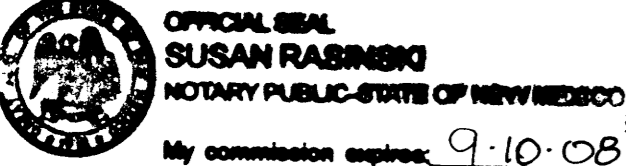
BY: Kenny Hinkes, Managing Member 7-13-05
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 13, 2005
 By Kenny Hinkes, Managing Member of Glenwood Lofts, LLC, a Limited Liability Company on behalf of said company.

Susan Rasinski 9-10-2008
 NOTARY PUBLIC MY COMMISSION EXPIRES



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 2600 Cadetes 2600
 PROPERTY OWNER OF RECORD: Armando Gonzalez
12600 Montgomery Dr
 BERNALILLO COUNTY TREASURER'S OFFICE
P. Arduaga 8/15/05

LEGAL DESCRIPTION

A tract of land situate within Section 2, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS X-1-A AND X-2-A, BLOCK 2, UNIT 1, GLENWOOD HILLS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 8, 1987 in Volume C34, Folio 26 and containing (89,494 s.f.) 2.0545 acres more or less.

NOTES

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- Distances are ground distances.
- Bearings and Distances in Parenthesis are record.
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 Records of Bernalillo County, New Mexico.
- Title Report: First American Title Insurance Company Commitment No. NM04-512638-AL01, LMO (Effective Date: December 22, 2004.)
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- Flood Zone Designation: Zone X, as shown on Panel 163 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (This Property does not lie within the 100 Year Flood Plain.)
- Tract "A" is a private access easement granted to the Glenwood Lofts Homeowners Association. Tract "A" is also public water and sanitary sewer easement granted to the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA) and a private drainage easement.
- Tract "A" is to be owned and maintained by the Glenwood Lofts Homeowners Association.
- Glenwood Lofts Subdivision is regulated by the Homeowner's Association and by Deed restrictions.

PURPOSE OF PLAT

- Subdivide 2 tracts into 24 residential lots.
- Grant easements as shown hereon.
- Vacate Public Waterline Easement as shown.

PUBLIC UTILITY EASEMENTS

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

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- The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
- Qwest for installation, maintenance and service of such underground lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast cable for installation, maintenance and service of such underground lines, cable and other related facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, 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 within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

PLAT FOR
GLENWOOD LOFTS SUBDIVISION
 WITHIN THE
 SECTION 2
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2005

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002457

Application Number: 05DRB-01226

PLAT APPROVAL

Utility Approvals:

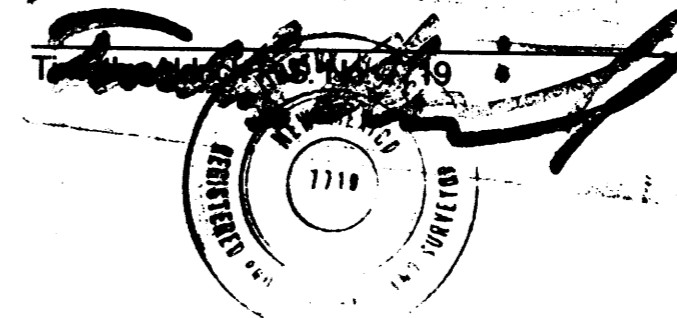
<u>Lead D. Mart</u> PNM Electric Services	<u>7-22-05</u> Date
<u>Lead D. Mart</u> PNM Gas Services	<u>7-22-05</u> Date
<u>Peter Lopez</u> Qwest	<u>7-22-05</u> Date
<u>Kome Borhan</u> Comcast	<u>7-22-05</u> Date

City Approvals:

<u>MA B Hart</u> City Surveyor	<u>7-22-05</u> Date
<u>NA BVM</u> Real Property Division	<u>8/10/05</u> Date
<u>NA BVM</u> Traffic Engineering, Transportation Division	<u>8/10/05</u> Date
<u>Danny Dhusinski</u> Water Utility Department	<u>8/10/05</u> Date
<u>Christina Sandoval</u> Parks and Recreation Department	<u>8/10/05</u> Date
<u>Bradley A. Bingham</u> AMAFA	<u>8/10/05</u> Date
<u>JKL</u> City Engineer	<u>8/10/05</u> Date
<u>DRB Chairperson</u> Planning Department	<u>8/15/05</u> Date

SURVEYOR'S CERTIFICATION

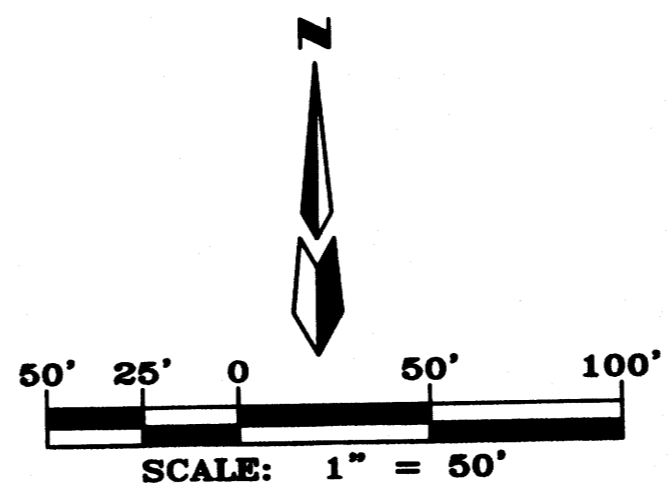
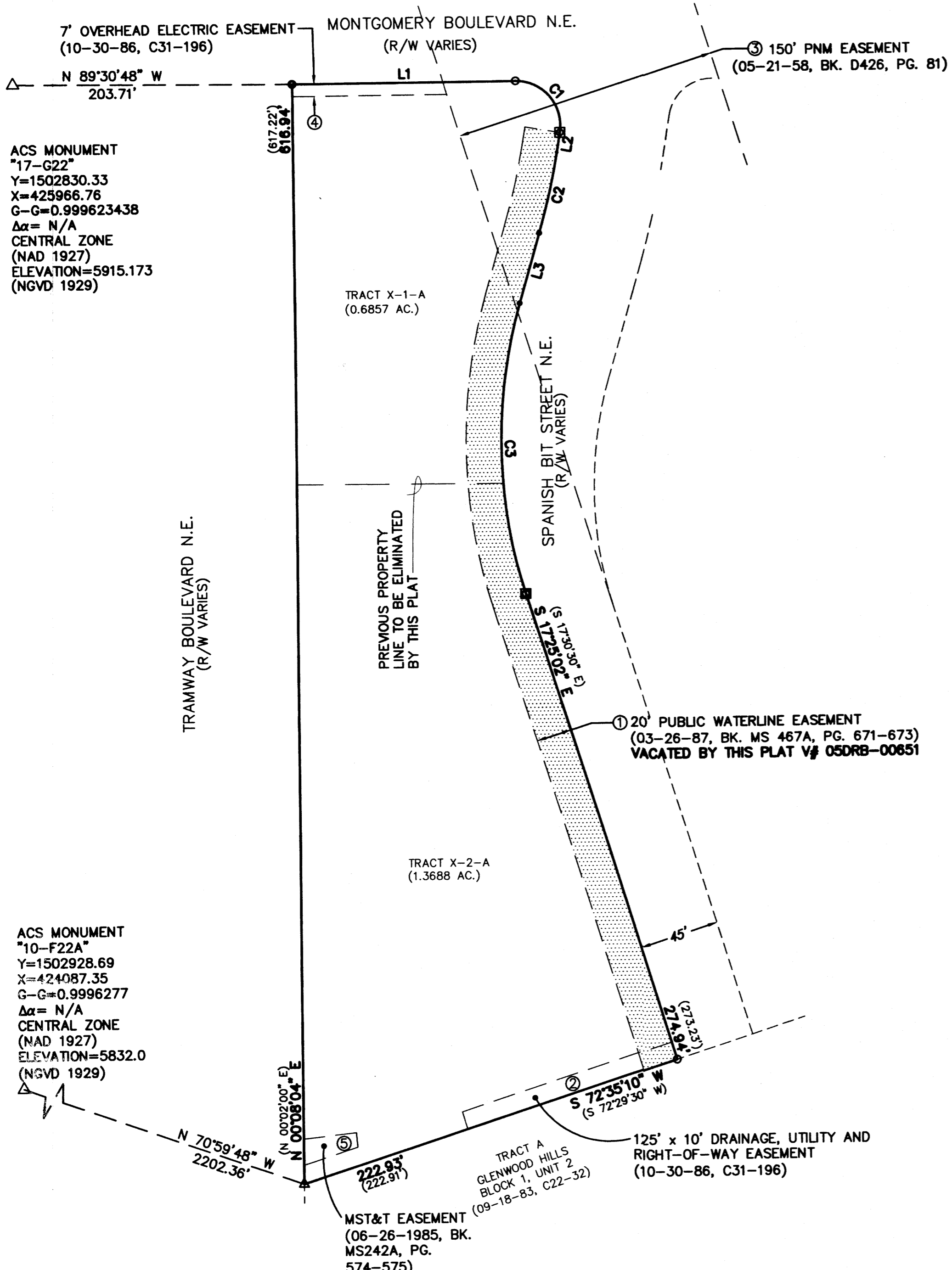
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."



07-22-05 Date
ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

F:\A04091\A091\FINAL PLAT\A4091FPS1.DWG, 7/13/2005 11:40:44 AM, PLOTTED BY RDG

PLAT FOR
GLENWOOD LOFTS SUBDIVISION
 WITHIN THE
 SECTION 2
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2005



EASEMENTS

- ① 20' PUBLIC WATERLINE EASEMENT (03-26-87, BK. MS 467A, PG. 671-673)
- ② 125' x 10' DRAINAGE, UTILITY AND RIGHT-OF-WAY EASEMENT (10-30-86, C31-196) (11-06-84, BK. MS171A, PG. 768) (RESERVED BY V-83-25)
- ③ 150' PNM EASEMENT (05-21-58, BK. D426, PG. 81) AND AFFECTED BY ENCROACHMENT AGREEMENTS (09-23-86, BK. MS397A, PG. 847-850) (07-31-87, BK. MS517A, PG. 169-172)
- ④ 7' OVERHEAD ELECTRIC EASEMENT (10-30-86, C31-196)
- ⑤ MST&T EASEMENT (06-26-1985, BK. MS242A, PG. 574-575)

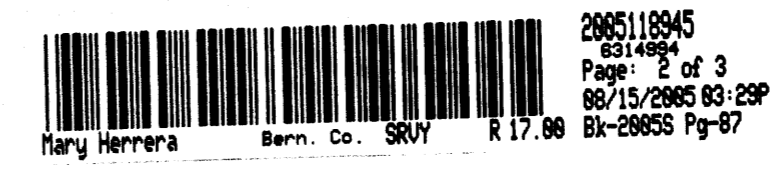
PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "LS 7719"
- FOUND PK W/TAG CAP "LS 10042"
- FOUND 5/8" REBAR WITH CAP "LS 3241"
- FOUND 5/8" REBAR WITH CAP "LS 4078"
- FOUND 5/8" REBAR WITH CAP "LS 10042"
- FOUND 5/8" REBAR
- △ FOUND 5/8" REBAR WITH CAP "LS 9243"

SITE BENCHMARK

ACS MONUMENT
 "17-G22"
 ELEVATION=5915.173
 (NGVD 1929)

