

**NEW EASEMENTS**

- 30' PUBLIC WATER EASEMENT GRANTED TO NEW MEXICO UTILITIES AND PRIVATE SANITARY SEWER EASEMENT CREATED BY THIS PLAT.
- 10' PUBLIC UTILITY EASEMENT CREATED BY THIS PLAT.
- 30' PUBLIC WATER EASEMENT GRANTED TO NEW MEXICO UTILITIES AND PRIVATE ACCESS, DRAINAGE AND SANITARY SEWER EASEMENT CREATED BY THIS PLAT.
- 20' PUBLIC WATER EASEMENT GRANTED TO NEW MEXICO UTILITIES CREATED BY THIS PLAT.
- 20' PRIVATE SANITARY SEWER EASEMENT CREATED BY THIS PLAT.
- 20' PUBLIC WATER EASEMENT GRANTED TO NEW MEXICO UTILITIES CREATED BY THIS PLAT.
- BLANKET PRIVATE DRAINAGE EASEMENT ON LOT 1 FOR THE BENEFIT OF LOT 2 CREATED BY THIS PLAT.
- 65' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE CREATED BY THIS PLAT.
- 35' PRIVATE LANDSCAPE AND PUBLIC SIDEWALK EASEMENT CREATED BY THIS PLAT.
- RECIPROCAL CROSS ACCESS AND PARKING EASEMENT BETWEEN LOTS 3 AND 4 CREATED BY THIS PLAT.
- RECIPROCAL CROSS ACCESS EASEMENT BETWEEN LOTS 1 AND 2 CREATED BY THIS PLAT.
- 10' PUBLIC UTILITY EASEMENT CREATED BY THIS PLAT ON AN EXISTING UNDERGROUND GAS LINE.
- 15' PUBLIC UTILITY EASEMENT CREATED BY THIS PLAT ON AN EXISTING UNDERGROUND COMMUNICATIONS LINE.

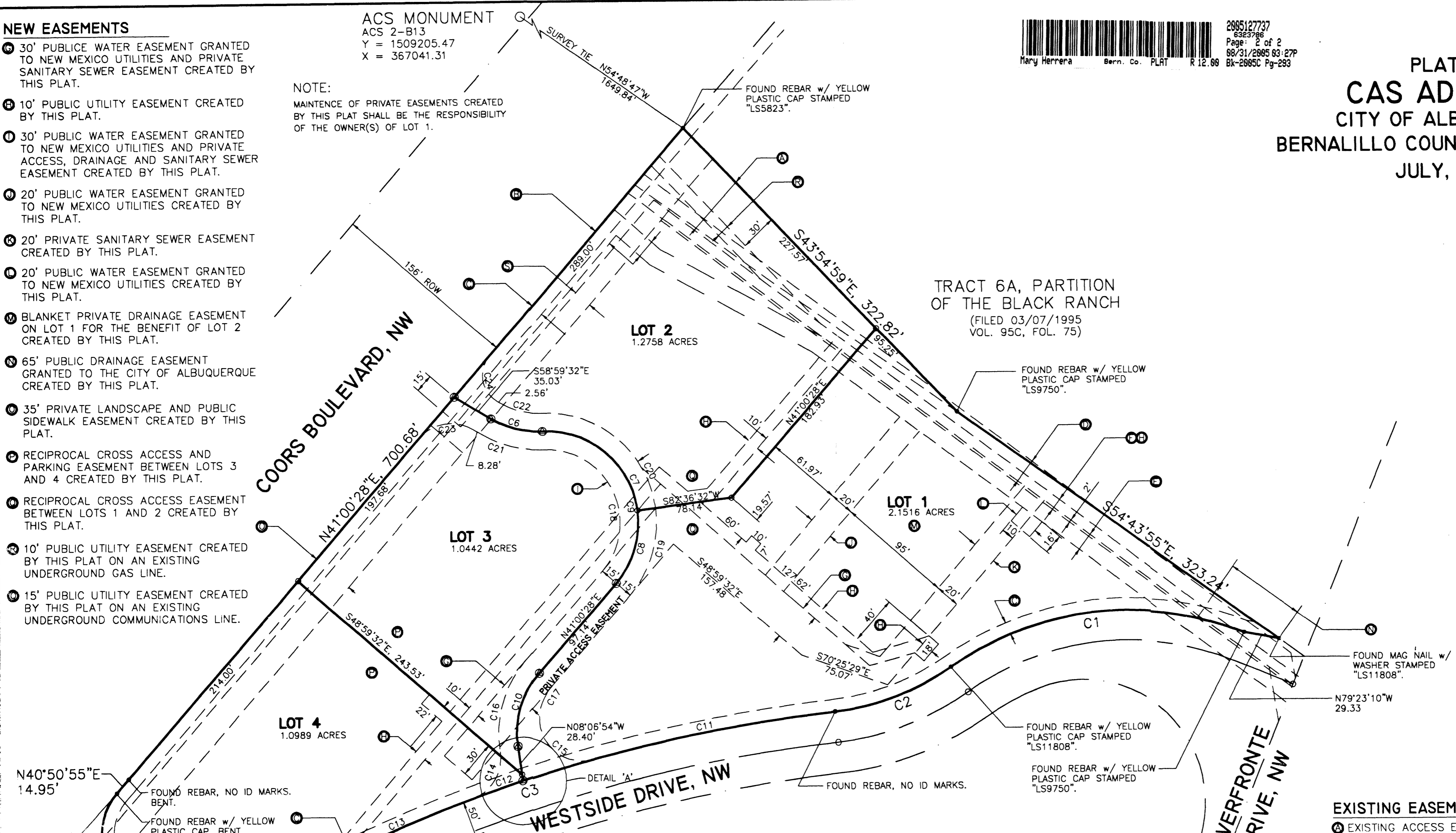
ACS MONUMENT  
ACS 2-B13  
Y = 1509205.47  
X = 367041.31

NOTE:  
MAINTENANCE OF PRIVATE EASEMENTS CREATED BY THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF LOT 1.

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Page: 2 of 2  
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Bk-2005C Pg-293

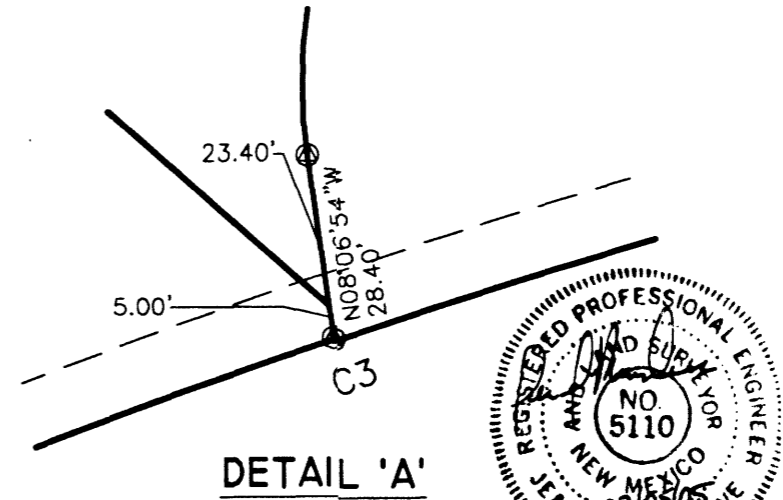
PLAT OF  
**CAS ADDITION**  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2005

TRACT 6A, PARTITION  
OF THE BLACK RANCH  
(FILED 03/07/1995  
VOL. 95C, FOL. 75)



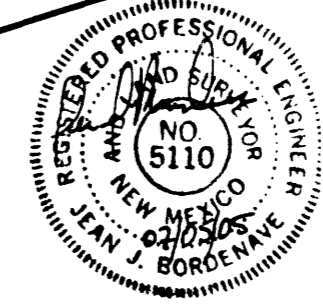
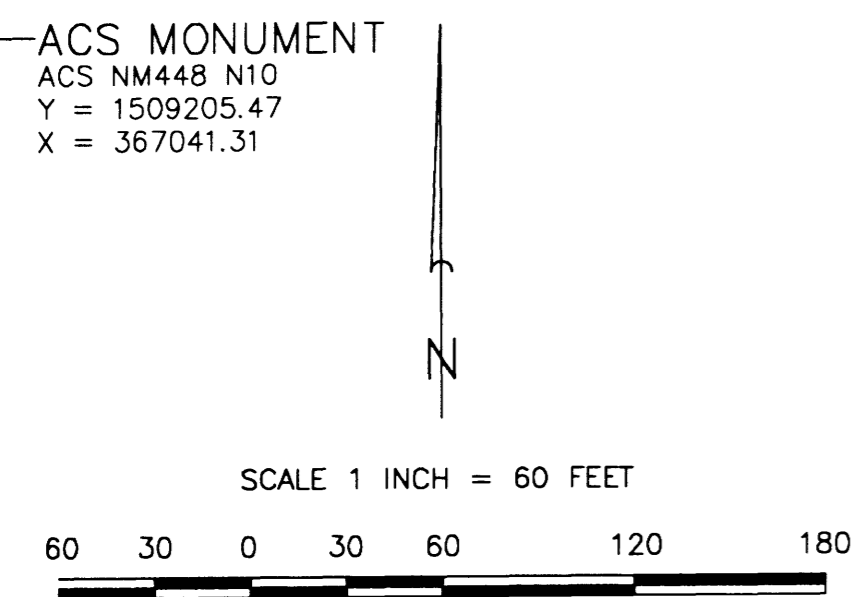
**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
<b>BOUNDARY</b>					
C1	56°54'47"	255.00'	253.30'	243.01'	S83°30'44"W
C2	28°28'36"	205.00'	103.08'	102.00'	S69°25'59"W
C3	19°37'02"	1275.00'	436.54'	434.41'	S74°00'46"W
C4	41°21'09"	173.55'	125.26'	122.56'	S84°45'50"W
C5	115°32'24"	50.00'	100.83'	84.59'	N16°54'07"W
<b>LOT LINES</b>					
C6	35°39'35"	75.00'	44.06'	43.43'	S75°49'20"E
C7	85°15'39"	75.00'	111.61'	101.59'	S50°01'17"E
C8	48°23'56"	75.00'	63.35'	61.49'	S16°48'30"W
C9	133°39'35"	75.00'	174.96'	137.90'	S25°49'20"E
C10	49°07'22"	75.00'	64.30'	62.35'	S16°26'47"W
C11	11°49'37"	1275.00'	263.18'	262.71'	S77°54'29"W
C12	03°32'09"	1275.00'	78.68'	78.67'	S70°13'36"W
C13	04°15'16"	1275.00'	94.68'	94.66'	S66°19'53"W
<b>ACCESS EASEMENT</b>					
C14	78°09'01"	35.00'	47.74'	45.99'	S29°05'55"W
C15	134°49'01"	35.00'	82.36'	64.63'	N37°53'22"W
C16	49°07'22"	90.00'	77.16'	74.82'	S16°26'47"W
C17	11°29'19"	60.00'	12.03'	12.01'	N35°15'48"E
C18	133°39'35"	60.00'	139.97'	110.32'	S25°49'20"E
C19	48°26'56"	90.00'	76.02'	73.78'	N16°48'30"E
C20	85°15'39"	90.00'	133.93'	121.91'	N50°01'17"W
C21	33°39'35"	90.00'	52.87'	52.12'	S75°49'20"E
C22	33°39'35"	60.00'	35.25'	34.74'	N75°49'20"W
C23	80°00'00"	35.00'	48.87'	45.00'	N81°00'28"E
C24	100°00'00"	25.00'	43.63'	38.30'	N08°59'32"W



**EXISTING EASEMENTS**

- EXISTING ACCESS EASEMENT FOR THE EXCLUSIVE USE OF AMAFCA AND NEW MEXICO UTILITIES, INC. GRANTED BY PLAT OF 'TRACTS 6-A, 6-B AND 6-C, PARTITION OF THE BLACK RANCH' (FILED 03/07/1995, VOL.95C, FOL.75)
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- EXISTING 10' UTILITIES ENCROACHMENT AGREEMENT (FILED 06/22/1995, BK 95-14, PG. 9892).



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





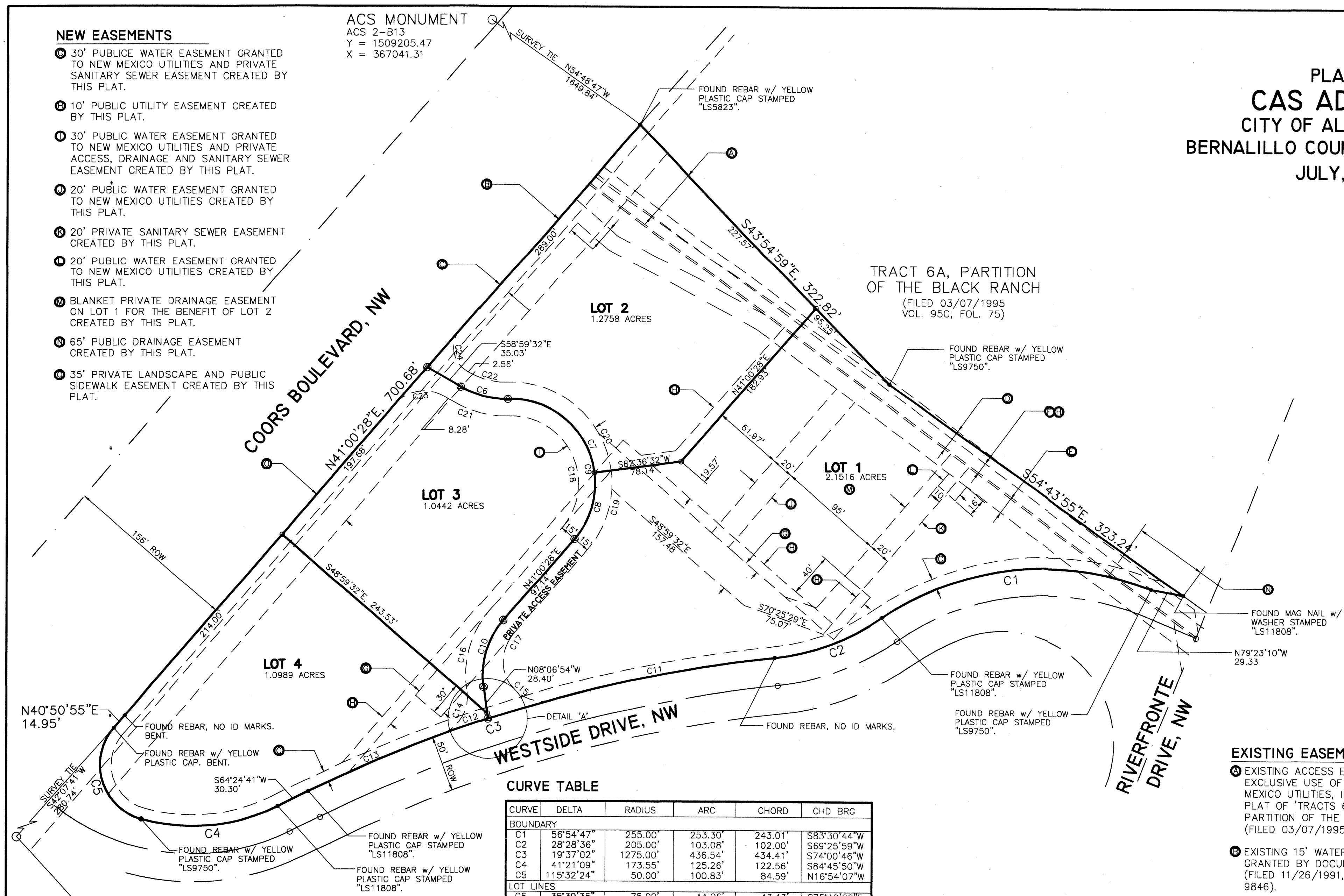
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 BERNALILLO COUNTY, NEW MEXICO  
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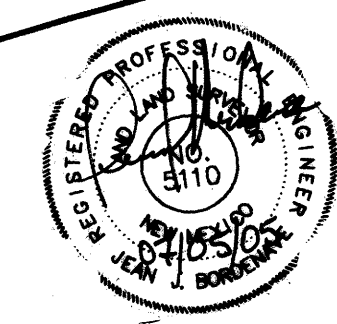
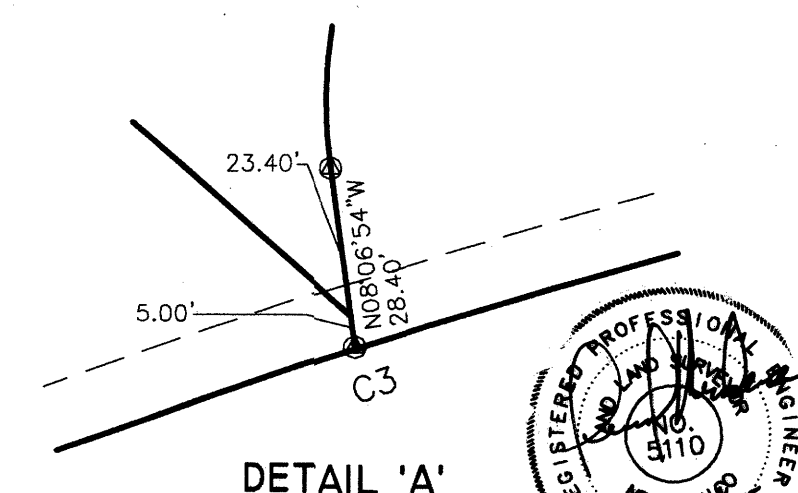


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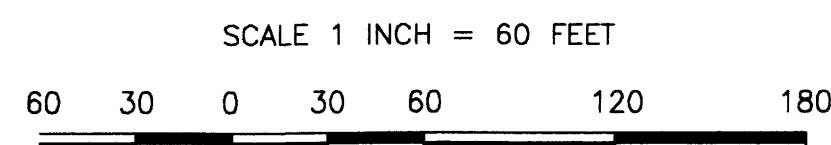
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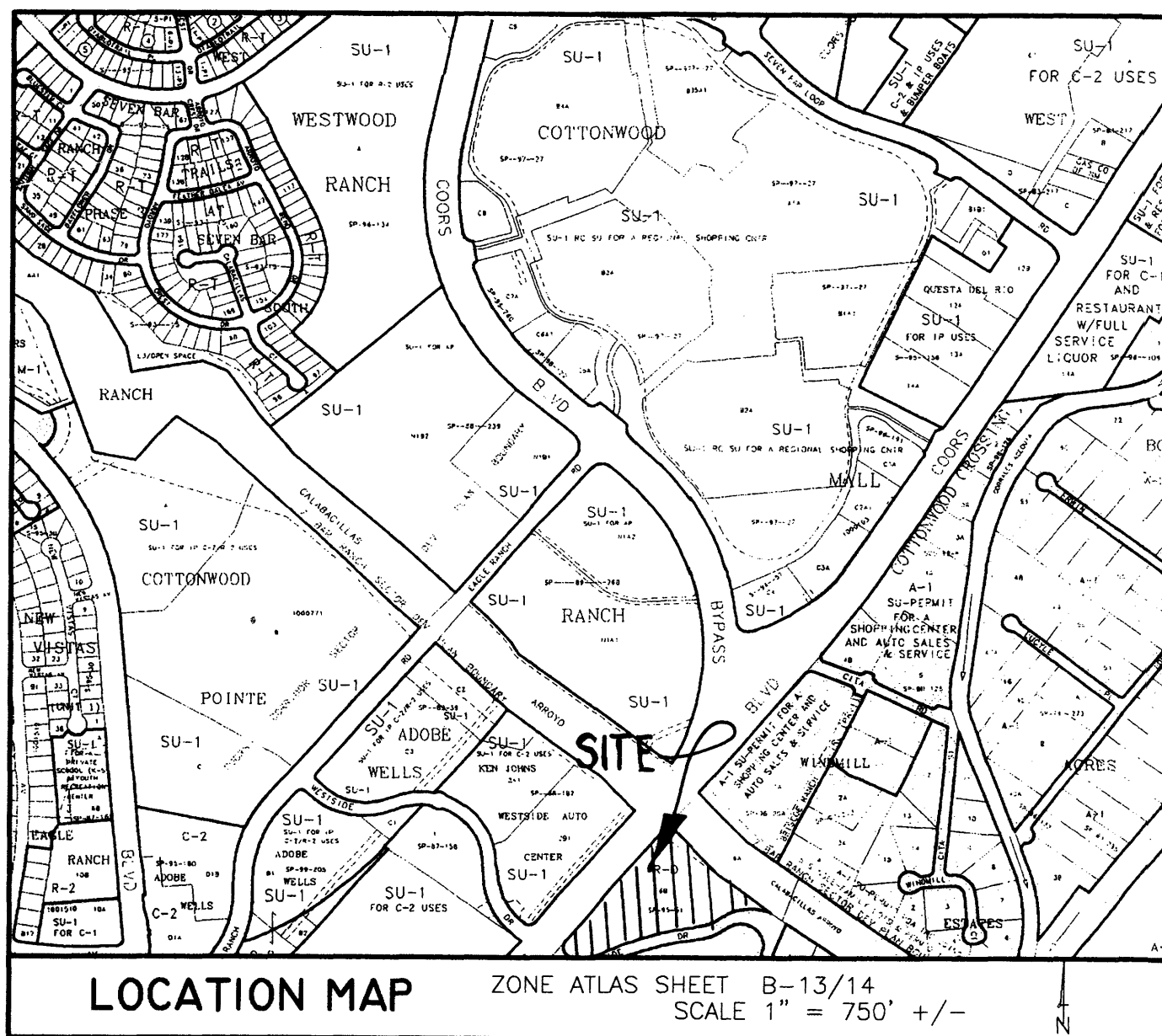
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**LOCATION MAP** ZONE ATLAS SHEET B-13/14  
SCALE 1" = 750' +/-

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

**PUBLIC UTILITY EASEMENTS**

QWEST COMMUNICATIONS	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
COMCAST CABLE	DATE

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES 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 THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND 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 FREE ACCESS, TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT 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 DECKING OR OTHER STRUCTURE SHALL BE ERRECTED 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 THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATED IN THE TOWN OF ALAMEDA GRANT (PROJECTED SECTIONS 7 AND 8, T11N, R3E, N.M.P.M.), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. SAID TRACT BEING THE SAME AS TRACT 6-B, PORTION OF THE BLACK RANCH, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAR. 05, 1995, IN VOL. 95C, FOL. 75 AND MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) (BEARING BASIS N81°31'00"E FROM ACS NM448-N10 (X=377,788.84, Y=1,524,161.52) TO NGS KOAT TVTT (X=440,206.79, Y=1,533,471.33)) AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE WEST SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING LOCATED ON THE EASTERLY RIGHT OF WAY (ROW) OF COORS BLVD., FROM WHENCE THE ACS MONUMENT NM448-N10 BEARS S42°07'41"W A DISTANCE OF 280.74 FEET; THENCE ALONG THE EASTERLY ROW OF COORS BLVD.,

N40°50'55"E, 14.95 FEET TO A POINT; THENCE ALONG THE EASTERLY ROW OF COORS BLVD.,

N41°00'28"E, 700.68 FEET TO A POINT; THENCE DEPARTING COORS BLVD.,

S43°54'59"E, 322.82 FEET TO A POINT; THENCE,

S54°43'55"E, 323.24 FEET TO A POINT, SAID POINT BEING LOCATED ON THE NORTHERLY ROW OF WESTSIDE DRIVE; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

N79°23'10"W, 29.33 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

SOUTHWESTERLY, 253.30 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 255.00 FEET AND A LONG CHORD WHICH BEARS S83°30'44"W A DISTANCE OF 243.01 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

SOUTHWESTERLY, 103.08 FEET ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 205.00 FEET AND A LONG CHORD WHICH BEARS S69°25'59"W A DISTANCE OF 102.00 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

SOUTHWESTERLY, 436.54 FEET ALONG THE ARC OF A CURVE LEFT HAVING A RADIUS OF 1275.00 FEET AND A LONG CHORD WHICH BEARS S74°00'46"W A DISTANCE OF 434.41 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

S64°24'41"W, 30.30 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

SOUTHWESTERLY, 125.26 FEET ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 173.55 FEET AND A LONG CHORD WHICH BEARS S84°45'50"W A DISTANCE OF 122.56 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

NORTHWESTERLY, 100.83 FEET ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 50.00 FEET AND LONG CHORD WHICH BEARS N16°54'07"W A DISTANCE OF 84.59 FEET TO A POINT SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.5704 ACRES MORE OR LESS.

**NOTES**

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0841 MILES.
- TOTAL NUMBER OF LOTS CREATED - 4
- SUBDIVISION ZONING  
LOT 1: SU-1 FOR O-1 PERMISSIVE USES  
LOT 2: SU-1 FOR C-1 PERMISSIVE USES AND AUTO SALES AND STORAGE  
LOTS 3 & 4: SU-1 FOR C-1 PERMISSIVE USES
- BASIS OF BEARINGS  
ACS NM448-N10 (NAD 1927 & NGVD 1929)  
X = 377,788.84 DELTA ALPHA - 00°14'09"  
Y = 1,524,161.52 GROUND TO GRID  
ELEVATION = 5045.51 FACTOR - 0.99967583  
NGS KOAT TVTT (NAD 1927)  
X = 440,206.79 DELTA ALPHA - 00°06'56"  
Y = 1,533,471.33 GROUND TO GRID  
ELEVATION = NA FACTOR - NA  
ACS 2-B13 (NAD 1927 & NGVD 1929)  
X = 377,098.54 DELTA ALPHA - 00°14'14"  
Y = 1,525,859.94 GROUND TO GRID  
ELEVATION = 5068.204 FACTOR - 0.9996749
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- ALL BEARINGS ARE NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS.
- ALL NEW LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110". EXISTING CORNERS ARE SHOWN AS FOUND ON THE PLAT (SHEET 2 OF 2).
- STREET LINE MONUMENTATION IS INSTALLED AT STREET ANGLE POINTS AND ARE SHOWN THUS ⊗ ON THIS PLAT. MONUMENTS ON ARE 4" ALUMINUM DISKS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB, LS5110".

PLAT OF ~~FINAL~~ PRELIMINARY PLAT  
**CAS ADDITION DRB**  
APPROVED DRB  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2005  
8/3/05

**APPROVALS**

PROJECT NO: 1002529 APPLICATION NO: 05DRB-  
*[Signature]* 7-5-05  
CITY SURVEYOR DATE  
PARKS AND RECREATION DEPT. DATE  
CITY ENGINEER DATE  
AMAFCA DATE  
NEW MEXICO UTILITIES INC. DATE  
UTILITIES DEVELOPMENT DATE  
TRAFFIC ENGINEERING, TRANSPORTATION DIV. DATE  
DRB CHAIRPERSON, PLANNING DEPT.

TALOS LOG NO. 2004243629

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE TRACT INTO 4 LOTS AND GRANT PUBLIC AND PRIVATE EASEMENTS.

**FREE CONSENT AND DEDICATION**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES, OF THE UNDERSIGNED OWNER THEREOF AND SAID OWNER DO HEREBY:

- WARRANT THAT IT HOLDS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, TO THE LAND SUBDIVIDED; AND
- GRANT PUBLIC WATER AND PUBLIC UTILITY EASEMENTS AS DELINEATED ON THIS PLAT; AND
- GRANT PRIVATE ACCESS, DRAINAGE AND SANITARY SEWER EASEMENTS, FOR THE BENEFIT OF ALL LOTS WITHIN THE SUBDIVISION AND STATE THAT IN PRIVATE EASEMENTS ALL FACILITIES FOR WHICH THE PRIVATE EASEMENT WAS CREATED, MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER OF LOT 1; AND
- ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT.

CAS, L.L.C.  
*[Signature]*  
RANDY EASTBURG, MANAGING MEMBER  
STATE OF NEW MEXICO) SS  
COUNTY OF BERNALILLO)  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 07/05/05 BY Randy Eastburg  
OWNER/MANAGER OF CAS, L.L.C.

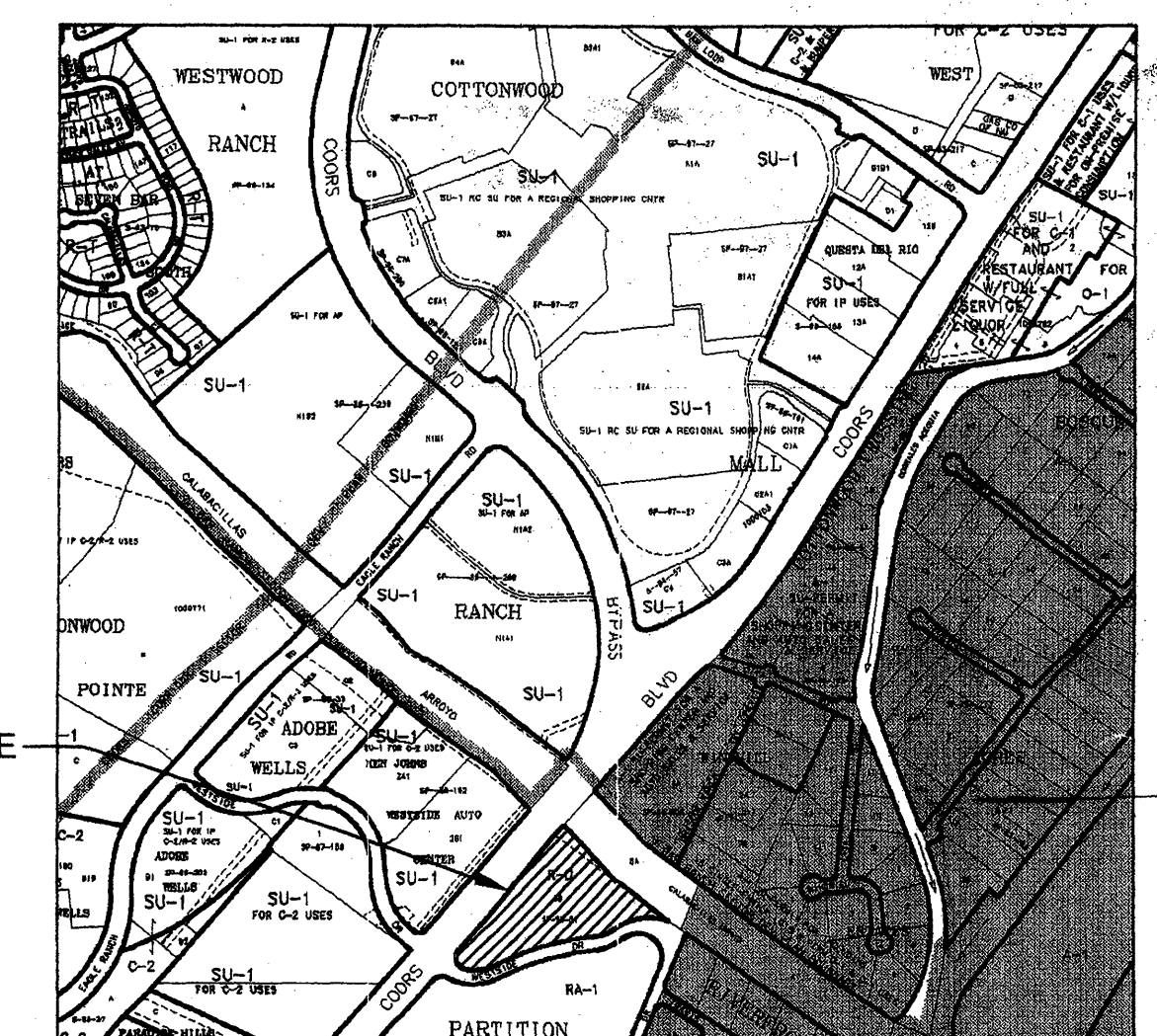
NOTARY PUBLIC: *[Signature]* OFFICIAL SEAL  
Dorothy J. Raether  
NOTARY PUBLIC STATE OF NEW MEXICO  
My commission expires: 3/29/09

**SURVEYOR'S CERTIFICATION**  
I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON TITLE COMMITMENT NM03-255537-A02, VC ISSUED BY FIRST AMERICAN TITLE CO. ON AUG. 14, 2003 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Signature]* 07/05/05  
JEAN J. BORDENAVE, NM PE & PLS NO. 5110  
B BORDENAVE DESIGNS  
P.O. BOX 91194, ALBUQUERQUE, NM 87199  
(505)823-1344 FAX (505)821-9105  
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 5110 NEW MEXICO  
SHEET 1 OF 2



**SITE VICINITY**



ALBUQUERQUE ZONE GIS ATLAS B-13, B-14

**Site Development Plan for Subdivision**

Required Information for Tract 6B, Partition of Black Ranch, Zone Atlas Pages B-13 and B-14

**THE SITE:** The site is one tract consisting of 5.57 acres and currently zoned R-D.

- PROPOSED USE:** The proposed zoning is:
- Lot 1, SU-1 for C-1 Permissive Uses (2.1516 acres)
  - Lot 2, SU-1 for C-1 Permissive Uses and Auto Sales and Storage (1.2758 acres)
  - Lot 3, SU-1 for C-1 Permissive Uses (1.0442 acres)
  - Lot 4, SU-1 for C-1 Permissive Uses (1.0989 acres)

The planned land use for Lot 2 is auto sales.

**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:** A 30-foot wide private driveway is proposed that connects to Westside Drive N.W. to Coors Boulevard N.W. The private driveway will provide access to lots 1 through 4.

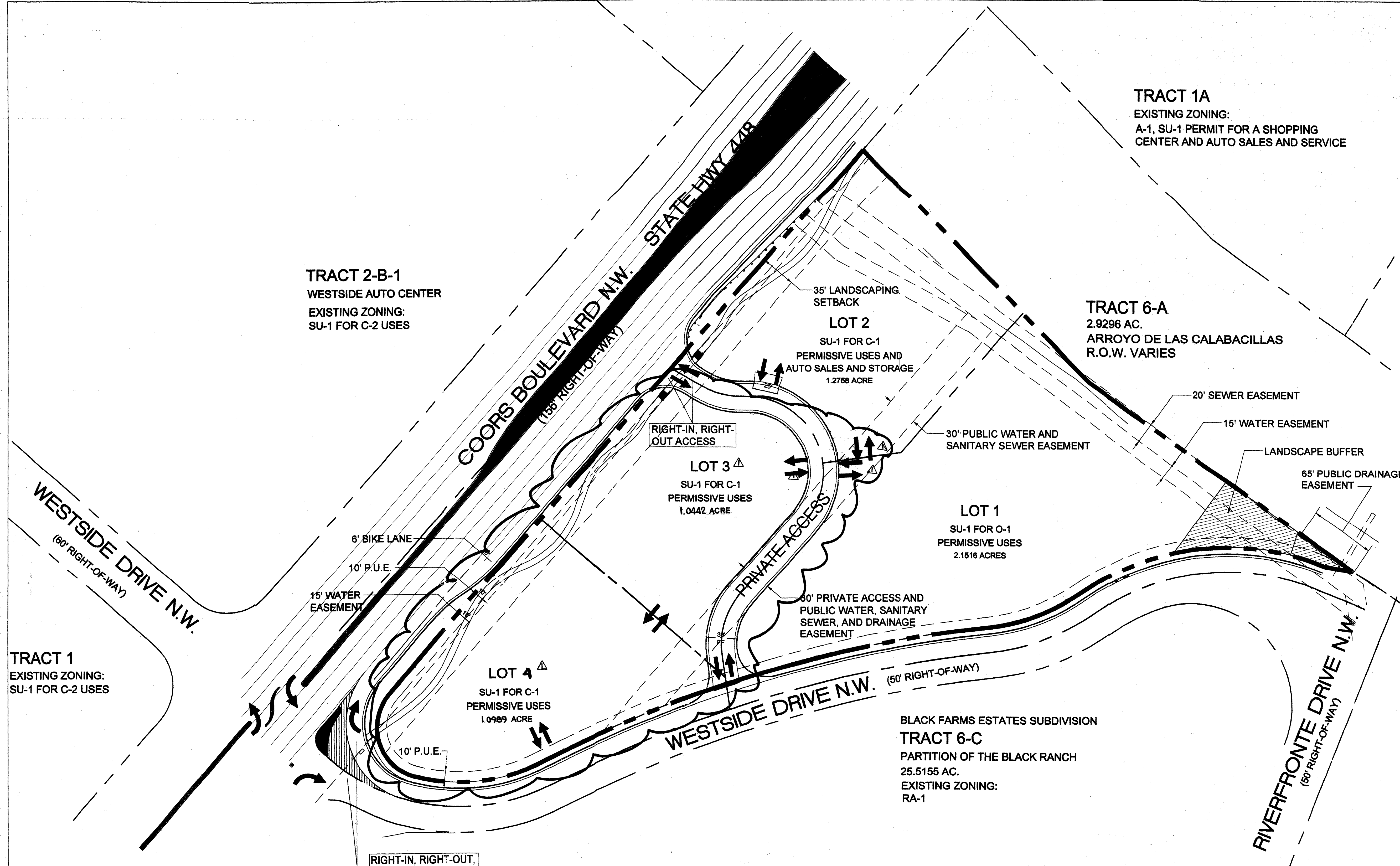
**INTERNAL CIRCULATION REQUIREMENTS:** Internal pedestrian and vehicular circulation shall be designed and built in compliance with DPM standards.

**BUILDING HEIGHTS AND SETBACKS:** Building heights shall be consistent with the proposed zoning for each lot. See Sheet 2, Design Guidelines for required setbacks.

- MAXIMUM FAR:**
- ▲ Lots 2-4, FAR = 20
  - ▲ Lot 1, FAR = 25

**LANDSCAPE PLAN:** The Design Guidelines (See Sheet 2) provide for landscaping criteria. A 35-foot landscape setback is identified as required by the Coors Corridor Plan. A minimum of 15 percent of each lot (minus the building square footage) shall be devoted to landscape materials. A multi-tiered retaining wall will be constructed along the southeast portion of Lot 2 and landscaped to provide a buffer for the residential developments to the south and east.

**ADMINISTRATIVE AMENDMENT**  
 File # 05-00769 Project # 1002529  
 Lot consolidations; access changes.  
 Approved by: *Bob Paulsen* DATE: 5/24/05



**TRACT 1A**  
 EXISTING ZONING:  
 A-1, SU-1 PERMIT FOR A SHOPPING CENTER AND AUTO SALES AND SERVICE

**TRACT 6-A**  
 2.9296 AC.  
 ARROYO DE LAS CALABACILLAS  
 R.O.W. VARIES

**TRACT 2-B-1**  
 WESTSIDE AUTO CENTER  
 EXISTING ZONING:  
 SU-1 FOR C-2 USES

**TRACT 1**  
 EXISTING ZONING:  
 SU-1 FOR C-2 USES

**BLACK FARMS ESTATES SUBDIVISION**  
**TRACT 6-C**  
 PARTITION OF THE BLACK RANCH  
 25.5155 AC.  
 EXISTING ZONING:  
 RA-1

- Note:**
- Buildings on Lots 3 and 4 shall be located a minimum of 35 feet and a maximum of 50 feet from the Coors Boulevard Right-of-Way. Buildings on Lot 2 shall have a minimum front yard setback of 35 feet and a maximum front yard setback of 110 feet.
  - All landscape buffers, and the portion of the 35 foot landscape setback from Coors Boulevard within each lot, shall be maintained and irrigated by the individual lot owners.
  - A south bound to east bound left turn from Coors Boulevard to Westside Drive was approved August 26, 2004 by the Metropolitan Transportation Board (R-04-24 MTB).
  - The landscape buffer on the north side of Lot 2 will be a minimum of 6 feet in width, with a minimum of four 10 foot landscaped bumpouts.
  - The landscape buffer along Coors Boulevard shall be in compliance with the Coors Corridor Sector Development Plan regarding the street landscape buffer coverage standard of 50% (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3 and 4, Front Landscape Street Yard Site and Landscaping, p. 91 and 93).