VACATION OF EXISTING PUBLIC WATERLINE EASEMENT V# 05DRB-00651

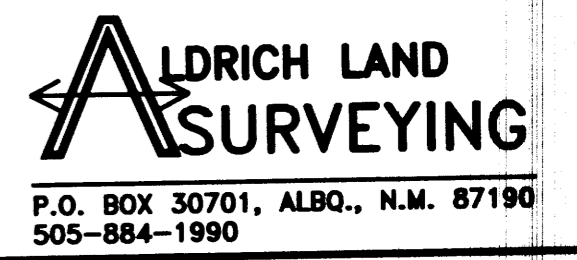


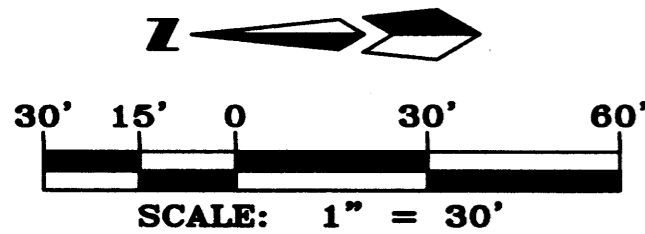
CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST	
C1	43.63	25.00	100°00'00"	29.79	N40°15'22"W	38.30	
C2	47.05	400.00	6°44'22"	23.55	N13°06'48"E	47.02	
C3	165.67	280.00	33°54'01"	85.34	S00°28'02"E	163.26	
C4	8.65	22.00	22°31'35"	4.38	S19°47'13"E	8.59	
C5	45.78	40.00	65°34'06"	25.76	S25°27'17"W	43.32	
C6	379.24	1460.00	14°52'58"	190.69	N00°06'43"E	378.17	
C7	80.26	40.00	114°57'59"	62.75	S49°55'48"E	67.46	
C8	30.65	80.00	21°57'16"	15.52	N61°36'32"E	30.47	
C9	13.09	55.67	13°28'10"	6.57	S00°35'42"E	13.06	
C10	11.57	1444.33	0°27'32"	5.78	N07°06'00"W	11.57	
C11	25.47	1444.33	1°00'37"	12.73	N06°21'56"W	25.47	
C12	25.60	1444.33	1°00'56"	12.80	N04°56'51"W	25.60	
C13	25.70	1444.33	1°01'11"	12.85	N03°55'48"W	25.70	
C14	25.82	1444.33	1°01'27"	12.91	N02°54'29"W	25.82	
C15	25.94	1444.33	1°01'45"	12.97	N01°52'53"W	25.94	
C16	26.07	1444.33	1°02'04"	13.04	N00°50'59"W	26.07	
C17	26.22	1444.33	1°02'24"	13.11	N00°11'15"E	26.22	
C18	26.44	1444.33	1°02'56"	13.22	N01°39'01"E	26.44	
C19	26.61	1444.33	1°03'21"	13.31	N02°42'10"E	26.61	
C20	26.80	1444.33	1°03'47"	13.40	N03°45'44"E	26.80	
C21	27.00	1444.33	1°04'16"	13.50	N04°49'45"E	27.00	
C22	27.21	1444.33	1°04'46"	13.61	N05°54'16"E	27.21	
C23	27.44	1444.33	1°05'19"	13.72	N06°58'19"E	27.44	
C24	0.52	1444.28	0°01'14"	0.26	N07°32'35"E	0.52	
C25	25.29	55.67	26°01'39"	12.87	S05°27'38"E	25.07	
C26	26.06	55.67	26°49'36"	13.28	S31°53'15"E	25.83	
C27	26.57	69.33	21°57'19"	13.45	N61°36'33"E	26.41	
C28	9.67	29.33	18°53'00"	4.88	N82°01'43"E	9.62	
C29	40.79	24.33	96°02'19"	27.04	S40°30'38"E	36.18	
C30	19.03	1680.84	0°38'55"	9.51	N07°11'04"E	19.03	
C31	25.46	1475.67	0°59'19"	12.73	N06°19'15"E	25.46	
C32	25.55	1475.67	0°59'31"	12.77	N05°19'50"E	25.55	
C33	24.15	1475.67	0°56'16"	12.08	N04°21'57"E	24.15	
C34	94.17	1475.67	3°39'23"	47.10	N05°43'30"E	94.16	
C35	51.35	55.67	52°51'15"	27.67	N18°52'26"W	49.55	
C36	162.02	1444.33	6°25'38"	81.10	N04°20'22"E	161.94	
C37	155.35	1444.33	6°09'46"	77.75	N02°22'26"W	155.28	
C38	37.04	1444.33	1°28'09"	18.52	N06°35'42"W	37.04	
C39	16.31	400.00	2°20'12"	8.16	N15°18'53"E	16.31	
C40	30.74	400.00	4°24'10"	15.38	N11°56'42"E	30.73	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°44'38"E	127.03
L2	S09°44'38"W	11.19
L3	S16°28'59"W	40.82
L4	S72°35'13"W	15.15
L5	N50°37'54"E	28.39
L6	S31°03'01"E	20.10
L7	S50°37'54"W	13.53
L8	S72°35'13"W	15.14
L9	S17°16'21"W	31.10
L10	S72°46'46"E	5.34
L11	S72°35'51"W	2.56
L12	S01°28'13"W	5.00
L13	S50°37'54"W	0.07
L14	S50°37'54"W	13.60

BOUNDARY CURVE DATA						
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	100°00'00"	S 40°15'22" E	29.79'	25.00'	43.63'	38.30'
C2	06°44'22"	S 13°06'48" W	23.55'	400.00'	47.05'	47.02'
C3	33°54'01"	S 00°28'02" E	85.34'	280.00'	165.67'	163.26'

BOUNDARY LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	N 89°44'38" E (N 89°39'10" E)	127.03'
L2	S 09°44'38" W (S 09°39'10" W)	11.19'
L3	S 16°28'59" W (S 16°23'31" W)	40.82'





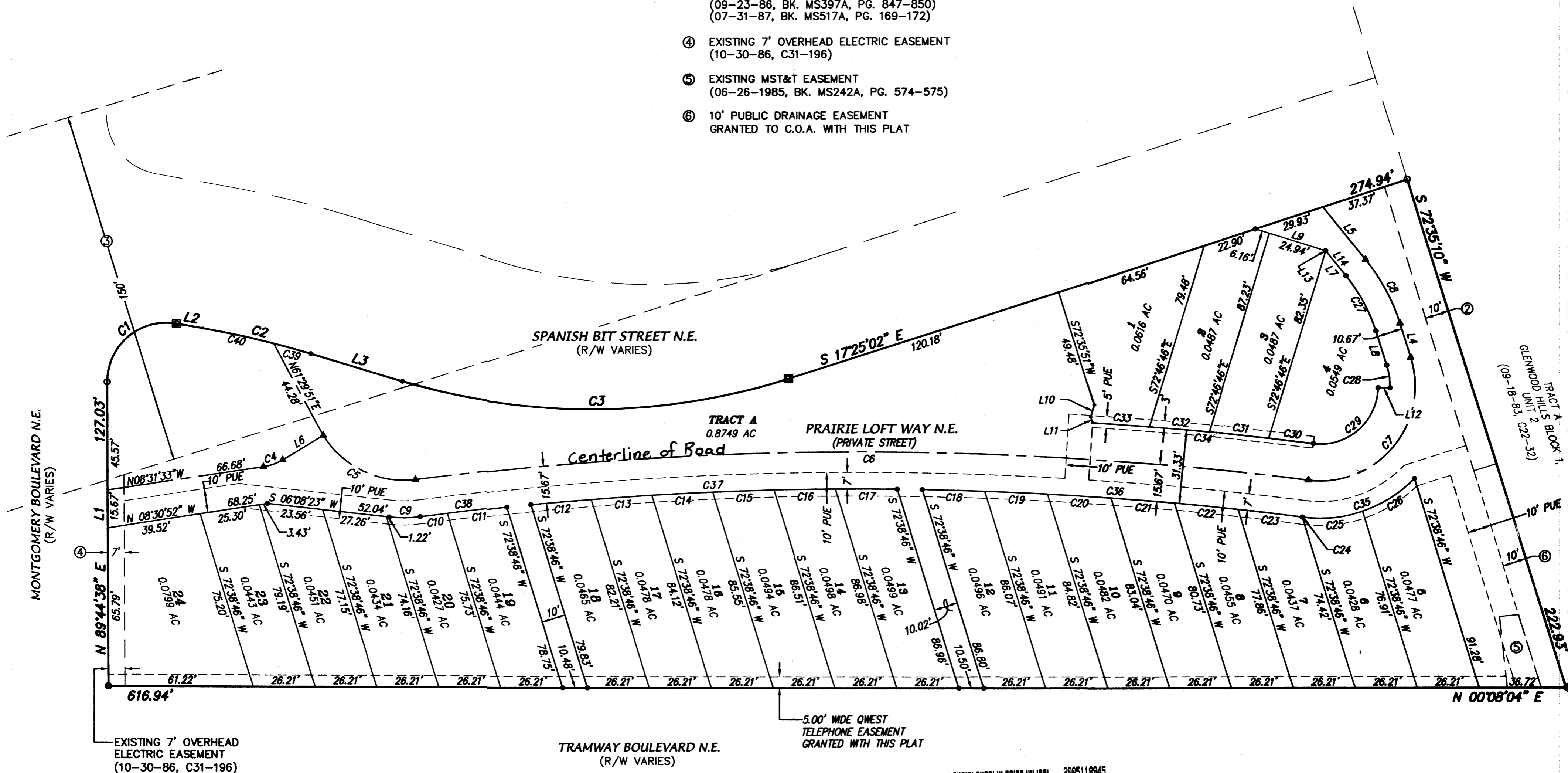
ABBREVIATIONS

- PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- R/W = RIGHT-OF-WAY
- C.O.A. = CITY OF ALBUQUERQUE
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

EASEMENTS

- ② EXISTING 125' x 10' DRAINAGE, UTILITY AND RIGHT-OF-WAY EASEMENT (10-30-86, C31-196) (11-06-84, BK. MS171A, PG. 768) (RESERVED BY V-83-25)
- ③ EXISTING 150' PNM EASEMENT (05-21-58, BK. D426, PG. 81) AND AFFECTED BY ENCROACHMENT AGREEMENTS (09-23-86, BK. MS397A, PG. 847-850) (07-31-87, BK. MS517A, PG. 169-172)
- ④ EXISTING 7' OVERHEAD ELECTRIC EASEMENT (10-30-86, C31-196)
- ⑤ EXISTING MST&T EASEMENT (06-26-1985, BK. MS242A, PG. 574-575)
- ⑥ 10' PUBLIC DRAINAGE EASEMENT GRANTED TO C.O.A. WITH THIS PLAT

PLAT FOR
GLENWOOD LOFTS SUBDIVISION
 WITHIN THE
 SECTION 2
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2005



BOUNDARY CORNERS

- SET 5/8" REBAR WITH CAP "LS 7719"
- FOUND PK W/TAG CAP "LS 10042"
- ⊙ FOUND 5/8" REBAR WITH CAP "LS 3241"
- ⊠ FOUND 5/8" REBAR WITH CAP "LS 4078"
- FOUND 5/8" REBAR WITH CAP "LS 10042"
- FOUND 5/8" REBAR
- ▲ FOUND 5/8" REBAR WITH CAP "LS 9243"

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

SITE BENCHMARK

ACS MONUMENT
 "17-G22"
 ELEVATION=5915.173
 (NGVD29)

Richard
 07/20/05

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

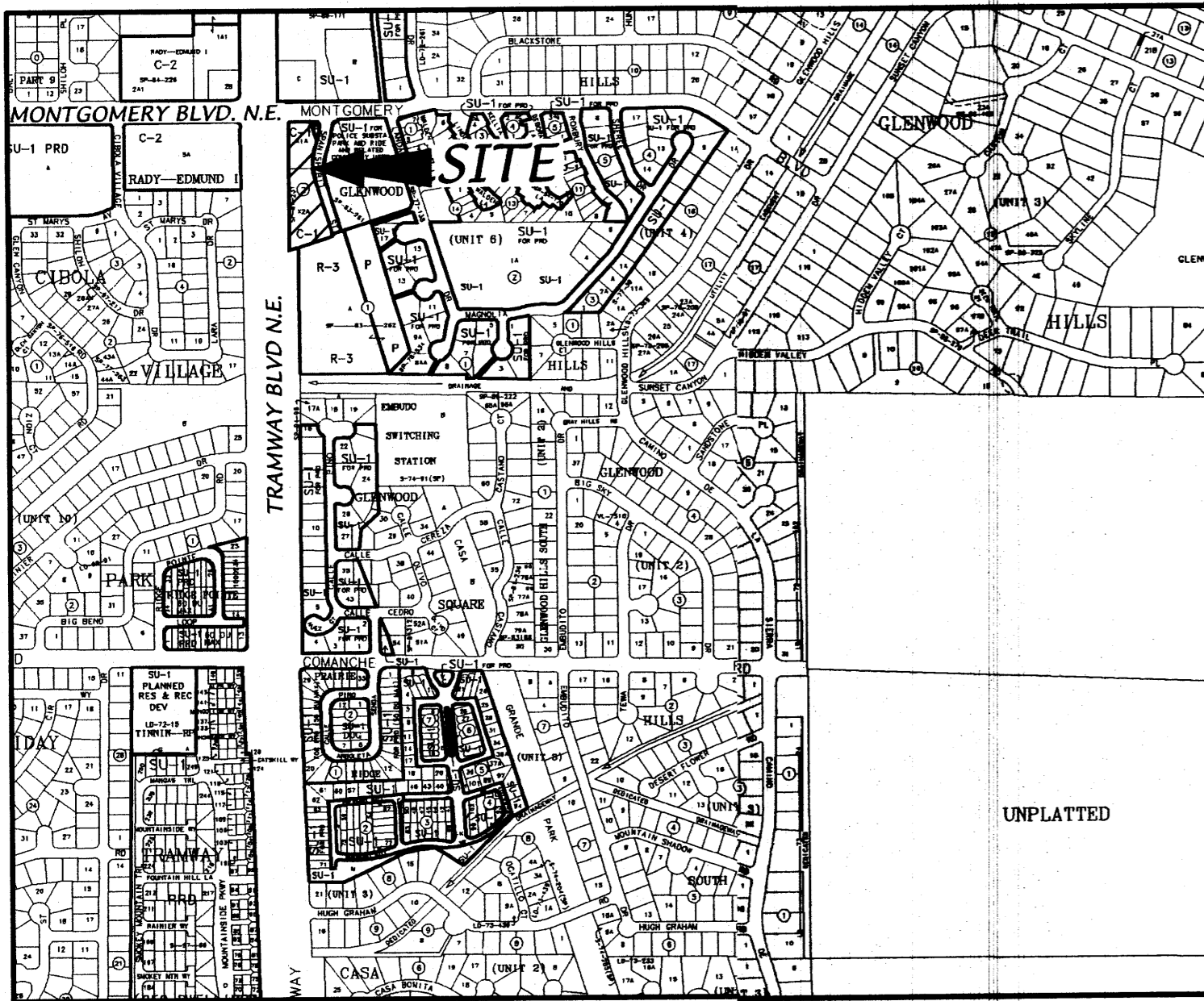
SEE SHEET 2 FOR CURVE AND LINE TABLE

REVISED (07-20-05) RDQ

F:\A04JOBS\A4091\lofts\FINAL PLAT\A4091FPBASE.dwg (07-12-05) RDQ

Dwg: A4091FPBASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 3
Scale: 1" = 30'	Date: 07/20/05	Job: A04091	

F:\A04JOBS\A4091\lofts\FINAL PLAT\A4091FPBASE.dwg, 7/20/2005 11:05:38 AM, PLOTTED BY RDQ



ZONE ATLAS MAP # G-23-Z

SCALE: 1"=750'

DESCRIPTION

A tract of land situate within Section 2, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS X-1-A AND X-2-A, BLOCK 2, UNIT 1, GLENWOOD HILLS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 8, 1987 in Volume C34, Folio 26 and containing (89,494 s.f.) 2.0545 acres more or less.

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "LS 7719"
- FOUND PK W/TAG CAP "LS 10042"
- FOUND 5/8" REBAR WITH CAP "LS 3241"
- FOUND 5/8" REBAR WITH CAP "LS 4078"
- FOUND 5/8" REBAR WITH CAP "LS 10042"
- FOUND 5/8" REBAR
- ▲ FOUND 5/8" REBAR WITH CAP "LS 9243"

PURPOSE OF PLAT

1. SUBDIVIDE 2 TRACTS 24 RESIDENTIAL LOTS.
2. GRANT NEW EASEMENTS AS SHOWN

PRELIMINARY PLAT FOR
GLENWOOD LOFTS SUBDIVISION

WITHIN THE
SECTION 2
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2005

PRELIMINARY PLAT
APPROVED BY DRB
ON 5/11/05

SUBDIVISION DATA

GROSS ACREAGE	2.0545 AC
ZONE ATLAS NO.	G-23-Z
NO. OF LOTS CREATED	24 LOTS
NO. OF TRACTS CREATED	2 TRACTS
AREA DEDICATED TO CITY	0.0000 AC
DATE OF SURVEY	January, 2005
ZONING	C-1

PREL APPR ON

NOTES

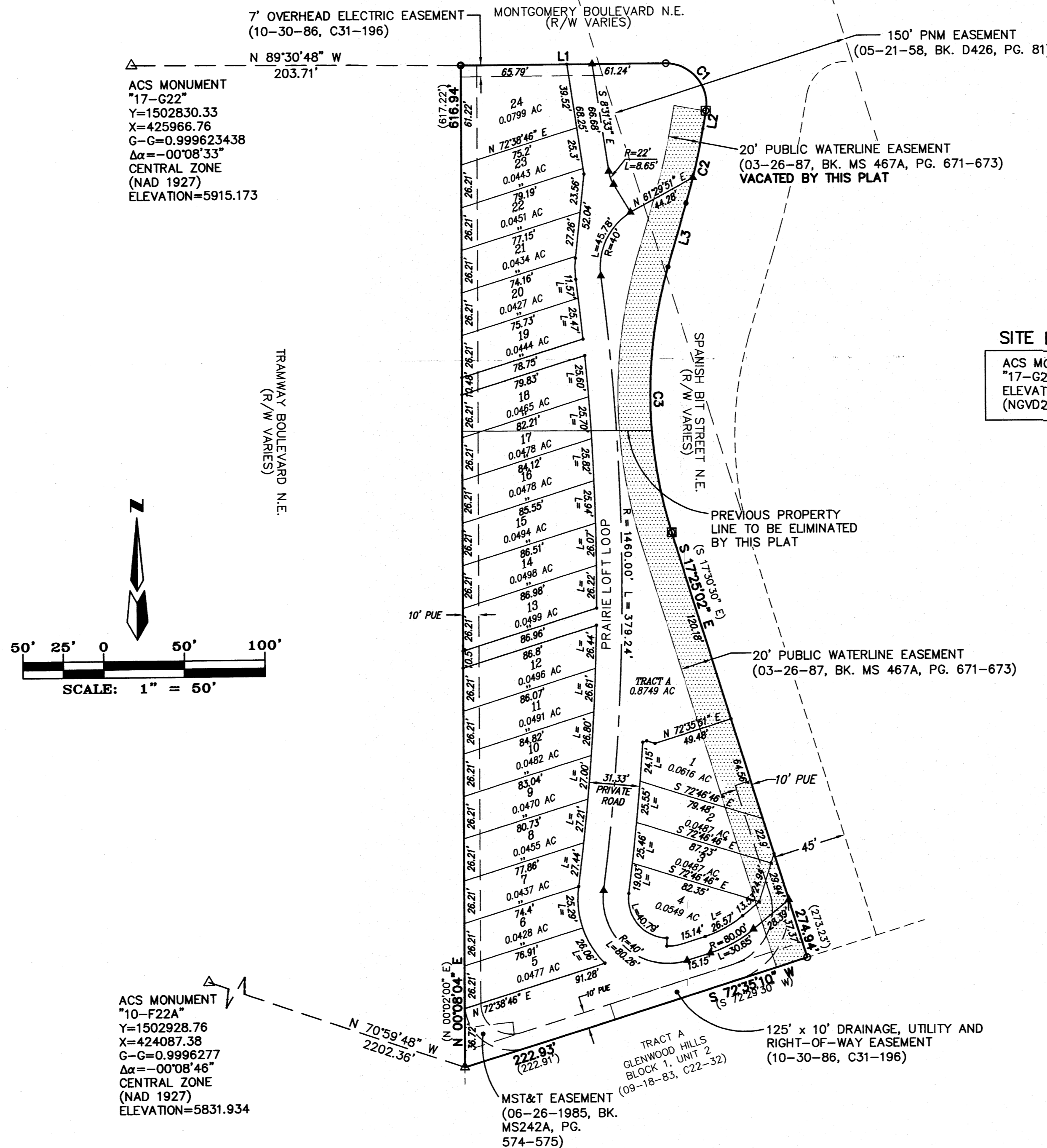
1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ■ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PLS#7719
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" PLS#7719"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TRACT A IS FOR PRIVATE ACCESS AND PUBLIC WATER, SANITARY SEWER AND DRAINAGE AND DEEDED TO THE HOMEOWNERS ASSOCIATION AND TO BE MAINTAINED BY SAID OWNERS

LEGEND

- 1 LOT NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances in Parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:
"GLENWOOD HILLS, TRACTS X-1-A AND X-2-A", (07-08-87, C34-26)
records of Bernalillo County, New Mexico.
5. Date of Survey: January, 2005.
6. Title Report: First American Title Insurance Company Commitment No. NM04-512638-AL01, LMO (Effective Date: December 22, 2004.)
7. Address of Property: 12600 Montgomery Boulevard NE
8. City of Albuquerque, New Mexico Zone: C-1
9. Flood Zone Designation: Zone X, as shown on Panel 163 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (This Property does not lie within the 100 Year Flood Plain.)



SITE BENCHMARK

ACS MONUMENT
"17-G22"
ELEVATION=5915.173
(NGVD29)

APPROVED FOR MONUMENTATION AND STREET NAMES

[Signature] 5-6-05
City Surveyor, City of Albuquerque, N.M. Date

Owner: Center Street Properties, LLC

[Signature] 5-6-05
Kenny Hinkes DATE
Managing Member

OWNERS

Center Street Properties, LLC
8300 Carmel NE, Suite 201
Albuquerque, NM 87122
(505) 798-1000

ENGINEERS

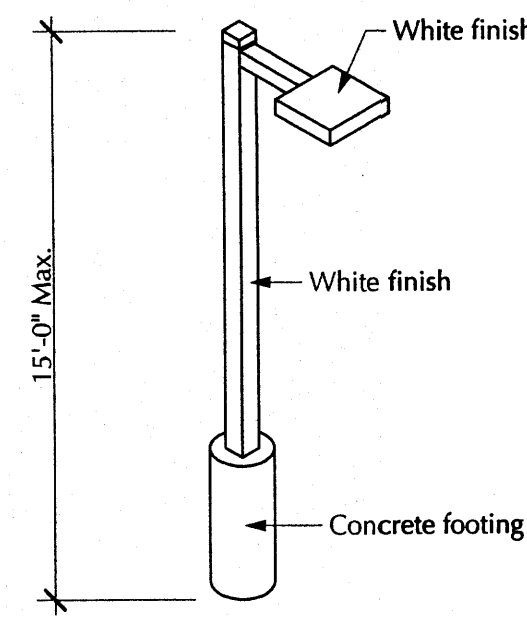
D. MARK COODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

NUMBER	DIRECTION	DISTANCE
L1	N 89°44'38" E (N 89°39'10" E)	127.03'
L2	S 09°44'38" W (S 09°39'10" W)	11.19'
L3	S 16°28'59" W (S 16°23'31" W)	40.82'

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	100°00'00"	S 40°15'22" E	29.79'	25.00'	43.63'	38.30'
C2	06°44'22"	S 13°06'48" W	23.55'	400.00'	47.05'	47.02'
C3	33°54'01"	S 00°28'02" E	85.34'	280.00'	165.67'	163.26'



NOTE:

This is a typical street lighting pole. Pedestrian lighting shall be mounted either on a bollard or on a wall at ±36".

A Light Pole Detail

Not To Scale

SITE DEVELOPMENT PLAN FOR SUBDIVISION REVIEW

GLENWOOD LOFTS

Montgomery Boulevard & Tramway Boulevard • Albuquerque, NM

B Project Information



O Perspective

C Detail Not Used

N Detail Not Used

T Detail Not Used

U Project Team

OWNER

Glenwood Lofts, LLC
 Managed by: Kenny Hinkes, Managing Partner
 9805 Greenbrier Road NE
 Albuquerque, NM 87111
 (505) 798-1000, Fax: (505) 798-6969
 E-mail: kenny@reabq.com
 Contact: Kenny Hinkes

ARCHITECT

Schlegel Lewis Architects
 1620 Central Avenue SE
 Albuquerque, NM 87106
 (505) 247-1529, Fax: (505) 243-6701
 E-mail: gdi@mac.com
 Contact: James Lewis

PLANNER

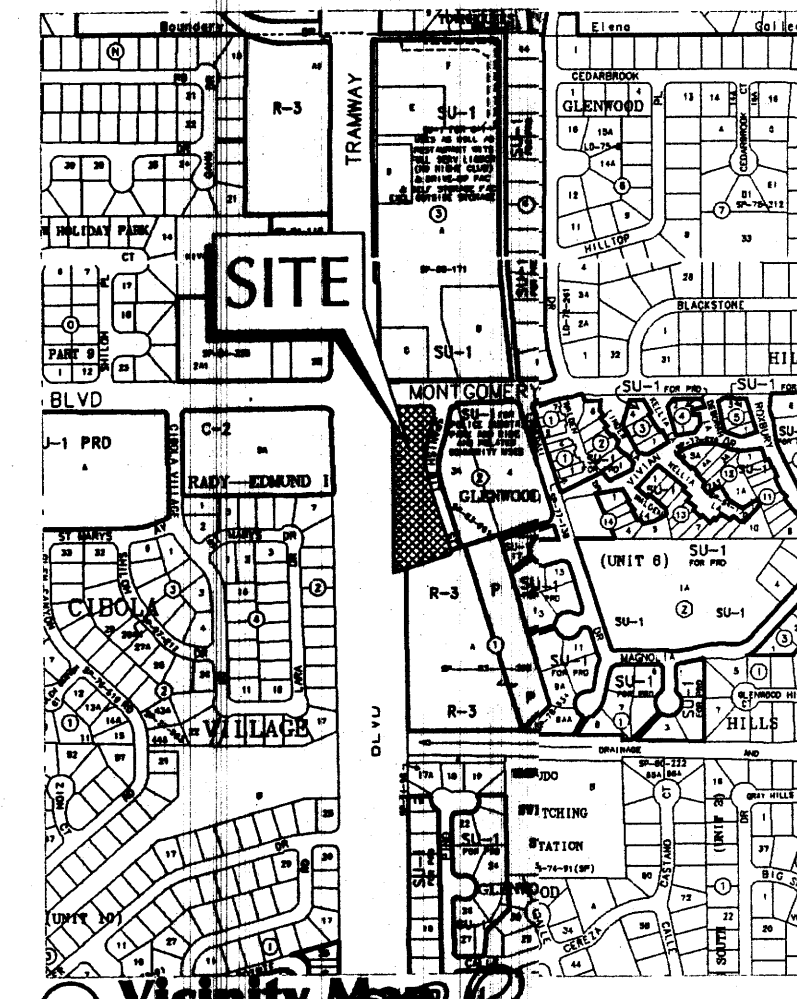
Consensus Planning
 924 Park Avenue SW
 Albuquerque, NM 87102
 (505) 764-9801, Fax: (505) 842-5495
 E-mail: strozier@consensusplanning.com
 Contact: James Strozier

CIVIL ENGINEER

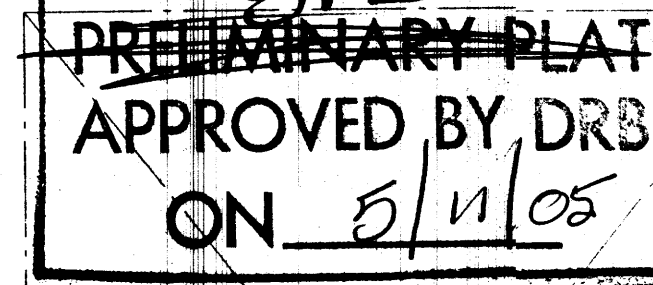
D. Mark Goodwin and Associates, P.A.
 P.O. Box 90606
 Albuquerque, NM 87199
 (505) 828-2200, Fax: (505) 797-9539
 E-mail: mark@goodwinengineers.com
 Contact: Mark Goodwin OR Amy Niese

SDP-1	Cover Sheet
SDP-2	Site Plan
SDP-3	Grading & Drainage Plan
SDP-4	Landscape Plan
SDP-5	Building Plan & Elevations
SDP-6	Utility Plan

Y Sheet Index



Vicinity Map



M Detail Not Used

ZONING

ADDRESS: SE corner of Montgomery Blvd. & Tramway Blvd.