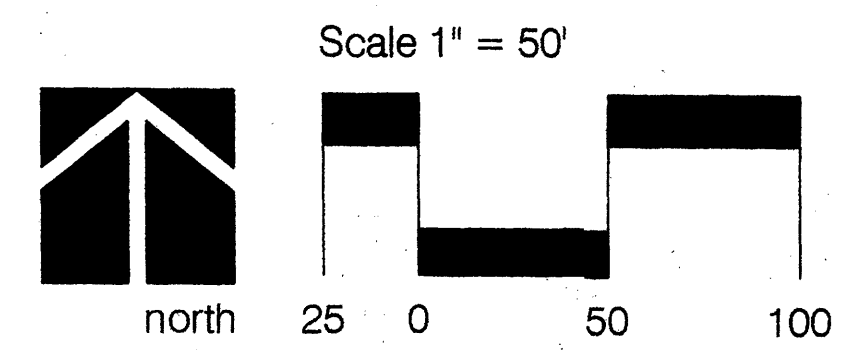
PROJECT NUMBER: 1002529  
 Application Number: 04EPC - 01840 / 05 DRB - 00212

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated January 21, 2005 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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 SIGNOFF APPROVAL:**

<i>[Signature]</i> Traffic Engineering, Transportation Division	2/16/05 Date
<i>[Signature]</i> Utilities Development	2-16-05 Date
<i>[Signature]</i> Parks and Recreation Department	2/16/05 Date
<i>[Signature]</i> City Engineer	2/16/05 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	2/16/05 Date



**CONSENSUS PLANNING, INC.**  
 Planning / Landscape Architecture  
 924 Park Avenue SW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 e-mail: cp@consensusplanning.com

<p><b>BORDENAVE DESIGNS</b>                  P.O. BOX 91194, ALBUQUERQUE, NM 87199                  PHONE (505) 823-1344 FAX (505) 821-9105                  jakebordenave@mindspring.com</p>	PROJECT TITLE: <b>BLACK RANCH TRACT 6-B</b> COORS BOULEVARD N.W. AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
	SHEET TITLE: SITES DEVELOPMENT PLAN FOR SUBDIVISION
DRAWN BY: METO CHECKED BY: JJB FIELD WORK BY: BASELINE DATE: 2/07/05	MAP NO: B-13-Z JOB NO: 0408 SHEET 1 OF 2



# DESIGN GUIDELINES

## INTRODUCTION

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 streetscape, landscape, setbacks, site planning/architecture, signage and lighting that will create the visual image desired for development on Tract 6-B, Partition of Black Ranch. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code and other pertinent City planning documents, specifically the Coors Corridor Plan. In cases where these guidelines are not consistent with City regulations, the more stringent guideline shall be followed.

These design guidelines are organized into two separate categories: 1) standards (those which are required); and 2) guidelines (those which are encouraged but not required).

## STREETSCAPE

The intent of these guidelines is to create a visually attractive and inviting streetscape for residents and visitors to the area. The effective use of screening devices at service functions such as parking lots, loading areas, refuse collection, and delivery/storage areas is essential in order to limit their adverse visual impact on surrounding developments and to create a pleasing streetscape environment. The guidelines established in the landscape and setback sections will provide the primary means to screening objectionable views and activities.

### Standards

- Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with signage and raised paving material or painted striping.
- Pedestrian pathways shall be provided to connect buildings on-site and to the adjacent streets. Trees shall be provided along pathways at an average spacing of 30 feet on center in 5-foot x 5-foot planters.
- Pedestrian pathways, at a minimum, shall be 10-feet wide where there is overlapping parking (2' overhang) on two sides; 8-feet wide where there is overlapping parking on one side; and 6-feet wide where there is no adjacent overlapping parking.
- All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).

### Guidelines

- Parking provided adjacent to Coors Boulevard and Westside Drive shall be screened by short walls (approximately 3-feet high) or buildings.

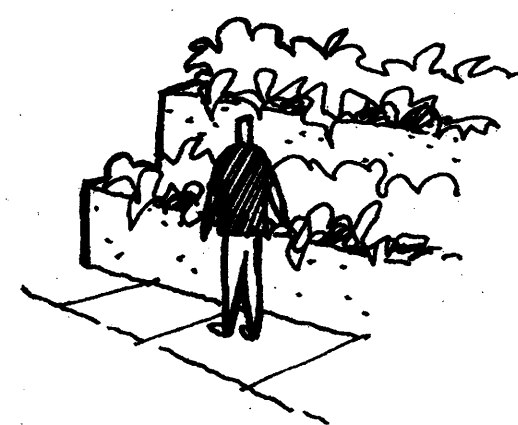
## LANDSCAPE

The landscape guidelines are intended to assist property owners in the development of an attractive streetscape and to help buffer non-residential uses from future residential uses. The landscape concept should provide a strong unifying element for the area. The plant materials selected should primarily be water conservative species. Landscape plans should employ xeriscaping design principles. These guidelines are to be used as a supplement to the requirements in the City Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance, and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

### Standards

#### Landscape Buffers

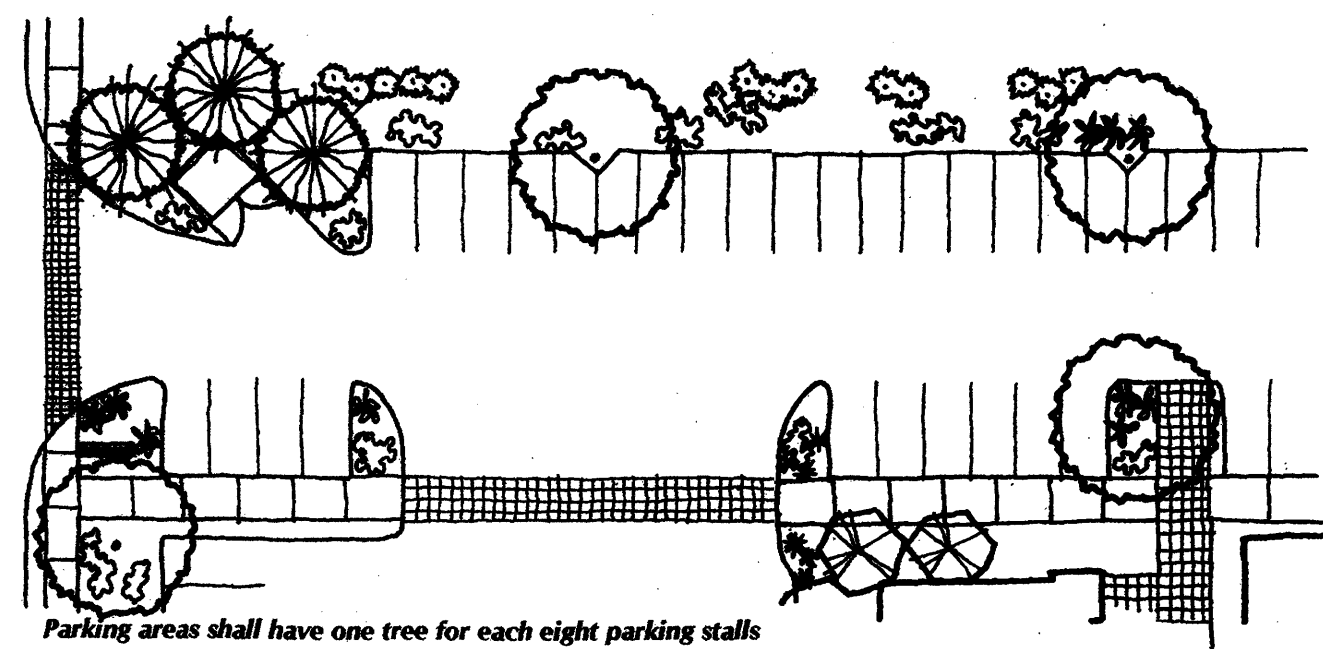
- In accordance with the Coors Corridor Plan, a 35' landscape buffer is provided adjacent to Coors Boulevard.
- Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between office and commercial uses and the residential uses to the south and east. For Lot 5, a minimum 10-foot landscaped buffer shall be required adjacent to the residential zoning. For Lot 1, a minimum 30-foot landscape buffer shall be required adjacent to the residential zone and will include a multi-tiered retaining wall with a maximum height for each tier of 5 feet and minimum width for each tier of 5 feet. Each step of the tier shall be landscaped.
- Landscape buffers shall consist primarily of evergreen trees (to maintain its screening ability on a year-round basis) that must be at least 8 feet tall when planted and be capable of reaching a mature height of 25 feet. Trees shall be spaced at a maximum of 25 feet on center.



A tiered landscape buffer shall be required along the southern portion of Lot 5.

#### Frequency of Plantings, Installation, and Size

- Street trees in accordance with Albuquerque City Code section 6-6-2-5 shall be provided along Coors Boulevard.
- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each eight parking stalls with no stall being more than 70 feet from a tree trunk. A minimum of 75 percent of the required parking area trees shall be deciduous and have a mature canopy of at least 25 feet.



Parking areas shall have one tree for each eight parking stalls.

- A minimum of 15 percent of the site area (excluding the building square footage) shall be devoted to landscape materials, with an emphasis placed on streetside exposure.
- No turf shall be planted within 8 feet from the curb within the public right-of-way in order to avoid overspraying into the street. Turf areas within parking lots shall not be permitted.
- Landscape areas shall be a minimum of 25 square feet and a minimum width of 5 feet.

- Seventy-five percent of the required landscape area shall be covered with live organic materials consistent with the City of Albuquerque Comprehensive Zoning Code and the Coors Corridor Plan.
- All planting areas not covered with turf or live organic materials shall have a ground topping of crushed rock, river rock, or similar material that extends completely under the plant material.
- Disturbed or man-made slopes shall receive erosion control by use of plant material, revegetative seed mix, or similar landscape treatment which prevents soil erosion.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers should be 6" x 6" concrete, brick, or steel construction, or other material compatible with the landscape concept.

### Suggested Plant Palette

The suggested plant materials for this project were selected based on qualities such as cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, and aesthetic appeal.

Street Trees	Ash varieties
Fraxinus spp.	Austrian Pine
Pinus nigra	Chinese Pistache
Pistachia chinensis	Flowering Plum varieties
Prunus spp.	

### General Use Plant Materials

Trees	Desert Willow
Chilopsis linearis	Chitalpa
Chitalpa tashkentensis	New Mexico Olive
Forestiera neomexicana	Ash varieties
Fraxinus spp.	Honey Locust varieties
Cleditsia spp.	Goldenrain Tree
Koeleruteria paniculata	Pinon Pine
Pinus edulis	Austrian Pine
Pinus nigra	London Planetree
Platanus acerifolia	Ornamental Pear
Pyrus calleryana	Chaste Tree
Vitex agnus-castus	

### Shrubs, Groundcovers, Flowers, and Vines

Artemisia filifolia	Sand Sage
Artemisia tridentata	Big Leaf Sage
Baccharis pitularis	Dwarf Coyotebush
Berberis thunbergii	Japanese Barberry
Caesalpinia gilliesii	Bird of Paradise
Caryopteris clandonensis	Blue Mist
Chrysothamnus nauseosus	Chamisa
Clematis ligusticifolia	Western Virginsbower
Cotoneaster spp.	Cotoneaster varieties
Dalea spp.	Red Yucca
Hesperaloe parviflora	Juniper varieties
Juniperus chinensis spp.	Juniper varieties
Juniperus sabinia spp.	Juniper varieties
Juniperus horizontalis	Juniper varieties
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Parthenocissus inserta	Virginia Creeper
Perovskia atriplicifolia	Russian Sage
Photinia fraseri	Photinia
Potentilla fruticosa	Shrubby Cinquefoil
Raphiolepis indica	India Hawthorn
Rhus trilobata	Threeleaf Sumac
Rosmarinus officinalis	Rosemary
Salvia greggii	Cherry Sage

### Ornamental Grasses

Miscanthus sinensis	Maiden Grass
Muhlenbergia spp.	Muhly Grass
Pennisetum spp.	Fountain Grass
Stipa tenuissima	Threadgrass

### Lawn Grasses

Buchloe dactyloides	Buffalo Grass
Bouteloua gracilis	Blue Grama

## SETBACKS

The use of building and parking area setbacks provides space for the creation of visually attractive streetscapes and will help ensure the project's aesthetic appeal. Areas within these setbacks shall include pedestrian walkways, screening elements, and landscaping.

### Standards

#### Building setbacks

- Buildings on Lots 3, 4, and 5 shall be located a minimum of 35 feet and maximum of 50 feet from the Coors Boulevard right-of-way. The building proposed for Lot 2 shall be located in accordance to the EPC approved Site Development Plan for Building permit due to constraints of lot configuration and grade.
- 10-feet from the right-of-way line of roadways other than Coors Boulevard
- 10-feet from the property line of an adjacent commercial or office zone

#### Parking Area Setbacks

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

- 10-feet from the right-of-way line of roadways

## SITE PLANNING/ARCHITECTURE

### Site Planning

In order to encourage a pedestrian-friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting.

## Standards

- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to pedestrian pathways.
- Sidewalks along the entry facade of all buildings shall be a minimum of 8 feet wide with a minimum 6 foot wide clear path.
- The maximum number of parking spaces shall be the minimum number required by the Zoning Code plus 10 percent.
- Parking areas shall be broken up through the use of convenient and logical pedestrian connections.
- Entryways shall be clearly defined and linked to the pedestrian pathways.
- Drive-thru facilities shall be designed so that they do not interfere with main pedestrianways or create conflicts between pedestrians and vehicles.
- No refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that 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 site.
- Parking areas shall be screened from adjacent streets and properties by providing a landscape strip between parking lots and public rights-of-way. The landscape strip shall be a minimum of 10 feet in width and shall be designed with a combination of plant materials, walls or fences, and/or earthen berming. Such screening shall have a minimum height of 3 feet.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.
- The heated enclosure for above-ground back flow prevention devices shall be constructed of materials compatible with the architectural materials used for the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or plant materials.
- There shall be a minimum 6-foot high, solid wall along the eastern edge of the subject site.

### Architectural

Specific architectural style shall not be dictated. The design should demonstrate a high quality aesthetic character throughout the site. Architectural design should respond to local climate, views, solar access, and aesthetic considerations.

### Standards

- The following uses are prohibited: adult amusement establishments, night clubs, outdoor equipment and/or maintenance yards.
- Buildings and structures shall comply with all City Zoning and Building Codes.
- The maximum building height for commercial and office uses shall be 26-feet and shall be in accordance with the Coors Corridor Plan view corridor restrictions.
- Building design and construction should be used to create a structure that is attractive on all sides, rather than placing all emphasis on the front elevation of the structure. Finished building materials shall be applied to all exterior sides of buildings and structures.
- Businesses with drive-thru facilities shall provide canopies which are architecturally tied to the building.
- Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of compatible design and materials.
- All rooftop equipment shall be screened from the public view by materials of the same nature as the basic materials of the building. The building parapet shall be the same height or taller than all rooftop equipment.
- Pre-engineered metal buildings with masonry or equivalent skin applied to facades are prohibited.
- Design elements that are undesirable and prohibited include:
  - Highly reflective surfaces
  - Exposed, untreated precision block walls
  - Chain link fencing, barbed wire, or concertina wire
  - Attached mansard roofs on small portions of the roofline
  - Corrugated metal (metal roofs are exempt)
  - Plastic/vinyl facias or awnings
  - Plastic/vinyl fencing
- Streetside facades shall have varied setbacks with wall planes not running in one continuous direction for more than 100-feet without a change in architectural treatment. The staggering of planes is important to create pockets of light and shadow, and to provide relief from monotonous expanses of building facade. The staggering of planes shall be a minimum of 6-feet.
- Any cellular communication towers/facilities proposed for the site shall be architecturally integrated into the site.
- No outdoor loudspeakers and paging systems are allowed.

## SIGNAGE

These signage standards were developed to regulate the size, location, type, and quality of sign elements within the development. They are to be used in conjunction with the City Comprehensive Zoning Ordinance, and the Coors Corridor Plan. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

A properly implemented signage program will serve several important functions:

- Direct and inform visitors
- Provide circulation requirements and restrictions
- Provide for public safety and minimize confusion of traffic control
- Complement the visual character of the area

### Standards

- No sign shall overhang the public right-of-way or extend above the building roof line.
- One free-standing, two-sided sign is allowed for any one premise with street frontage. Free-standing signs are limited to a maximum sign face of 50 square feet and shall not exceed 8-feet above adjacent finished grade.

- Facade mounted signs shall not exceed 6 percent of the facade area to which it is attached. Sign letters shall be channelized, neon, or painted. Backlit illuminated panels are not allowed, except for company/business logos. The maximum height for individual letters is 3-feet.
- No additional off-premise signs are allowed except for traffic safety signs, street signs, or location markers or directory maps.
- All signage shall be designed to be consistent with and complement the materials, color, and the architectural style of the building or site location.
- Free-standing signs shall be placed at the back of the public right-of-way line and outside of the safety vision triangle at all entries and intersections.
- No signage is allowed that uses flashing, oscillating, occultating, revolving, blinking, or audible devices. No banners, pennants, ribbons, or streamers are allowed except for thematic special events and with prior approval by City of Albuquerque Zoning Department.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices. Pole-mounted signs are not allowed.
- No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.

### Guidelines

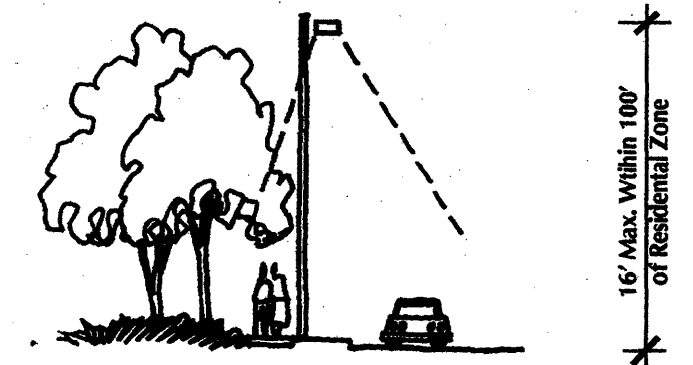
- Free-standing monument style signs are encouraged, particularly for multi-tenant commercial/office development.

## LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to lighting design and preservation of a dark "night sky". Due to the nature of this site and its relationship to the residential area to the east and south, screening of light spillage to the east and south requires special attention.

### Standards

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.
- Search lights, spotlights, and floodlights are prohibited.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky" and equipped with automatic timing devices. Cobra and sodium lights are prohibited at this site.
- All outdoor light fixtures within commercial or office zones shall remain off between 11:00 p.m. and sunrise except for security purposes (limited to 12-feet in height) or to illuminate walkways, driveways, equipment yards, and parking lots.
- Outdoor light poles shall not exceed 16 feet in height within 100' of the adjacent residential zones. Public streetlight poles are exempt from this height requirement.
- All lighting on the site shall be fully shielded, cut-off lighting (shoebox) to minimize fugitive lighting and the bulbs shall not extend past the housing. Additional shielding shall be provided for all lights along the eastern and southern edge of the property to provide additional screening for the adjacent residential areas.



In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to lighting design.

### Guidelines

- Area lighting is encouraged to highlight public spaces and walkways. The use of pedestrian scale lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.

# Tract 6-B

## Partition of Black Ranch

Prepared for:  
CAS, LLC  
5704 Lomas NE  
Albuquerque, NM 87110

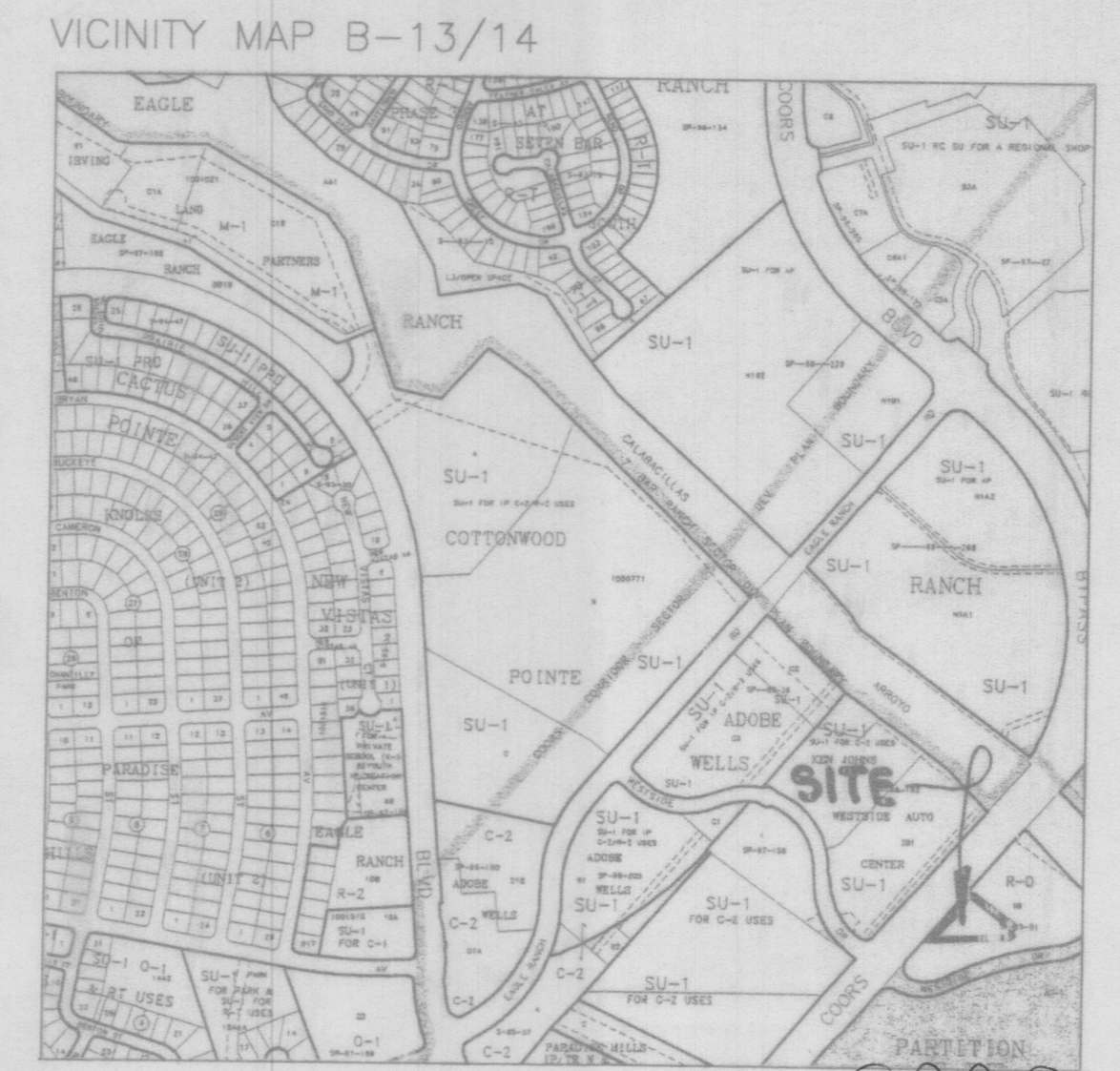
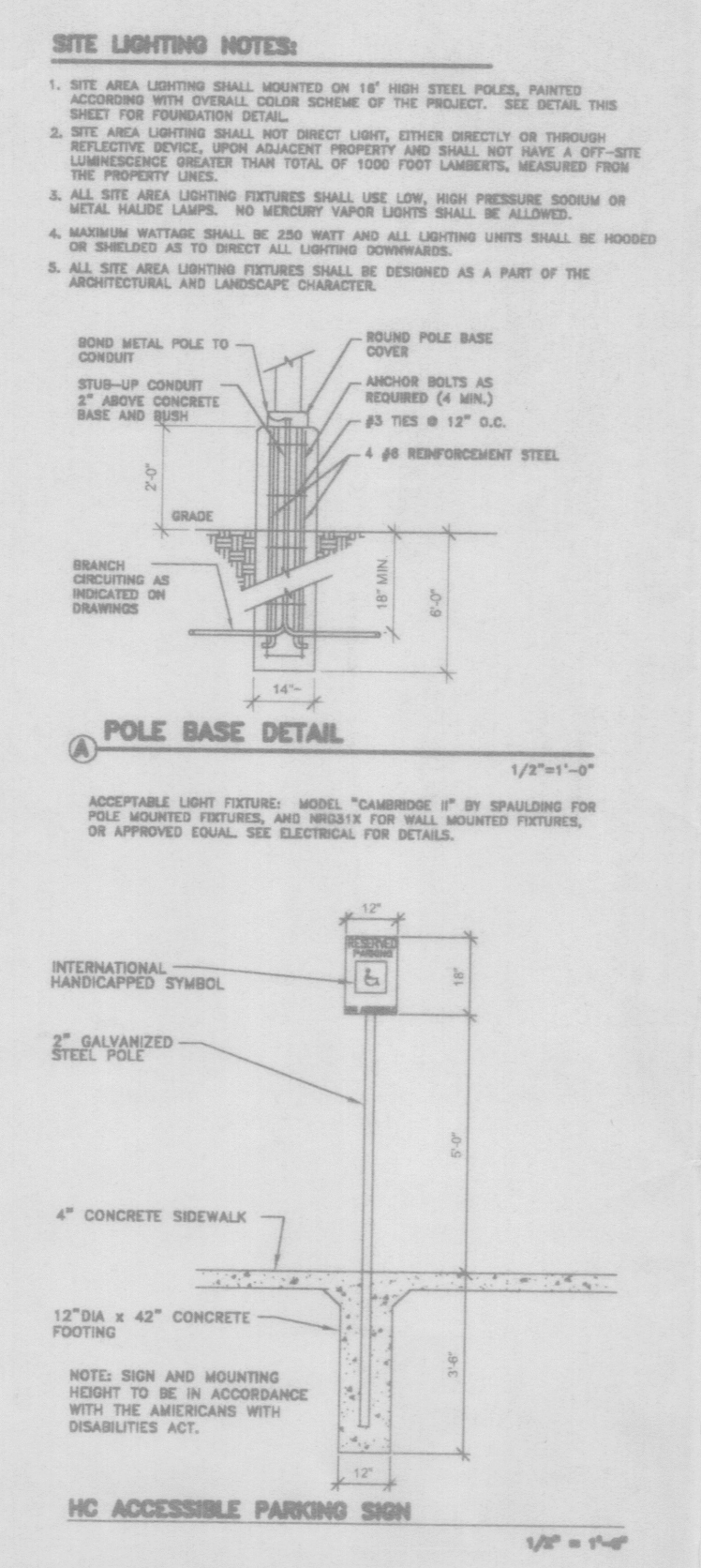
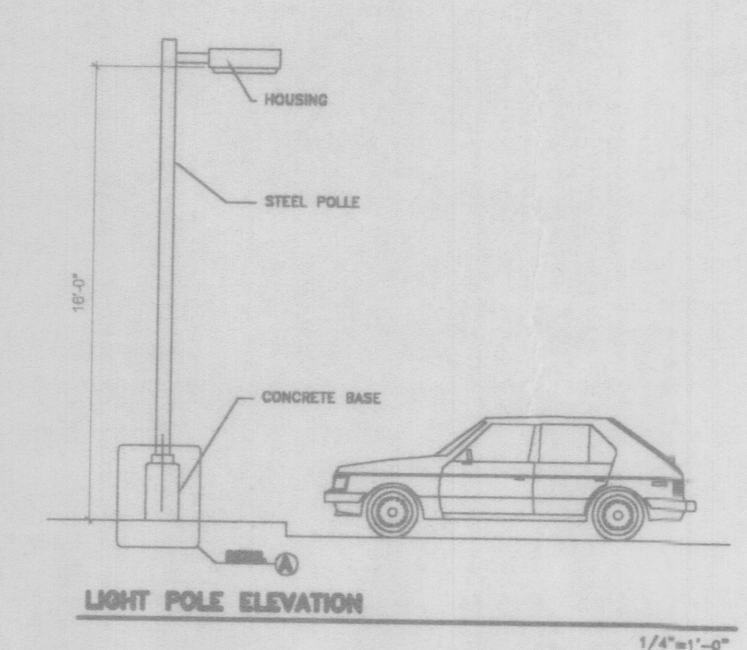
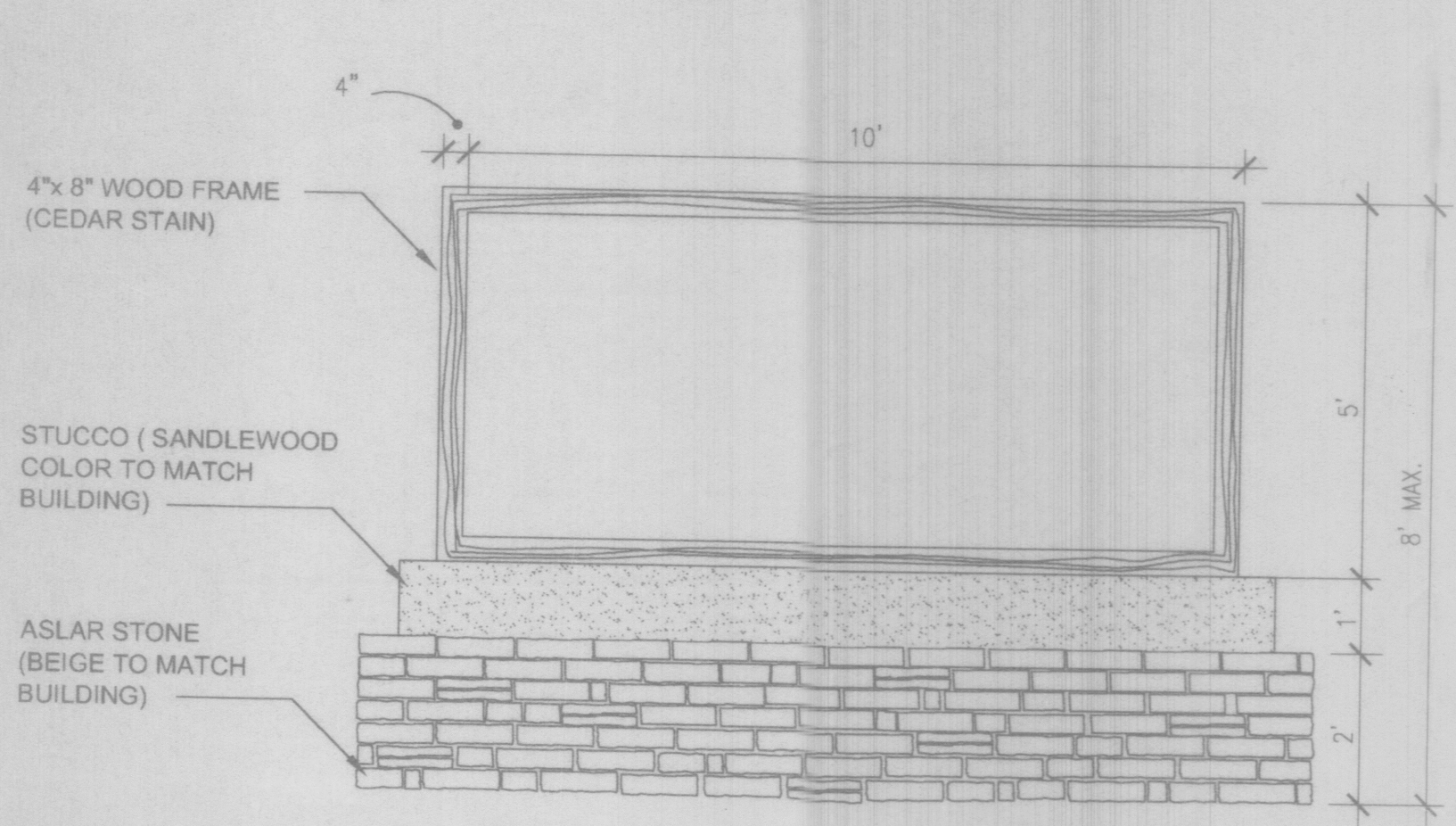
Prepared by:  
Consensus Planning, Inc.  
924 Park Avenue SW  
Albuquerque, NM 87102



December 2, 2004

Sheet 2 of 2





**PRELIMINARY PLAN**  
**APPROVED BY DRB**  
 ON 9/15/04

- GENERAL NOTES**
- WHEELCHAIR RAMPS WILL BE CONSTRUCTED PER STANDARD DRAWING #2441, CASE II.
  - STANDARD CURB AND GUTTER AND HEADER CURB WILL BE CONSTRUCTED PER COA STANDARD DRAWING #2415.
  - PCC VALLEY GUTTERS WILL BE CONSTRUCTED PER COA STANDARD DRAWING #2420.
  - PCC SIDEWALKS WILL BE CONSTRUCTED PER COA STANDARD DRAWING #2430.
  - STREET GEOMETRY AND PAVEMENT SHALL COMPLY WITH CITY OF ALBUQUERQUE SPECIFICATIONS AND STANDARD DETAILS.

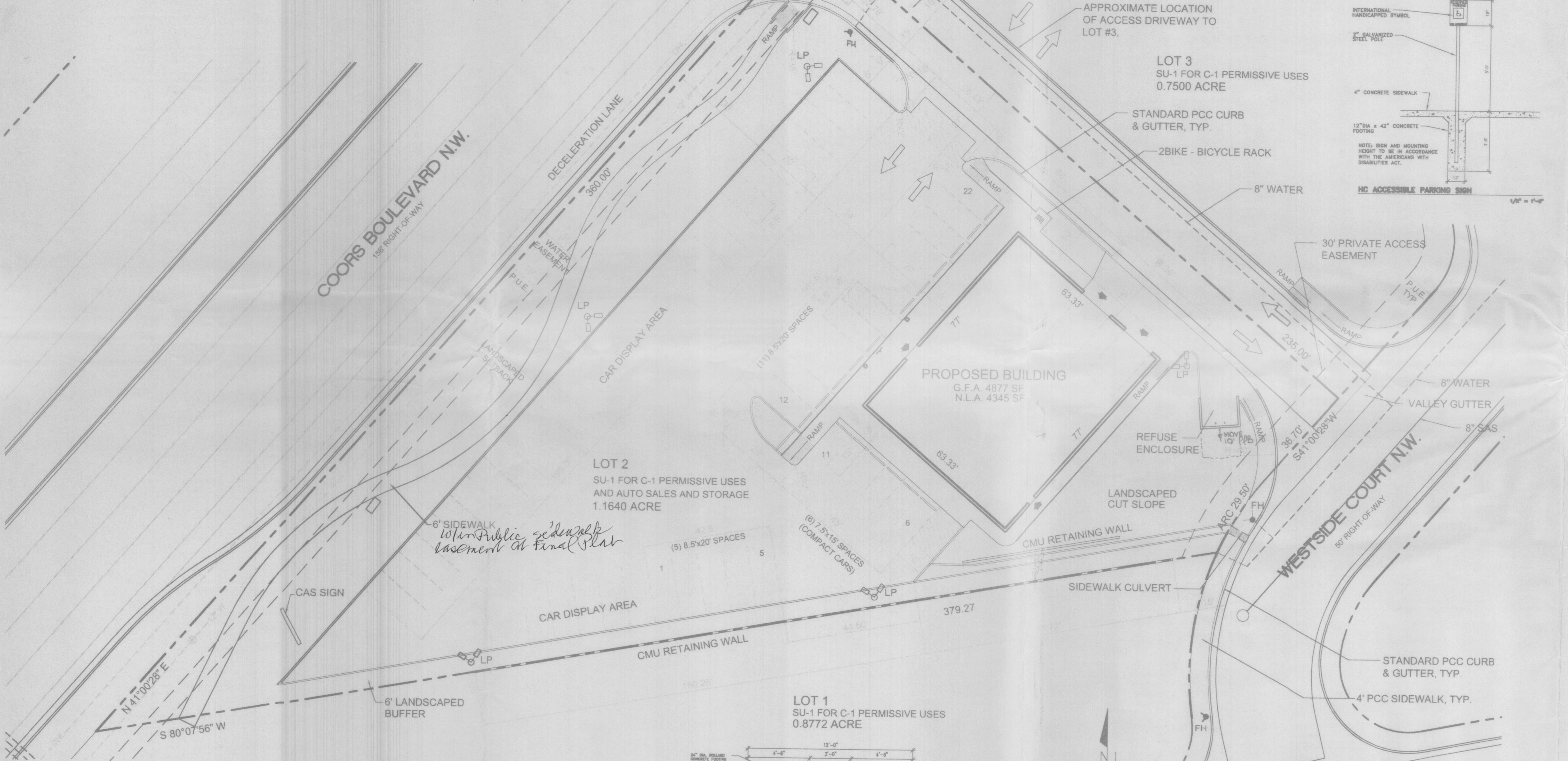
**SITE DATA**  
 Site Area: 1.1640 Acres  
 Zoning: SU-1 Permissive Uses and Auto Sales and Storage  
 Legal Description: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PROJECT NUMBER: 1002529  
 DRB Application Number: **04-01374**

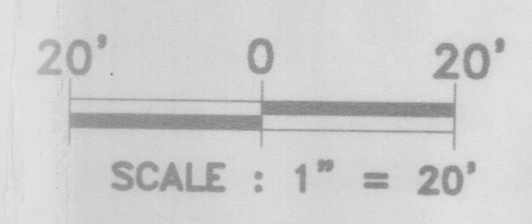
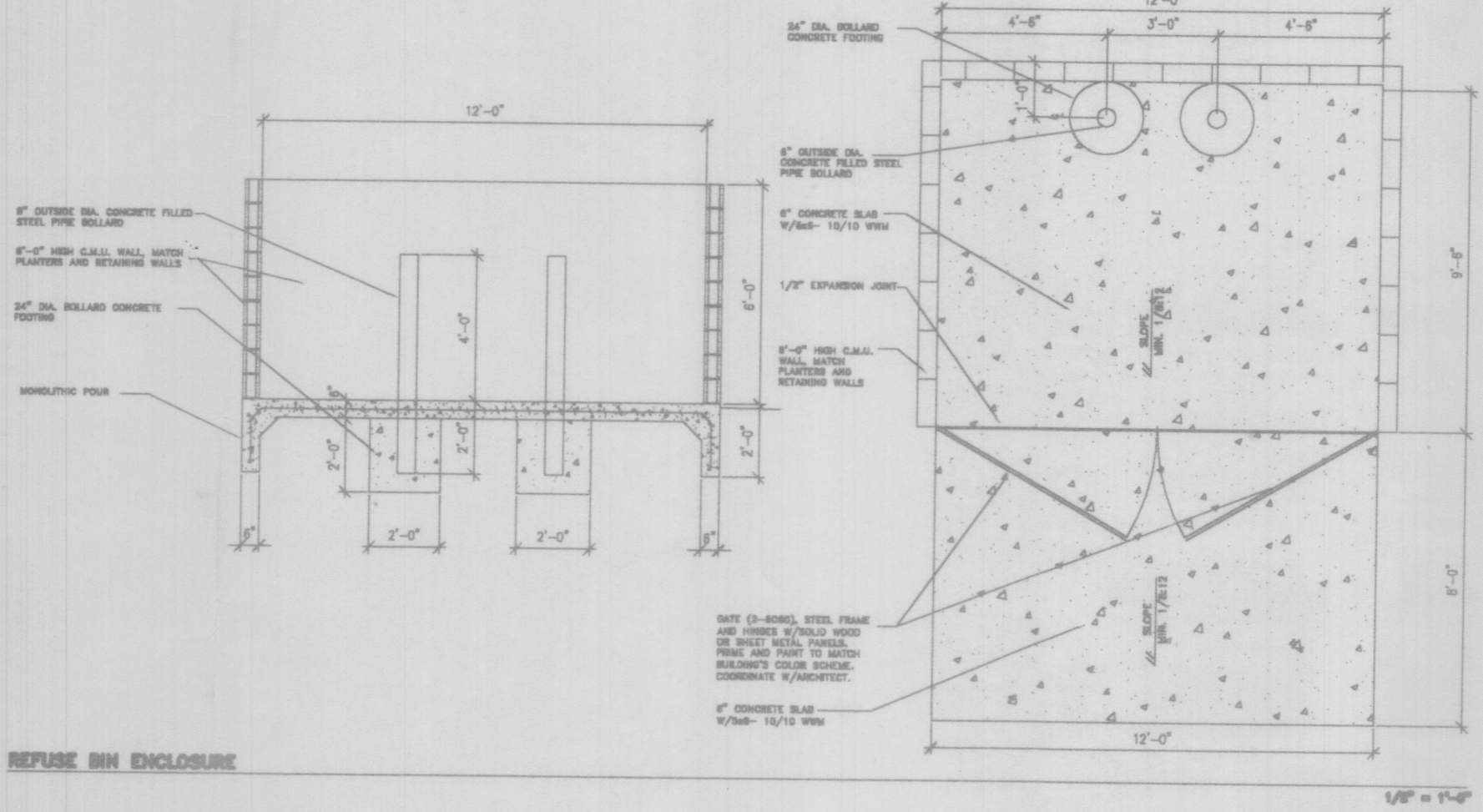
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated January 15, 2004 and the Findings and Conditions in the Official Notification of Decision are satisfied.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
<i>Michael Holter (reluctant bin)</i>	9-7-04
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