LEGAL DESCRIPTION
 TRACT: K1A & K2A (present)
 SUBDIVISION: Glenwood Hills

ZONE ATLAS PAGE: G-23-Z

LAND USE ZONING:
 Existing: C-1
 Proposed: SU-1 Planned Residential Development

PARKING
 Required:
 Townhome:
 (1 space per bathroom but not less than two spaces)
 3 bathrooms per unit @ 24 units = 72 Spaces

Provided:
 Garage Spaces 48 Spaces
 Standard Spaces 25 Spaces
 Total 73 Spaces

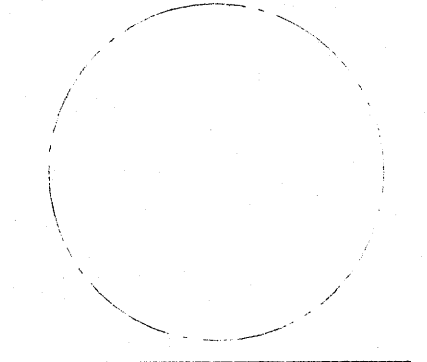
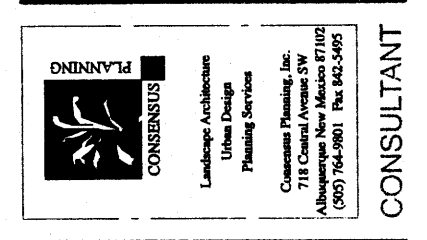
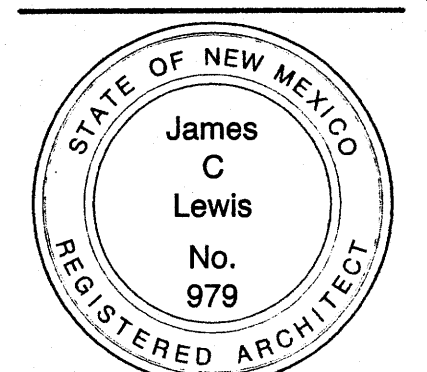
No handicapped spaces or bicycle rack required.

LANDSCAPING

For landscape calculations see sheet SDP-4

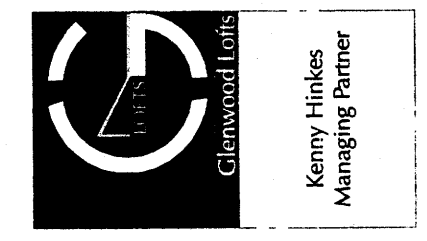
BUILDING AREA

Heated building area: 1,000 SF - 2,000 SF per unit
 Proposed Number of Units: 24 units



Schlegel Lewis Architects, Inc.
 1620 Central Ave SE
 Albuquerque, NM 87106
 (505) 747-1529
 FAX (505) 743-6701
 glenmac.com

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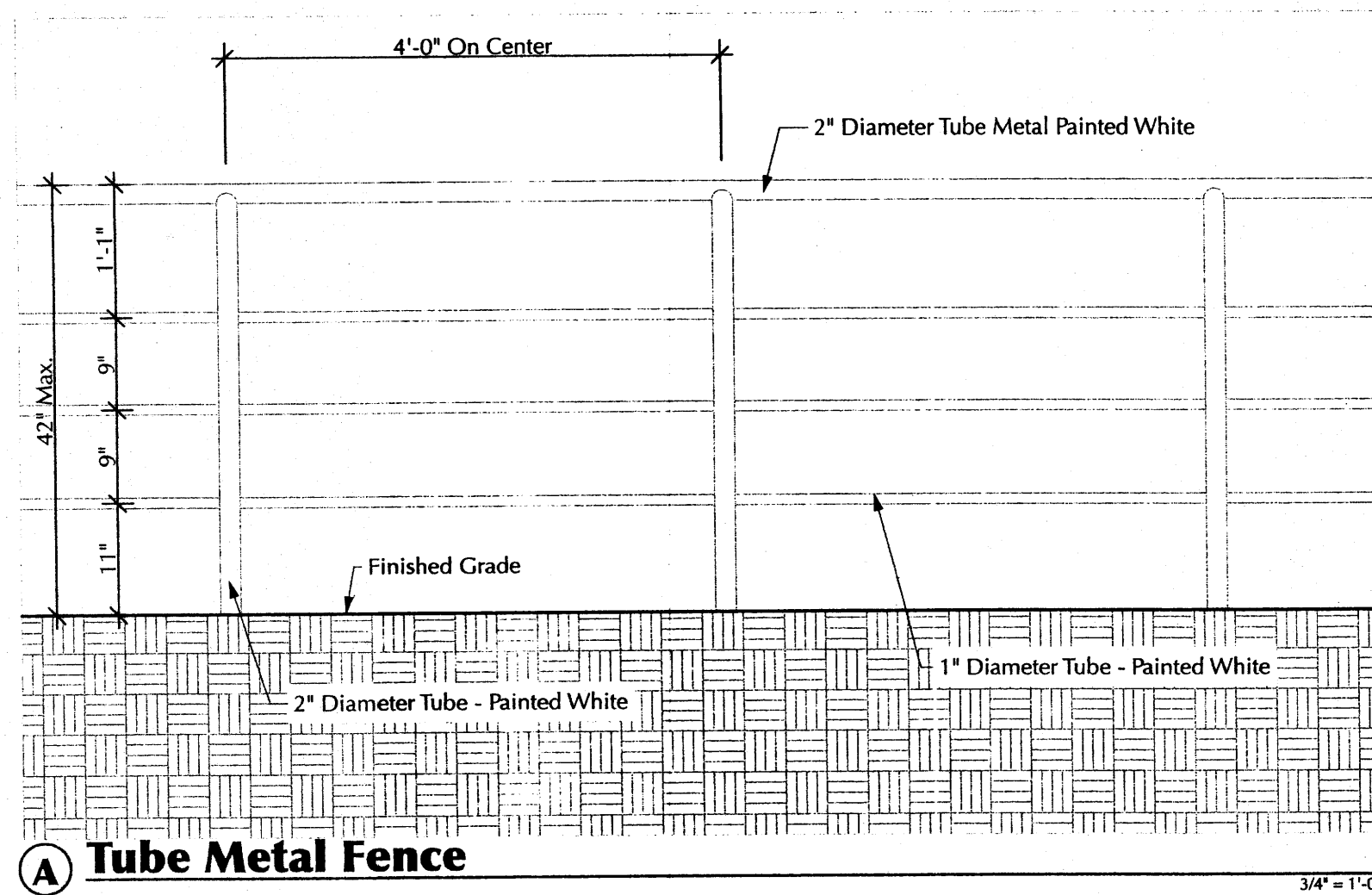
SITE DEVELOPMENT PLAN FOR SUBDIVISION
Glenwood Lofts
 Southeast Corner of
 Montgomery Blvd. & Tramway Blvd.
 Albuquerque New Mexico 87111

ISSUE DATE:
 04 February 05
 REVISIONS:
 07 April 05

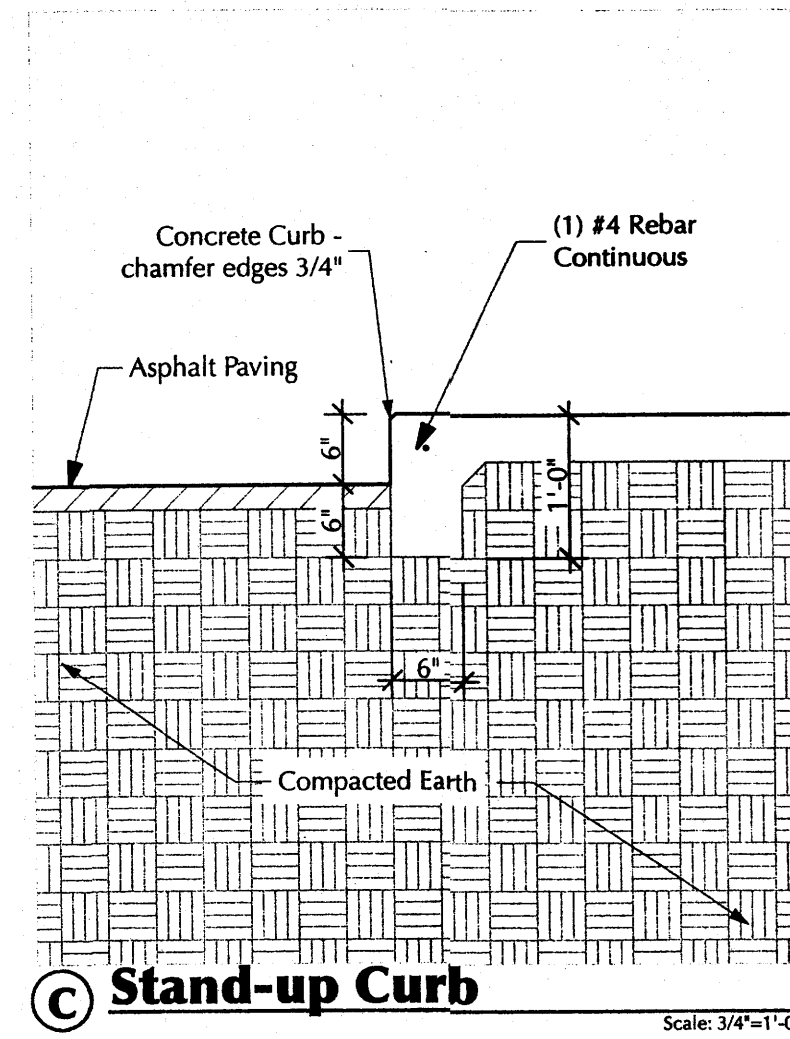
Cover Sheet

PROJECT 0448 SHEET **SDP-1** OF 6

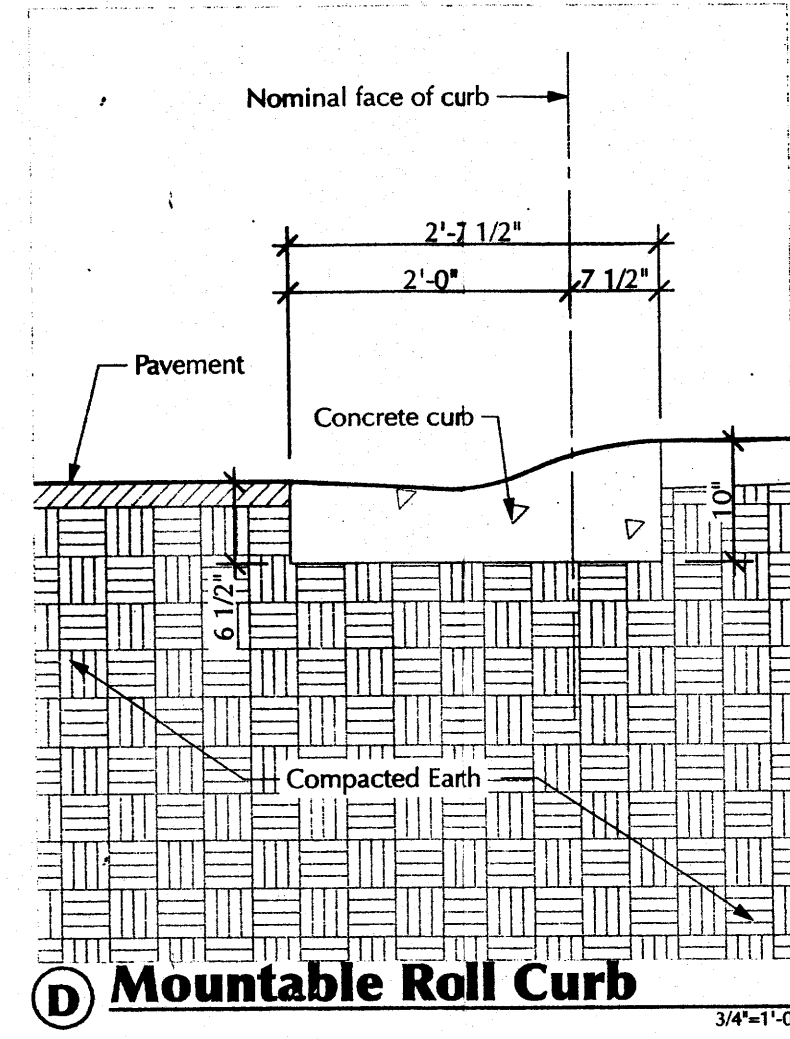
Z Legal Information



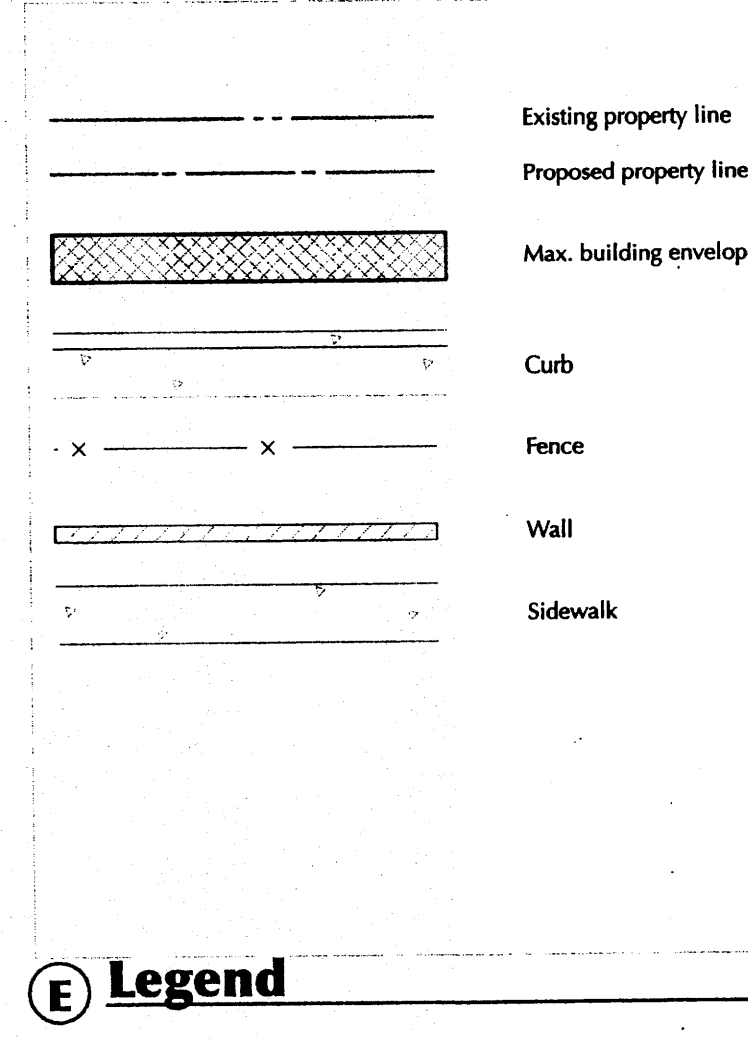
A Tube Metal Fence



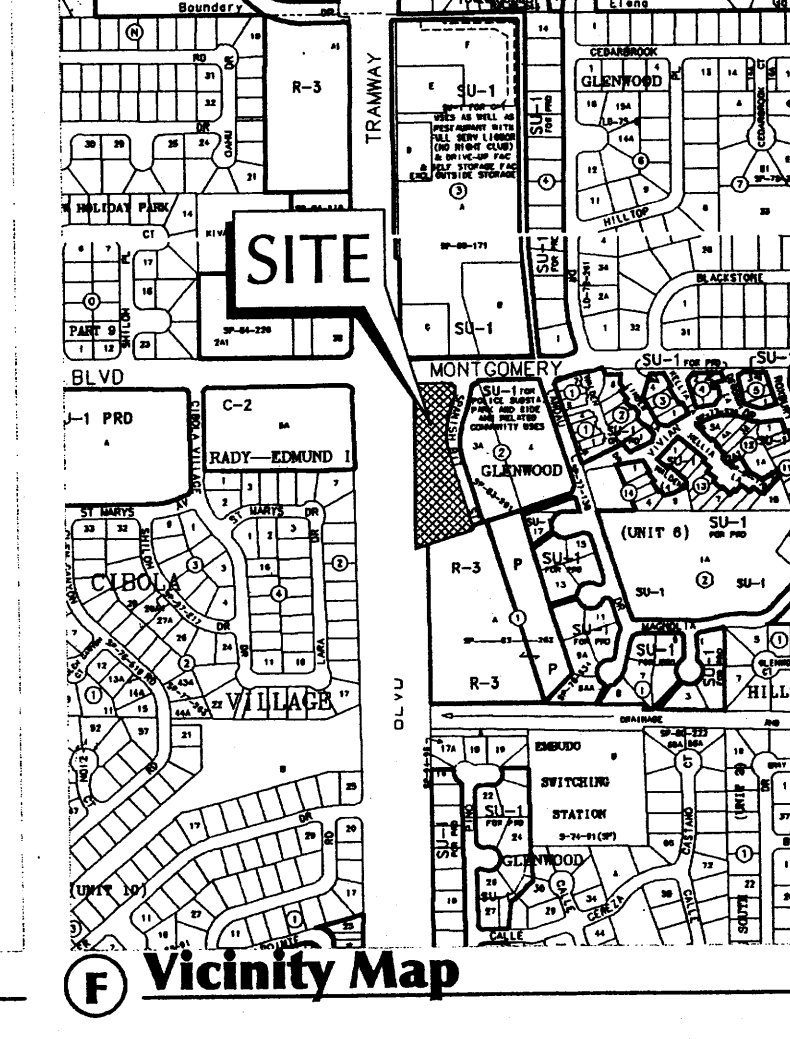
C Stand-up Curb



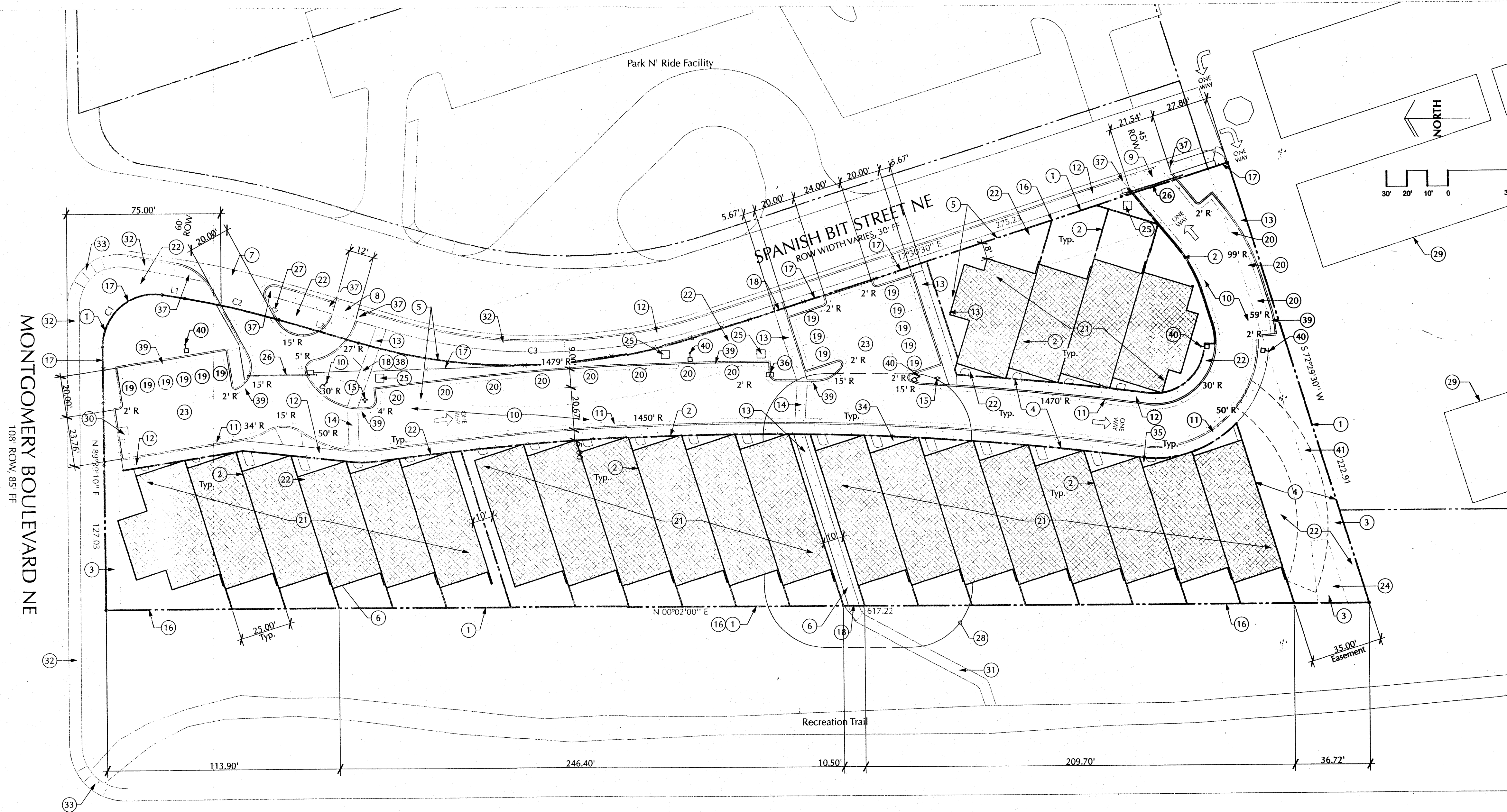
D Mountable Roll Curb



E Legend



F Vicinity Map



T Site Plan

CURVE TABLE

NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD
C1	100°00'00"	25.00	43.63	29.79	38.30
C2	06°44'21"	400.00	47.05	23.55	47.02
C3	33°54'01"	280.00	165.67	85.34	163.26

LINE TABLE

NO	DIRECTION	LENGTH
L1	S 09°39'10" W	11.19'
L2	S 16°23'31" W	40.82'

- 1 Existing property line
- 2 Proposed property line
- 3 Existing public utility easement
- 4 Proposed private and public utility easement
- 5 Existing public easement deleted by replat
- 6 Proposed private easement
- 7 New 20' wide driveway (entrance only) per COA standards
- 8 New 12' wide escape driveway (exit only) per COA standards
- 9 New 24' wide driveway (exit only) per COA standards
- 10 New 20' one-way paved drive aisle (private street)
- 11 Mountable roll curb at townhome driveways - see detail 'D' on this sheet
- 12 5' wide concrete public walk
- 13 5' wide concrete sidewalk
- 14 5' wide concrete crosswalk flush with paving
- 15 Proposed fire hydrant
- 16 8' high (max) CMU wall - see sheet SDP-5 for typical location
- 17 42" high tube metal fence painted white - see detail 'A' on this sheet
- 18 Pedestrian tube metal gate with keypad entry
- 19 Typical parking space 9'-0"x20'
- 20 Parallel parking space 9'-0"x24'-0"
- 21 Townhome (maximum building envelope)
- 22 Landscaping area - see sheet SDP-4
- 23 Parking lot with a 24' wide drive
- 24 Existing transformer
- 25 Proposed transformer
- 26 Painted metal security gate - lift arm type
- 27 Call box
- 28 See sheet SDP-5 for enlarged typical unit site plan
- 29 Existing apartment building
- 30 Existing transformer and pad to be removed
- 31 5' wide pedestrian connection at developers expense
- 32 Existing public sidewalk
- 33 Existing handicapped ramp
- 34 Unit driveway
- 35 Unit entry walk
- 36 Cluster mailbox
- 37 Proposed handicapped ramp
- 38 Call box at pedestrian gate
- 39 Mountable roll curb, stand-up curb or curb and gutter
- 40 Pole mounted light - see detail 'A' on sheet SDP-1
- 41 Packed gravel path for fire truck access

Keyed Notes

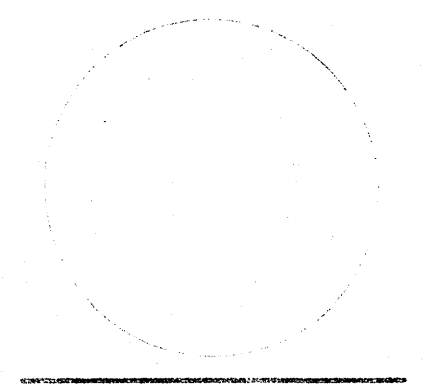
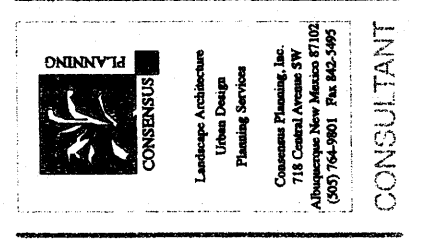
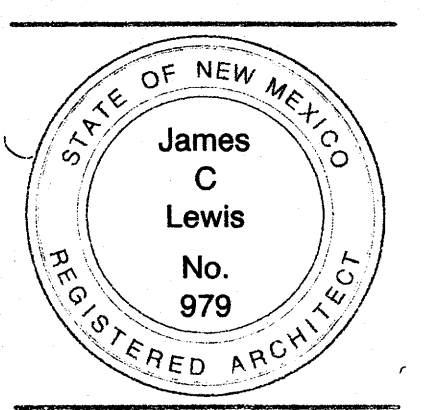
PROJECT NUMBER:
APPLICATION NUMBER:
Is an Infrastructure List Required? () Yes () No. If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-way or for construction of public improvements.