- LEGEND**
- LP PROPOSED LIGHT POLE - 16' HT.
  - PROPOSED HC PARKING SIGN
  - PROPOSED SIDEWALK CULVERT W/ STEEL TOP PLATE (COA STD DWG #2236)
  - PROPOSED BIKE RACK ON CONCRETE PAD
  - FH PROPOSED FIRE HYDRANT
  - PROPOSED STOP SIGN
  - PROPOSED VEHICULAR TRAFFIC FLOW DIRECTION
  - PROPOSED CONCRETE WHEEL STOP
  - EXISTING OVERHEAD POWER LINE(S)
  - EXISTING POWER POLE
  - EXISTING WATER LINE

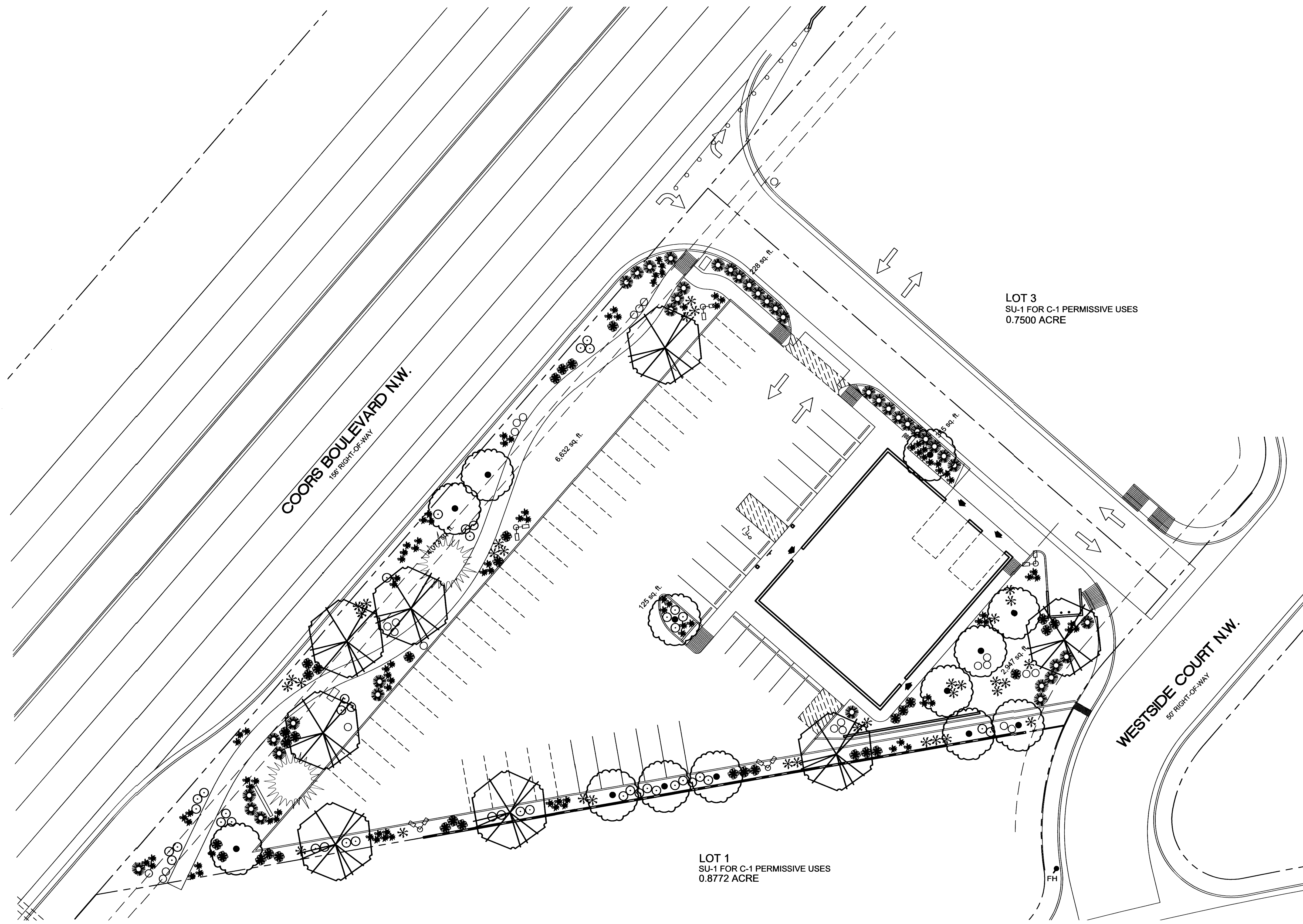


APD PLANS CHECKING OFFICE  
 324-3611  
 APPROVED/DISAPPROVED  
 HYDRANT(S) ONLY  
 DATE 9-7-04  
 SIGNATURE & DATE

**CONSENSUS PLANNING, INC.**  
 Planning / Landscape Architecture  
 924 Park Avenue SW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 e-mail: cp@consensusplanning.com

<b>BORDENAVE DESIGNS</b> P.O. BOX 91194, ALBUQUERQUE, NM 87199 PHONE (505) 823-1344 FAX (505) 821-9105 jakebordenave@mindspring.com	PROJECT TITLE <b>CAS AUTO SALES</b>		
	SHEET TITLE <b>COORS BOULEVARD N.W.</b> SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR LOT #2		
DRAWN BY: METO	CHECKED BY: JJB	FIELD WORK BY: BASELINE	DATE: 04/19/04
MAP NO: B-13-Z	JOB NO: 0408	SHEET OF	





**PLANT LEGEND**

SYMBOL	COMMON NAME/BOTANICAL
Trees - 2" B&B or 8' Height	
	Austrian Pine/Finus nigra
	Chinese Pistache/Pistachia chinensis
	Raywood Ash/Praxinus oxycarpa

**Shrubs - 1 and 5 gallon**

	Maidengrass/Miscanthus sinensis
	Red Yucca/Hesperaloe parviflora
	Chamisa/Chrysothamnus nauseosus
	Tam Juniper/Juniperus sabina
	Russian Sage/Perovskia atriplicifolia
	Honeysuckle/Lonicera sempervivans

**MULCHES**  
 All shrub planting areas shall be top dressed with crusher fines, 3/4" Santa Fe Brown Rock Mulch, 2" - 4" Santa Ana Tan Cobble

**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.

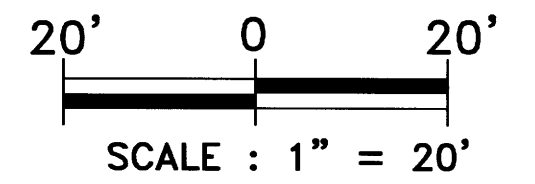
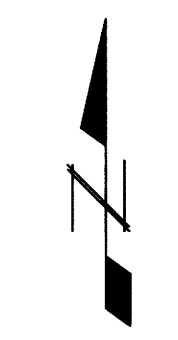
**MAINTENANCE RESPONSIBILITY**  
 Maintenance of the landscaping and irrigation system, including those areas within the public ROW, shall be the responsibility of the Owner.

**LANDSCAPE NOTE**  
 The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the provided landscape area, and shall be in compliance with the Water Conservation Ordinance. Seventy-five percent of the landscape area shall be covered with living plant material, as measured by the mature canopy of the plant.

**LANDSCAPE REQUIREMENTS**

Site Area: 11.64 acres	50,703.84 SF
Building Footprint:	4,992 SF
Total Area:	45,711.84 SF
Required Landscape %:	.15
Landscape Area Required:	6,857 SF
Landscape Area Provided:	(31%) 14,350 SF

- GENERAL LANDSCAPE NOTES:**
- Seventy-five percent of the required landscape area shall be covered with living vegetative materials. The calculation to determine the landscape area shall be based on the mature canopy size of all plant materials.
  - All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, or similar material that extends completely under the plant material.



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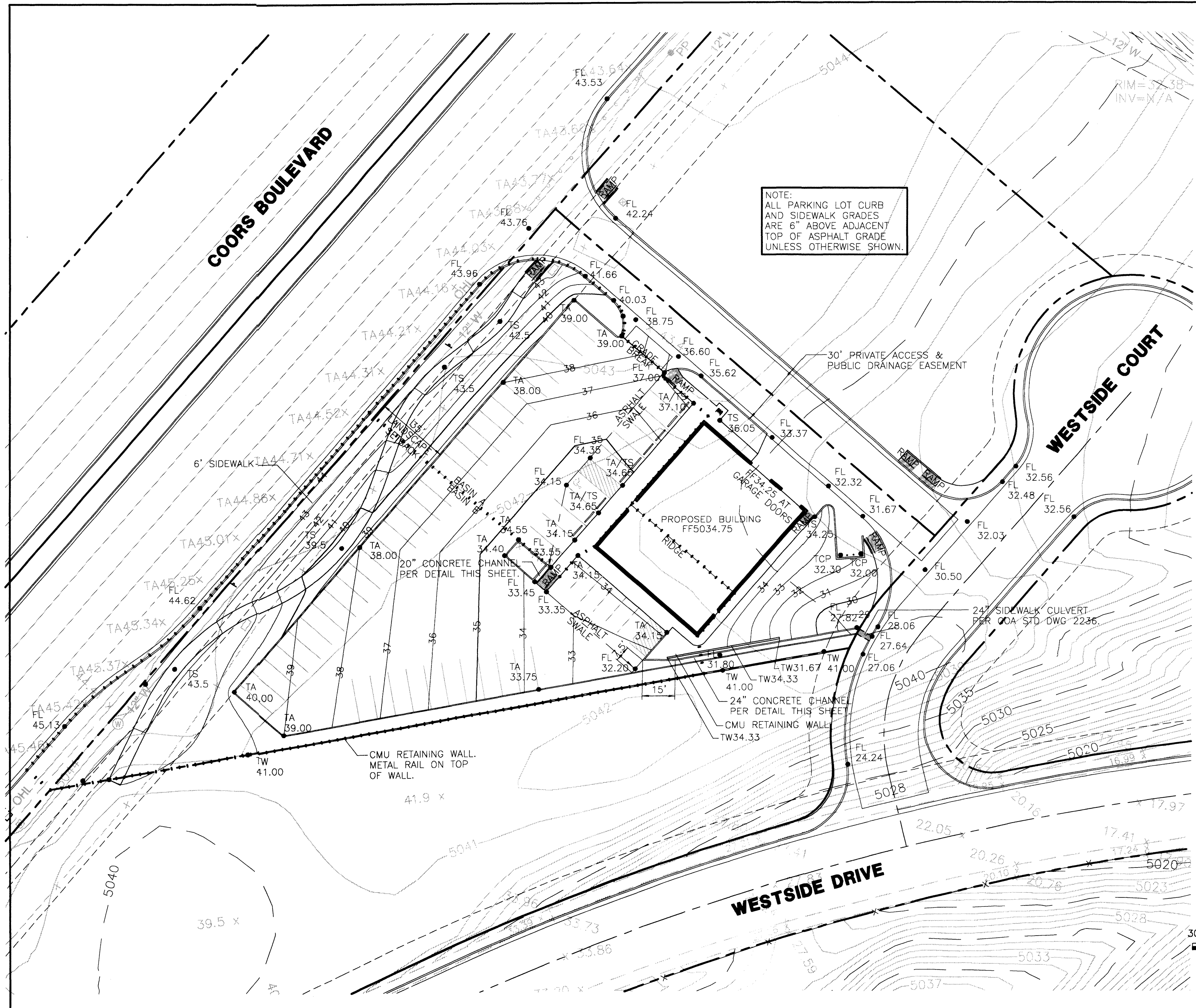
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**COORS BOULEVARD N.W.**

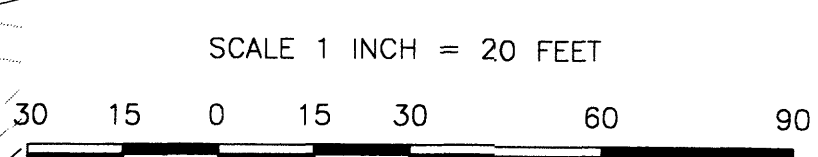
**SHEET TITLE:** PLANTING PLAN

DRAWN BY: METO	CHECKED BY: JJB	FIELD WORK BY: BASELINE	DATE: 09/07/04	MAP NO: B-13-Z	JOB NO: 0408	SHEET OF
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NOTE:  
ALL PARKING LOT CURB  
AND SIDEWALK GRADES  
ARE 6" ABOVE ADJACENT  
TOP OF ASPHALT GRADE  
UNLESS OTHERWISE SHOWN.

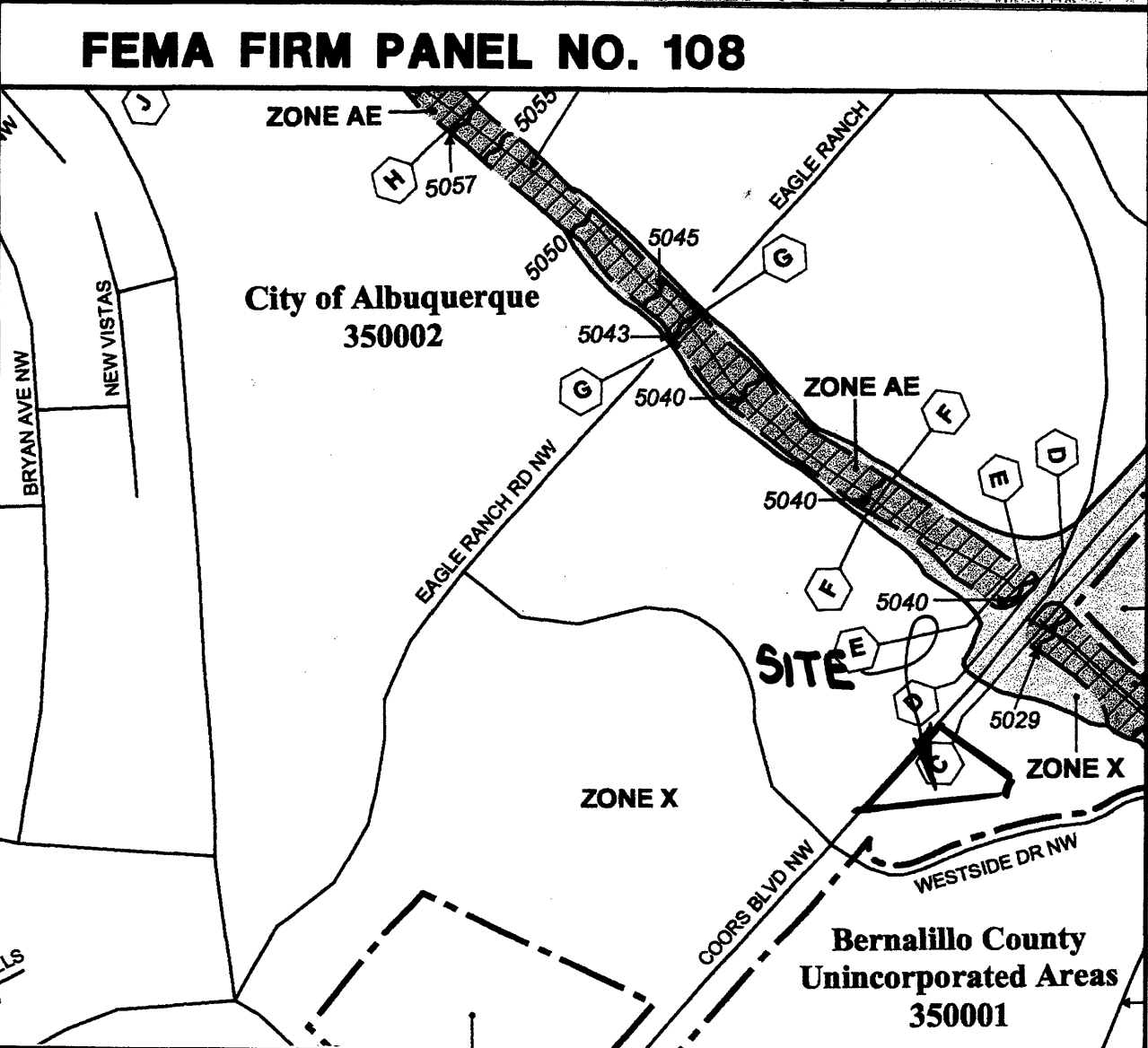
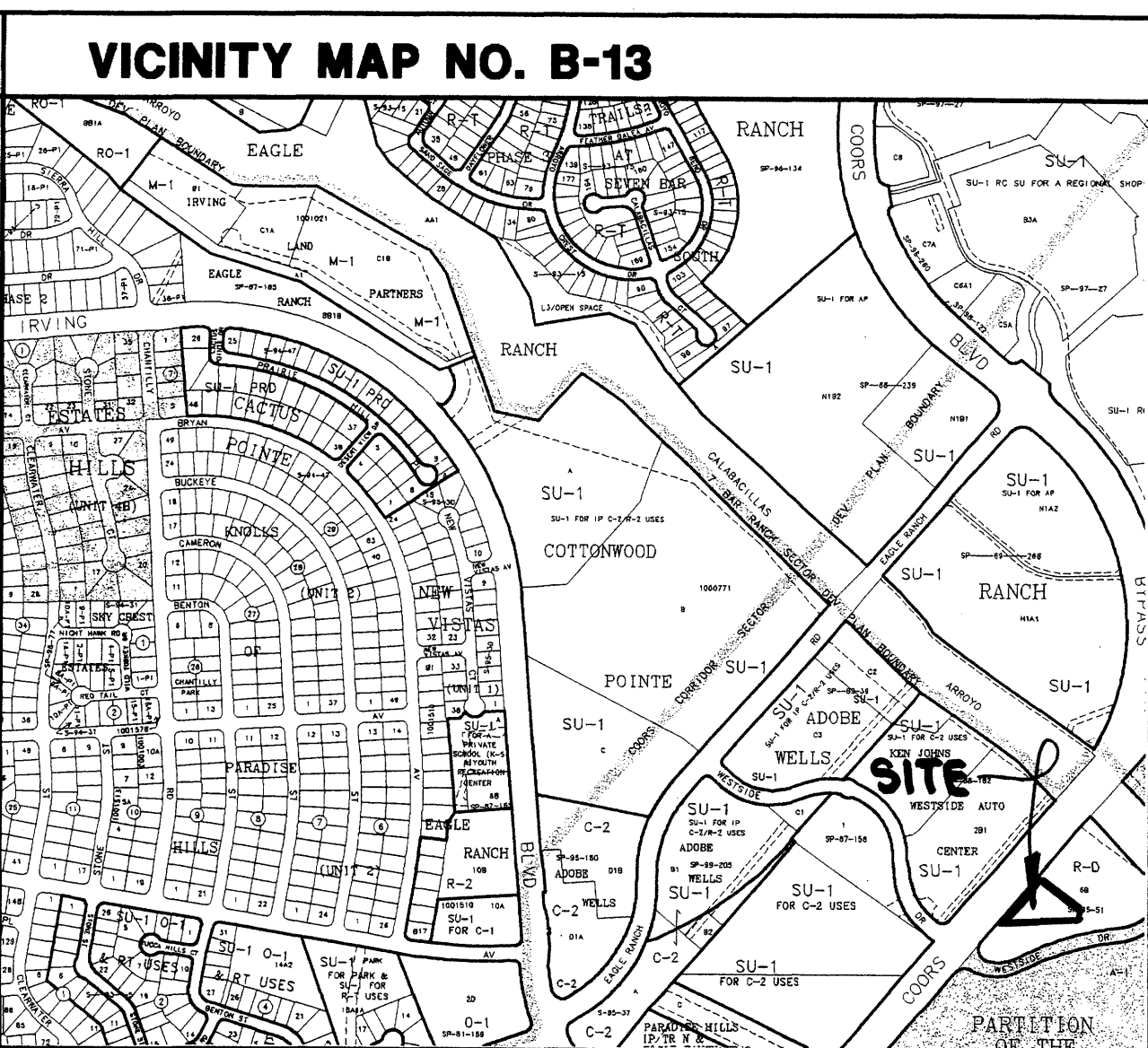


**LEGAL DESCRIPTION**  
LOT 2, CAS ADDITION

**PERMANENT BENCHMARK**  
ACS NM448-N10 ELEVATION 5045.51 NGVD

**GRADING CERTIFICATION**  
I, Jean J. Bordenave, New Mexico Professional Engineer and Land Surveyor No. 5110, hereby certify that I have personally inspected the property shown hereon and that it appears that no grading, filling or excavation has occurred thereon since the contour map shown hereon was prepared.  
Jean J. Bordenave, NM PE & PS No. 5110

**GENERAL NOTES**  
1. THE SITE IS LOCATED IN THE CAS ADDITION. A MASTER DRAINAGE PLAN WAS DEVELOPED FOR THE SUBDIVISION (B13/D21) AND APPROVED JULY 21, 2004. THIS DRAINAGE PLAN CONFORMS TO THE APPROVED MASTER PLAN.  
RUNOFF GENERATED IN COORS BLVD IS ROUTED BY CURB AND GUTTER TO THE PRIVATE ACCESS EASEMENT WHICH STRADDLES THE LOT LINE COMMON TO LOTS 2 AND 3. THIS PRIVATE ACCESS EASEMENT IS ALSO A PUBLIC DRAINAGE EASEMENT. THERE IS A WATER BLOCK IN THE LOT ENTRY DRIVE TO CONTROL THE FLOW IN THE PUBLIC DRAINAGE EASEMENT.  
MOST OF THE FLOW GENERATED ON SITE IS ROUTED TO WESTSIDE COURT VIA A CONCRETE CHANNEL AND SIDEWALK CULVERT ALONG THE SOUTH PROPERTY LINE.  
2. THERE IS A FLOW INCREASE OF 2.28 AND 2.70 CFS FOR THE 10 YEAR AND 100 YEAR STORMS RESPECTIVELY DUE TO DEVELOPMENT. THE 6 HOUR RUNOFF VOLUMES FOR THE TWO STORMS INCREASE BY 3428 AND 4665 CUBIC FEET RESPECTIVELY. THE RUNOFF VALUES ARE SLIGHTLY HIGHER (APPROX. 0.2 CFS) THAN THE MASTER PLAN VALUES DUE TO THE STEEP SLOPE IN THE 35 FOOT LANDSCAPE SETBACK ADJACENT TO COORS BLVD. THE DOWNSTREAM DRAINAGE FACILITY CAPACITY IS CAPABLE OF HANDLING THE INCREASED RUNOFF RATE.  
3. THE SITE IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA PER FEMA FIRM PANEL NO. 108, DATED NOVEMBER, 2003.  
4. TOPOGRAPHY SHOWN ON THIS SHEET WAS OBTAINED BY RHOMBUS PROFESSIONAL ASSOC. DATED 2003 AND BASELINE FIELD SERVICES DATED MAY, 2004.  
5. EARTH SURFACES DISTURBED IN THE CONSTRUCTION PROCESS WILL BE TREATED WITH FORMAL LANDSCAPING.  
6. THE SITE IS LARGER THAN 1 ACRE IN SIZE AND WILL REQUIRE AN NPDES PERMIT.

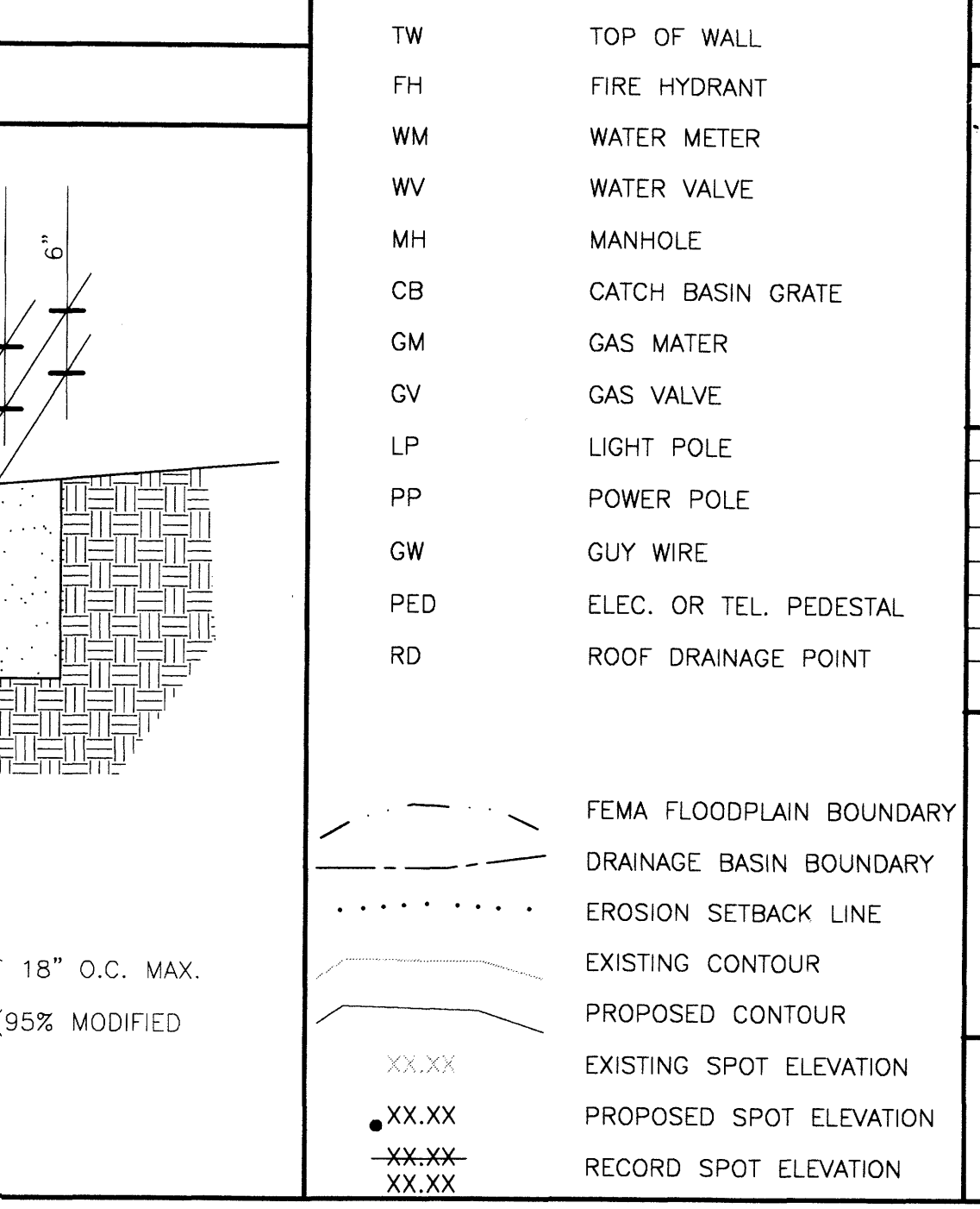


**LEGEND**

TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TCP	TOP OF CONCRETE
TC	TOP OF CURB
TP	TOP OF EARTH PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
MH	MANHOLE
CB	CATCH BASIN GRATE
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
PED	ELEC. OR TEL. PEDESTAL
RD	ROOF DRAINAGE POINT

**GRADING NOTES**

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



**EROSION CONTROL NOTES**

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND BY SOIL TO PREVENT IT FROM BLOWING.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- THE CONTRACTOR SHALL SECURE A 'TOPSOIL DISTURBANCE PERMIT' PRIOR TO BEGINNING CONSTRUCTION.

**DRAINAGE DATA**

CONDITION	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
	year	(table 4)	sq. ft.	in.	cfs/acre	cu ft.	cfs
EXISTING	10	A	49027	0.08	0.24	327	0.27
		B	0	0.22	0.76	0	0.00
		C	0	0.44	1.49	0	0.00
		D	0	1.24	2.89	0	0.00
		TOTAL	49027			327	0.27
DEVELOPED	100	A	49027	0.44	1.29	1798	1.45
		B	0	0.67	2.03	0	0.00
		C	0	0.96	2.87	0	0.00
		D	0	1.97	4.37	0	0.00
		TOTAL	49027			1798	1.45
DEVELOPED	10	A	0	0.08	0.24	0	0.00
		B	9385	0.22	0.76	172	0.16
		C	7700	0.44	1.49	282	0.26
		D	31942	1.24	2.89	3301	2.12
		TOTAL	49027			3755	2.55
DEVELOPED	100	A	0	0.44	1.29	0	0.00
		B	9385	0.67	2.03	524	0.44
		C	7700	0.96	2.87	635	0.51
		D	31942	1.97	4.37	5244	3.20
		TOTAL	49027			6403	4.15
DEVELOPED	100	A	0	0.44	1.29	0	0.00
		B	195	0.67	2.03	11	0.01
		C	3510	0.96	2.87	290	0.23
		D	9130	1.97	4.37	1499	0.92
		TOTAL	12835			1799	1.16
DEVELOPED	100	A	0	0.44	1.29	0	0.00
		B	5915	0.67	2.03	330	0.28
		C	4190	0.96	2.87	346	0.28
		D	16375	1.97	4.37	2688	1.64
		TOTAL	26480			3384	2.19

**DRAINAGE BASIN A OUTLET CHANNEL**

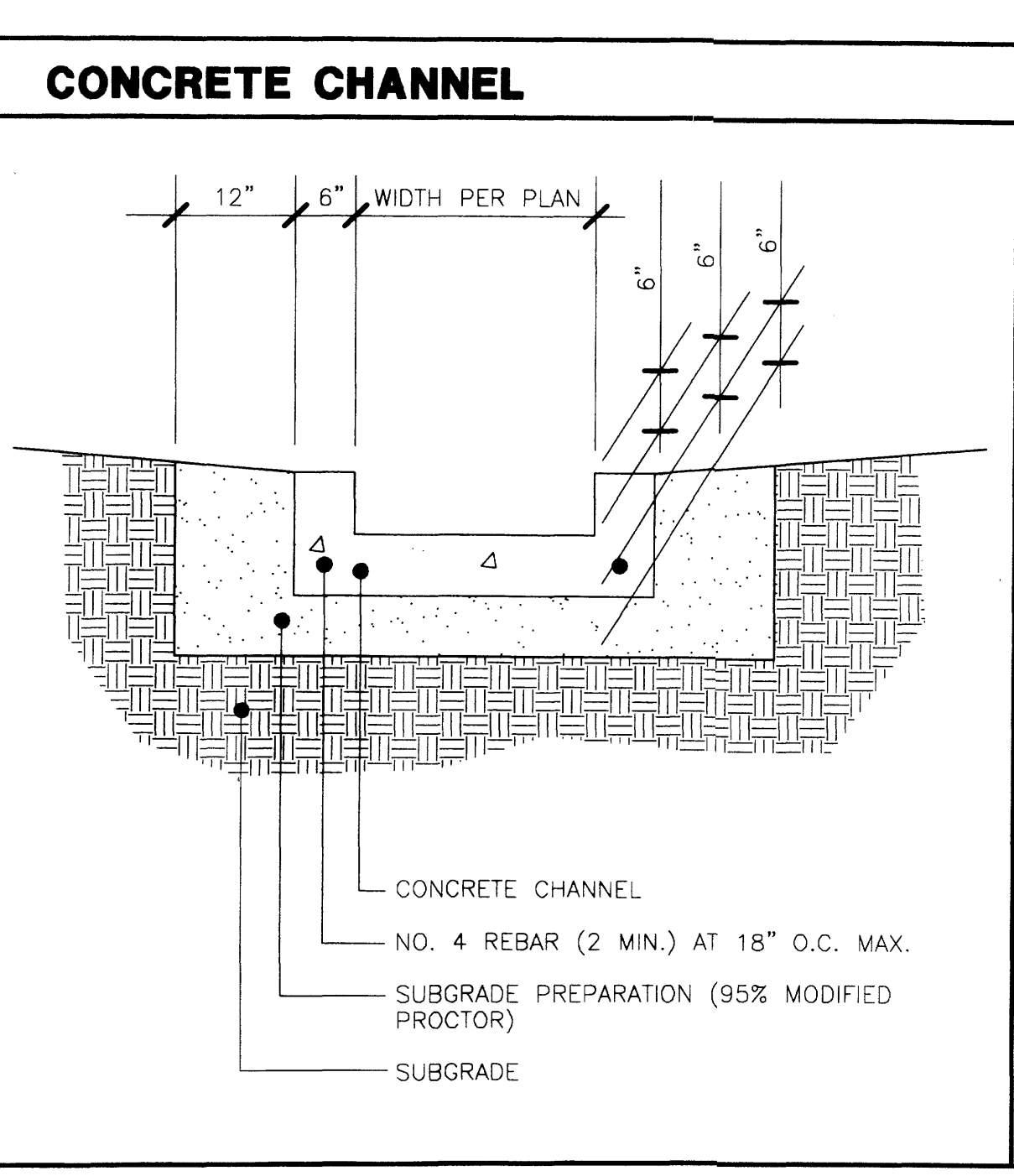
INLET IS A BROAD CRESTED WEIR  
 $Q = CLH^{1.5}$   
 where  $Q = 1.16$  cfs,  $C = 2.8$ ,  $H = 0.4$  ft  
 $1.16 = (2.8)(L)(0.4)^{1.5}$   
 $L = 1.64$  ft, USE 20"

RECTANGULAR CHANNEL  
 $Q = (1.486/n)AR^{2/3}S^{0.5}$   
 where  $Q = 1.16$  cfs,  $n = 0.013$ ,  $A = 0.4w$ ,  $R = 0.8 + w$  and  $S = 0.01$  ft/ft  
 $1.16 = (1.486/n)(0.4w)(0.8 + w)^{2/3}(0.01)^{0.5}$   
 $w = 0.76$  ft, 20" provided

**DRAINAGE BASIN B OUTLET CHANNEL**

INLET IS A BROAD CRESTED WEIR  
 $Q = CLH^{1.5}$   
 where  $Q = 1.16 + 2.19 = 3.35$  cfs,  $C = 2.8$ ,  $H = 0.4$  ft  
 $3.35 = (2.8)(L)(0.4)^{1.5}$   
 $L = 4.72$  ft, USE 60"

RECTANGULAR CHANNEL  
 $Q = (1.486/n)AR^{2/3}S^{0.5}$   
 where  $Q = 3.35$  cfs,  $n = 0.013$ ,  $A = 0.4w$ ,  $R = 0.8 + w$  and  $S = 0.0105$  ft/ft  
 $3.35 = (1.486/n)(0.4w)(0.8 + w)^{2/3}(0.0105)^{0.5}$   
 $w = 1.70$  ft, USE 24"



no. date remarks by

REVISIONS

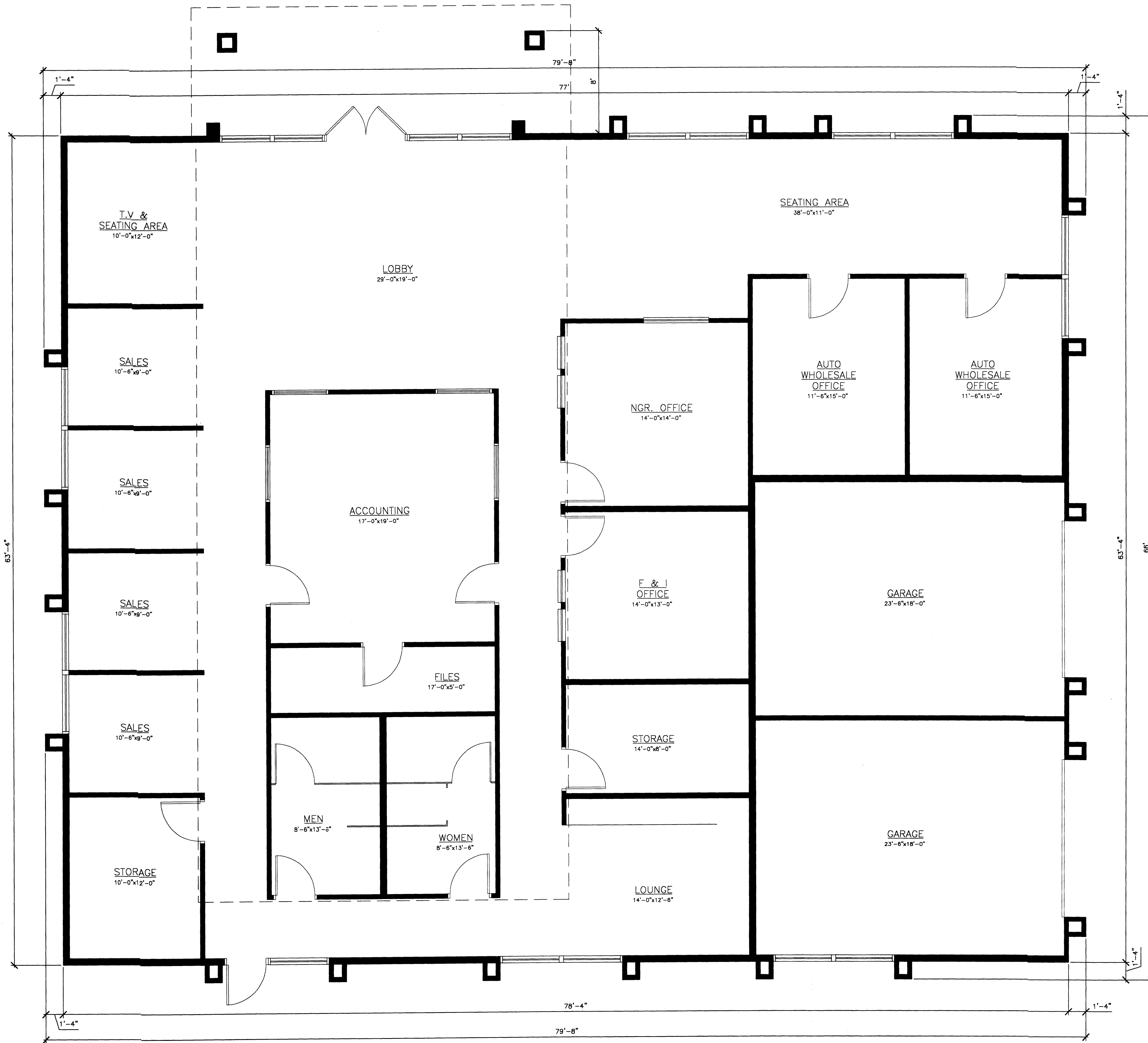
project title  
**CAS WESTSIDE COURT NW ALBUQUERQUE, NM**

sheet title  
**GRADING & DRAINAGE PLAN**

sheet date 06/20/04 design by JJB project no. 0408

sheet of

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



AREA CALCULATIONS

HEATED AREA	3,912 SF
GARAGE	839 SF
TOTAL BUILDING AREA	4,851 SF
PORCH	290 SF
TOTAL AREA	5,141 SF

FLOOR PLAN

Scale : 1/4" = 1'-0"

ROBERT C. PONTO - ARCHITECT  
 9505 DANCING RIVER DRIVE  
 ALBUQUERQUE, N.M. 87114  
 PHONE & FAX 890-0025 CEL. 610-6160

AUTO SALES BUILDING FOR  
**CAS LLC**  
 5204 LOMAS N.E.  
 ALBUQUERQUE, N.M.