DRB Development Plan Approval

Traffic Engineer, Transportation Department _____ Date _____
Utility Development _____ Date _____
Parks and Recreation Department _____ Date _____
City Engineer _____ Date _____

Environmental Health Department (conditional) _____ Date _____
* Michael Helton 4-12-05
Solid Waste Management _____ Date _____

DRB Chairperson, Planning Department _____ Date _____
* Environmental Health, if necessary



Schlegel Lewis Architects, Inc.
1620 Central Ave. SE
Albuquerque, NM 87106
(505) 247-5529
FAX (505) 243-6701
golemac.com

Kenny Hinkes
Managing Partner
Glenwood Lofts

SITE DEVELOPMENT PLAN FOR SUBDIVISION
Glenwood Lofts
Southeast Corner of
Montgomery Blvd. & Tramway Blvd.
Albuquerque New Mexico 87111

ISSUE DATE:
04 February 05
REVISIONS:
14 March 05

Site Plan
PROJECT 0448 SHEET
SDP-2
OF 7

Z Signature Block

Symbol	Scientific Name Common Name	Size	Installed Size Matured Size	Water Use
	Existing Conifer to remain			
	Chilopsis linearis 'Luc. Ham.' Desert Willow	15-Gal.	8' ht. x 6' spr. 8' ht. x 6' spr.	Low +
	Pinus nigra Austrian Pine	B&B	6' min. ht. 35' ht. x 25' spr.	Medium
	Robinia neomexicana New Mexico Locust	2' B&B	8' ht. x 6' spr. 15' ht. x 12' spr.	Low +
	Vauquelinia californica Arizona Rosewood	5-Gal.	8' ht. x 6' spr. 25' ht. x 15' spr.	Low +

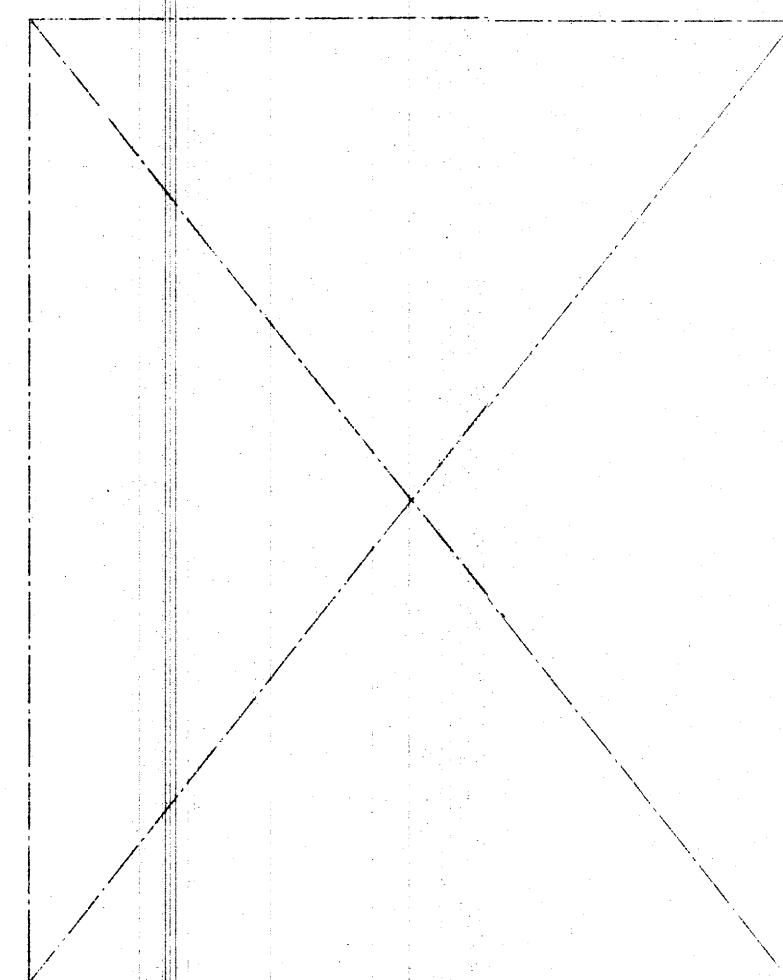
A Tree Legend

Symbol	Scientific Name Common Name	Size	Installed Size Matured Size	Water Use
	Artemisia 'Powis Castle' Powis Castle Sage	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low +
	Baccharis 'Starn' Thompson Baccharis	5-Gal.	4' o.c. 2' ht. x 4' spr.	Low +
	Ceratoides lanata Winterfat (female + 1 male)	1-Gal.	3' o.c. 2' ht. x 2' spr.	Low
	Chrysothamnus nauseosus Chamisa	1-Gal.	5' o.c. 4' ht. x 4' spr.	Low
	Ericameria laricifolia 'Aguirre' Turpentine Bush	1-Gal.	2' o.c. 2' ht. x 2' spr.	Low
	Fallugia paradoxa Apache Plume	1-Gal.	5' o.c. 4' ht. x 4' spr.	Low
	Glandularia wrightii Wright Verbena	1-Gal.	2' o.c. 1' ht. x 2' spr.	Low +
	Lycium pallidum Wolfberry	1-Gal.	5' o.c. 1' ht. x 2' spr.	Low
	Rosmarinus officinalis Rosemary	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low +
	Salvia greggii Autumn Sage	1-Gal.	3' o.c. 2' ht. x 3' spr.	Low +

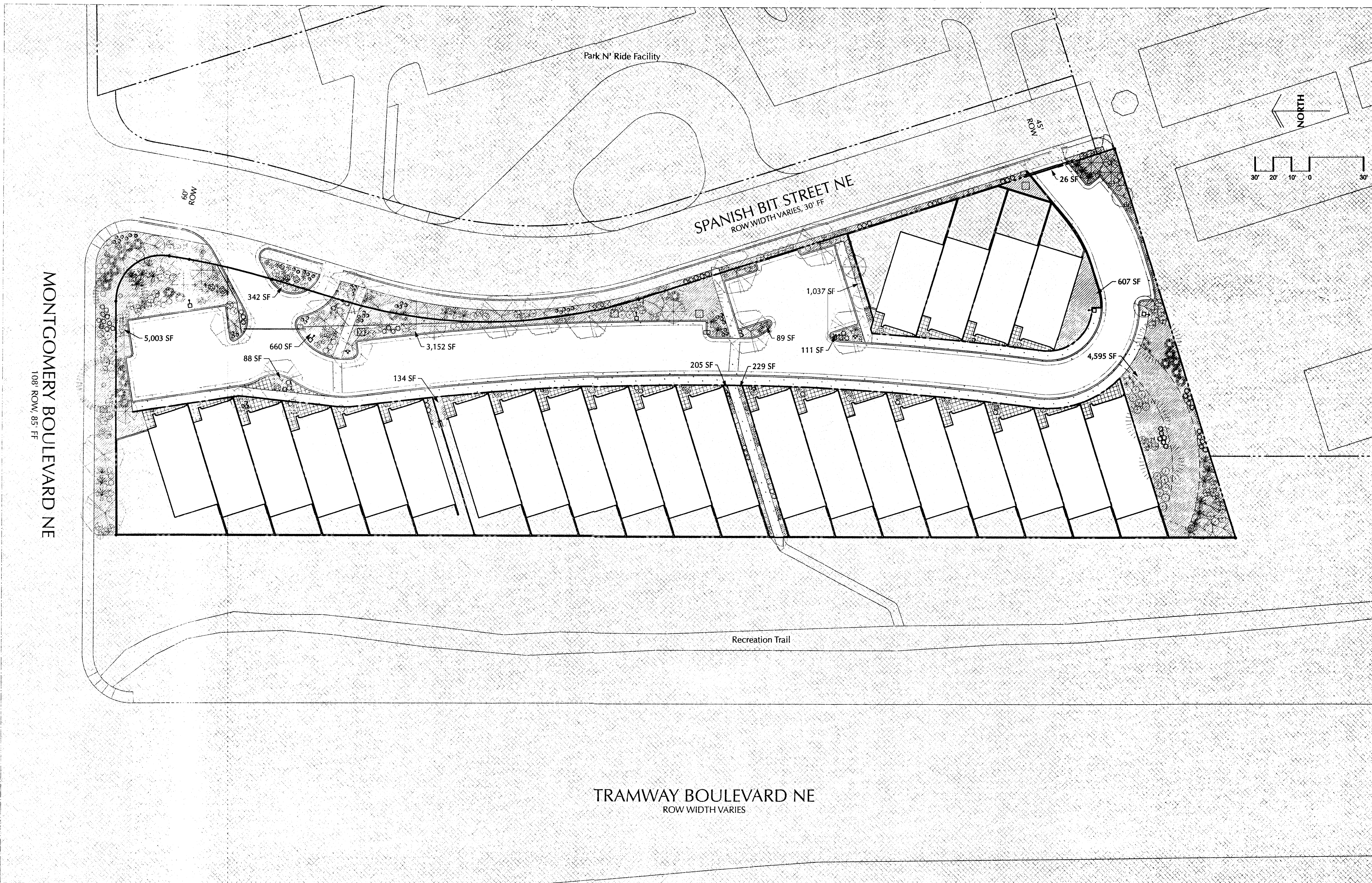
C Shrub/Groundcovers

Symbol	Scientific Name Common Name	Size	Installed Size Matured Size	Water Use
	Vines			
	Antigonon leptopus Queen's Wreath	1-Gal.	10' o.c. 15' ht. x 15' spr.	Medium
	Desert Accents			
	Dasylirion wheeleri Desert Spoon	1-Gal.	4' o.c. 5' ht. x 6' spr.	Low +
	Ornamental Grasses			
	Muhlenbergia cap. 'Regal Mist' Muhly Grass	5-Gal.	3' o.c. 3' ht. x 3' spr.	Medium
	Nassella tenuissima Threadgrass	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low +
	Boulders			
	Moss Rock Boulder (3' min. dia.)			
	Mulch			
	Building			
	Colored and Scored Concrete			

E Shrub/Groundcovers (cont)



D Detail Not Used



T Landscape Plan

Total Lot Area:	89,527 sf
Total Building Area:	35,876 sf
Net Lot Area:	53,651 sf
Landscape requirement (15%):	8,048 sf
Total Landscape Provided:	11,329 sf (21%)

M Landscape Calculations

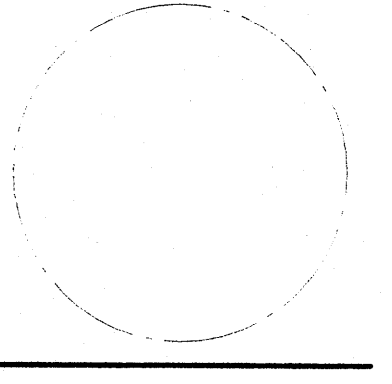
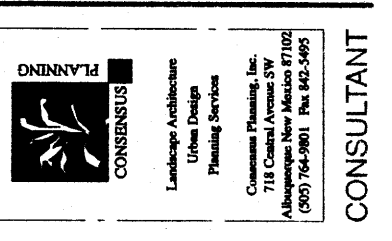
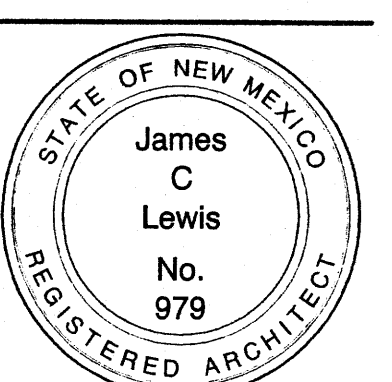
MULCHES
All shrub planting areas shall be top dressed with 3/4" Desert Bronze Rock Mulch and 2" - 4" Santa Ana Tan Cobble (3:1 ratio unless otherwise specified).

IRRIGATION SYSTEM
Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate tree, shrub and groundcover planting areas.

MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Homeowner's Association.

STATEMENT OF WATER WASTE
The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the required landscape area.

Z Landscape Notes



Skidmore, Lewis & Partners
Landscape Architects
1620 Central Ave SE
Albuquerque, NM 87106
(505) 247-1529
FAX (505) 245-6701
skidmore.com

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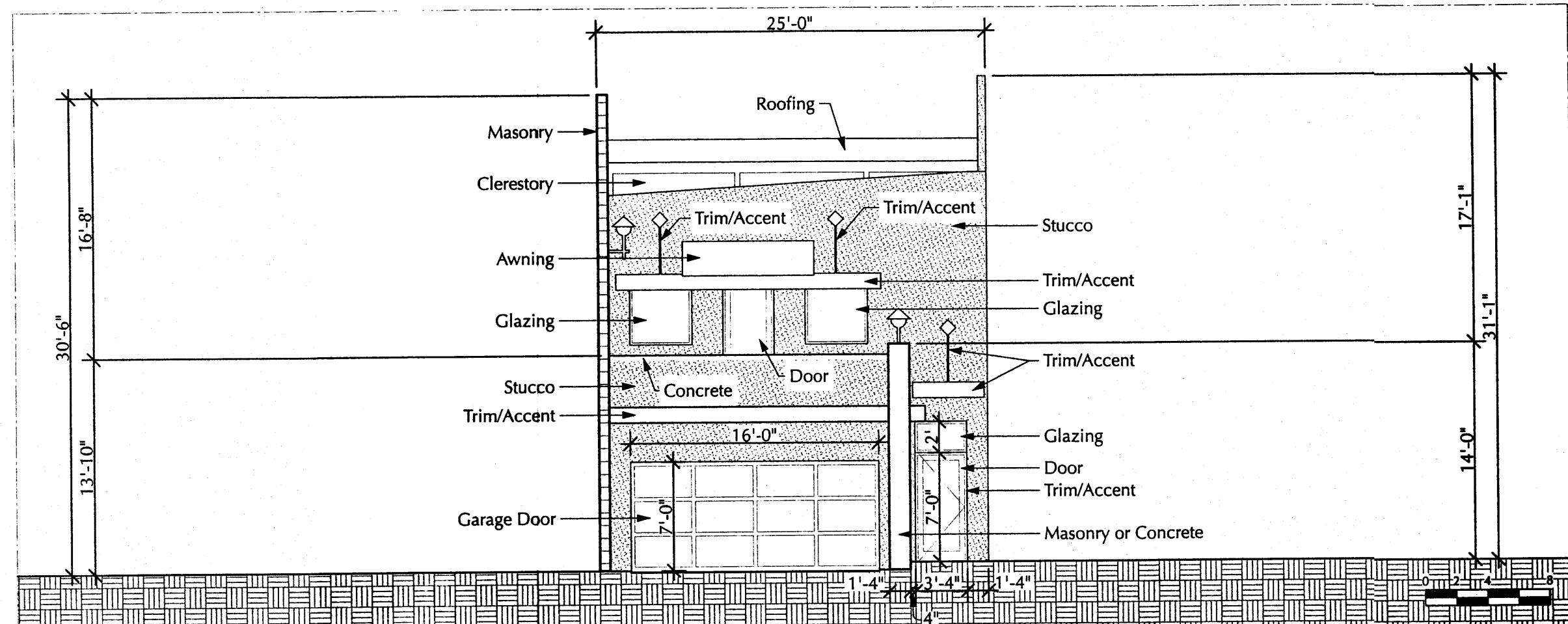


SITE DEVELOPMENT PLAN FOR SUBDIVISION
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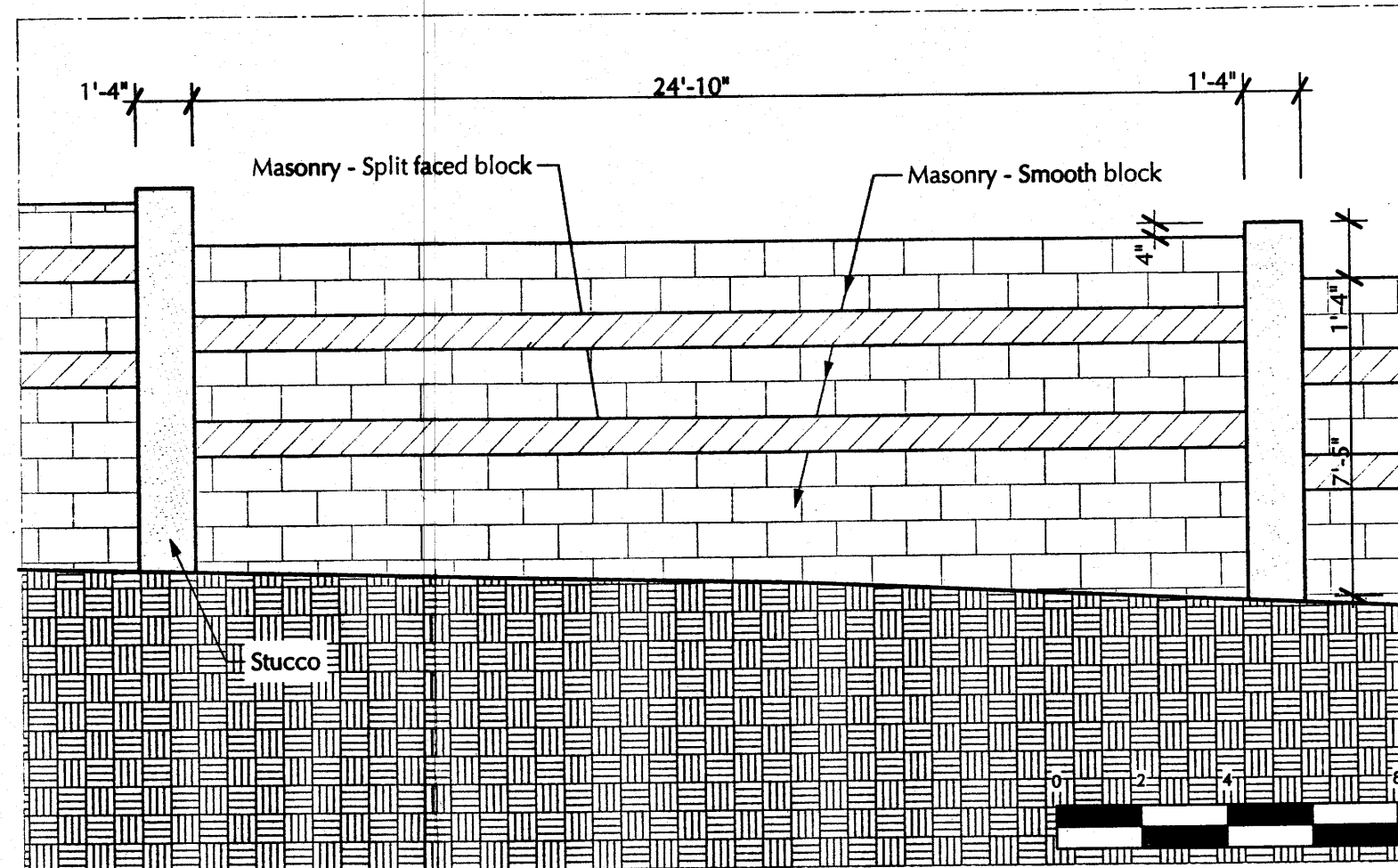
ISSUE DATE:
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07 April 05