FLOOR PLAN

DRAWN BY:  
 RAR

CHECKED BY:

DATE:  
 12.02.03

SCALE:  
 AS SHOWN

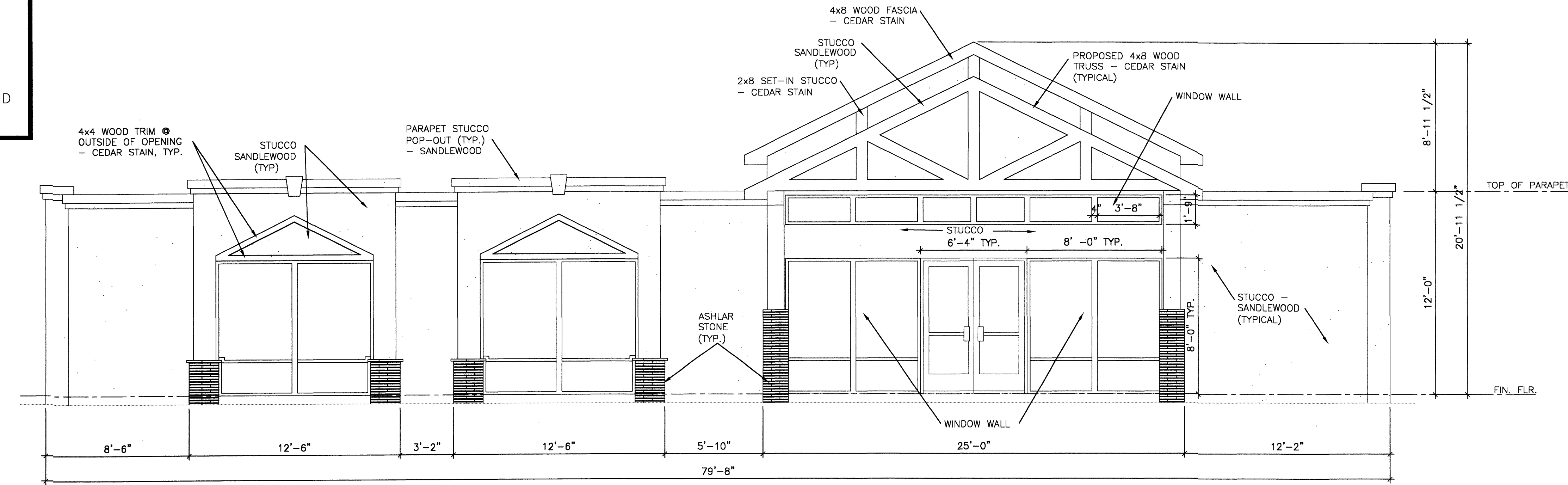
JOB NUMBER:  
 0351

SHEET:

**A1**

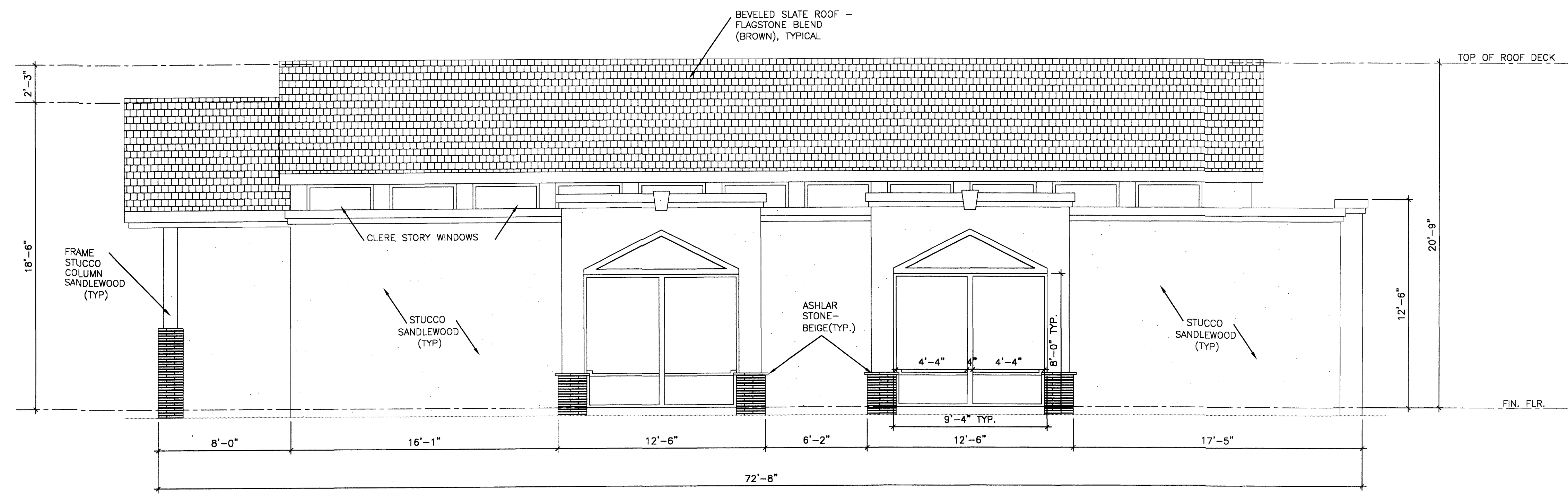
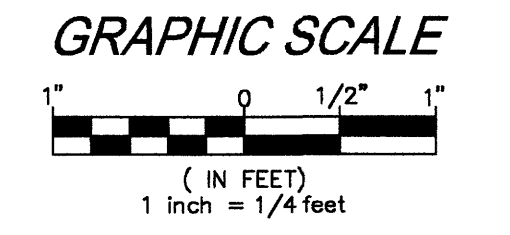


**NOTE:**  
 STUCCO SANDLEWOOD  
 WOOD CEDAR STAIN  
 ASHLAR STONE BEIGE  
 ROOF FLAGSTONE BLEND (BROWN)



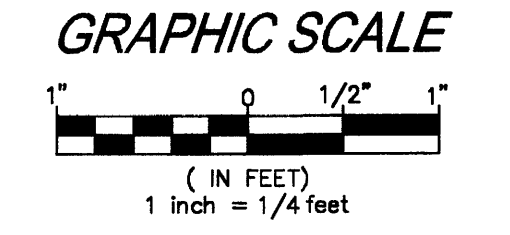
**WEST ELEVATION**

Scale : 1/4" = 1'-0"



**SOUTH ELEVATION**

Scale : 1/4" = 1'-0"



**NOTE:**  
 BUILDING MOUNTED SIGNS SHALL BE LIMITED TO 6% OF THE FACADE. INDIVIDUAL CHANNEL LETTERS WITH A MAXIMUM 2'x2' LOGO. THE EAST AND SOUTH ELEVATION SIGNAGE SHALL NOT BE LIT.

**ROBERT C. PONTO - ARCHITECT**  
 9505 DANCING RIVER DRIVE  
 ALBUQUERQUE, N.M. 87114  
 PHONE & FAX 890-0025 CEL. 610-6160

**AUTO SALES BUILDING FOR**  
**CAS LLC**  
 5204 LOMAS N.E.  
 ALBUQUERQUE, N.M.

**TITLE:**  
**WEST & SOUTH ELEVATIONS**

**DRAWN BY:**  
 RAR

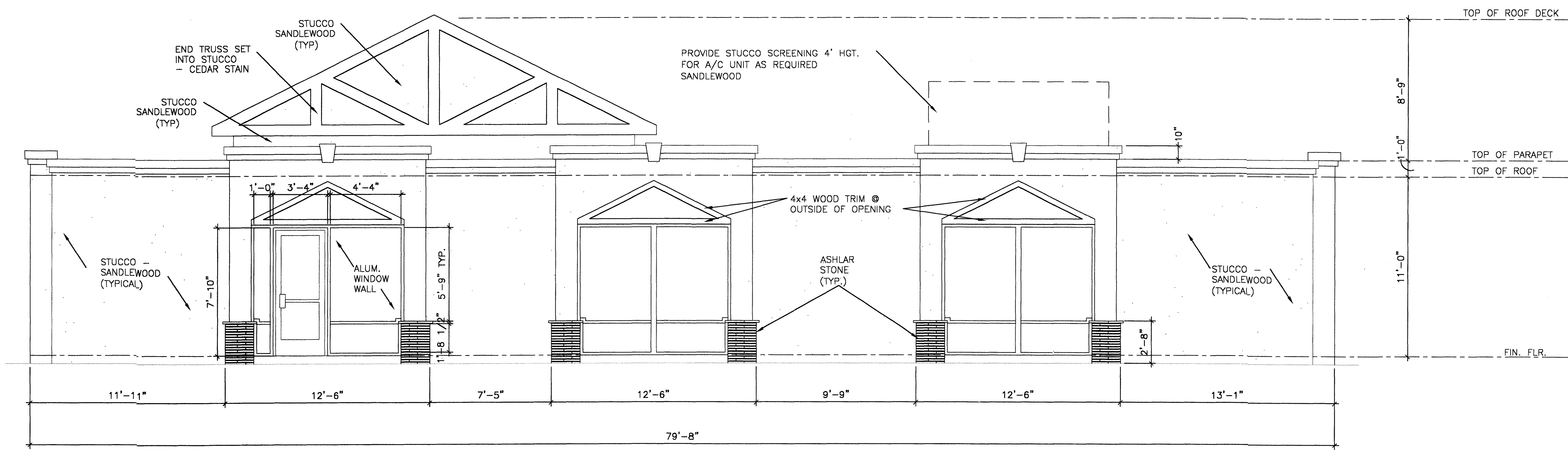
**CHECKED BY:**

**DATE:**  
 12.02.03

**SCALE:**  
 AS SHOWN

**JOB NUMBER:**  
 0351

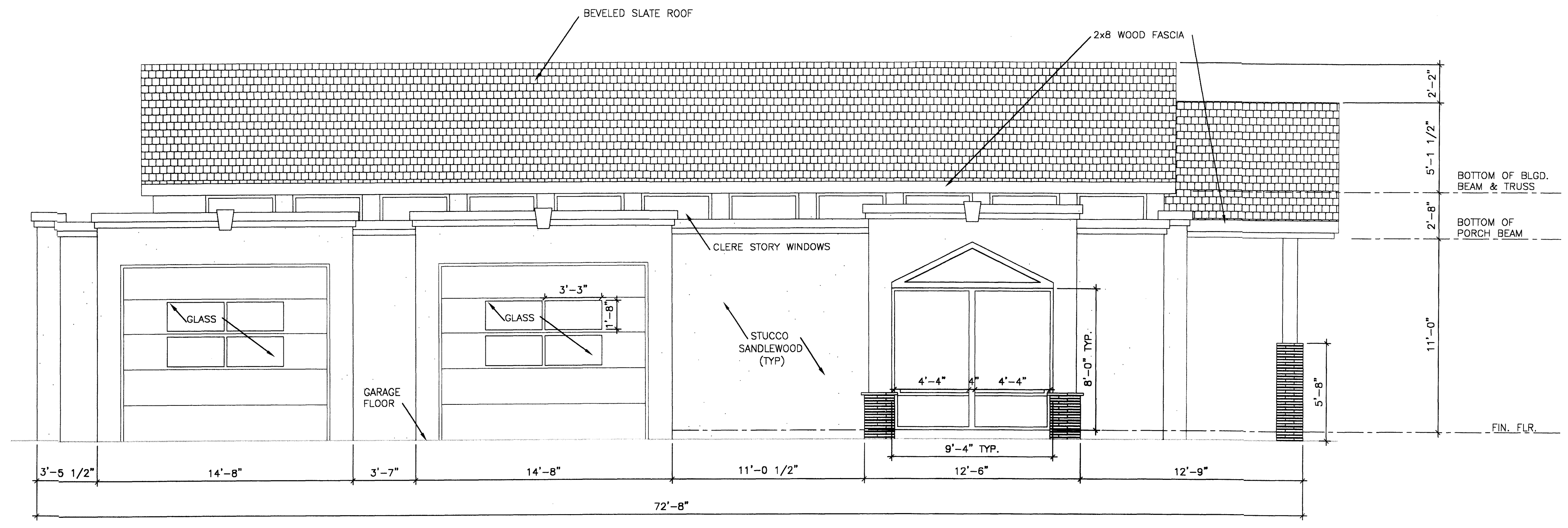
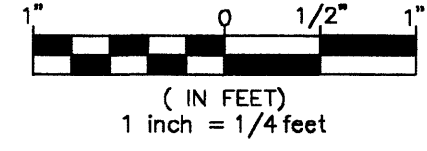
**SHEET:**  
**A2**



**EAST ELEVATION**

Scale : 1/4" = 1'-0"

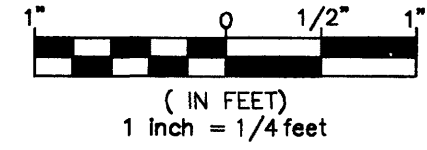
**GRAPHIC SCALE**



**NORTH ELEVATION**

Scale : 1/4" = 1'-0"

**GRAPHIC SCALE**



**ROBERT C. PONTO - ARCHITECT**  
 9505 DANCING RIVER DRIVE  
 ALBUQUERQUE, N.M. 87114  
 PHONE & FAX 890-0025 CEL. 610-6160

PROJECT:

**AUTO SALES BUILDING FOR**  
**CAS LLC**  
 5204 LOMAS N.E.  
 ALBUQUERQUE, N.M.

TITLE:

**EAST & NORTH ELEVATIONS**

DRAWN BY:  
**RAR**

CHECKED BY:

DATE:  
**12.02.03**

SCALE:  
**AS SHOWN**

JOB NUMBER:  
**0351**

SHEET:

**A3**

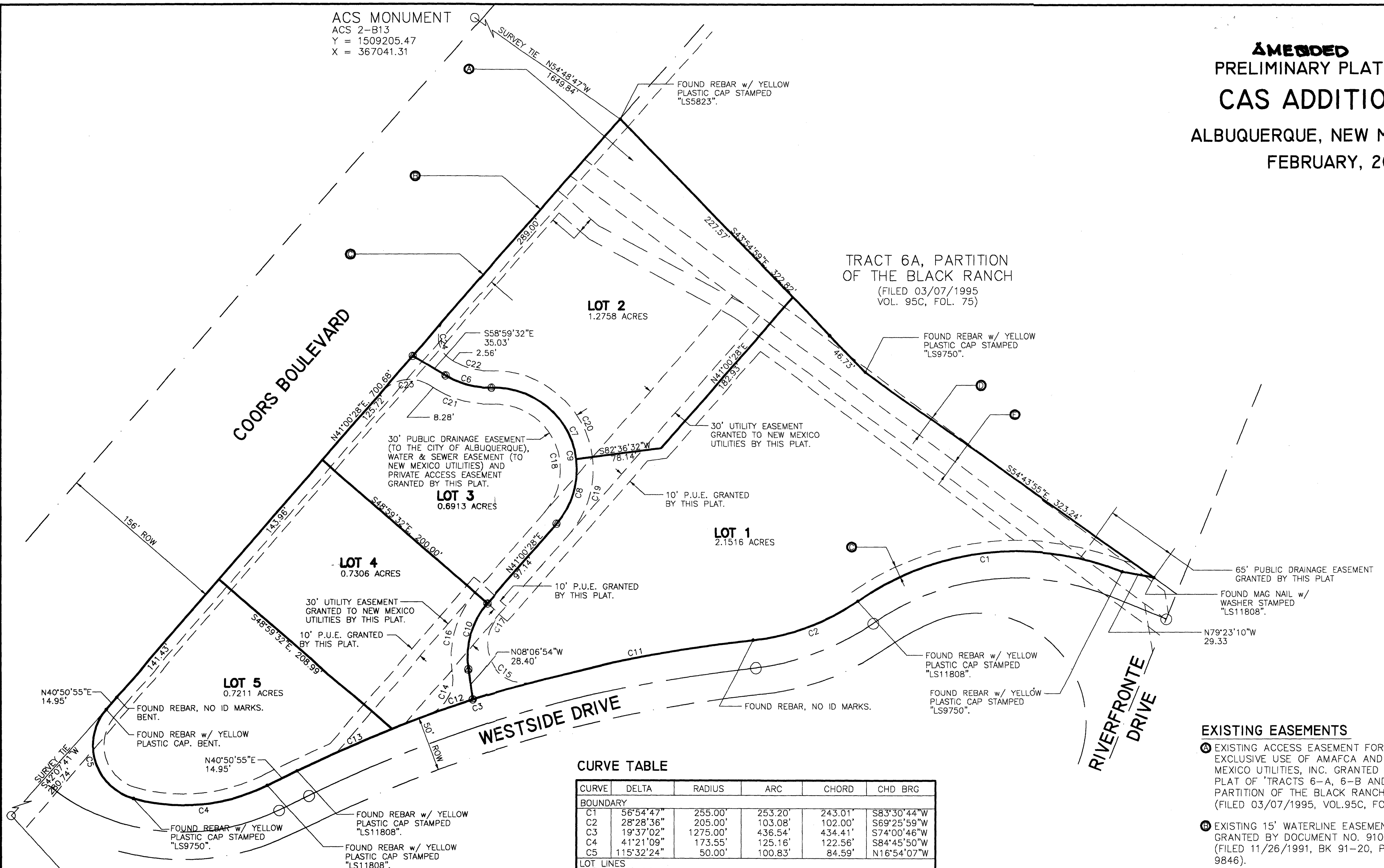




**AMENDED**  
**PRELIMINARY PLAT OF**  
**CAS ADDITION**  
 ALBUQUERQUE, NEW MEXICO  
 FEBRUARY, 2005

ACS MONUMENT  
 ACS 2-B13  
 Y = 1509205.47  
 X = 367041.31

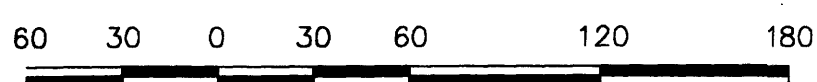
TRACT 6A, PARTITION  
 OF THE BLACK RANCH  
 (FILED 03/07/1995  
 VOL. 95C, FOL. 75)



ACS MONUMENT  
 ACS NM448 N10  
 Y = 1509205.47  
 X = 367041.31



SCALE 1 INCH = 60 FEET



**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
<b>BOUNDARY</b>					
C1	56°54'47"	255.00'	253.20'	243.01'	S83°30'44"W
C2	28°28'36"	205.00'	103.08'	102.00'	S69°25'59"W
C3	19°37'02"	1275.00'	436.54'	434.41'	S74°00'46"W
C4	41°21'09"	173.55'	125.16'	122.56'	S84°45'50"W
C5	115°32'24"	50.00'	100.83'	84.59'	N16°54'07"W
<b>LOT LINES</b>					
C6	35°39'35"	75.00'	44.06'	43.43'	S75°49'20"E
C7	85°15'39"	75.00'	111.61'	101.59'	S50°01'17"E
C8	48°23'56"	75.00'	63.35'	61.49'	S16°48'30"W
C9	133°39'35"	75.00'	174.96'	137.90'	S25°49'20"E
C10	49°07'22"	75.00'	64.30'	62.35'	S16°26'47"W
C11	11°49'37"	1275.00'	263.18'	262.71'	S77°54'29"W
C12	03°32'09"	1275.00'	78.68'	78.67'	S70°13'36"W
C13	04°15'16"	1275.00'	94.68'	94.66'	S66°19'53"W
<b>ACCESS EASEMENT</b>					
C14	78°09'01"	35.00'	47.74'	45.99'	S29°05'55"W
C15	134°49'01"	35.00'	82.36'	64.63'	N37°53'22"W
C16	49°07'22"	90.00'	77.16'	74.82'	S16°26'47"W
C17	11°29'19"	60.00'	12.03'	12.01'	N35°15'48"E
C18	133°39'35"	60.00'	139.97'	110.32'	S25°49'20"E
C19	48°26'56"	90.00'	76.02'	73.78'	N16°48'30"E
C20	85°15'39"	90.00'	133.93'	121.91'	N50°01'17"W
C21	33°39'35"	90.00'	52.87'	52.12'	S75°49'20"E
C22	33°39'35"	60.00'	35.25'	34.74'	N75°49'20"W
C23	80°00'00"	35.00'	48.87'	45.00'	N81°00'28"E
C24	100°00'00"	25.00'	43.63'	38.30'	N08°59'32"W

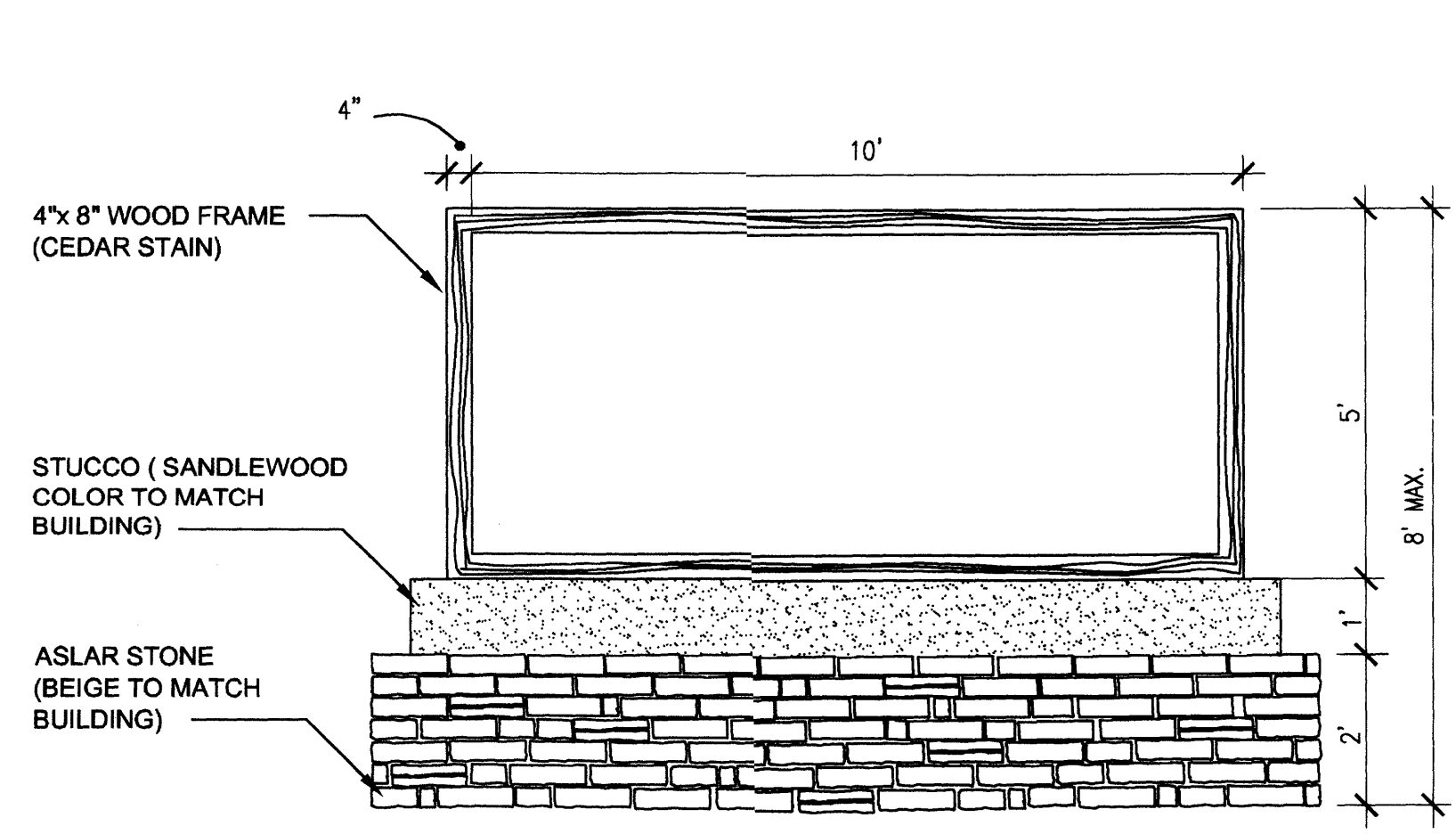
**EXISTING EASEMENTS**

- Ⓐ EXISTING ACCESS EASEMENT FOR THE EXCLUSIVE USE OF AMAFCA AND NEW MEXICO UTILITIES, INC. GRANTED BY PLAT OF 'TRACTS 6-A, 6-B AND 6-C, PARTITION OF THE BLACK RANCH' (FILED 03/07/1995, VOL.95C, FOL.75)
- Ⓑ EXISTING 15' WATERLINE EASEMENT GRANTED BY DOCUMENT NO. 91098095 (FILED 11/26/1991, BK 91-20, PG.9841-9846).
- Ⓒ EXISTING 10' UTILITY EASEMENT GRANTED BY PLAT OF 'TRACTS 6-A, 6-B AND 6-C, PARTITION OF THE BLACK RANCH' (FILED 03/07/1995, VOL. 95C, FOL. 75)
- Ⓓ EXISTING 20' WATER AND SEWER EASEMENT GRANTED BY DOCUMENT NO. 94100643 (FILED 08/11/1994, BK.94-23. PG.7120-7124).
- Ⓔ EXISTING 15' WATER AND SEWER EASEMENT GRANTED BY DOCUMENT NO. 95024711 (FILED 03/10/1995, BK.95-6. PG.4495-4499).

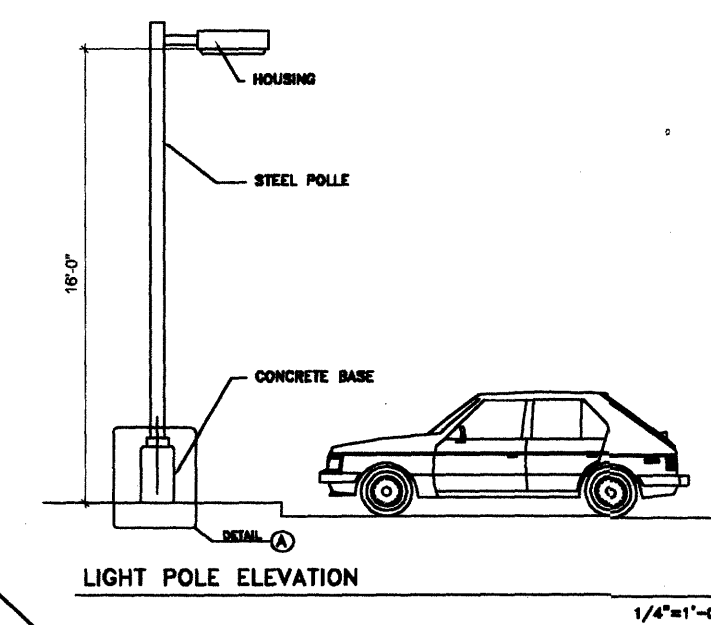


**BORDENAVE DESIGNS**  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 (505)823-1344 FAX (505)821-9105

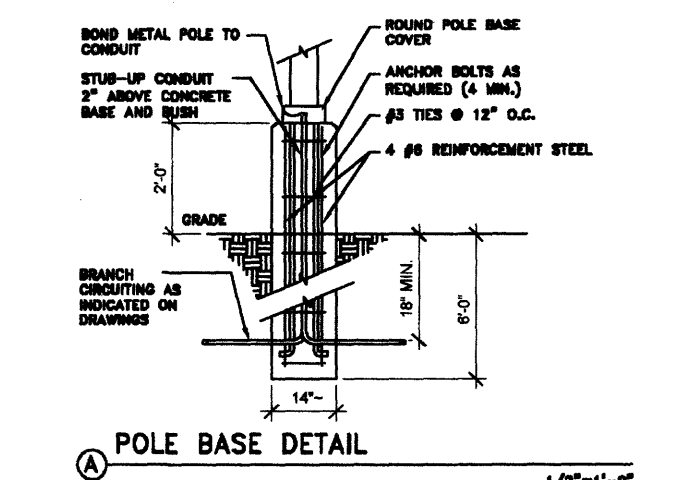




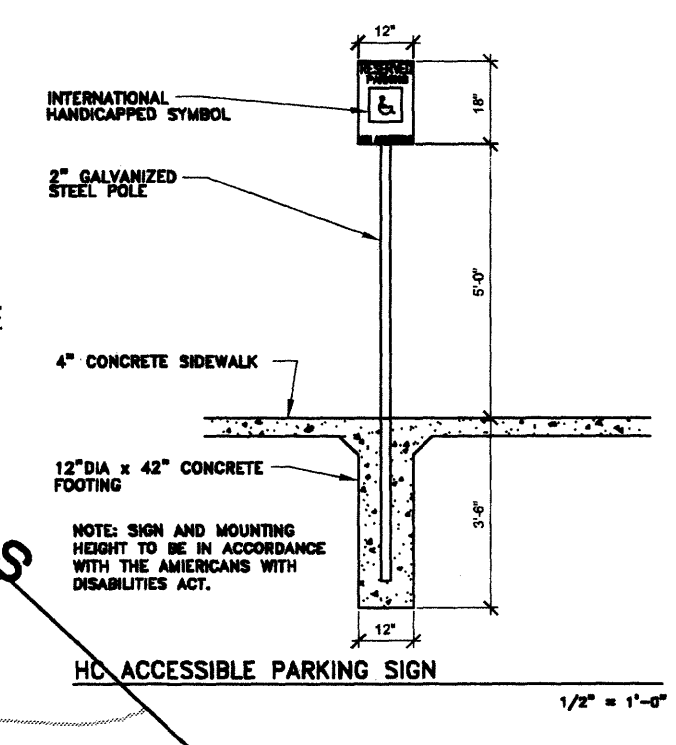
SITE SIGN



- SITE LIGHTING NOTES:**
1. SITE AREA LIGHTING SHALL BE MOUNTED ON 16' HIGH STEEL POLES, PAINTED BLACK FOR FURNITURE COLOR HARMONY OF THE PROJECT. SEE DETAIL THIS SHEET AND CONSULT WITH THE ARCHITECT FOR LIGHTING FIXTURES OR FIXTURES REFLECTIVE DEVICES. UPON AWARD PROPERTY OWNER SHALL HAVE A CIP-SITE LIGHTING CONTRACT WITH TOTAL OF 1000 FOOT LAMPS, MOUNTED PER THE PROPERTY LINES.
  2. ALL SITE AREA LIGHTING FIXTURES SHALL USE LOW VOLTAGE (120V) OR METAL HALIDE LAMPS. NO MERCURY VAPOR LAMPS SHALL BE ALLOWED.
  3. LAMPHOURS SHALL BE 200 HOURS AND ALL LIGHTING FIXTURES SHALL BE MOUNTED OR SHIELDED AS TO DIRECT ALL LIGHTING DOWNWARD.
  4. ALL SITE AREA LIGHTING FIXTURES SHALL BE CONSIDERED AS A PART OF THE ARCHITECTURAL AND LANDSCAPE CHARACTER.

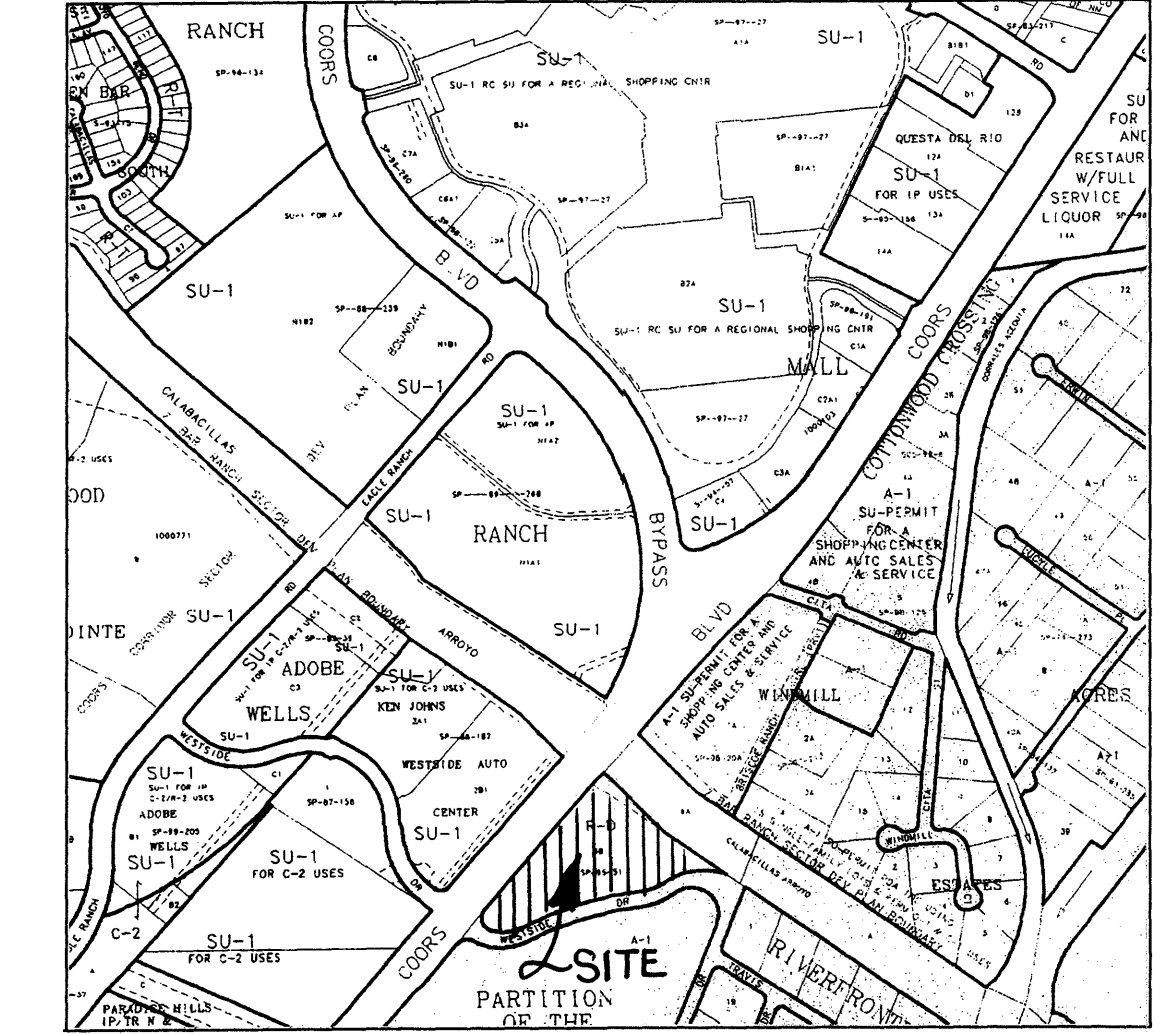


POLE BASE DETAIL



HC ACCESSIBLE PARKING SIGN

VICINITY MAP B-13/14



NORTH  
1" = 750' +/-

**GENERAL NOTES**

1. STREET WHEELCHAIR RAMPS WILL BE CONSTRUCTED PER COA STANDARD DRAWING #2441, CASE II.
2. STANDARD CURB AND GUTTER AND HEADER-CURB WILL BE CONSTRUCTED PER COA STANDARD DRAWING #2415.
3. PCC VALLEY GUTTERS WILL BE CONSTRUCTED PER COA STANDARD DRAWING #2420.
4. STREET SIDEWALKS WILL BE CONSTRUCTED PER COA STANDARD DRAWING #2430.
5. STREET GEOMETRY AND PAVEMENT SHALL COMPLY WITH CITY OF ALBUQUERQUE SPECIFICATIONS AND STANDARD DETAILS.

**SITE DATA**

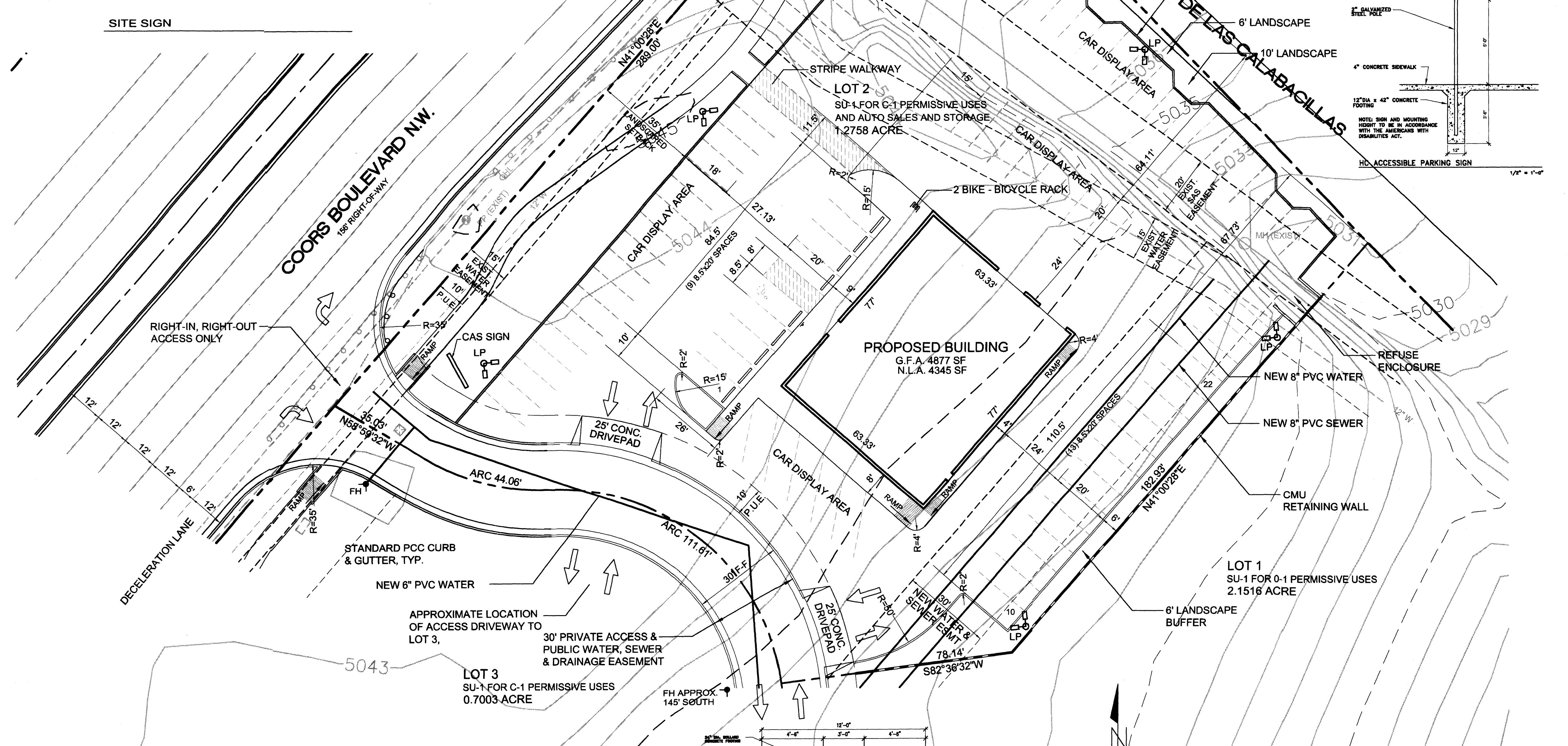
Site Area: 1.2758 Acres  
 Zoning: SU-1/C-1 Permissive Uses and Auto Sales and Storage  
 Legal Description: Lot 2, CAS Addition  
 Total Building Area: 4877 S.F.  
 Net Leasable Area: 4345 S.F.  
 Parking Required: 4345/200 = 21.7, Use 22 spaces  
 Parking Provided: 22 spaces  
 Handicap Parking Required: 1 space (1 per 20 parking spaces)  
 Handicap Parking Provided: 1 space  
 Bicycle Parking Required: 2 spaces (1 per 20 parking spaces)  
 Bicycle Parking Provided: 2 spaces

PROJECT NUMBER: 1002529  
 DRB Application Number: \_\_\_\_\_

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_, 2005 and the Findings and Conditions in the Official Notification of Decision are satisfied.

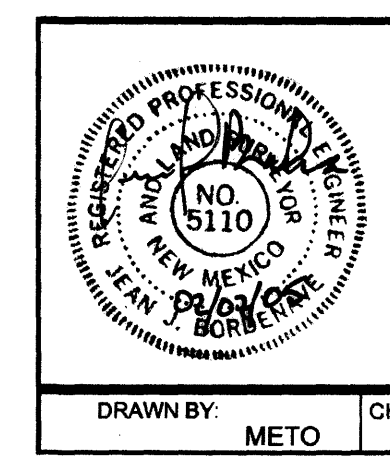
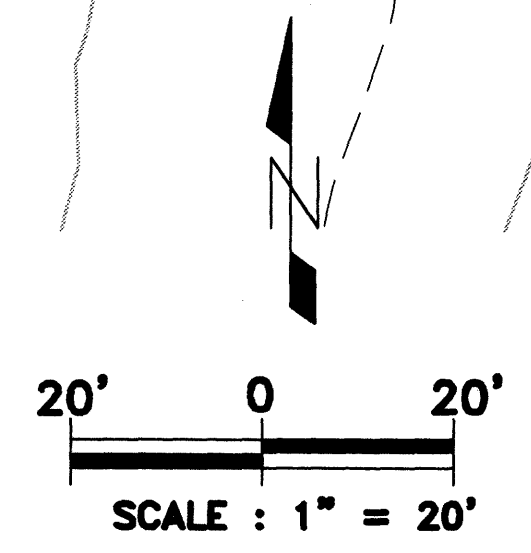
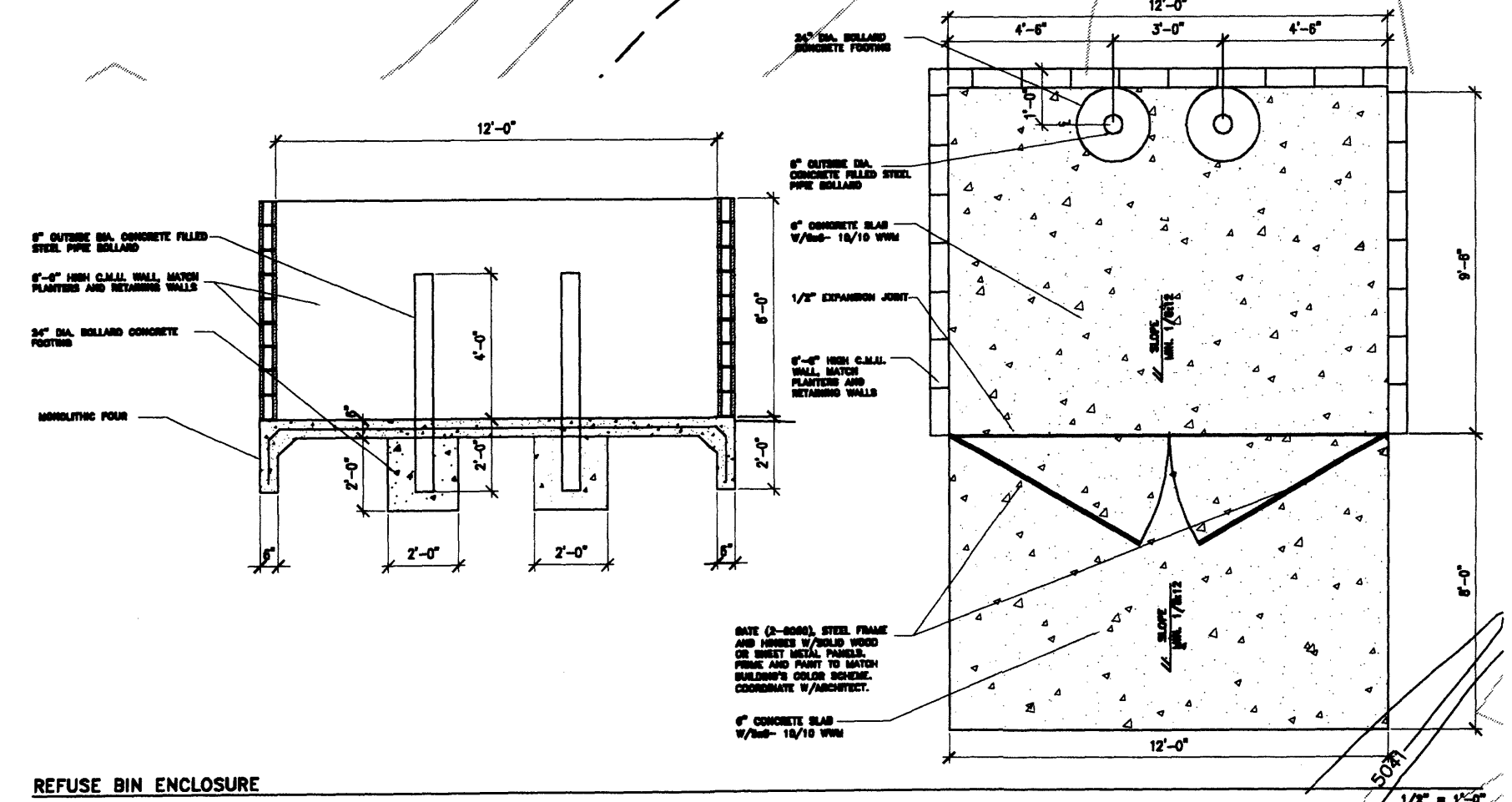
**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

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



**LEGEND**

- LP PROPOSED LIGHT POLE - 16' HT.
- HC PROPOSED HC PARKING SIGN
- BR PROPOSED BIKE RACK ON CONCRETE PAD
- FH PROPOSED FIRE HYDRANT
- STOP PROPOSED STOP SIGN
- VEHICULAR PROPOSED VEHICULAR TRAFFIC FLOW DIRECTION
- WHEEL STOP PROPOSED CONCRETE WHEEL STOP
- OHL EXISTING OVERHEAD POWER LINE(S)
- PP EXISTING POWER POLE
- W-12" EXISTING WATER LINE

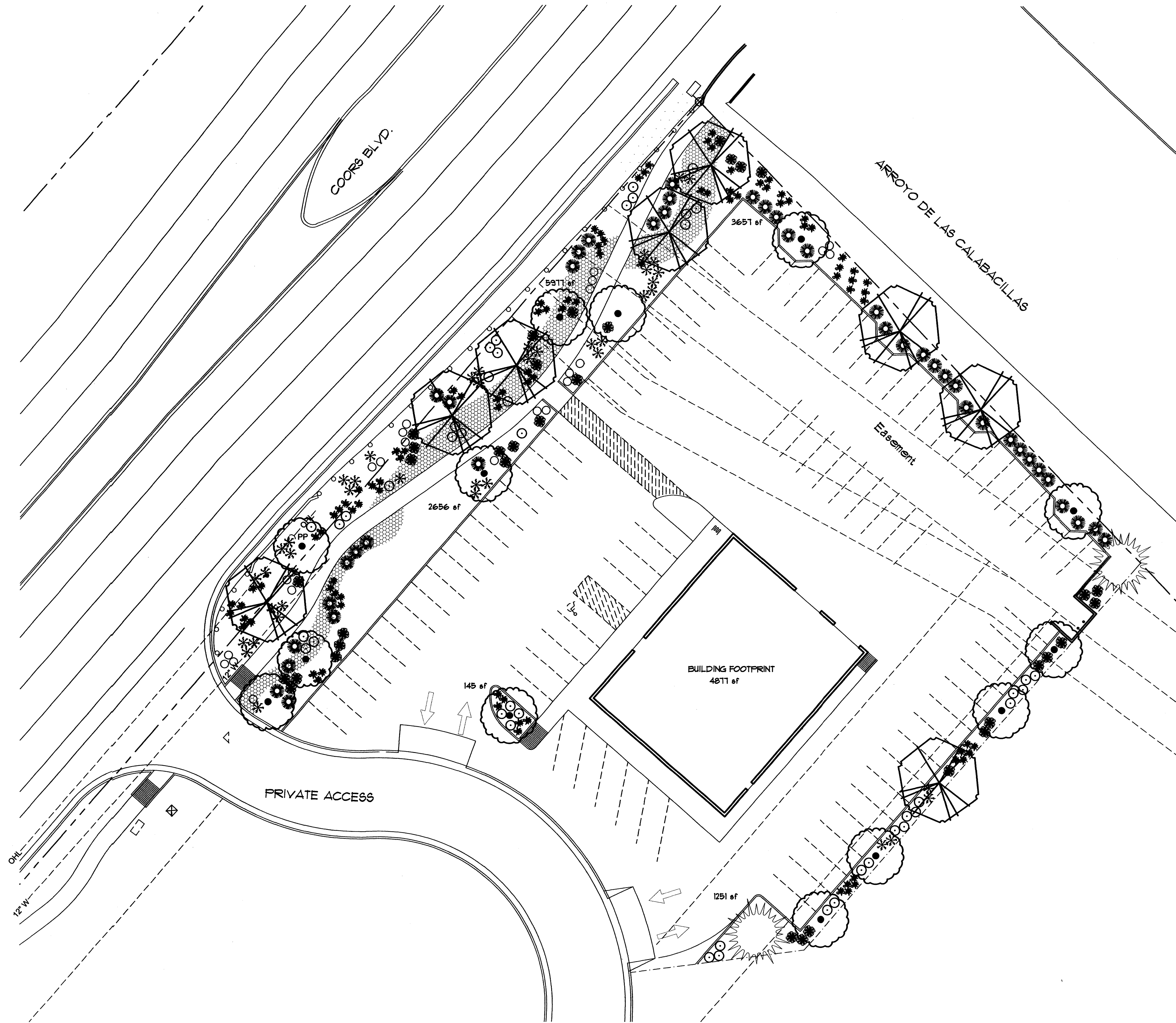


**BORDENAVE DESIGNS**  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 PHONE (505) 823-1344 FAX (505) 821-9105  
 jakebordenave@mindspring.com

PROJECT TITLE:	
<b>CAS AUTO SALES</b>	
<b>COORS BOULEVARD N.W.</b>	
SHEET TITLE:	
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR LOT #2	
MAP NO: B-13-Z	JOB NO: 0408
DRAWN BY: METO	CHECKED BY: JJB
FIELD WORK BY: BASELINE	DATE: 11/22/04
SHEET OF	

**CONSENSUS PLANNING, INC.**  
 Planning / Landscape Architecture  
 924 Park Avenue SW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 e-mail: cp@consensusplanning.com





**PLANT LEGEND**

Qty.	Symbol	Scientific Name Common Name	Size	Installed Size Mature Size	Water Use
<b>Trees</b>					
2		Fraxinus oxycarpa 'Raywood' Raywood Ash	2" B&B	14' ht. x 6' spr. 35' ht. x 30' spr.	Medium+
8		Pinus nigra Austrian Pine	B&B	6' min. ht. 35' ht. x 25' spr.	Medium
13		Pistachia chinensis Chinese Pistache	2" B&B	14' ht. x 6' spr. 60' ht. x 60' spr.	Medium +
<b>Shrubs/Groundcovers</b>					
35		Chrysothamnus nauseosus Chamisa	1-Gal.	5' o.c. 4' ht. x 4' spr.	Low
97		Hesperaloe parviflora Red Yucca	1-Gal.	3' o.c. 3' ht. x 3' spr.	Medium
42		Juniperus sabinia 'Tan' Tan Juniper (female)	5-Gal.	6' o.c. 2' ht. x 6' spr.	Low +
24		Lonicera halliana Halls Honeysuckle	5-Gal.	3' o.c. 5' ht. x 5' spr.	Medium
44		Perovskia atriplicifolia Russian Sage	1-Gal.	5' o.c. 4' ht. x 5' spr.	Medium
<b>Ornamental Grasses</b>					
42		Miscanthus sinensis Maiden Hair Grass	5-Gal.	4' o.c. 5' ht. x 4' spr.	Low

2,379 sf COBBLE

**MULCHES**  
All shrub planting areas shall be top dressed with crusher fines, 3/4" Santa Fe Brown Rock Mulch, 2" - 4" Santa Ana Tan Cobble

**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 trees, 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 Owner.

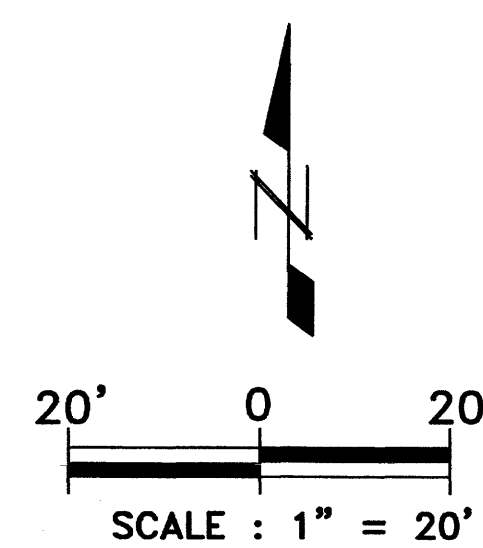
**LANDSCAPE NOTE**  
The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the provided landscape area, and shall be in compliance with the Water Conservation Ordinance. Seventy-five percent of the landscape area shall be covered with living plant material, as measured by the mature canopy of the plant. The calculation to determine the landscape area shall be based on the mature canopy size of all plant material.

**LANDSCAPE REQUIREMENTS**

Site Area: 128 acres	55,751 SF
Building Footprint:	4,871 SF
Total Area:	50,880 SF
Required Landscape %:	.15
Landscape Area Required:	7,632 SF
Landscape Area Provided:	(27%) 13,686 SF

**GENERAL LANDSCAPE NOTES**

- Prior to beginning work on the project, the Landscape Contractor shall review the project in the field with the Owner's Representative.
- If discrepancies occur between the drawings and the site, the Landscape Contractor shall notify the Owner's Representative for clarification prior to proceeding on that portion of work.
- All planting areas are to have weeds and competitive vegetation removed prior to preparation for planting.
- All existing plant materials shall be protected during construction. Damaged materials shall be replaced in kind at the Contractor's expense.
- Plant quantities are provided for Contractor's convenience only, plans shall take precedence.
- The Owner's Representative shall approve all plant material prior to planting. In addition, the Owner's Representative reserves the right to refuse any plant material deemed unacceptable. The Owner's Representative approve any and all substitutions.
- It is the Landscape Contractor's responsibility to locate all underground utilities prior to commencement of planting operations.
- Planting areas shall be top dressed with 3" layer of Santa Fe Brown rock over Mirafloso weed control fabric unless noted otherwise.



**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
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<b>BORDENAVE DESIGNS</b> P.O. BOX 91194, ALBUQUERQUE, NM 87199 PHONE(505)823-1344 FAX (505)821-9105 jakobordenave@mindspring.com		PROJECT TITLE:	
		<b>CAS AUTO SALES</b> COORS BOULEVARD N.W.	
DRAWN BY: METO		SHEET TITLE:	
CHECKED BY: JJB		<b>PLANTING PLAN</b>	
FIELD WORK BY: BASELINE	DATE: 02/08/05	MAP NO: B-13-Z	JOB NO: 0408
		SHEET 2 OF 5	



### DRAINAGE NOTES

1. THE EXISTING SITE IS IN IT'S NATURAL STATE EXCEPT FOR A SMALL TRIANGULAR AREA ALONG THE NORTHERLY BOUNDARY. THIS SMALL AREA WAS GRADED DURING THE CONSTRUCTION OF THE LAS CALABACILLAS CHANNEL. IN TERMS OF VEGETATION, THE DISTURBED AREA HAS RETURNED TO IT'S NATURAL STATE. THE DISTURBED AREA DRAINS TO THE LAS CALABACILLAS AND THE BALANCE OF THE SITE FLOWS EASTERLY TO AN EXISTING TYPE D CATCH BASIN WHICH DISCHARGES TO THE LAS CALABACILLAS.

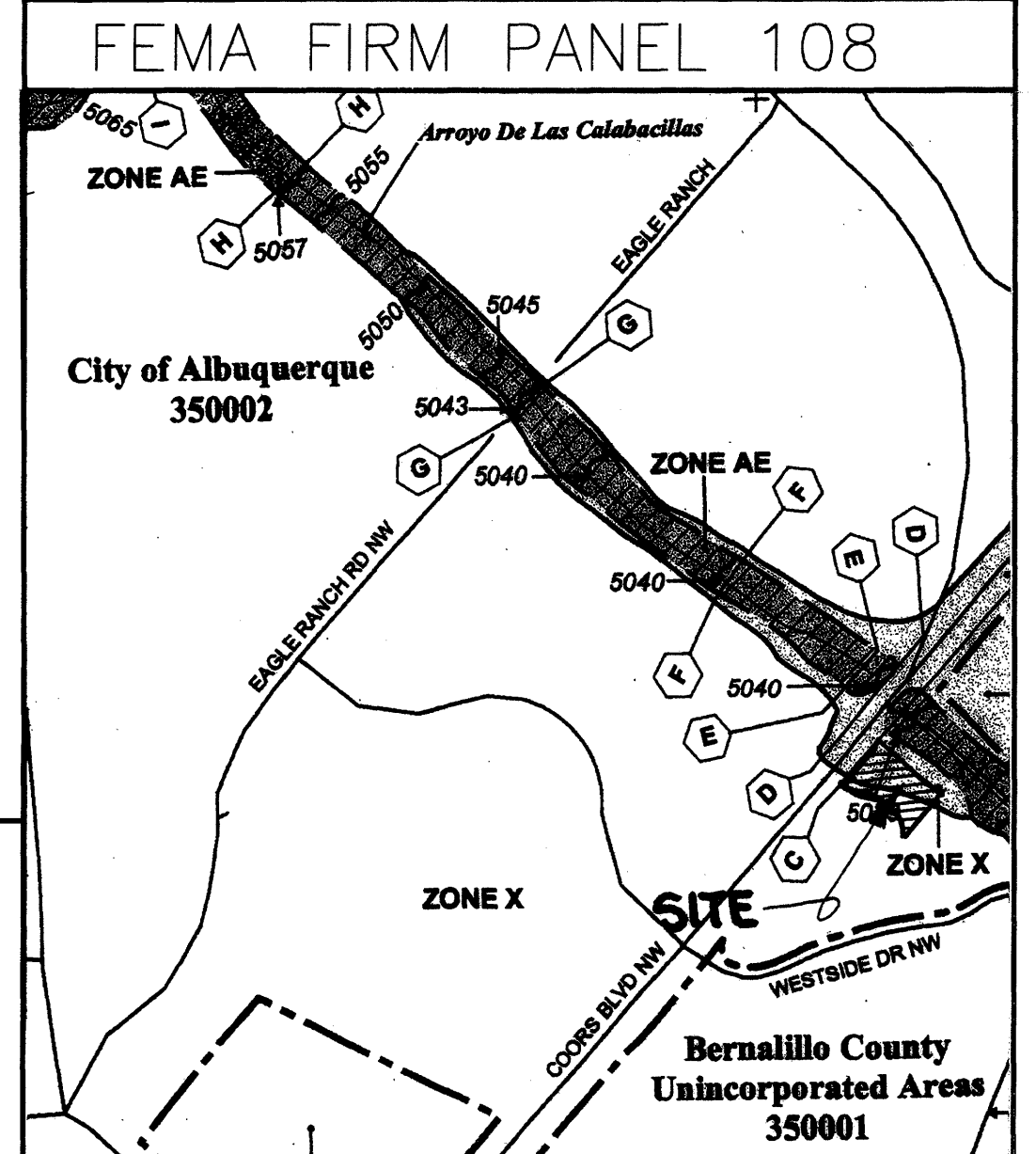
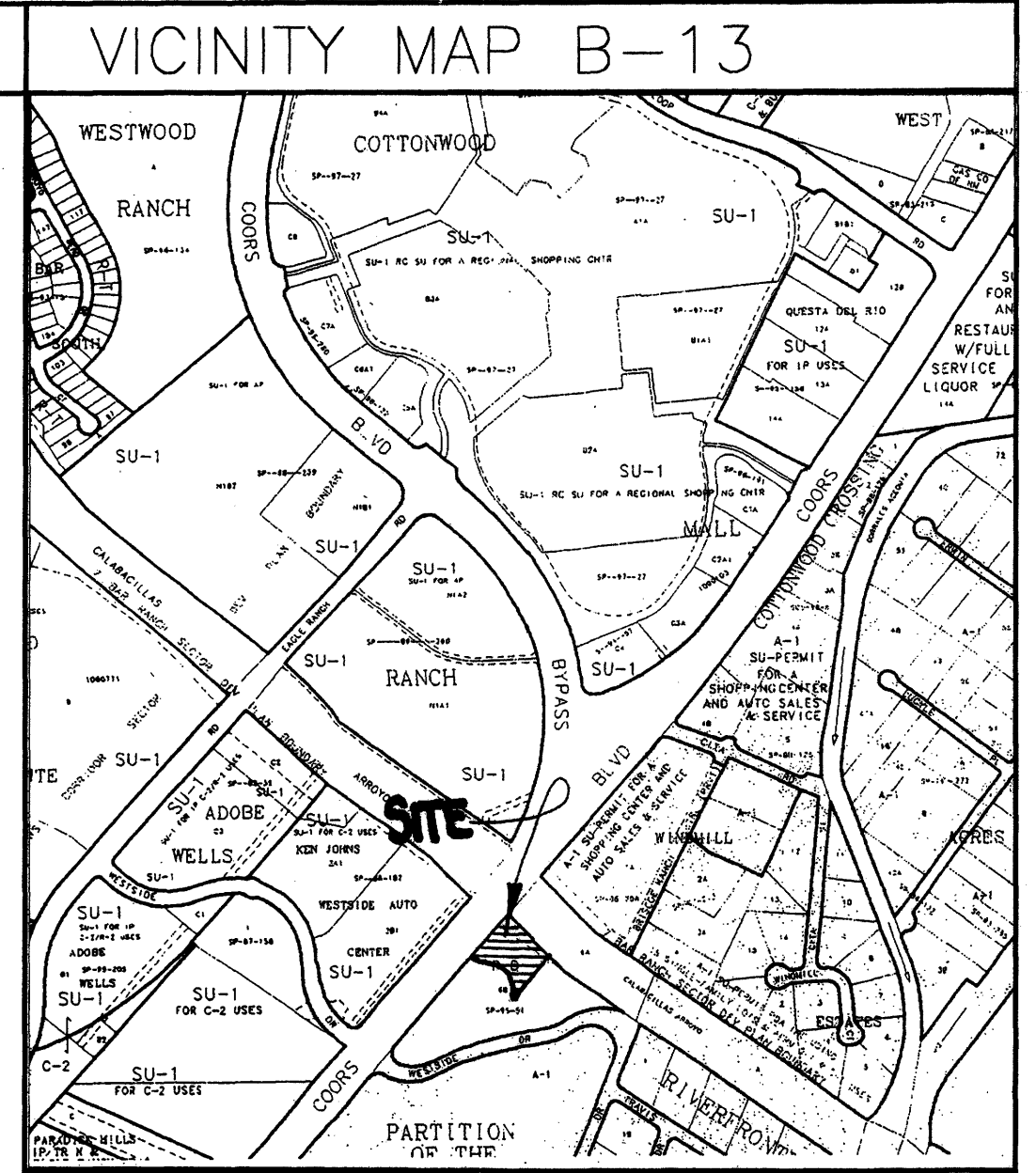
2. THE DEVELOPED SITE WILL BE GRADED TO ROUTE UNCONTROLLED RUNOFF TO THE PRIVATE ACCESS, PUBLIC CRAINAGE EASEMENT ALONG THE SOUTHERLY BORDER OF THE SITE. FLOW DIRECTIONS WILL BE CONTROLLED THROUGH THE USE OF CURBS AND SWALES. RETAINING WALLS AT OR NEAR PROPERTY LINES WILL BE USED TO TRANSITION FROM THE ALTERED GRADES ONSITE TO THE EXISTING GRADES ON ADJACENT PROPERTIES.

### LEGEND

TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TOP	TOP OF CONCRETE
TC	TOP OF CURB
TP	TOP OF EARTH PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
MH	MANHOLE
CB	CATCH BASIN GRATE
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
PED	ELEC. OR TEL. PEDESTAL
RD	ROOF DRAINAGE POINT

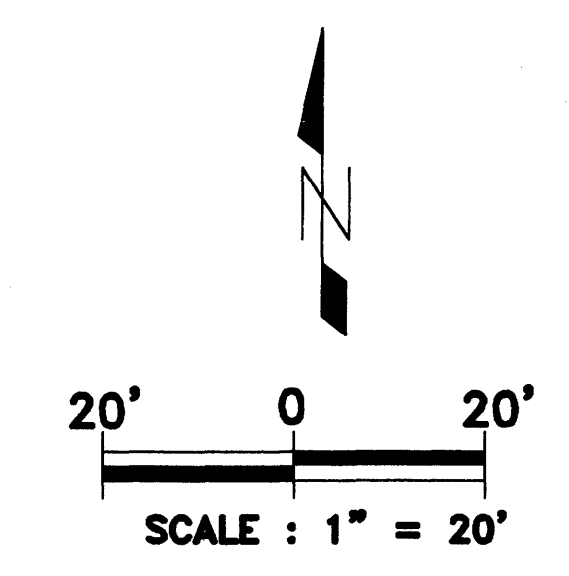
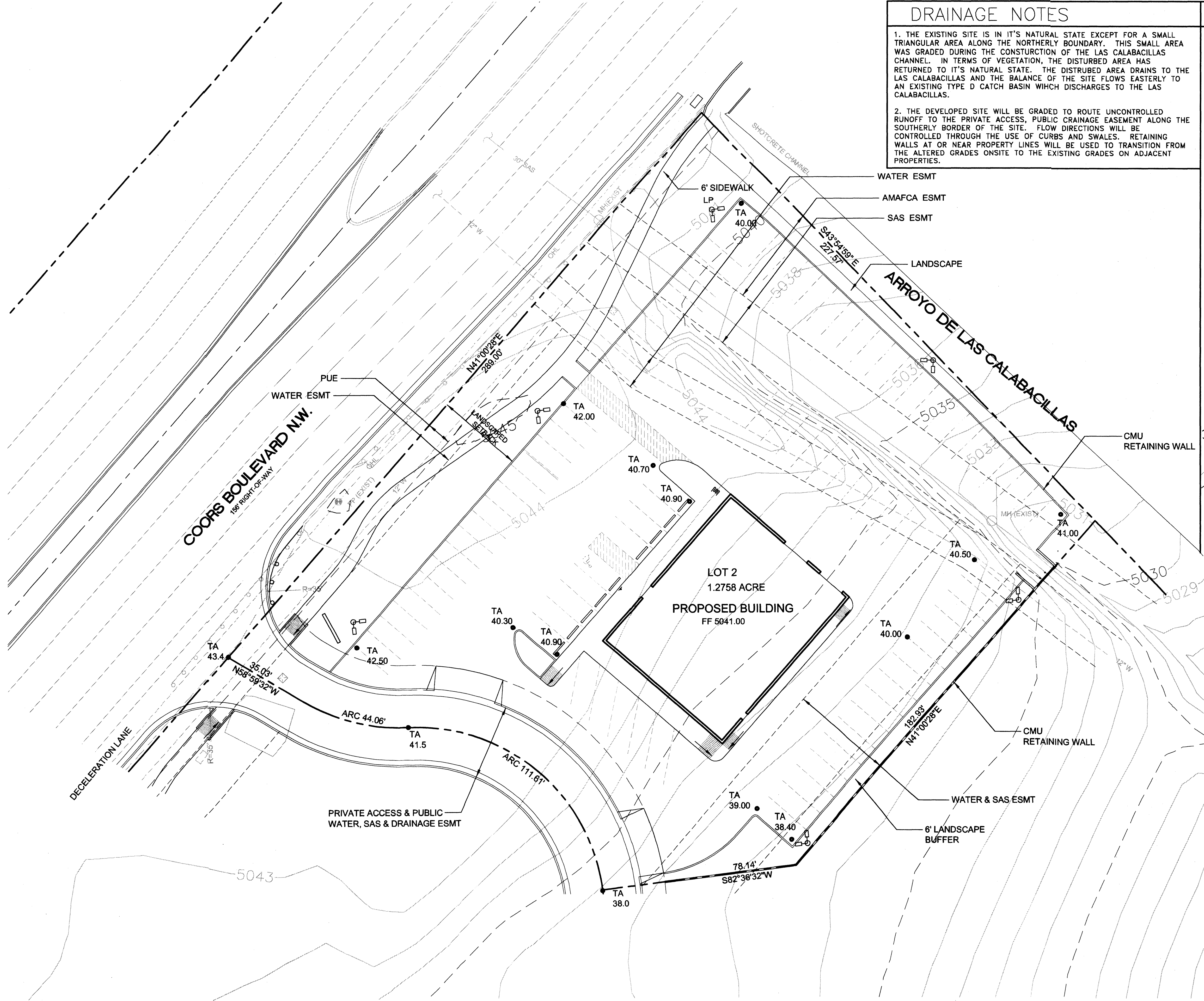
  

	FEMA FLOODPLAIN BOUNDARY
	DRAINAGE BASIN BOUNDARY
	EROSION SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
XX.XX	EXISTING SPOT ELEVATION
● XX.XX	PROPOSED SPOT ELEVATION
-XX.XX	RECORD SPOT ELEVATION



### DRAINAGE DATA

CONDITION	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
I	N	(table 4)	(table 5)	(table 9)	cu. ft.	cfs	
EXISTING	10	A	0	0.08	3.24	0	0.00
		B	0	0.22	0.76	0	0.00
		C	4520	0.44	1.49	196	0.15
		D	51054	1.24	2.89	5276	3.39
		TOTAL	55574		5441	3.54	
DEVELOPED	10	A	0	0.44	1.29	0	0.00
		B	0	0.87	2.03	0	0.00
		C	4520	0.99	2.87	373	0.30
		D	51054	1.97	4.37	8381	5.12
		TOTAL	55574		8754	5.42	
DEVELOPED	10	A	0	0.08	0.24	0	0.00
		B	10370	0.22	0.76	190	0.18
		C	0	0.44	1.49	0	0.00
		D	45204	1.24	2.89	4671	3.00
		TOTAL	55574		4961	3.18	
DEVELOPED	100	A	0	0.44	1.29	0	0.00
		B	10370	0.87	2.03	579	0.48
		C	0	0.99	2.87	0	0.00
		D	45204	1.97	4.37	7421	4.83
		TOTAL	55574		8000	5.02	



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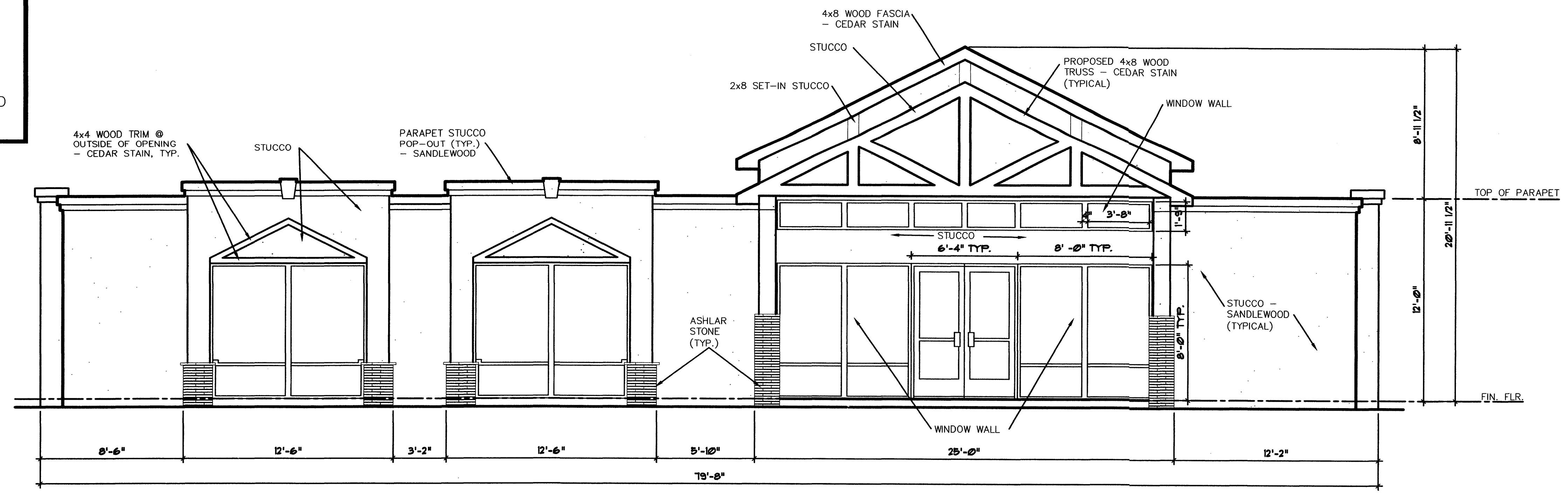
PROJECT TITLE:  
**CAS AUTO SALES**  
**COORS BOULEVARD N.W.**

SHEET TITLE:  
**CONCEPTUAL GRADING PLAN FOR LOT #2**

DRAWN BY: METO CHECKED BY: JJB FIELD WORK BY: BASELINE DATE: 11/22/04 MAP NO: B-13-Z JOB NO: 0408 SHEET 3 OF 5



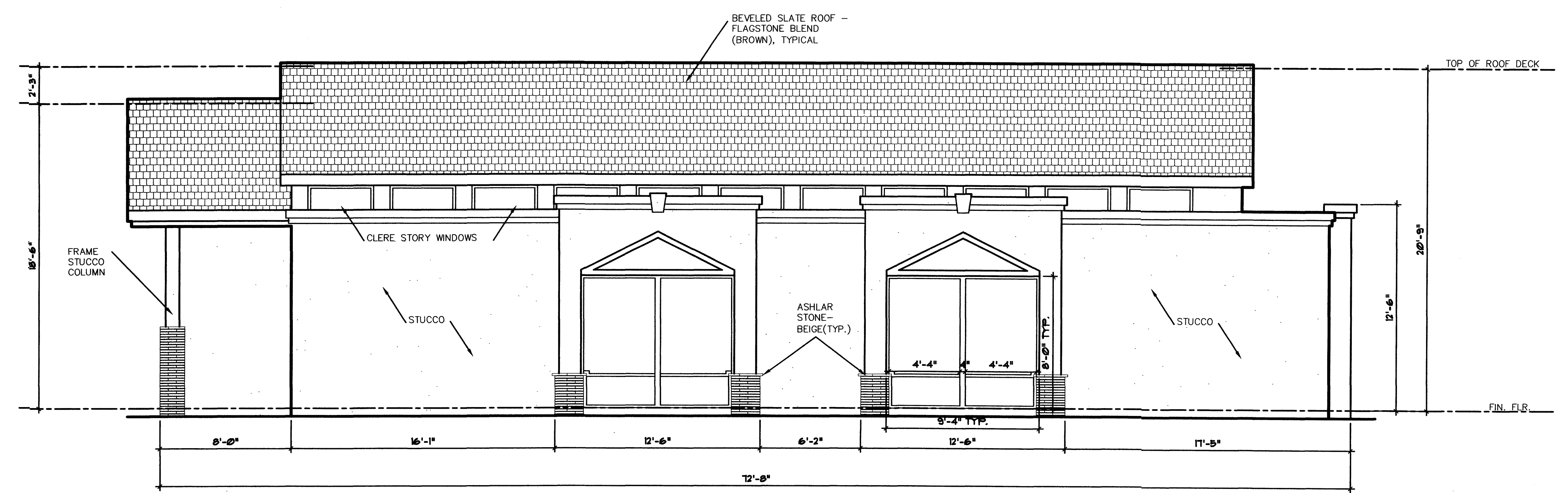
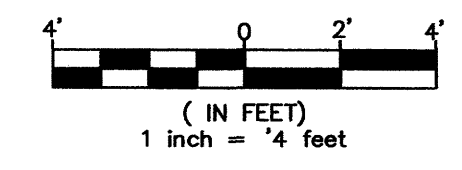
NOTE:  
 STUCCO SANDLEWOOD  
 WOOD CEDAR STAIN  
 ASHLAR STONE BEIGE  
 ROOF FLAGSTONE BLEND (BROWN)



WEST ELEVATION

Scale : 1/4" = 1'-0"

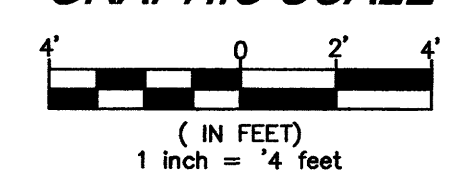
GRAPHIC SCALE



SOUTH ELEVATION

Scale : 1/4" = 1'-0"

GRAPHIC SCALE



NOTE:  
 BUILDING MOUNTED SIGNS SHALL BE LIMITED TO 6% OF THE FACADE. INDIVIDUAL CHANNEL LETTERS WITH A MAXIMUM 2'x2' LOGO. THE EAST AND SOUTH ELEVATION SIGNAGE SHALL NOT BE LIT.

ROBERT C. PONTO - ARCHITECT  
 9505 DANCING RIVER DRIVE  
 ALBUQUERQUE, N.M. 87114  
 PHONE & FAX 890-0025 CEL. 610-6160

AUTO SALES BUILDING FOR  
**CAS LLC**  
 5204 LOMAS N.E.  
 ALBUQUERQUE, N.M.