Landscape Plan

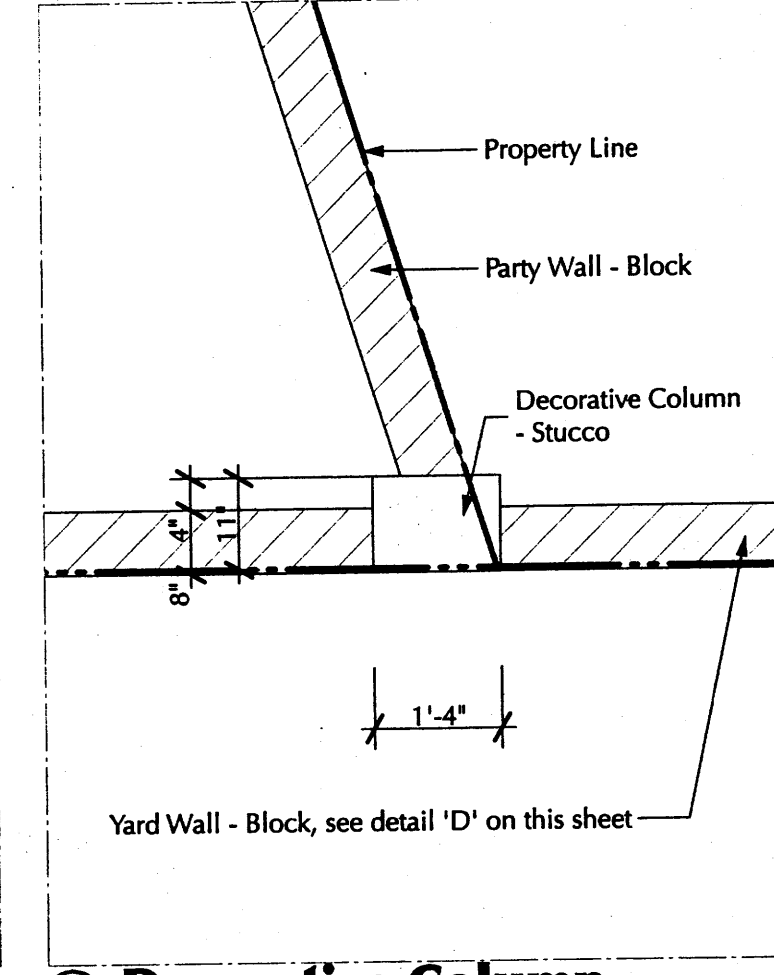
PROJECT 0448 SHEET **SDP-4** OF 6



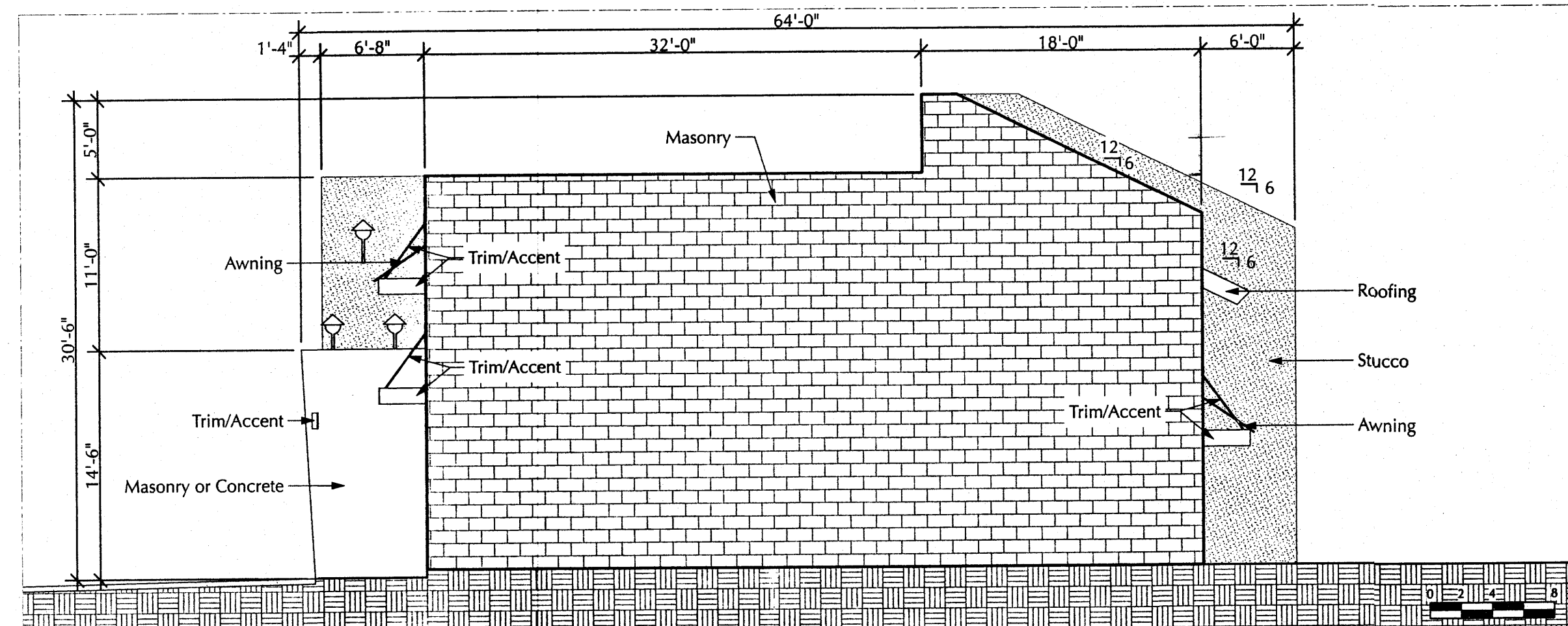
A Typical End Front Elevation



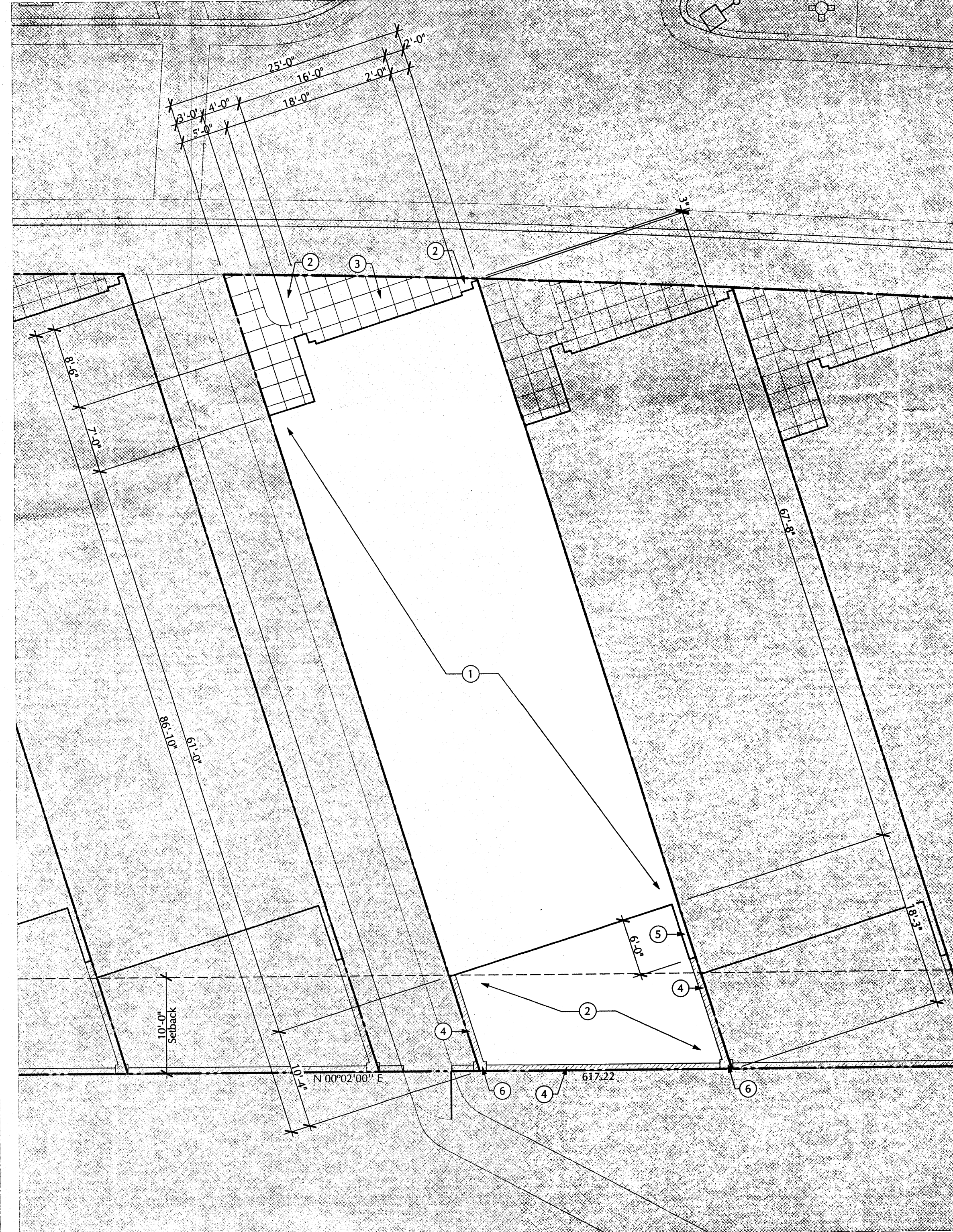
D Tramway (West) Wall Elevation



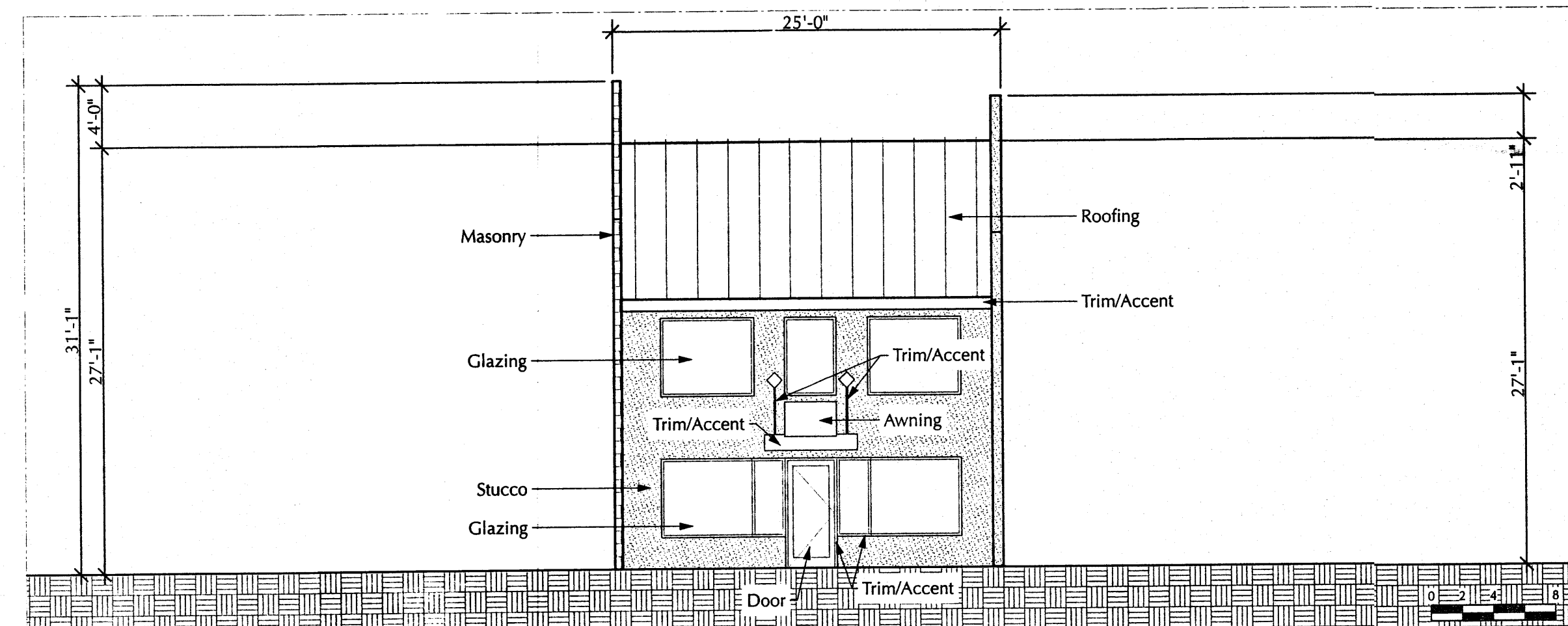
F Decorative Column



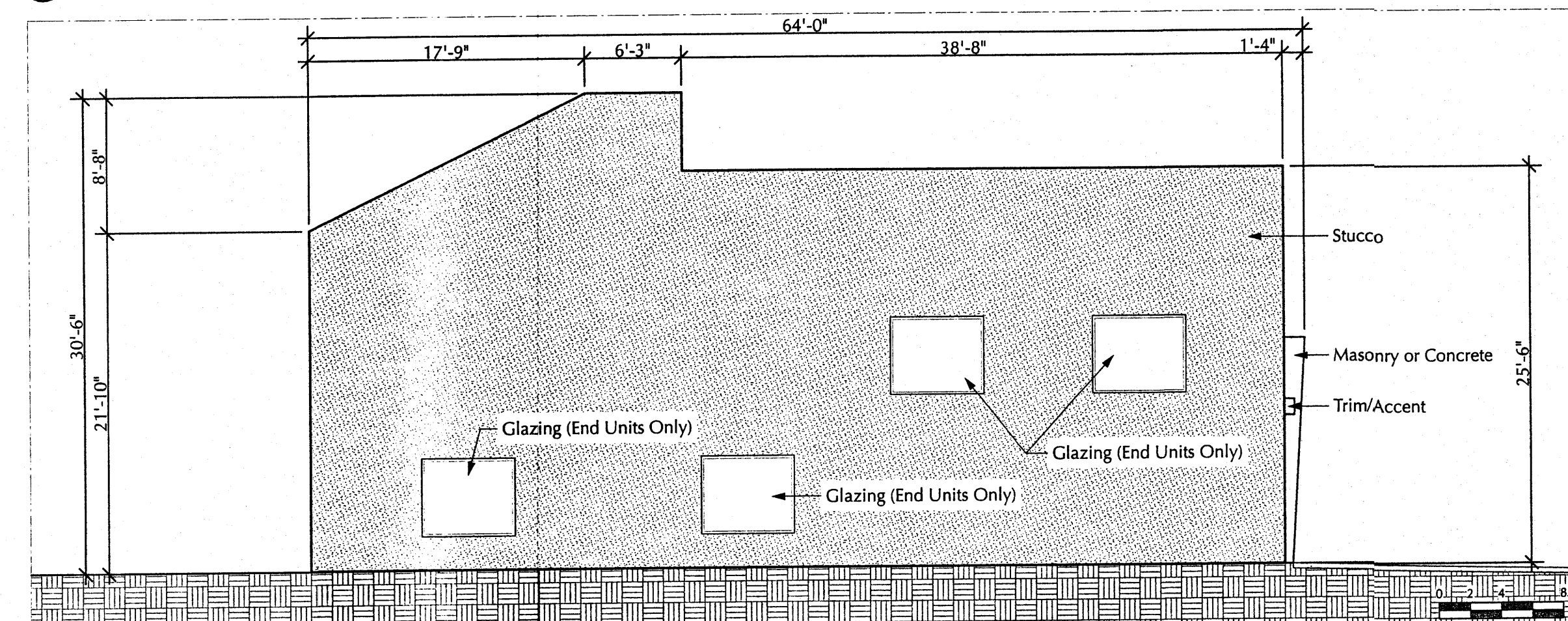
G Typical End Side Elevation



W Typical Building Site Plan



N Typical End Rear Elevation



T Typical End Side Elevation

STUCCO

- Color 1 Tan
- Color 2 Coral
- Color 3 White (Accent)

MASONRY

- Color 1 Tan Block (Smooth)
- Color 2 Tan Block (Split-faced)

CONCRETE

- Color 1 Grey Concrete

METAL DOOR - GARAGE

- Color 1 Galvalume
- Color 2 Glass
- Color 3 White Painted Metal

METAL DOOR

- Color 1 Galvalume
- Color 2 Glass
- Color 3 White Painted Metal

TRIM/ACCENT

- Color 1 Galvalume
- Color 2 Aqua
- Color 3 Green
- Color 4 White

GLAZING

- Color 1 Clear
- Color 2 Tinted

ROOFING

- Color 1 Metal Galvalume
- Color 2 Blue
- Color 3 Red
- Color 4 Green

AWNING (Metal or Fabric)

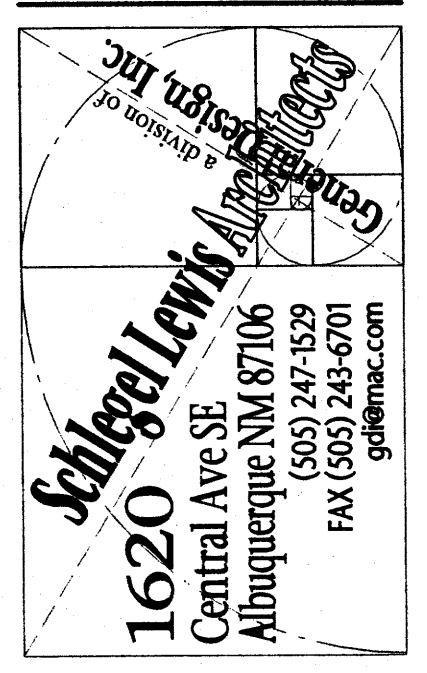
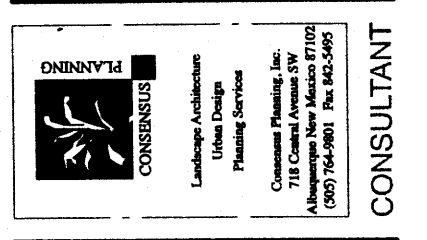
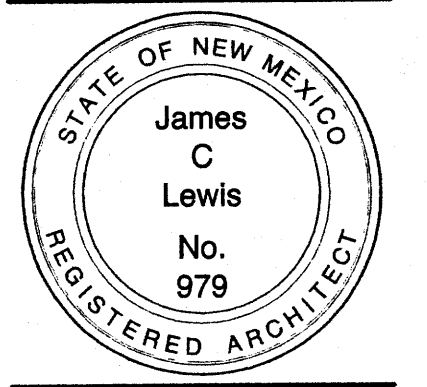
- Color 1 Yellow
- Color 2 Orange
- Color 3 Dark Blue
- Color 4 Light Blue
- Color 5 Teal
- Color 6 Forrest Green

Colors & Finishes

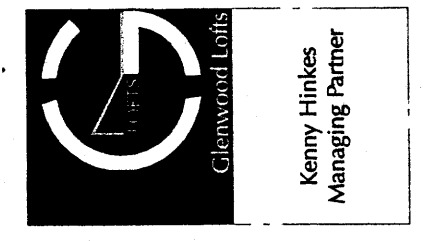
- 1 Townhome (building envelope)
- 2 Landscaping - see sheet SDP-3
- 3 Concrete driveway - colored and scored concrete
- 4 Yard wall - see detail 'D' & 'F' on this sheet
- 5 Party wall
- 6 Decorative column - see detail 'D' & 'F' on this sheet

Note: These drawings are just design guidelines. Drawings are typical.

Keyed Notes



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PROJECT 0448 SHEET **SDP-5** OF 6