TITLE  
 WEST & SOUTH  
 ELEVATIONS

DRAWN BY:  
 RAR

CHECKED BY:

DATE  
 12.02.04

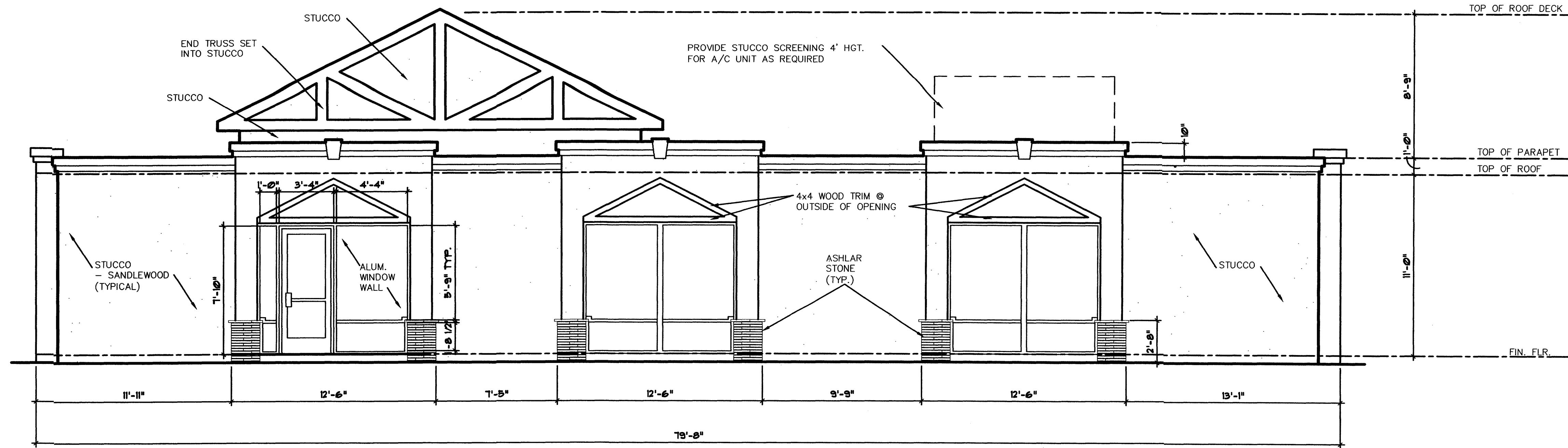
SCALE:  
 AS SHOWN

JOB NUMBER:  
 0351

SHEET: 4 of 5

**A1**

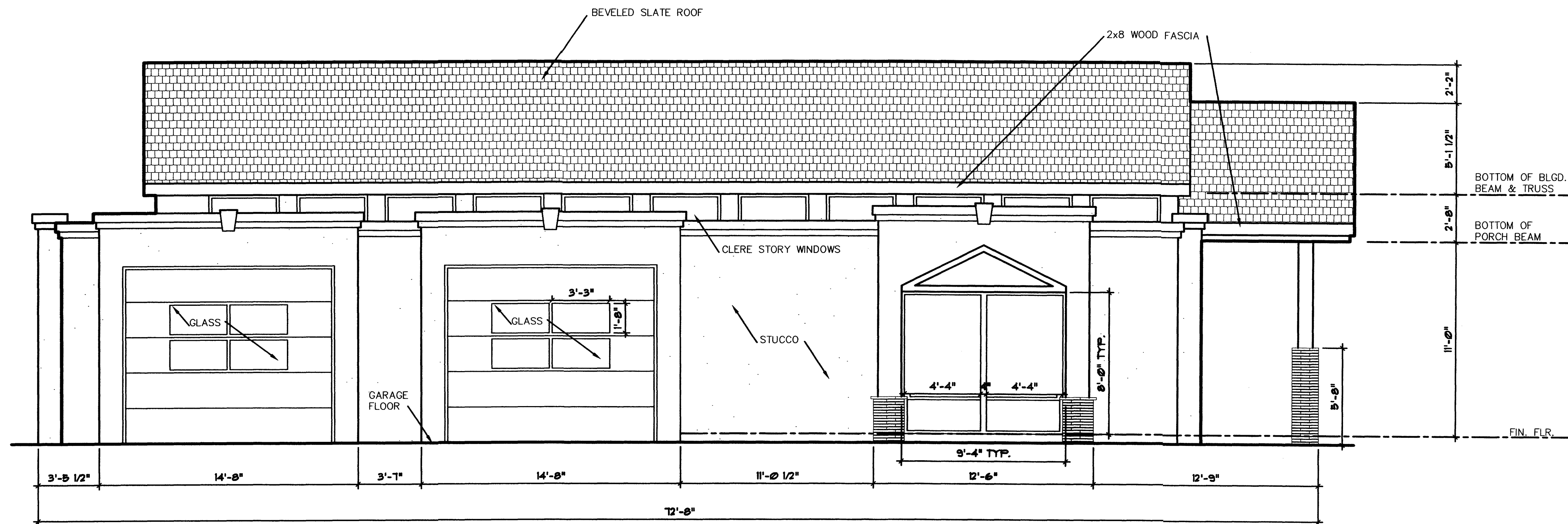
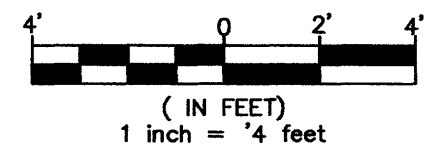




**EAST ELEVATION**

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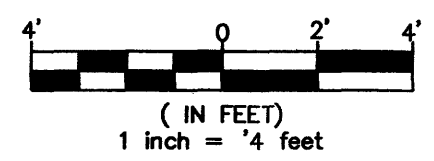
GRAPHIC SCALE



**NORTH ELEVATION**

Scale : 1/4" = 1'-0"

GRAPHIC SCALE



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AUTO SALES BUILDING FOR  
**CAS LLC**  
 5204 LOMAS N.E.  
 ALBUQUERQUE, N.M.

EAST & NORTH  
 ELEVATIONS

DRAWN BY:  
 RAR

CHECKED BY:

DATE:  
 12.02.04

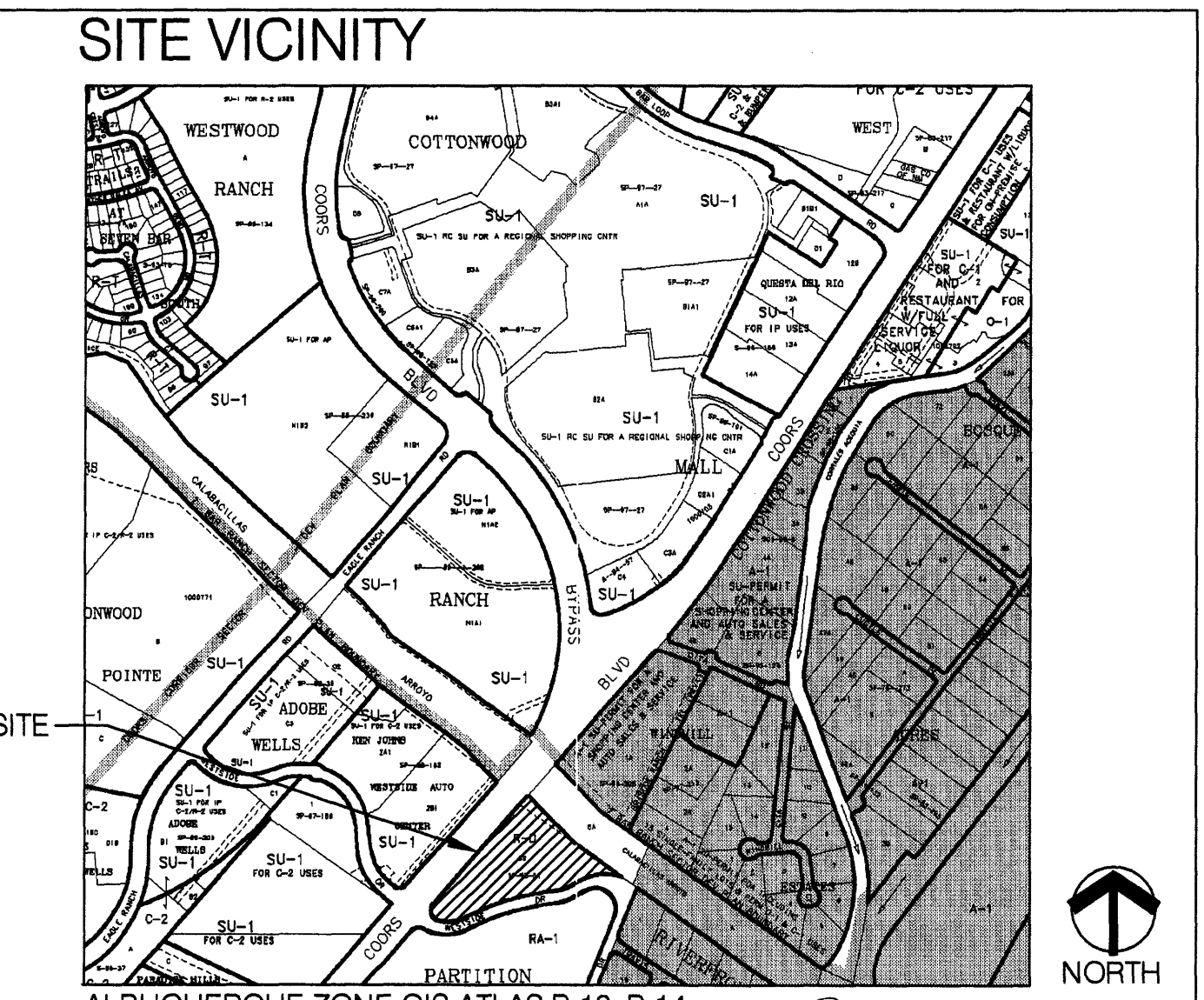
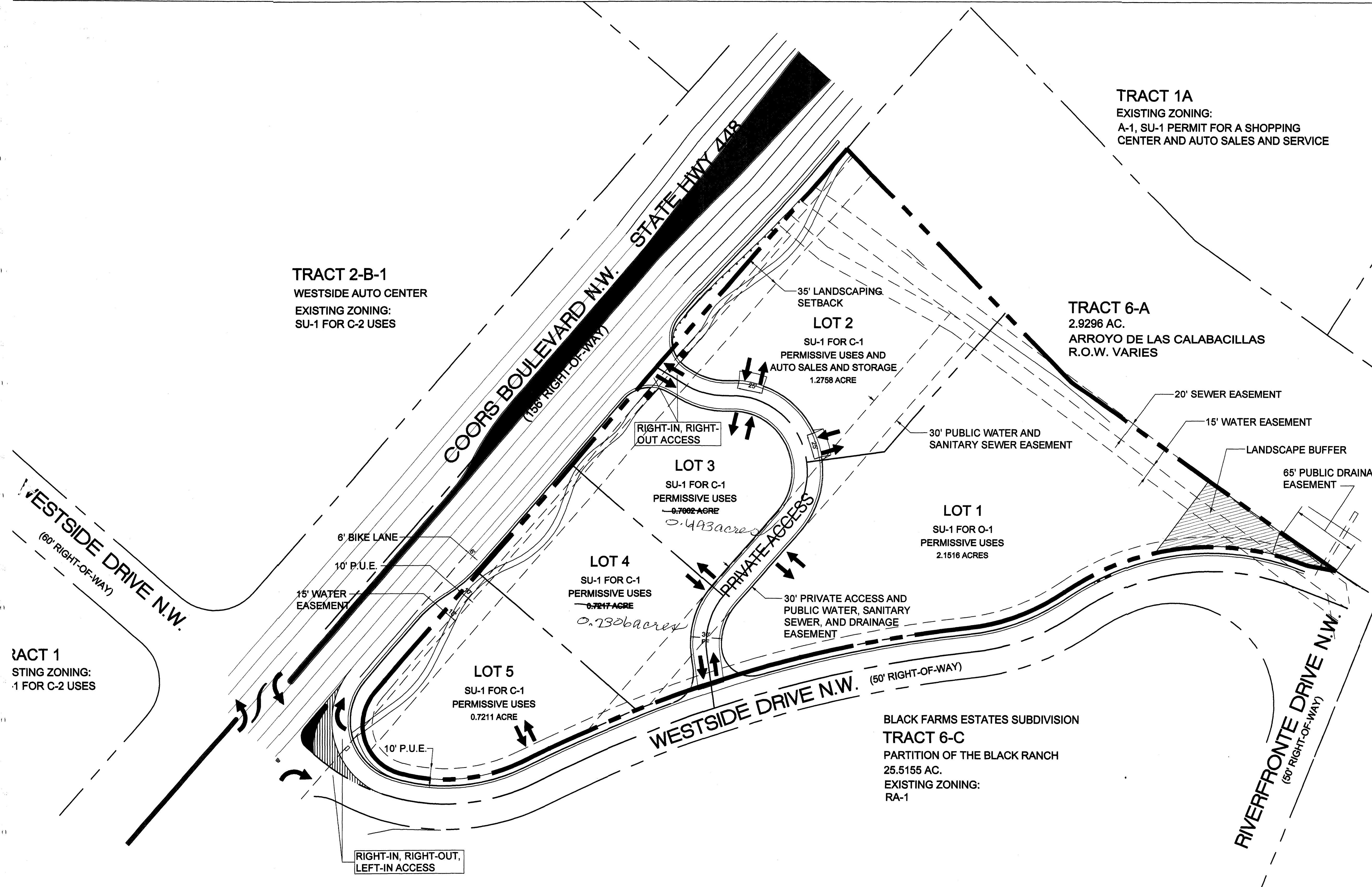
SCALE:  
 AS SHOWN

JOB NUMBER:  
 0351

SHEET: 5 of 5


**A2**





**SITE VICINITY**

ALBUQUERQUE ZONE GIS ATLAS B-13, B-14

APPROVED BY  
  
 JJB

**Site Development Plan for Subdivision**  
 Required Information for Tract 6B, Partition of Black Ranch, Zone Atlas Pages B-13 and B-14

**THE SITE:** The site is one tract consisting of 5.57 acres and currently zoned R-D.

**PROPOSED USE:** The proposed zoning is:  
 • Lot 1, SU-1 for C-1 Permissive Uses (2.1516 acres)  
 • Lot 2, SU-1 for C-1 Permissive Uses and Auto Sales and Storage (1.2758 acres)  
 • Lot 3, SU-1 for C-1 Permissive Uses (.7002 acres)  
 • Lot 4, SU-1 for C-1 Permissive Uses (.7217 acres)  
 • Lot 5, SU-1 for C-1 Permissive Uses (.7211 acres)

The planned land use for Lot 2 is auto sales.

**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:** A 30-foot wide private driveway is proposed that connects to Westside Drive N.W. to Coors Boulevard N.W. The private driveway will provide access to lots 2 through 5. Pedestrian access will be provided in accordance with the Coors Corridor Plan and other City plans and policies. Lot 1 will have access directly to Westside Drive. Cross-access easements shall be required between lots 3, 4, and 5.

**INTERNAL CIRCULATION REQUIREMENTS:** Internal pedestrian and vehicular circulation shall be designed and built in compliance with DPM standards.

**BUILDING HEIGHTS AND SETBACKS:** Building heights shall be consistent with the proposed zoning for each lot. See Sheet 2, Design Guidelines for required setbacks.

**MAXIMUM FAR:**  
 • Lots 1-4, FAR = .20  
 • Lot 5, FAR = .25

**LANDSCAPE PLAN:** The Design Guidelines (See Sheet 2) provide for landscaping criteria. A 35-foot landscape setback is identified as required by the Coors Corridor Plan. A minimum of 15 percent of each lot (minus the building square footage) shall be devoted to landscape materials. A multi-tiered retaining wall will be constructed along the southeast portion of Lot 5 and landscaped to provide a buffer for the residential developments to the south and east.

**Note:**

- Buildings on Lots 3, 4, and 5 shall be located a minimum of 35 feet and a maximum of 50 feet from the Coors Boulevard Right-of-Way. Buildings on Lot 2 shall have a minimum front yard setback of 35 feet and a maximum front yard setback of 110 feet.
- All landscape buffers, and the portion of the 35 foot landscape setback from Coors Boulevard within each lot, shall be maintained and irrigated by the individual lot owners.
- A south bound to east bound left turn from Coors Boulevard to Westside Drive was approved August 26, 2004 by the Metropolitan Transportation Board (R-04-24 MTB).
- The landscape buffer on the north side of Lot 2 will be a minimum of 6 feet in width, with a minimum of four 10 foot landscaped bumpouts.

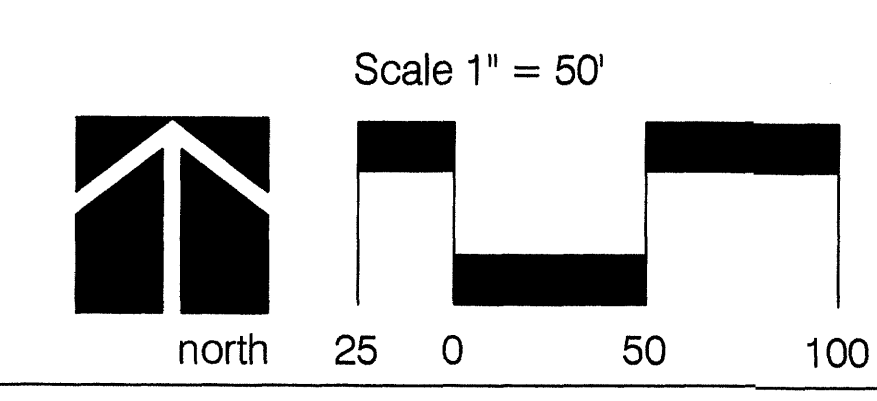
PROJECT NUMBER: 1002529  
 Application Number: 04EPC - 01840

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated January 21, 2005 and the Findings and Conditions in the Official Notification of Decision are satisfied.


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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date



**CONSENSUS PLANNING, INC.**  
 Planning / Landscape Architecture  
 924 Park Avenue SW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 e-mail: cp@consensusplanning.com

 <b>BORDENAVE DESIGNS</b> P.O. BOX 91194, ALBUQUERQUE, NM 87199 PHONE(505)823-1344 FAX (505)821-9105 jakebordenave@mindspring.com	PROJECT TITLE: <b>BLACK RANCH TRACT 6-B</b> COORS BOULEVARD N.W. SHEET TITLE: <b>SITE DEVELOPMENT PLAN FOR SUBDIVISION</b>
	DRAWN BY: METO CHECKED BY: JJB FIELD WORK BY: BASELINE DATE: 2/07/05 MAP NO: B-13-Z JOB NO: 0408 SHEET 1 OF 2



# DESIGN GUIDELINES

## INTRODUCTION

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 streetscape, landscape, setbacks, site planning/architecture, signage and lighting that will create the visual image desired for development on Tract 6-B, Partition of Black Ranch. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code and other pertinent City planning documents, specifically the Coors Corridor Plan. In cases where these guidelines are not consistent with City regulations, the more stringent guideline shall be followed.

These design guidelines are organized into two separate categories: 1) standards (those which are required); and 2) guidelines (those which are encouraged but not required).

## STREETSCAPE

The intent of these guidelines is to create a visually attractive and inviting streetscape for residents and visitors to the area. The effective use of screening devices at service functions such as parking lots, loading areas, refuse collection, and delivery/storage areas is essential in order to limit their adverse visual impact on surrounding developments and to create a pleasing streetscape environment. The guidelines established in the landscape and setback sections will provide the primary means to screening objectionable views and activities.

### Standards

- Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with signage and raised paving material or painted striping.
- Pedestrian pathways shall be provided to connect buildings on-site and to the adjacent streets. Trees shall be provided along pathways at an average spacing of 30 feet on center in 5-foot x 5-foot planters.
- Pedestrian pathways, at a minimum, shall be 10-feet wide where there is overlapping parking (2' overhang) on two sides; 8-feet wide where there is overlapping parking on one side; and 6-feet wide where there is no adjacent overlapping parking.
- All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).

### Guidelines

- Parking provided adjacent to Coors Boulevard and Westside Drive shall be screened by short walls (approximately 3-feet high) or buildings.

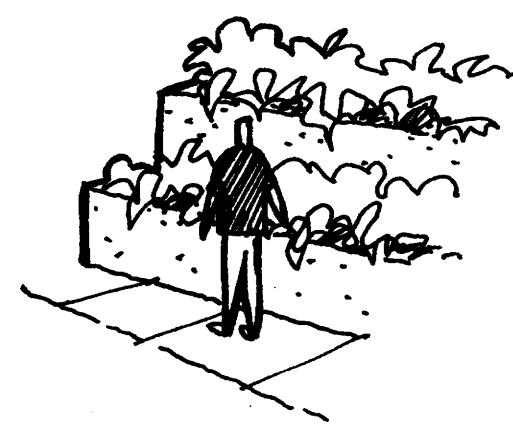
## LANDSCAPE

The landscape guidelines are intended to assist property owners in the development of an attractive streetscape and to help buffer non-residential uses from future residential uses. The landscape concept should provide a strong unifying element for the area. The plant materials selected should primarily be water conservative species. Landscape plans should employ xeriscape design principles. These guidelines are to be used as a supplement to the requirements in the City Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance, and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

### Standards

#### Landscape Buffers

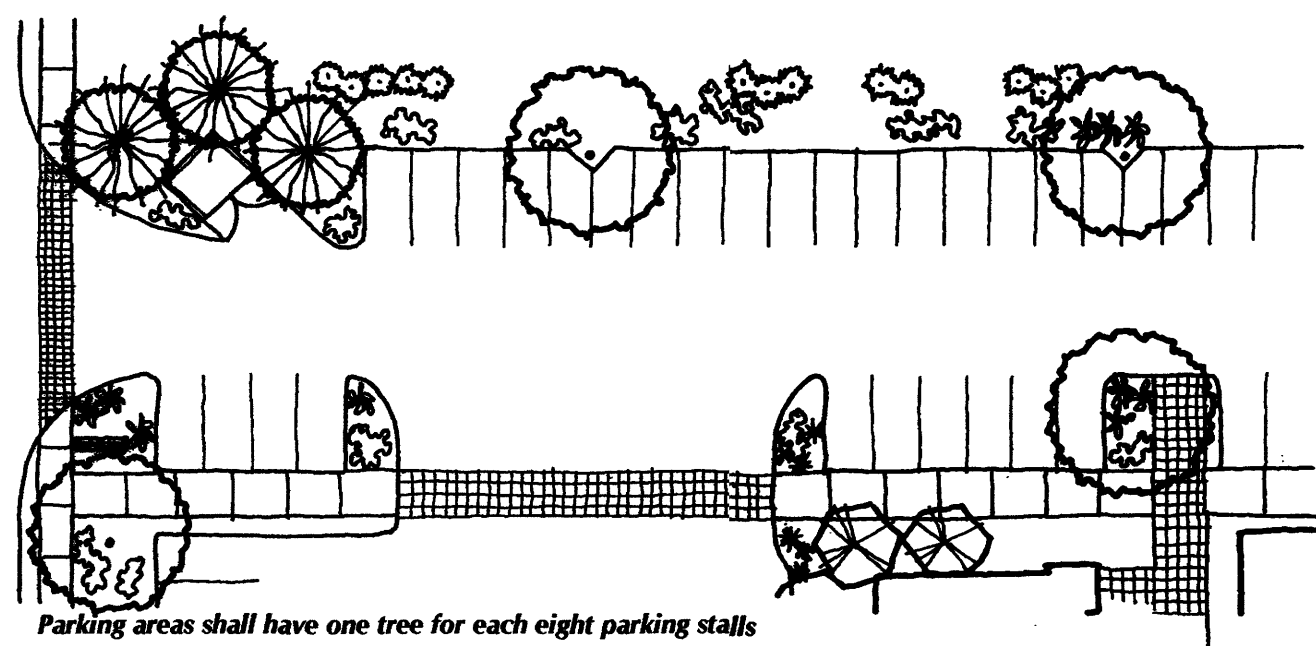
- In accordance with the Coors Corridor Plan, a 35' landscape buffer is provided adjacent to Coors Boulevard.
- Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between office and commercial uses and the residential uses to the south and east. For Lot 5, a minimum 10-foot landscaped buffer shall be required adjacent to the residential zoning. For Lot 1, a minimum 30-foot landscape buffer shall be required adjacent to the residential zone and will include a multi-tiered retaining wall with a maximum height for each tier of 5 feet and minimum width for each tier of 5 feet. Each step of the tier shall be landscaped.
- Landscape buffers shall consist primarily of evergreen trees (to maintain its screening ability on a year-round basis) that must be at least 8 feet tall when planted and be capable of reaching a mature height of 25 feet. Trees shall be spaced at a maximum of 25 feet on center.



A tiered landscape buffer shall be required along the southern portion of Lot 5.

#### Frequency of Plantings, Installation, and Size

- Street trees in accordance with Albuquerque City Code section 6-6-2-5 shall be provided along Coors Boulevard.
- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each eight parking stalls with no stall being more than 70 feet from a tree trunk. A minimum of 75 percent of the required parking area trees shall be deciduous and have a mature canopy of at least 25 feet.



- A minimum of 15 percent of the site area (excluding the building square footage) shall be devoted to landscape materials, with an emphasis placed on streetside exposure.
- No turf shall be planted within 8 feet from the curb within the public right-of-way in order to avoid overspraying into the street. Turf areas within parking lots shall not be permitted.
- Landscape areas shall be a minimum of 25 square feet and a minimum width of 5 feet.

- Seventy-five percent of the required landscape area shall be covered with live organic materials consistent with the City of Albuquerque Comprehensive Zoning Code and the Coors Corridor Plan.
- All planting areas not covered with turf or live organic materials shall have a ground topping of crushed rock, river rock, or similar material that extends completely under the plant material.
- Disturbed or man-made slopes shall receive erosion control by use of plant material, revegetative seed mix, or similar landscape treatment which prevents soil erosion.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers should be 6" x 6" concrete, brick, or steel construction, or other material compatible with the landscape concept.

### Suggested Plant Palette

The suggested plant materials for this project were selected based on qualities such as cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, and aesthetic appeal.

<b>Street Trees</b>	
Fraxinus spp.	Ash varieties
Pinus nigra	Austrian Pine
Pistachia chinensis	Chinese Pistache
Prunus spp.	Flowering Plum varieties

### General Use Plant Materials

<b>Trees</b>	
Chilopsis linearis	Desert Willow
Chitalpa tashkentensis	Chitalpa
Forestiera neomexicana	New Mexico Olive
Fraxinus spp.	Ash varieties
Gleditsia spp.	Honey Locust varieties
Koeleruteria paniculata	Goldenrain Tree
Pinus edulis	Pinon Pine
Pinus nigra	Austrian Pine
Platanus acrifolia	London Planetree
Pyrus calleryana	Ornamental Pear
Vitex agnus - castus	Chaste Tree

### Shrubs, Groundcovers, Flowers, and Vines

Artemisia filifolia	Sand Sage
Artemisia tridentata	Big Leaf Sage
Baccharis pilularis	Dwarf Coyotebush
Berberis thunbergii	Japanese Barberry
Caesalpinia gilliesii	Bird of Paradise
Caryopteris clandonensis	Blue Mist
Chrysothamnus nauseosus	Chamisa
Clematis ligusticifolia	Western Virginsbower
Cotoneaster spp.	Cotoneaster varieties
Dalea spp.	Dalea varieties
Hesperaloe parviflora	Red Yucca
Juniperus chinensis spp.	Juniper varieties
Juniperus sabina spp.	Juniper varieties
Juniperus horizontalis	Juniper varieties
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Parthenocissus inserta	Virginia Creeper
Perovskia atriplicifolia	Russian Sage
Photinia fraseri	Photinia
Potentilla fruticosa	Shrubby Cinquefoil
Raphiolepis indica	India Hawthorn
Rhus trilobata	Threeleaf Sumac
Rosmarinus officinalis	Rosemary
Salvia greggii	Cherry Sage

### Ornamental Grasses

Miscanthus sinensis	Maiden Grass
Muhlenbergia spp.	Muhly Grass
Pennisetum spp.	Fountain Grass
Stipa tenuissima	Threadgrass

### Lawn Grasses

Buchloe dactyloides	Buffalo Grass
Bouteloua gracilis	Blue Grama

## SETBACKS

The use of building and parking area setbacks provides space for the creation of visually attractive streetscapes and will help ensure the project's aesthetic appeal. Areas within these setbacks shall include pedestrian walkways, screening elements, and landscaping.

### Standards

#### Building setbacks

- Buildings on Lots 3, 4, and 5 shall be located a minimum of 35 feet and maximum of 50 feet from the Coors Boulevard right-of-way. The building proposed for Lot 2 shall be located in accordance to the EPC approved Site Development Plan for Building permit due to constraints of lot configuration and grade.
- 10-feet from the right-of-way line of roadways other than Coors Boulevard
- 10-feet from the property line of an adjacent commercial or office zone

#### Parking Area Setbacks

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

- 10-feet from the right-of-way line of roadways

## SITE PLANNING/ARCHITECTURE

### Site Planning

In order to encourage a pedestrian-friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting.

### Standards

- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to pedestrian pathways.
- Sidewalks along the entry facade of all buildings shall be a minimum of 8 feet wide with a minimum 6 foot wide clear path.
- The maximum number of parking spaces shall be the minimum number required by the Zoning Code plus 10 percent.
- Parking areas shall be broken up through the use of convenient and logical pedestrian connections.
- Entryways shall be clearly defined and linked to the pedestrian pathways.
- Drive-thru facilities shall be designed so that they do not interfere with main pedestrianways or create conflicts between pedestrians and vehicles.
- No refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that 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 site.
- Parking areas shall be screened from adjacent streets and properties by providing a landscape strip between parking lots and public rights-of-way. The landscape strip shall be a minimum of 10 feet in width and shall be designed with a combination of plant materials, walls or fences, and/or earthen berming. Such screening shall have a minimum height of 3 feet.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.
- The heated enclosure for above-ground back flow prevention devices shall be constructed of materials compatible with the architectural materials used for the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or plant materials.
- There shall be a minimum 6-foot high, solid wall along the eastern edge of the subject site.

### Architectural

Specific architectural style shall not be dictated. The design should demonstrate a high quality aesthetic character throughout the site. Architectural design should respond to local climate, views, solar access, and aesthetic considerations.

### Standards

- The following uses are prohibited: adult amusement establishments, night clubs, outdoor equipment and/or maintenance yards.
- Buildings and structures shall comply with all City Zoning and Building Codes.
- The maximum building height for commercial and office uses shall be 26-feet and shall be in accordance with the Coors Corridor Plan view corridor restrictions.
- Building design and construction should be used to create a structure that is attractive on all sides, rather than placing all emphasis on the front elevation of the structure. Finished building materials shall be applied to all exterior sides of buildings and structures.
- Businesses with drive-thru facilities shall provide canopies which are architecturally tied to the building.
- Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of compatible design and materials.
- All rooftop equipment shall be screened from the public view by materials of the same nature as the basic materials of the building. The building parapet shall be the same height or taller than all rooftop equipment.
- Pre-engineered metal buildings with masonry or equivalent skin applied to facades are prohibited.
- Design elements that are undesirable and prohibited include:
  - Highly reflective surfaces
  - Exposed, untreated precision block walls
  - Chain link fencing, barbed wire, or concertina wire
  - Attached mansard roofs on small portions of the roofline
  - Corrugated metal (metal roofs are exempt)
  - Plastic/vinyl facias or awnings
  - Plastic/vinyl fencing

- Streetside facades shall have varied setbacks with wall planes not running in one continuous direction for more than 100-feet without a change in architectural treatment. The staggering of planes is important to create pockets of light and shadow, and to provide relief from monotonous expanses of building facade. The staggering of planes shall be a minimum of 6-feet.

- Any cellular communication towers/facilities proposed for the site shall be architecturally integrated into the site.

- No outdoor loudspeakers and paging systems are allowed.

## SIGNAGE

These signage standards were developed to regulate the size, location, type, and quality of sign elements within the development. They are to be used in conjunction with the City Comprehensive Zoning Ordinance, and the Coors Corridor Plan. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

A properly implemented signage program will serve several important functions:

- Direct and inform visitors
- Provide circulation requirements and restrictions
- Provide for public safety and minimize confusion of traffic control
- Complement the visual character of the area

### Standards

- No sign shall overhang the public right-of-way or extend above the building roof line.
- One free-standing, two-sided sign is allowed for any one premise with street frontage. Free-standing signs are limited to a maximum sign face of 50 square feet and shall not exceed 8-feet above adjacent finished grade.

- Facade mounted signs shall not exceed 6 percent of the facade area to which it is attached. Sign letters shall be channelized, neon, or painted. Backlit illuminated panels are not allowed, except for company/business logos. The maximum height for individual letters is 3-feet.
- No additional off-premise signs are allowed except for traffic safety signs, street signs, or location markers or directory maps.
- All signage shall be designed to be consistent with and complement the materials, color, and the architectural style of the building or site location.
- Free-standing signs shall be placed at the back of the public right-of-way line and outside of the safety vision triangle at all entries and intersections.
- No signage is allowed that uses flashing, oscillating, occluding, revolving, blinking, or audible devices. No banners, pennants, ribbons, or streamers are allowed except for thematic special events and with prior approval by City of Albuquerque Zoning Department.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices. Pole-mounted signs are not allowed.
- No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.

### Guidelines

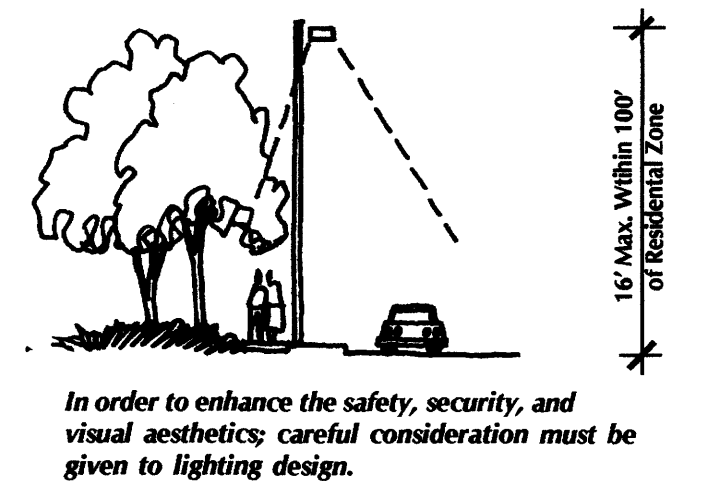
- Free-standing monument style signs are encouraged, particularly for multi-tenant commercial/office development.

## LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to lighting design and preservation of a dark "night sky". Due to the nature of this site and its relationship to the residential area to the east and south, screening of light spillage to the east and south requires special attention.

### Standards

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.
- Search lights, spotlights, and floodlights are prohibited.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky" and equipped with automatic timing devices. Cobra and sodium lights are prohibited at this site.
- All outdoor light fixtures within commercial or office zones shall remain off between 11:00 p.m. and sunrise except for security purposes (limited to 12-feet in height) or to illuminate walkways, driveways, equipment yards, and parking lots.
- Outdoor light poles shall not exceed 16 feet in height within 100' of the adjacent residential zones. Public streetlight poles are exempt from this height requirement.
- All lighting on the site shall be fully shielded, cut-off lighting (shoebox) to minimize fugitive lighting and the bulbs shall not extend past the housing. Additional shielding shall be provided for all lights along the eastern and southern edge of the property to provide additional screening for the adjacent residential areas.



### Guidelines

- Area lighting is encouraged to highlight public spaces and walkways. The use of pedestrian scale lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.

# Tract 6-B

## Partition of Black Ranch

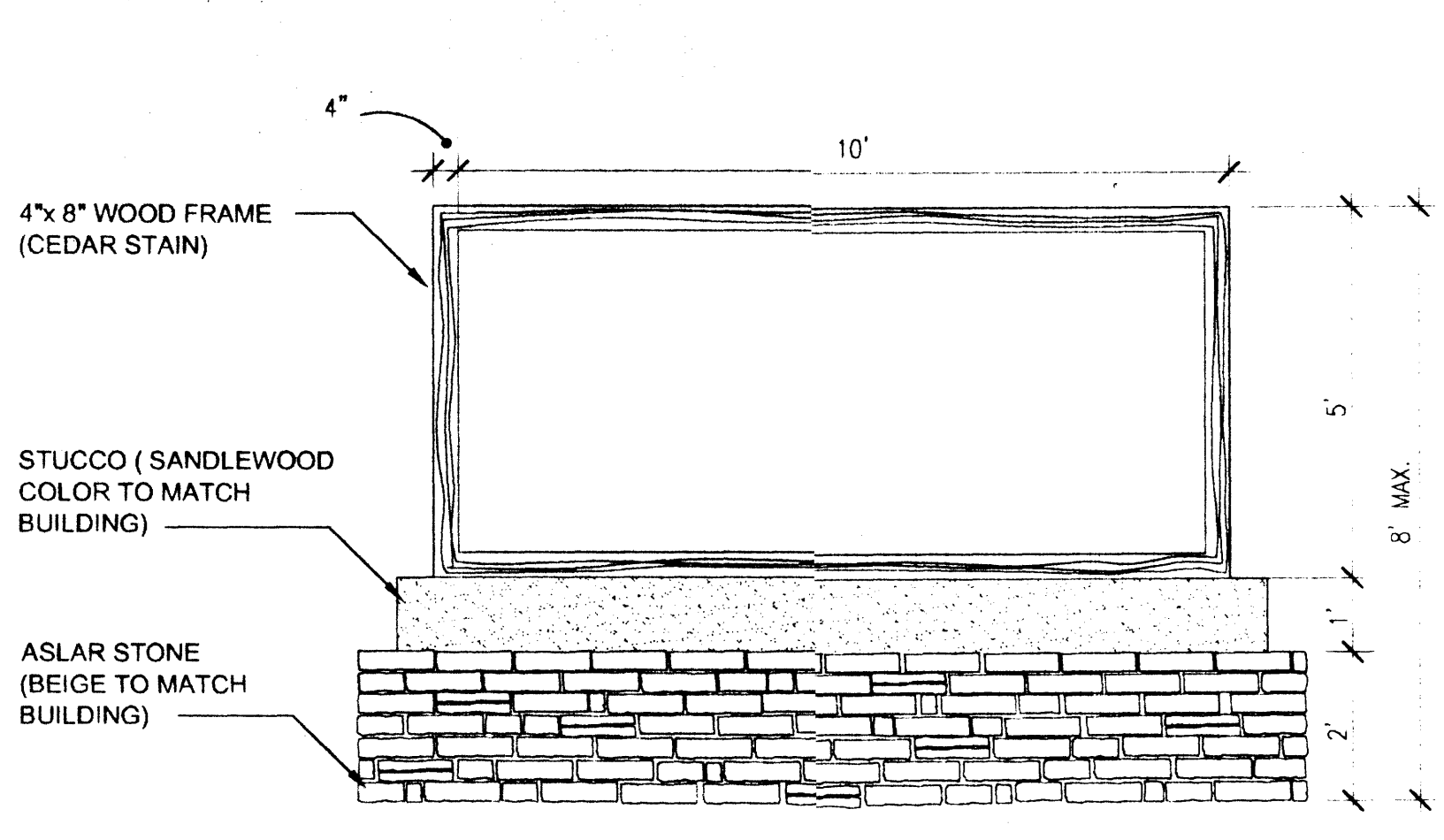
Prepared for:  
CAS, LLC  
5704 Lomas NE  
Albuquerque, NM 87110

Prepared by:  
Consensus Planning, Inc.  
924 Park Avenue SW  
Albuquerque, NM 87102

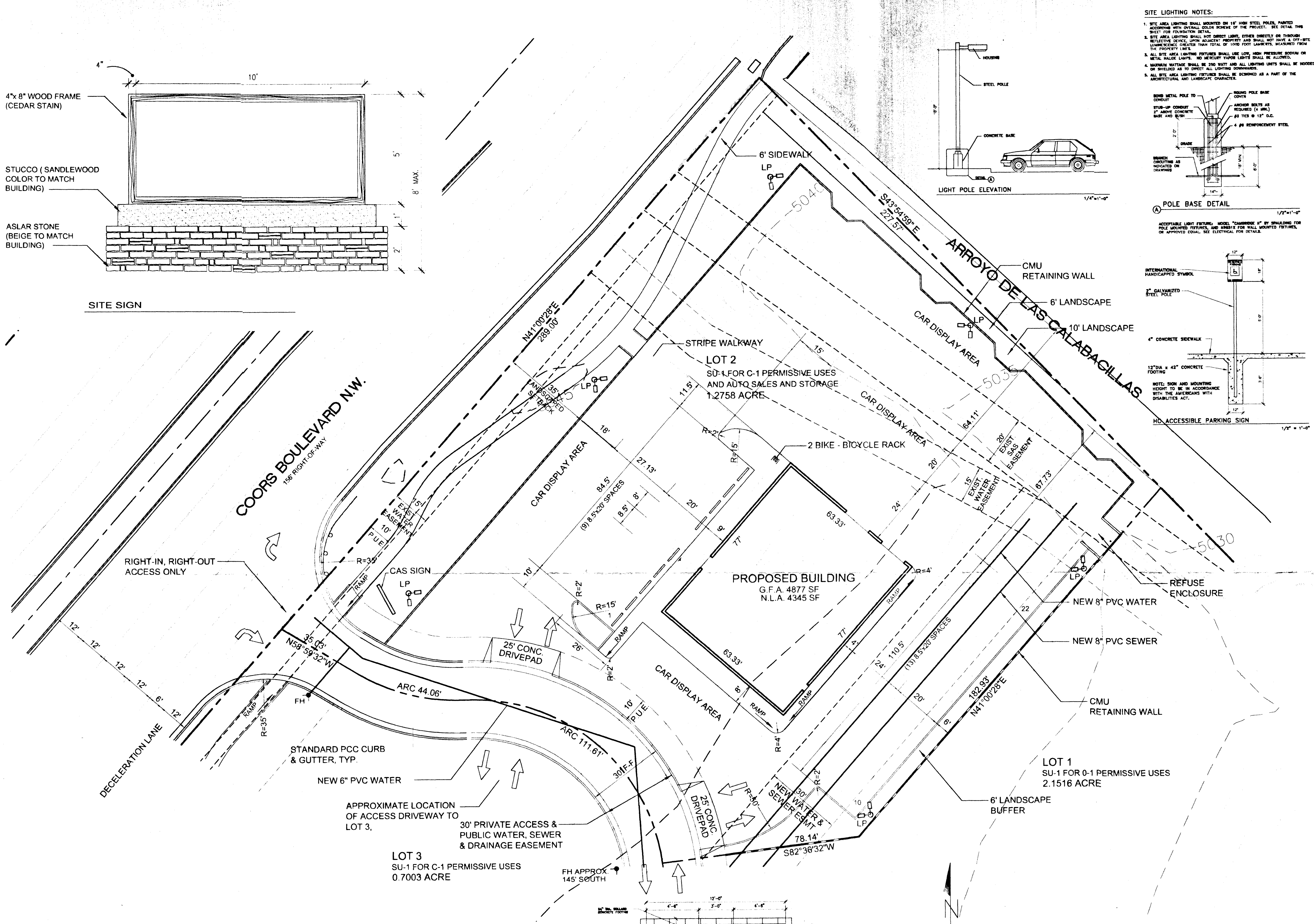


CONSENSUS  
December 2, 2004

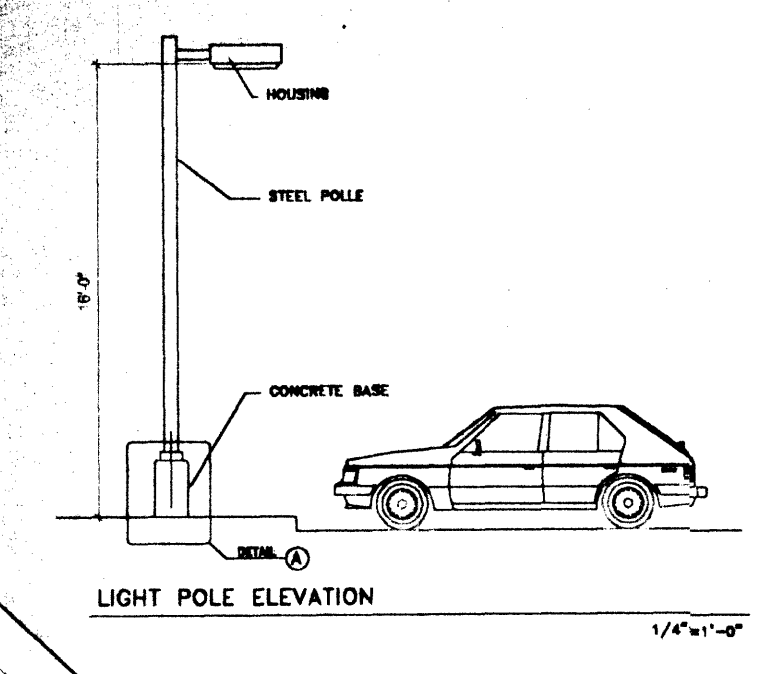
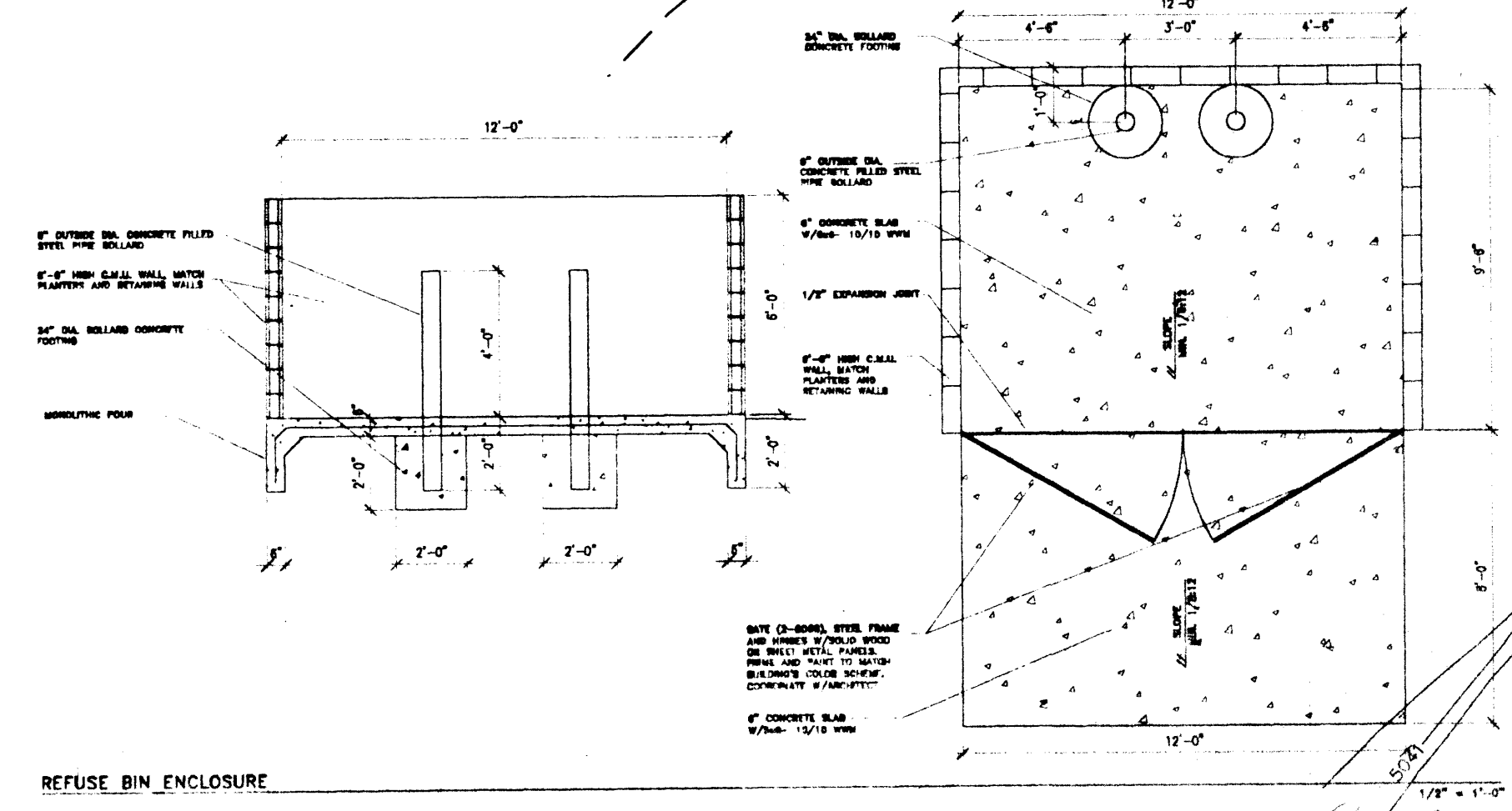




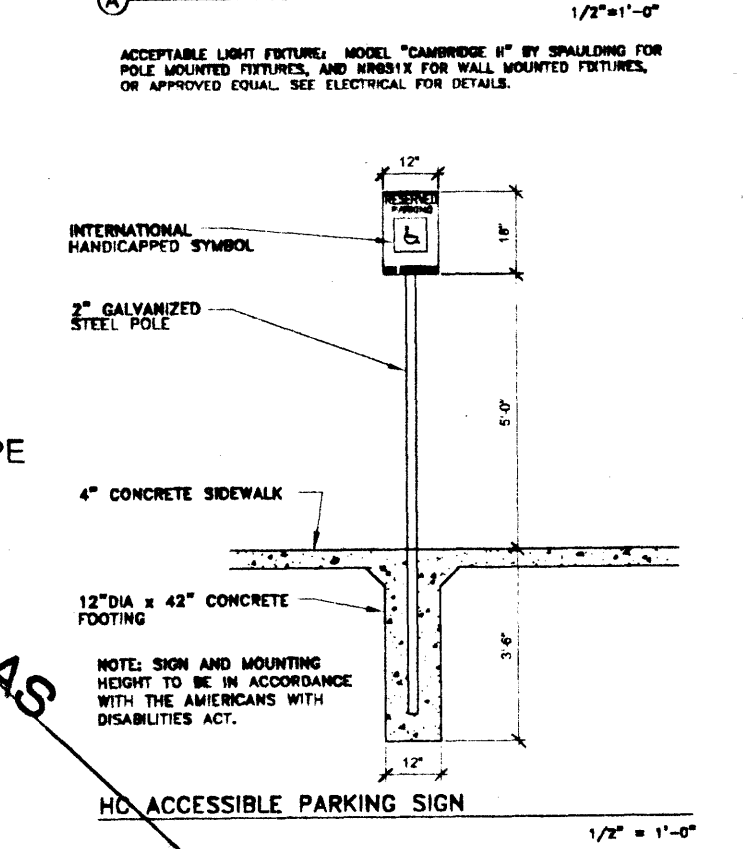
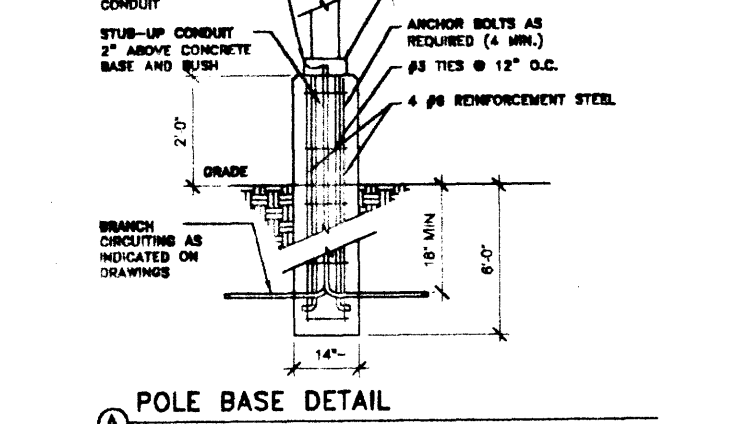
SITE SIGN



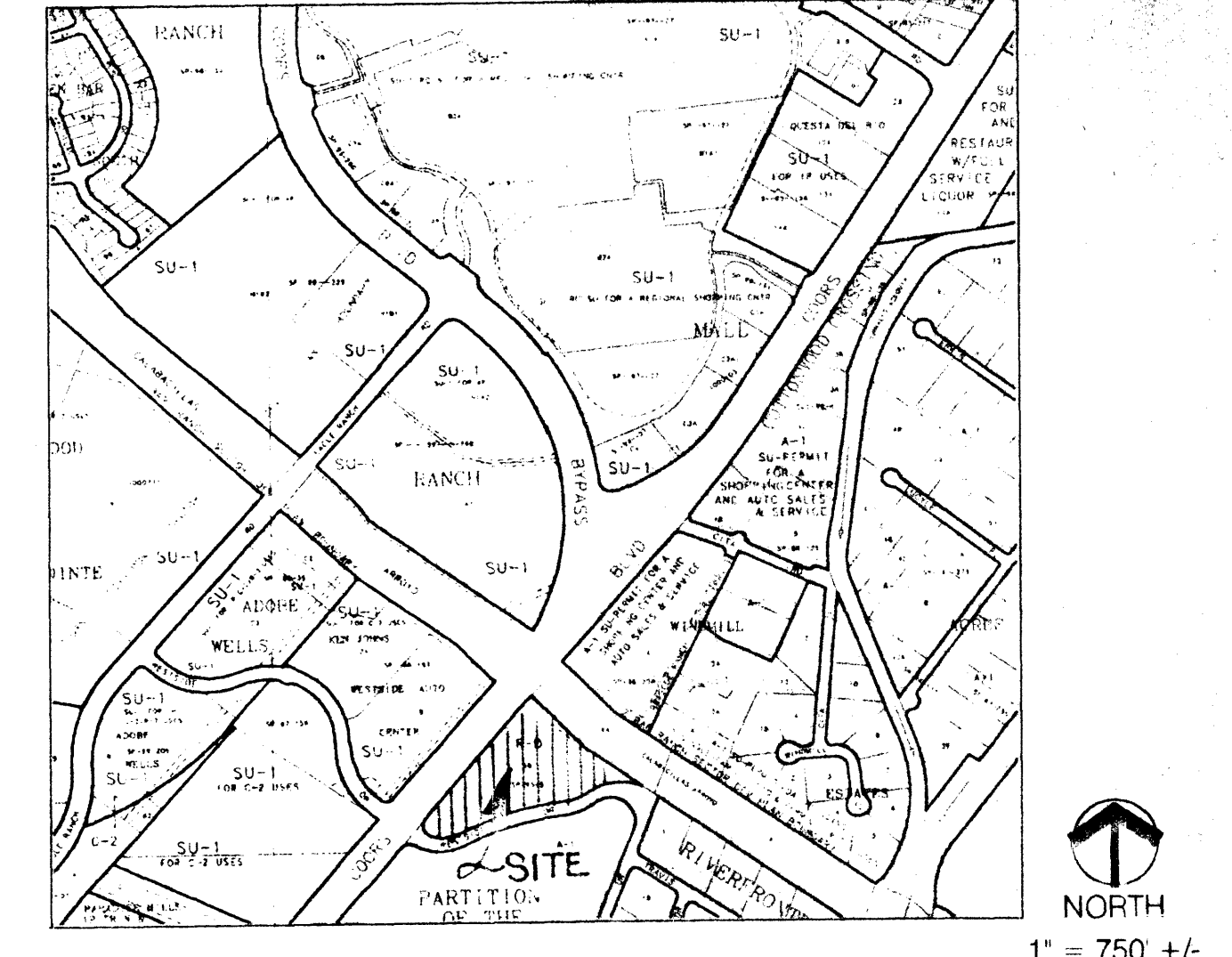
- LEGEND**
- PROPOSED LIGHT POLE - 16' HT.
  - PROPOSED HC PARKING SIGN
  - PROPOSED BIKE RACK ON CONCRETE PAD
  - PROPOSED FIRE HYDRANT
  - PROPOSED STOP SIGN
  - PROPOSED VEHICULAR TRAFFIC FLOW DIRECTION
  - PROPOSED CONCRETE WHEEL STOP
  - EXISTING OVERHEAD POWER LINE(S)
  - EXISTING POWER POLE
  - EXISTING WATER LINE



- SITE LIGHTING NOTES:**
- SITE AREA LIGHTING SHALL BE MOUNTED ON 16' HIGH STEEL POLES, PAINTED ACCORDING TO THE ORIGINAL COLOR SCHEME OF THE PROJECT. SEE DETAIL FOR SHEET FOR FOUNDATION DETAIL.
  - SITE AREA LIGHTING SHALL BE MOUNTED DIRECTLY ON THROUGH REFLECTIVE DEVICE, UPON ADJUSTABLE MOUNTING ARM SHALL NOT HAVE A CUT-SITE LUMINOUS COEFFICIENT HIGHER THAN THAT OF 1000 FOOT LAMPS, BEARING FROM PROPERTY LINE.
  - ALL SITE AREA LIGHTING FIXTURES SHALL USE LOW VOLTAGE SYSTEM OR BE SHIELDED AS TO DIRECT ALL LIGHTING DOWNWARD.
  - ALL SITE AREA LIGHTING FIXTURES SHALL BE SHIELDED AS TO DIRECT ALL LIGHTING DOWNWARD.
  - ALL SITE AREA LIGHTING FIXTURES SHALL BE SHIELDED AS TO DIRECT ALL LIGHTING DOWNWARD.



VICINITY MAP B-13/14



**GENERAL NOTES**

- STREET WHEELCHAIR RAMPS WILL BE CONSTRUCTED PER COA STANDARD DRAWING #2441, CASE II.
- STANDARD CURB AND GUTTER AND HEADER CURB WILL BE CONSTRUCTED PER COA STANDARD DRAWING #2415.
- PCC VALLEY GUTTERS WILL BE CONSTRUCTED PER COA STANDARD DRAWING #2420.
- STREET SIDEWALKS WILL BE CONSTRUCTED PER COA STANDARD DRAWING #2430.
- STREET GEOMETRY AND PAVEMENT SHALL COMPLY WITH CITY OF ALBUQUERQUE SPECIFICATIONS AND STANDARD DETAILS.

**SITE DATA**  
 Site Area: 1.2758 Acres  
 Zoning: SU-1/C-1 Permissive Uses and Auto Sales and Storage  
 Legal Description: Lot 2, CAS Addition  
 Total Building Area: 4877 S.F.  
 Net Leasable Area: 4345 S.F.  
 Parking Required: 4345/200 = 21.7; Use 22 spaces  
 Parking Provided: 22 spaces  
 Handicap Parking Required: 1 space (1 per 20 parking spaces)  
 Handicap Parking Provided: 1 space  
 Bicycle Parking Required: 2 spaces (1 per 20 parking spaces)  
 Bicycle Parking Provided: 2 spaces

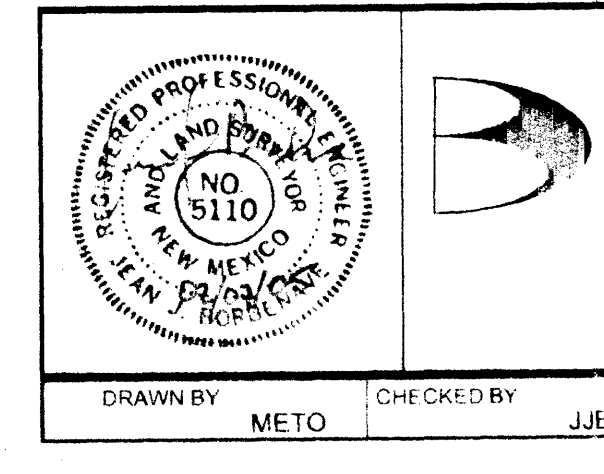
PROJECT NUMBER: 1002529  
 DRB Application Number: \_\_\_\_\_

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_, 2005 and the Findings and Conditions in the Official Notification of Decision are satisfied.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
<i>Michael Horton</i> Solid Waste Management	2-8-05 Date
DRB Chairperson, Planning Department	Date

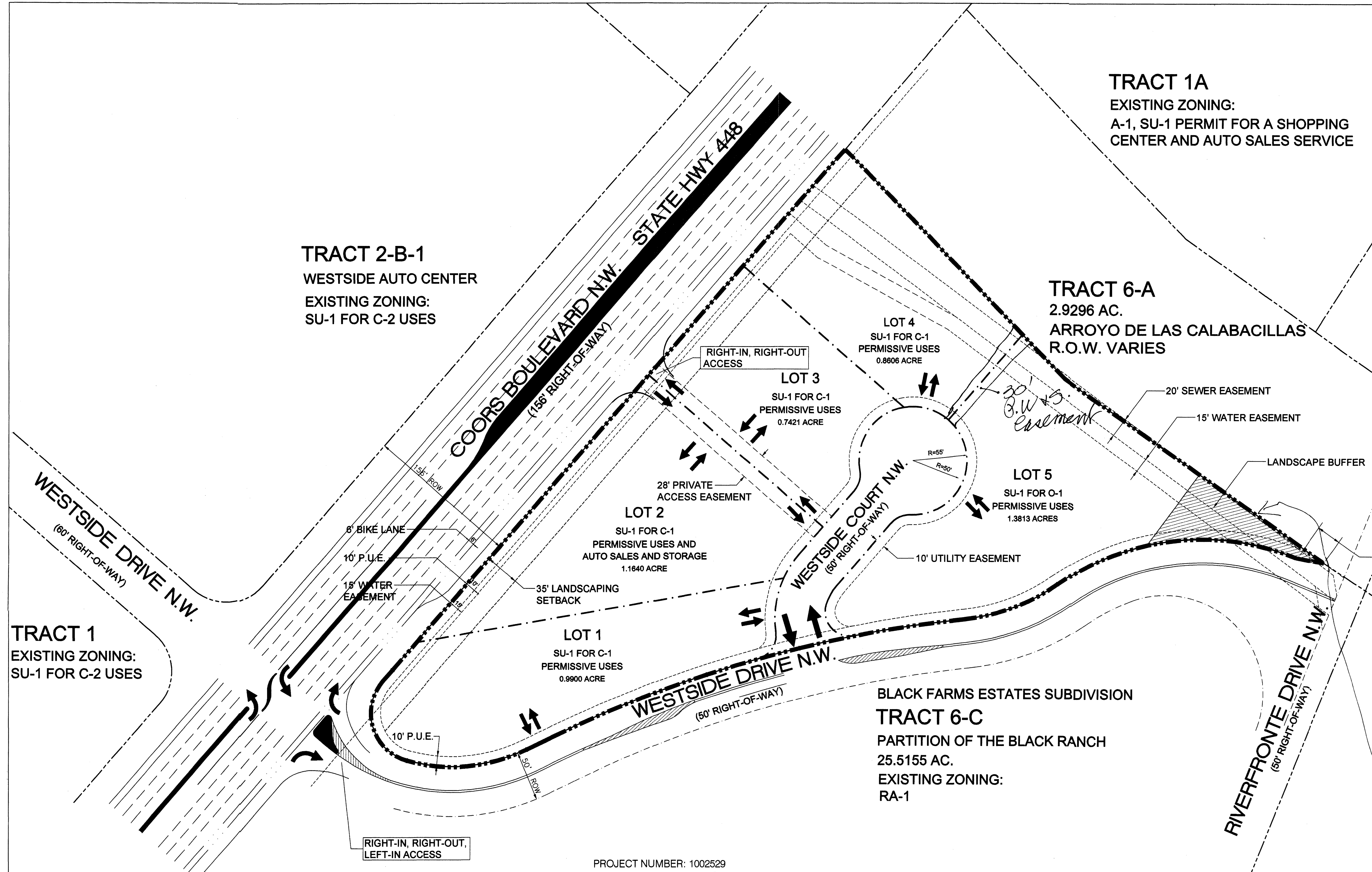
**CONSENSUS PLANNING, INC.**  
 Planning / Landscape Architecture  
 924 Park Avenue SW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 e-mail: cp@consensusplanning.com



**BORDENAVE DESIGNS**  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 PHONE (505) 823-1344 FAX (505) 821-9105  
 jakebordenave@mindsonng.com

<b>CAS AUTO SALES</b>			
COORS BOULEVARD N.W.			
SHEET TITLE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR LOT #2			
DRAWN BY: METO	CHECKED BY: JJB	DATE: 11/22/04	MAP NO: B-13-2
FIELD WORK BY: BASELINE	DATE: 11/22/04	JOB NO: 0408	SHEET 05





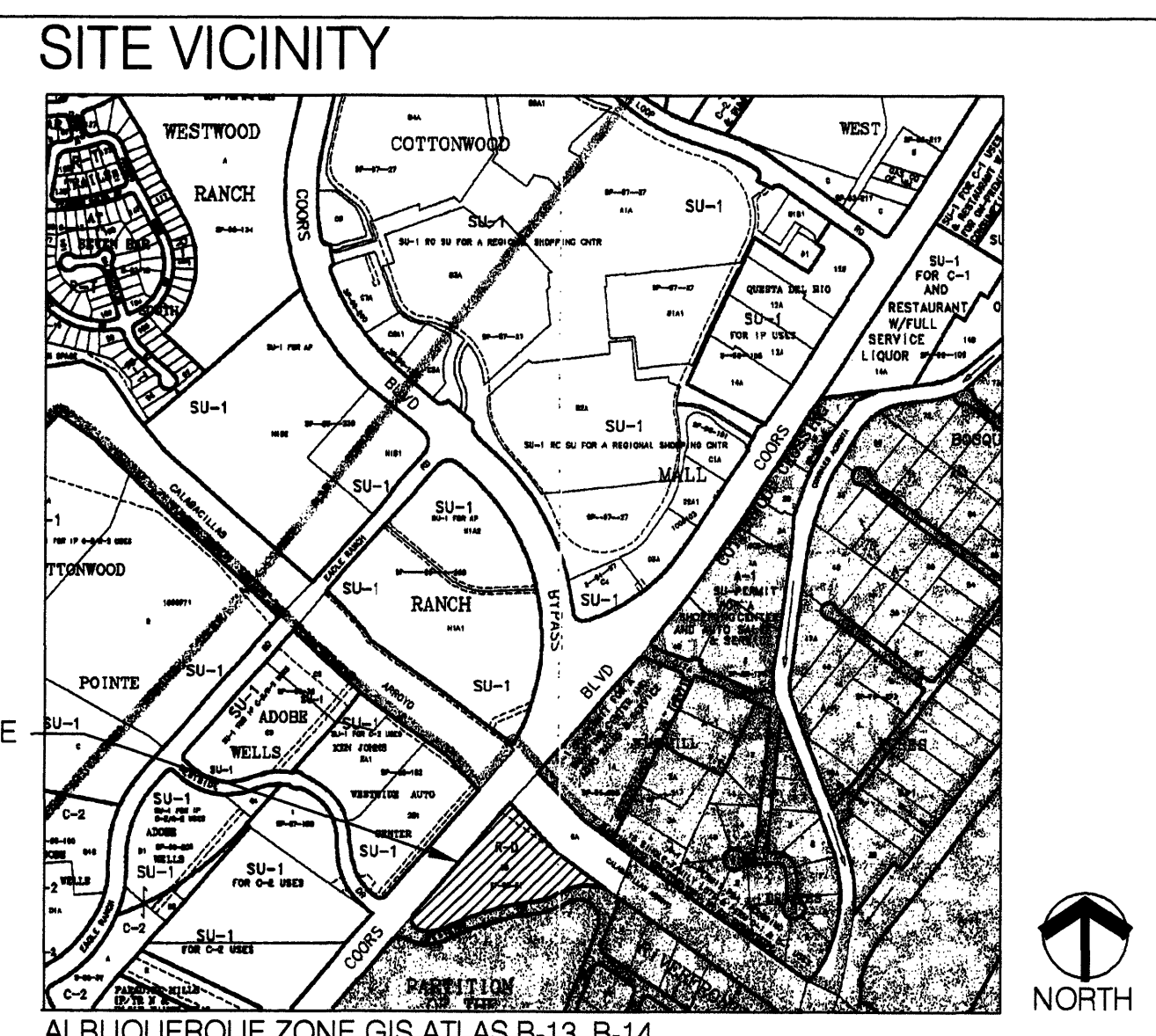
**TRACT 1A**  
 EXISTING ZONING:  
 A-1, SU-1 PERMIT FOR A SHOPPING  
 CENTER AND AUTO SALES SERVICE

**TRACT 2-B-1**  
 WESTSIDE AUTO CENTER  
 EXISTING ZONING:  
 SU-1 FOR C-2 USES

**TRACT 6-A**  
 2.9296 AC.  
 ARROYO DE LAS CALABACILLAS  
 R.O.W. VARIES

**TRACT 1**  
 EXISTING ZONING:  
 SU-1 FOR C-2 USES

**BLACK FARMS ESTATES SUBDIVISION**  
**TRACT 6-C**  
 PARTITION OF THE BLACK RANCH  
 25.5155 AC.  
 EXISTING ZONING:  
 RA-1



*S.P.S.*  
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
 ON *2/20/04*

Site Development Plan for Subdivision  
 Required Information for Tract 6B, Partition of Black Ranch, Zone Atlas Pages B-13 and B-14

**THE SITE:** The site is one tract consisting of 5.57 acres and currently zoned R-D.  
**PROPOSED USE:** The proposed zoning is:  
 • Lot 1, SU-1 for C-1 Permissive Uses (.99 acres)  
 • Lot 2, SU-1 for C-1 Permissive Uses and Auto Sales and Storage (1.16 acres)  
 • Lot 3, SU-1 for C-1 Permissive Uses (.74 acres)  
 • Lot 4, SU-1 for C-1 Permissive Uses (.86 acres)  
 • Lot 5, SU-1 for O-1 Permissive Uses (1.38 acres)

The planned land use for Lot 2 is auto sales.  
**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:** A 50-foot wide public roadway with a cul-de-sac is proposed that connects to Westside Drive N.W. The name of the proposed public road is Westside Court N.W. Westside court will provide access to Lot 1, Lot 4, and Lot 5 through private driveways and to Lot 2 and Lot 3 through a shared private driveway and shared private access easement. This shared easement will also connect to a proposed right-in/right-out private driveway from Coors Boulevard N.W. Lot 1 will also have access from a private driveway directly from Westside Drive N.W. Pedestrian access will be provided in accordance with the Coors Corridor Plan and other City plans and policies.

**INTERNAL CIRCULATION REQUIREMENTS:** Internal pedestrian and vehicular circulation shall be designed and built in compliance with DPM standards. A 30-foot private access easement is proposed providing access to Lot 2 and Lot 3. This private access easement connects the proposed Westside Court N.W. to Coors Boulevard N.W.

**BUILDING HEIGHTS AND SETBACKS:** Building heights shall be consistent with the proposed zoning for each lot. See Sheet 2, Design Guidelines for required setbacks.

**MAXIMUM FAR:**  
 • Lots 1-4, FAR = .20  
 • Lot 5, FAR = .25

**LANDSCAPE PLAN:** The Design Guidelines (See Sheet 2) provide for landscaping criteria. A 35-foot landscape setback is identified as required by the Coors Corridor Plan. A minimum of 15 percent of each lot (minus the building square footage) shall be devoted to landscape materials. A multi-tiered retaining wall will be constructed along the southeast portion of Lot 5 and landscaped to provide a buffer for the residential developments to the south and east.

*Makita - who will maintain? Why are there jumpers on plan?*

**Note:**  
 1. Buildings on lots 1, 3, and 4 shall be located a minimum of 35 feet and a maximum of 50 feet from the Coors Boulevard Right-of-Way. The building proposed for lot 2 is allowed to remain in the location indicated on the Approved Site Development Plan for Building Permit due to constraints of lot configuration and grade.

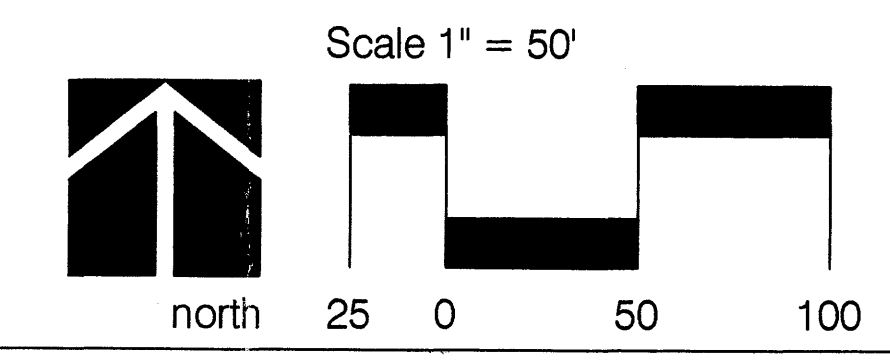
PROJECT NUMBER: 1002529  
 Application Number: 03EPC-02059

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated January 15, 2004 and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**CONSENSUS PLANNING, INC.**  
 Planning / Landscape Architecture  
 924 Park Avenue SW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 e-mail: cp@consensusplanning.com



PROJECT TITLE:  
**BLACK RANCH TRACT 6-B**  
 COORS BOULEVARD NE.  
 SHEET TITLE:  
**SITE DEVELOPMENT PLAN FOR SUBDIVISION**  
 MAP NO: B-13-Z DATE: 6-28-2004 SHEET: C-1 OF 2



# DESIGN GUIDELINES

## INTRODUCTION

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 streetscape, landscape, setbacks, site planning/architecture, signage and lighting that will create the visual image desired for development on Tract 6-B, Partition of Black Ranch. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code and other pertinent City planning documents, specifically the Coors Corridor Plan. In cases where these guidelines are not consistent with City regulations, the more stringent guideline shall be followed.

These design guidelines are organized into two separate categories: 1) standards (those which are required); and 2) guidelines (those which are encouraged but not required).

## STREETSCAPE

The intent of these guidelines is to create a visually attractive and inviting streetscape for residents and visitors to the area. The effective use of screening devices at service functions such as parking lots, loading areas, refuse collection, and delivery/storage areas is essential in order to limit their adverse visual impact on surrounding developments and to create a pleasing streetscape environment. The guidelines established in the landscape and setback sections will provide the primary means to screening objectionable views and activities.

### Standards

- Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with signage and raised paving material or painted striping.
- Pedestrian pathways shall be provided to connect buildings on-site and to the adjacent streets. Trees shall be provided along pathways at an average spacing of 30 feet on center in 5-foot x 5-foot planters.
- Pedestrian pathways, at a minimum, shall be 10-feet wide where there is overlapping parking (2' overhang) on two sides; 8-feet wide where there is overlapping parking on one side; and 6-feet wide where there is no adjacent overlapping parking.
- All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).

### Guidelines

- Parking provided adjacent to Coors Boulevard and Westside Drive shall be screened by short walls (approximately 3-feet high) or buildings.

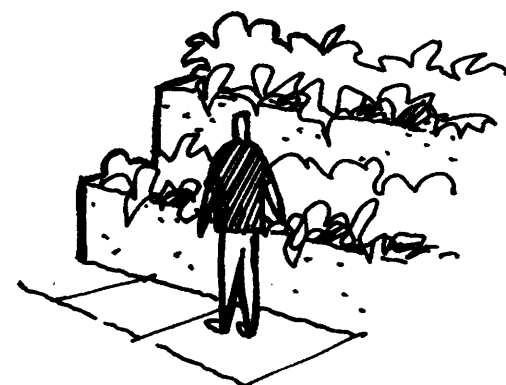
## LANDSCAPE

The landscape guidelines are intended to assist property owners in the development of an attractive streetscape and to help buffer non-residential uses from future residential uses. The landscape concept should provide a strong unifying element for the area. The plant materials selected should primarily be water conservative species. Landscape plans should employ xeriscape design principles. These guidelines are to be used as a supplement to the requirements in the City Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance, and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

### Standards

#### Landscape Buffers

- In accordance with the Coors Corridor Plan, a 35' landscape buffer is provided adjacent to Coors Boulevard.
- Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between office and commercial uses and the residential uses to the south and east. For Lot 1, a minimum 10-foot landscaped buffer shall be required adjacent to the residential zoning. For Lot 5, a minimum 30-foot landscape buffer shall be required adjacent to the residential zone and will include a multi-tiered retaining wall with a maximum height for each tier of 5 feet and minimum width for each tier of 5 feet. Each step of the tier shall be landscaped.

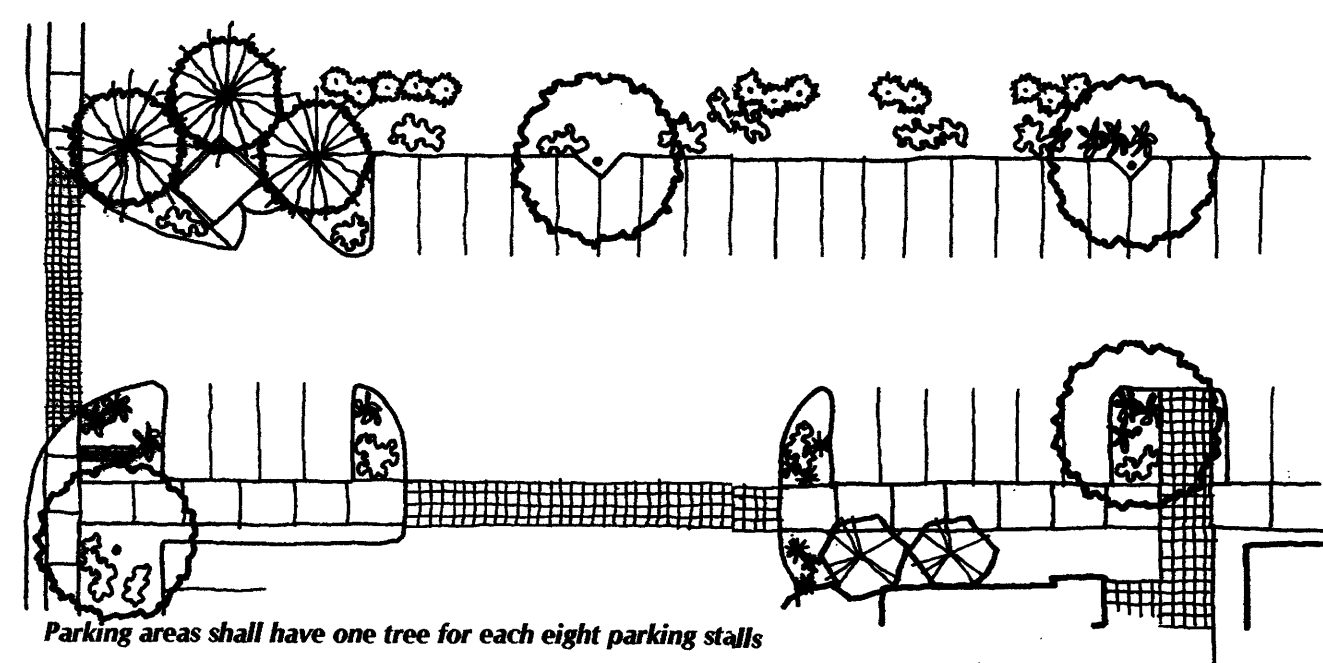


A tiered landscape buffer shall be required along the southern portion of Lot 5.

- Landscape buffers shall consist primarily of evergreen trees (to maintain its screening ability on a year-round basis) that must be at least 8 feet tall when planted and be capable of reaching a mature height of 25 feet. Trees shall be spaced at a maximum of 25 feet on center.

#### Frequency of Plantings, Installation, and Size

- Street trees in accordance with Albuquerque City Code section 6-6-2-5 shall be provided along Coors Boulevard.
- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each eight parking stalls with no stall being more than 70 feet from a tree trunk. A minimum of 75 percent of the required parking area trees shall be deciduous and have a mature canopy of at least 25 feet.



Parking areas shall have one tree for each eight parking stalls.

- A minimum of 15 percent of the site area (excluding the building square footage) shall be devoted to landscape materials, with an emphasis placed on streetside exposure.
- No turf shall be planted within 8 feet from the curb within the public right-of-way in order to avoid overspraying into the street. Turf areas within parking lots shall not be permitted.
- Landscape areas shall be a minimum of 25 square feet and a minimum width of 5 feet.

- Seventy-five percent of the required landscape area shall be covered with live organic materials consistent with the City of Albuquerque Comprehensive Zoning Code and the Coors Corridor Plan.
- All planting areas not covered with turf or live organic materials shall have a ground topping of crushed rock, river rock, or similar material that extends completely under the plant material.
- Disturbed or man-made slopes shall receive erosion control by use of plant material, revegetative seed mix, or similar landscape treatment which prevents soil erosion.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers should be 6' x 6" concrete, brick, or steel construction, or other material compatible with the landscape concept.

### Suggested Plant Palette

The suggested plant materials for this project were selected based on qualities such as cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, and aesthetic appeal.

<b>Street Trees</b>	
Fraxinus spp.	Ash varieties
Pinus nigra	Austrian Pine
Pistachia chinensis	Chinese Pistache
Prunus spp.	Flowering Plum varieties

### General Use Plant Materials

<b>Trees</b>	
Chilopsis linearis	Desert Willow
Chitalpa tashkentensis	Chitalpa
Forestiera neomexicana	New Mexico Olive
Fraxinus spp.	Ash varieties
Gleditsia spp.	Honey Locust varieties
Koeleruteria paniculata	Coldenrain Tree
Pinus edulis	Pinon Pine
Pinus nigra	Austrian Pine
Platanus acerifolia	London Planetree
Pyrus calleryana	Ornamental Pear
Vitex agnus-castus	Chaste Tree

### Shrubs, Groundcovers, Flowers, and Vines

Artemisia filifolia	Sand Sage
Artemisia tridentata	Big Leaf Sage
Baccharis pilularis	Dwarf Coyotebush
Berberis thunbergii	Japanese Barberry
Caesalpinia gilliesii	Bird of Paradise
Caryopteris clandonensis	Blue Mist
Chrysothamnus nauseosus	Chamisa
Clematis ligusticifolia	Western Virginibower
Cotoneaster spp.	Cotoneaster varieties
Dalea spp.	Dalea varieties
Hesperaloe parviflora	Red Yucca
Juniperus chinensis spp.	Juniper varieties
Juniperus horizontalis spp.	Juniper varieties
Juniperus sabinia spp.	Juniper varieties
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Parthenocissus inserta	Virginia Creeper
Perovskia atriplicifolia	Russian Sage
Photinia fraseri	Photinia
Potentilla fruticosa	Shrubby Cinquefoil
Raphiolepis indica	India Hawthorn
Rhus trilobata	Threeleaf Sumac
Rosmarinus officinalis	Rosemary
Salvia greggii	Cherry Sage

### Ornamental Grasses

Miscanthus sinensis	Maiden Grass
Muhlenbergia spp.	Muhly Grass
Pennisetum spp.	Fountain Grass
Stipa tenuissima	Threadgrass

### Lawn Grasses

Buchloe dactyloides	Buffalo Grass
Bouteloua gracilis	Blue Grama

## SETBACKS

The use of building and parking area setbacks provides space for the creation of visually attractive streetscapes and will help ensure the project's aesthetic appeal. Areas within these setbacks shall include pedestrian walkways, screening elements, and landscaping.

### Standards

#### Building setbacks

- Buildings on Lots 1, 3, and 4 shall be located a minimum of 35 feet and maximum of 50 feet from the Coors Boulevard right-of-way. The building proposed for Lot 2 shall be located in accordance to the EPC approved Site Development Plan for Building permit due to constraints of lot configuration and grade.
- 10-feet from the right-of-way line of roadways other than Coors Boulevard
- 10-feet from the property line of an adjacent commercial or office zone

#### Parking Area Setbacks

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

- 10-feet from the right-of-way line of roadways
- All parking surfaces facing streets shall be screened with a minimum of a 30-inch wall or landscape berm so that parking grills and headlights are shielded from the right-of-way.

## SITE PLANNING/ARCHITECTURE

### Site Planning

In order to encourage a pedestrian-friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting.

## Standards

- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to pedestrian pathways.
- Sidewalks along the entry facade of all buildings shall be a minimum of 8 feet wide with a minimum 6 foot wide clear path.
- The maximum number of parking spaces shall be the minimum number required by the Zoning Code plus 10 percent.
- Parking areas shall be broken up through the use of convenient and logical pedestrian connections.
- Entryways shall be clearly defined and linked to the pedestrian pathways.
- Drive-thru facilities shall be designed so that they do not interfere with main pedestrianways or create conflicts between pedestrians and vehicles.
- No refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that 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 site.
- Parking areas shall be screened from adjacent streets and properties by providing a landscape strip between parking lots and public rights-of-way. The landscape strip shall be a minimum of 10 feet in width and shall be designed with a combination of plant materials, walls or fences, and/or earthen berming. Such screening shall have a minimum height of 3 feet.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.
- The heated enclosure for above-ground back flow prevention devices shall be constructed of materials compatible with the architectural materials used for the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or plant materials.
- There shall be a minimum 6-foot high, solid wall along the eastern edge of the subject site.

### Architectural

Specific architectural style shall not be dictated. The design should demonstrate a high quality aesthetic character throughout the site. Architectural design should respond to local climate, views, solar access, and aesthetic considerations.

### Standards

- The following uses are prohibited: adult amusement establishments, night clubs, outdoor equipment and/or maintenance yards.
- Buildings and structures shall comply with all City Zoning and Building Codes.
- The maximum building height for commercial and office uses shall be 26-feet, however, building heights shall be in accordance with the Coors Corridor Plan view corridor restrictions.
- Building design and construction should be used to create a structure that is attractive on all sides, rather than placing all emphasis on the front elevation of the structure. Finished building materials shall be applied to all exterior sides of buildings and structures.
- Businesses with drive-thru facilities shall provide canopies which are architecturally tied to the building.
- Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of compatible design and materials.
- All rooftop equipment shall be screened from the public view by materials of the same nature as the basic materials of the building. The building parapet shall be the same height or taller than all rooftop equipment.
- Pre-engineered metal buildings with masonry or equivalent skin applied to facades are prohibited.
- Design elements that are undesirable and prohibited include:
  - Highly reflective surfaces
  - Exposed, untreated precision block walls
  - Chain link fencing, barbed wire, or concertina wire
  - Attached mansard roofs on small portions of the roofline
  - Corrugated metal (metal roofs are exempt)
  - Plastic/vinyl facias or awnings
  - Plastic/vinyl fencing

- Streetside facades shall have varied setbacks with wall planes not running in one continuous direction for more than 100-feet without a change in architectural treatment. The staggering of planes is important to create pockets of light and shadow, and to provide relief from monotonous expanses of building facade. The staggering of planes shall be a minimum of 6-feet.

- Any cellular communication towers/facilities proposed for the site shall be architecturally integrated into the site.

- No outdoor loudspeakers and paging systems are allowed.

## SIGNAGE

These signage standards were developed to regulate the size, location, type, and quality of sign elements within the development. They are to be used in conjunction with the City Comprehensive Zoning Ordinance, and the Coors Corridor Plan. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

A properly implemented signage program will serve several important functions:

- Direct and inform visitors
- Provide circulation requirements and restrictions
- Provide for public safety and minimize confusion of traffic control
- Complement the visual character of the area

### Standards

- No sign shall overhang the public right-of-way or extend above the building roof line.
- One free-standing, two-sided sign is allowed for any one premise with street frontage. Free-standing signs are limited to a maximum sign face of 50 square feet and shall not exceed 8-feet above adjacent finished grade.

- Facade mounted signs shall not exceed 6 percent of the facade area to which it is attached. Sign letters shall be channelized, neon, or painted. Backlit illuminated panels are not allowed, except for company/business logos. The maximum height for individual letters is 3-feet.

- No additional off-premise signs are allowed except for traffic safety signs, street signs, or location markers or directory maps.

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

- Free-standing signs shall be placed at the back of the public right-of-way line and outside of the safety vision triangle at all entries and intersections.

- No signage is allowed that uses flashing, oscillating, occultating, revolving, blinking, or audible devices. No banners, pennants, ribbons, or streamers are allowed except for thematic special events and with prior approval by City of Albuquerque Zoning Department.

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

- No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.

### Guidelines

- Free-standing monument style signs are encouraged, particularly for multi-tenant commercial/office development.

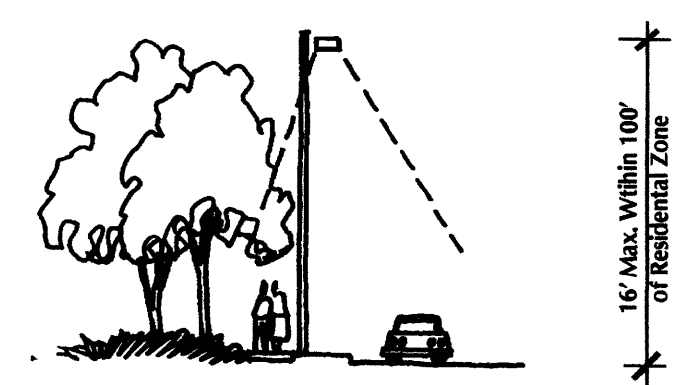
## LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to lighting design and preservation of a dark "night sky". Due to the nature of this site and its relationship to the residential area to the east and south, screening of light spillage to the east and south requires special attention.

### Standards

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.

- Search lights, spotlights, and floodlights are prohibited.



In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to lighting design.

- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky" and equipped with automatic timing devices. Cobra and sodium lights are prohibited at this site.

- All outdoor light fixtures within commercial or office zones shall remain off between 11:00 p.m. and sunrise except for security purposes (limited to 12-feet in height) or to illuminate walkways, driveways, equipment yards, and parking lots.

- Outdoor light poles shall not exceed 16 feet in height within 100' of the adjacent residential zones. Public streetlight poles are exempt from this height requirement.

- All lighting on the site shall be fully shielded, cut-off lighting (shoebox) to minimize fugitive lighting and the bulbs shall not extend past the housing. Additional shielding shall be provided for all lights along the eastern and southern edge of the property to provide additional screening for the adjacent residential areas.

### Guidelines

- Area lighting is encouraged to highlight public spaces and walkways. The use of pedestrian scale lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.

# Tract 6-B

## Partition of Black Ranch

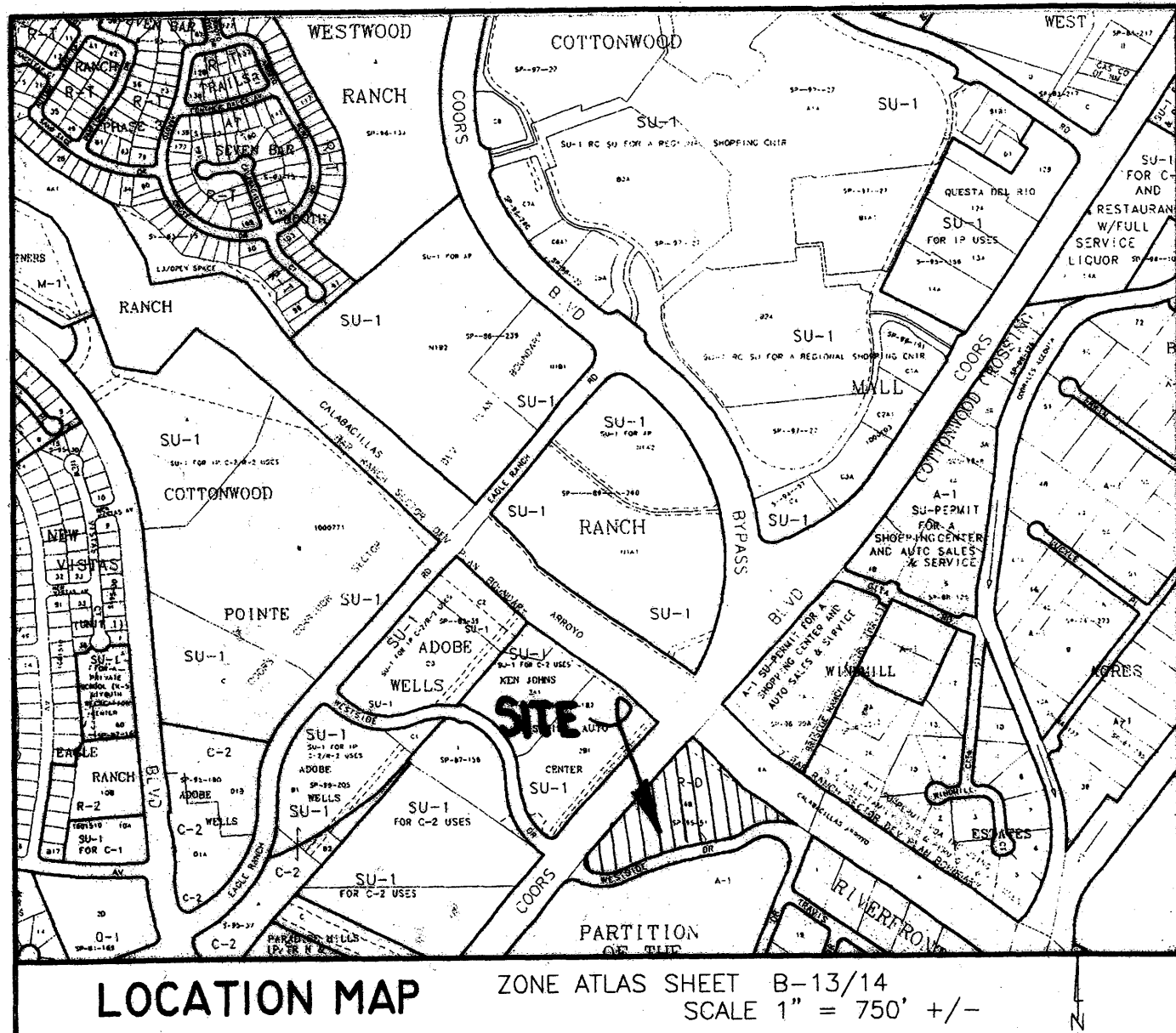
Prepared for:  
Randy Eastburg  
CAS, LLC  
5704 Lomas NE  
Albuquerque, NM 87110

Prepared by:  
Consensus Planning, Inc.  
924 Park Avenue SW  
Albuquerque, NM 87102



December 4, 2003





LOCATION MAP ZONE ATLAS SHEET B-13/14  
SCALE 1" = 750' +/-

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

**PUBLIC UTILITY EASEMENTS**

QWEST COMMUNICATIONS	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
COMCAST CABLE	DATE

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:  
 1. PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.  
 2. PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.  
 3. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.  
 4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND 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 FREE ACCESS, TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT 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 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 THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATED IN THE TOWN OF ALAMEDA GRANT (PROJECTED SECTIONS 7 AND 8, T11N, R3E, N.M.P.M.), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SAID TRACT BEING THE SAME AS TRACT 6-B, PARTION OF THE BLACK RANCH, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAR. 05, 1995, IN VOL. 95C, FOL. 75 ARE MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) (BEARING BASIS NB1°31'00"E FROM ACS NM448-N10 (X=377,788.84, Y=1,524,161.52) TO NGS KOAT TVTT (X=440,206.79, Y=1,533,471.33)) AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE WEST SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING LOCATED ON THE EASTERLY RIGHT OF WAY (ROW) OF COORS BLVD., FROM WHENCE THE ACS MONUMENT NM448-N10 BEARS S42°07'41"W A DISTANCE OF 280.74 FEET; THENCE ALONG THE EASTERLY ROW OF COORS BLVD.,

N40°50'55"E, 14.95 FEET TO A POINT; THENCE ALONG THE EASTERLY ROW OF COORS BLVD.,

N41°00'28"E, 700.68 FEET TO A POINT; THENCE DEPARTING COORS BLVD.,

S43°54'59"E, 322.82 FEET TO A POINT; THENCE,

S54°43'55"E, 323.24 FEET TO A POINT, SAID POINT BEING LOCATED ON THE NORTHERLY ROW OF WESTSIDE DRIVE; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

N79°23'10"W, 29.33 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

SOUTHWESTERLY, 253.30 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 255.00 FEET AND A LONG CHORD WHICH BEARS S83°30'44"W A DISTANCE OF 243.01 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

SOUTHWESTERLY, 103.08 FEET ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 205.00 FEET AND A LONG CHORD WHICH BEARS S69°25'59"W A DISTANCE OF 102.00 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

SOUTHWESTERLY, 436.54 FEET ALONG THE ARC OF A CURVE LEFT HAVING A RADIUS OF 1275.00 FEET AND A LONG CHORD WHICH BEARS S74°00'46"W A DISTANCE OF 434.41 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

S40°50'55"W, 14.95 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

SOUTHWESTERLY, 125.26 FEET ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 173.55 FEET AND A LONG CHORD WHICH BEARS S84°45'50"W A DISTANCE OF 122.56 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

NORTHWESTERLY, 100.83 FEET ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 50.00 FEET AND LONG CHORD WHICH BEARS N16°54'07"W A DISTANCE OF 84.59 FEET TO A POINT SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.5704 ACRES MORE OR LESS.

**PRELIMINARY PLAT APPROVAL**

*M.B. Ford* 6-14-04  
DITY SURVEYOR DATE

**NOTES**

1. MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0437 MILES.
2. TOTAL NUMBER OF LOTS CREATED - 5
3. BASIS OF BEARINGS  
 ACS NM448-N10 (NAD 1927 & NGVD 1929)  
 X = 377,788.84 DELTA ALPHA - 00°14'09"  
 Y = 1,524,161.52 GROUND TO GRID  
 ELEVATION = 5045.51 FACTOR - 0.99967583  
 NGS KOAT TVTT (NAD 1927)  
 X = 440,206.79 DELTA ALPHA - 00°06'56"  
 Y = 1,533,471.33 GROUND TO GRID  
 ELEVATION = NA FACTOR - NA  
 ACS 2-B13 (NAD 1927 & NGVD 1929)  
 X = 377,098.54 DELTA ALPHA - 00°14'14"  
 Y = 1,525,859.94 GROUND TO GRID  
 ELEVATION = 5068.204 FACTOR - 0.9996749
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
5. ALL BEARINGS ARE NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS.
6. ALL NEW LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110". EXISTING CORNERS ARE SHOWN AS FOUND ON THE PLAT (SHEET 2 OF 2).
7. STREET LINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND ANGLE POINTS AND ARE SHOWN THUS ⊙ ON THIS PLAT. MONUMENTS ARE 4" ALUMINUM DISKS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB LS5110".

**PRELIMINARY PLAT OF  
CAS ADDITION  
ALBUQUERQUE, NEW MEXICO  
JULY, 2004**

**APPROVALS**

PROJECT NO: \_\_\_\_\_ APPLICATION NO: 04DRB-\_\_\_\_\_

DITY SURVEYOR	DATE
PARKS AND RECREATION DEPT.	DATE
CITY ENGINEER	DATE
AMAFCA	DATE
UTILITIES DEVELOPMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIV.	DATE
DRB CHAIRPERSON, PLANNING DEPT.	DATE

**PRELIMINARY PLAT  
APPROVED BY DRB  
ON 7/22/04**

TALOS LOG NO. 2004243629

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 6-B INTO 5 LOTS, DEDICATE ROW AND GRANT EASEMENTS.

**FREE CONSENT AND DEDICATION**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES, OF THE UNDERSIGNED OWNER THEREOF AND SAID OWNER DOES HEREBY DEDICATE A PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DOES HEREBY GRANT A PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT AND DOES HEREBY GRANT A PRIVATE ACCESS EASEMENT ON LOTS 2 AND 3 FOR THE USE OF LOTS 1 THRU 5. THE OWNERS OF LOT 2 SHALL ASSUME MAINTENANCE RESPONSIBILITY OF THE ACCESS EASEMENT.

CAS, L.L.C.  
*John T. (Tom) Reilly, Jr.*  
JOHN T. REILLY, JR., OWNER/MANAGER

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_/\_\_\_\_/\_\_\_\_ BY \_\_\_\_\_, OWNER/MANAGER OF CAS, L.L.C.

NOTARY PUBLIC: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON TITLE COMMITMENT NMO3-255537-AL02, VC ISSUED BY FIRST AMERICAN TITLE CO. ON AUG. 14, 2003 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

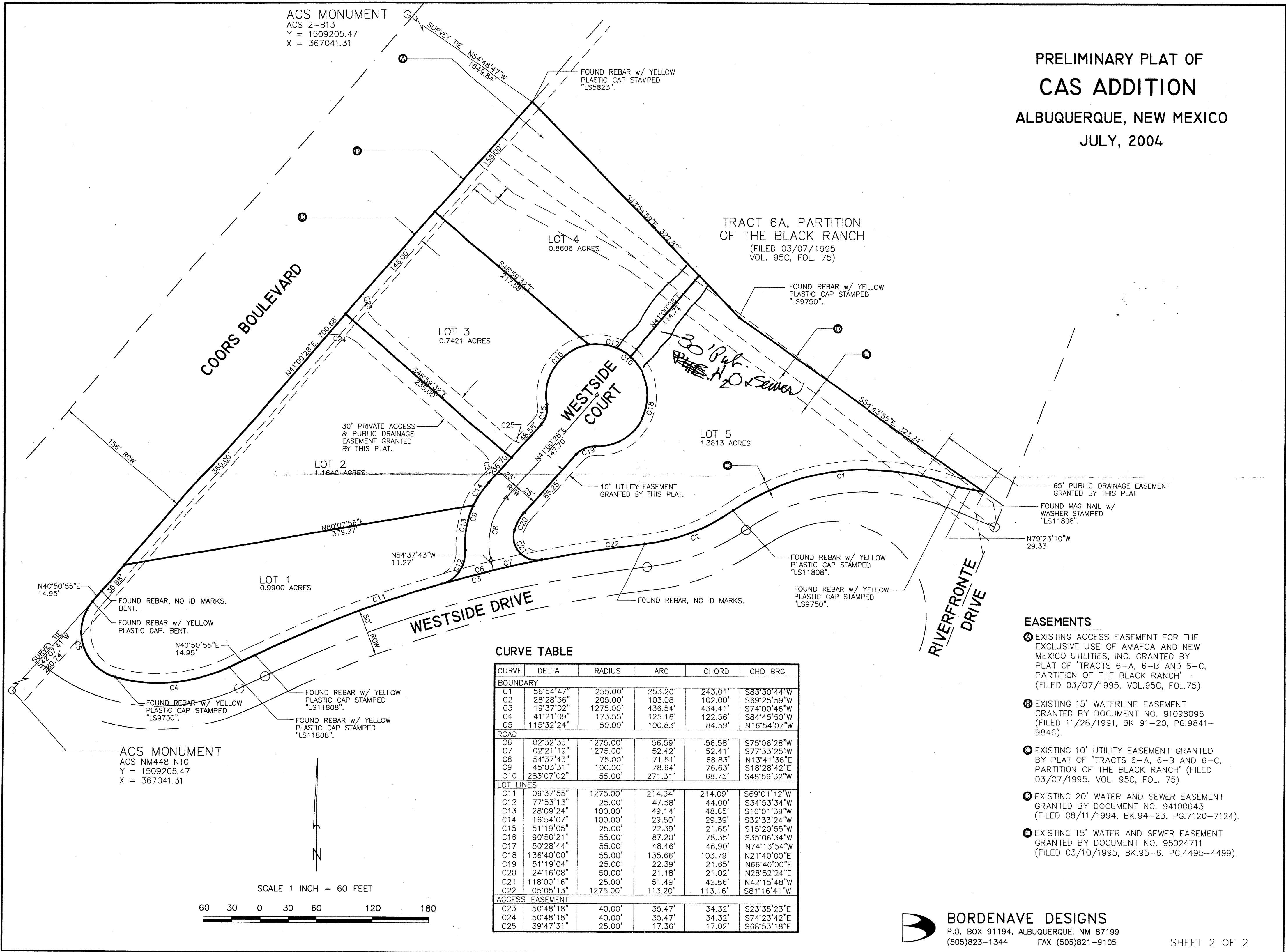
JEAN J. BORDENAVE, NM PE & PLS NO. 5110

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



PRELIMINARY PLAT OF  
**CAS ADDITION**  
 ALBUQUERQUE, NEW MEXICO  
 JULY, 2004

TRACT 6A, PARTITION  
 OF THE BLACK RANCH  
 (FILED 03/07/1995  
 VOL. 95C, FOL. 75)



ACS MONUMENT  
 ACS 2-B13  
 Y = 1509205.47  
 X = 367041.31

COORS BOULEVARD

WESTSIDE COURT

WESTSIDE DRIVE

RIVERFRONTE DRIVE

LOT 2  
 1.1640 ACRES

LOT 3  
 0.7421 ACRES

LOT 4  
 0.8606 ACRES

LOT 5  
 1.3813 ACRES

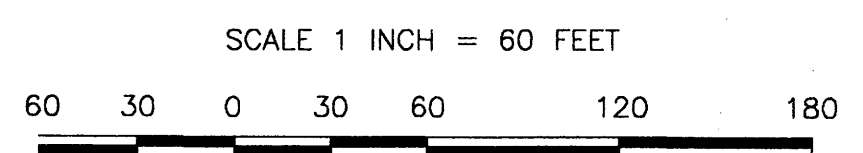
LOT 1  
 0.9900 ACRES

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
<b>BOUNDARY</b>					
C1	56°54'47"	255.00'	253.20'	243.01'	S83°30'44"W
C2	28°28'36"	205.00'	103.08'	102.00'	S69°25'59"W
C3	19°37'02"	1275.00'	436.54'	434.41'	S74°00'46"W
C4	41°21'09"	173.55'	125.16'	122.56'	S84°45'50"W
C5	115°32'24"	50.00'	100.83'	84.59'	N16°54'07"W
<b>ROAD</b>					
C6	02°32'35"	1275.00'	56.59'	56.58'	S75°06'28"W
C7	02°21'19"	1275.00'	52.42'	52.41'	S77°33'25"W
C8	54°37'43"	75.00'	71.51'	68.83'	N13°41'36"E
C9	45°03'31"	100.00'	78.64'	76.63'	S18°28'42"E
C10	283°07'02"	55.00'	271.31'	68.75'	S48°59'32"W
<b>LOT LINES</b>					
C11	09°37'55"	1275.00'	214.34'	214.09'	S69°01'12"W
C12	77°53'13"	25.00'	47.58'	44.00'	S34°53'34"W
C13	28°09'24"	100.00'	49.14'	48.65'	S10°01'39"W
C14	16°54'07"	100.00'	29.50'	29.39'	S32°33'24"W
C15	51°19'05"	25.00'	22.39'	21.65'	S15°20'55"W
C16	90°50'21"	55.00'	87.20'	78.35'	S35°06'34"W
C17	50°28'44"	55.00'	48.46'	46.90'	N74°13'54"W
C18	136°40'00"	55.00'	135.66'	103.79'	N21°40'00"E
C19	51°19'04"	25.00'	22.39'	21.65'	N66°40'00"E
C20	24°16'08"	50.00'	21.18'	21.02'	N28°52'24"E
C21	118°00'16"	25.00'	51.49'	42.86'	N42°15'48"W
C22	05°05'13"	1275.00'	113.20'	113.16'	S81°16'41"W
<b>ACCESS EASEMENT</b>					
C23	50°48'18"	40.00'	35.47'	34.32'	S23°35'23"E
C24	50°48'18"	40.00'	35.47'	34.32'	S74°23'42"E
C25	39°47'31"	25.00'	17.36'	17.02'	S68°53'18"E

**EASEMENTS**

- Ⓐ EXISTING ACCESS EASEMENT FOR THE EXCLUSIVE USE OF AMAFCA AND NEW MEXICO UTILITIES, INC. GRANTED BY PLAT OF TRACTS 6-A, 6-B AND 6-C, PARTITION OF THE BLACK RANCH (FILED 03/07/1995, VOL.95C, FOL.75)
- Ⓑ EXISTING 15' WATERLINE EASEMENT GRANTED BY DOCUMENT NO. 91098095 (FILED 11/26/1991, BK 91-20, PG.9841-9846).
- Ⓒ EXISTING 10' UTILITY EASEMENT GRANTED BY PLAT OF TRACTS 6-A, 6-B AND 6-C, PARTITION OF THE BLACK RANCH (FILED 03/07/1995, VOL. 95C, FOL. 75)
- Ⓓ EXISTING 20' WATER AND SEWER EASEMENT GRANTED BY DOCUMENT NO. 94100643 (FILED 08/11/1994, BK.94-23. PG.7120-7124).
- Ⓔ EXISTING 15' WATER AND SEWER EASEMENT GRANTED BY DOCUMENT NO. 95024711 (FILED 03/10/1995, BK.95-6. PG.4495-4499).





**TRACT 1A**  
 EXISTING ZONING:  
 A-1, SU-1 PERMIT FOR A SHOPPING  
 CENTER AND AUTO SALES SERVICE

**TRACT 6-A**  
 2.9296 AC.  
 ARROYO DE LAS  
 CALABACILLAS  
 R.O.W. VARIES

**TRACT 2-B-1**  
 WESTSIDE AUTO CENTER  
 EXISTING ZONING:  
 SU-1 FOR C-2 USES

**TRACT 1**  
 EXISTING ZONING:  
 SU-1 FOR C-2 USES

**BLACK FARMS ESTATES SUBDIVISION**  
**TRACT 6-C**  
 PARTITION OF THE BLACK RANCH  
 25.5155 AC.  
 EXISTING ZONING:  
 RA-1

**COORS BOULEVARD N.W.**  
 (156' RIGHT-OF-WAY)

**STATE HWY 448**

**WESTSIDE COURT N.W.**  
 (50' RIGHT-OF-WAY)

**RIVERFRONTE DRIVE N.W.**  
 (50' RIGHT-OF-WAY)

**WESTSIDE DRIVE N.W.**  
 (50' RIGHT-OF-WAY)

**LOT 4**  
 SU-1 FOR C-1  
 PERMISSIVE USES  
 0.8808 ACRE

**LOT 3**  
 SU-1 FOR C-1  
 PERMISSIVE USES  
 0.7421 ACRE

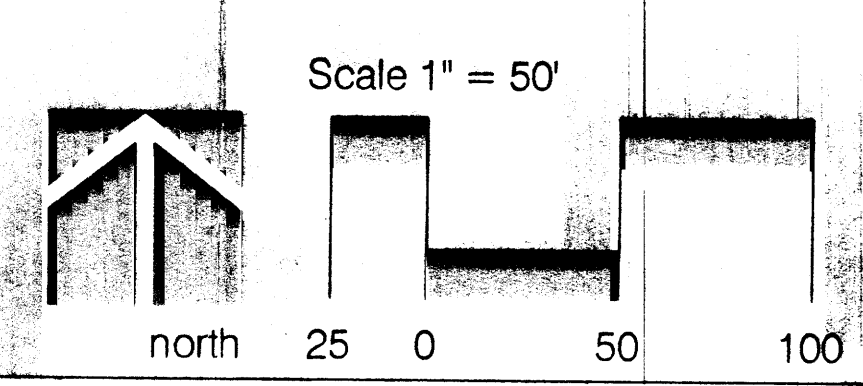
**LOT 2**  
 SU-1 FOR C-1  
 PERMISSIVE USES AND  
 AUTO SALES AND STORAGE  
 1.1640 ACRE

**LOT 1**  
 SU-1 FOR C-1  
 PERMISSIVE USES  
 0.9900 ACRE

**LOT 5**  
 SU-1 FOR O-1  
 PERMISSIVE USES  
 1.3813 ACRES

**CONSensus PLANNING, INC.**  
 Planning / Landscape Architecture  
 924 Park Avenue SW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 e-mail: cp@consensusplanning.com

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



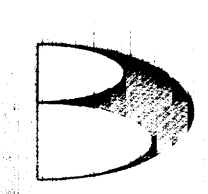
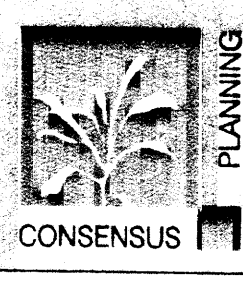
**PLANNING**

PROJECT TITLE:  
**BLACK RANCH TRACT 6-B**

COORS BOULEVARD NE

SHEET TITLE:  
**CONCEPTUAL UTILITY PLAN**

MAP NO. B-13-Z	DATE 7-2-2004	SHEET C-1 1 OF 2
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**EASEMENTS**

- Ⓐ EXISTING ACCESS EASEMENT FOR THE EXCLUSIVE USE OF AMAFCA AND NEW MEXICO UTILITIES, INC.
- Ⓑ EXISTING 15' WATERLINE EASEMENT
- Ⓒ EXISTING 10' UTILITY EASEMENT GRANTED
- Ⓓ EXISTING 20' WATER AND SEWER EASEMENT
- Ⓔ EXISTING 15' WATER AND SEWER EASEMENT

**LEGAL DESCRIPTION**

LOTS 1 THRU 5, CAS SUBDIVISION

**PERMANENT BENCHMARK**

ACS 1-819 ELEVATION 5393.00

**GRADING CERTIFICATION**

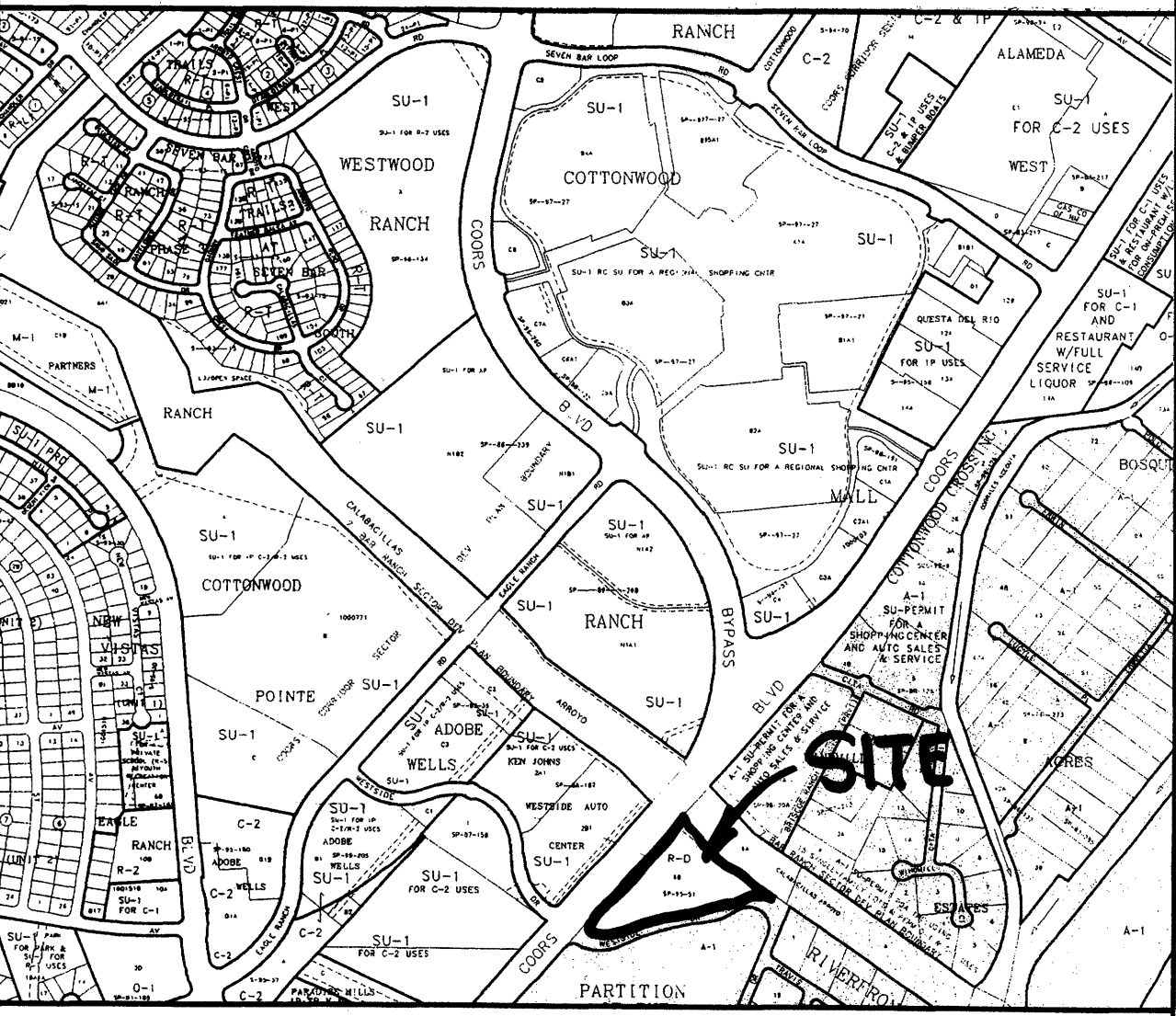
I, Jean J. Bordenave, New Mexico Professional Engineer and Land Surveyor No. 5110, hereby certify that I have personally inspected the property shown hereon and that it appears that no grading, filling or excavation has occurred thereon since the contour map shown hereon was prepared.

*Jean J. Bordenave* 06/30/04  
 Jean J. Bordenave, NM PE & PS No. 5110

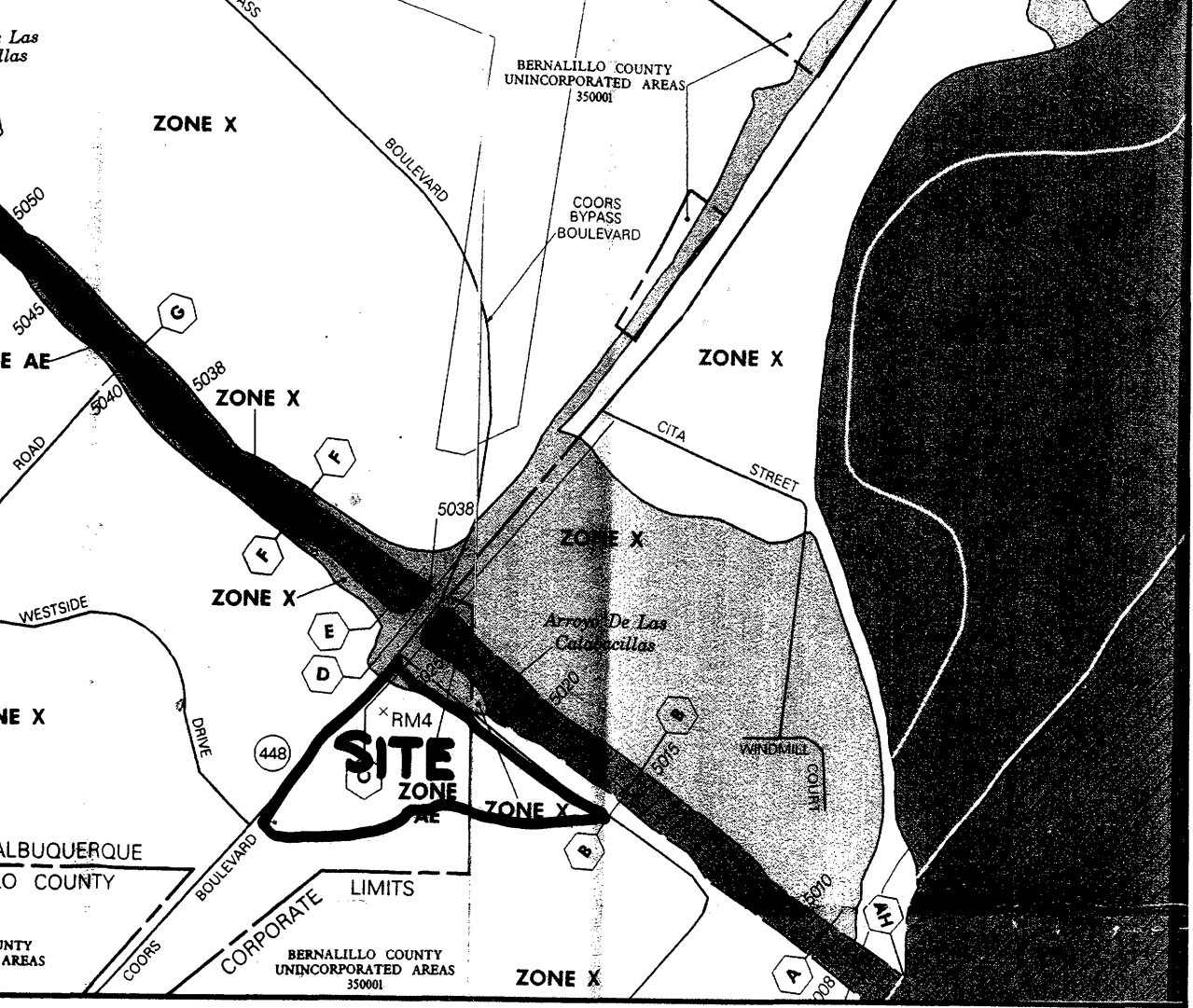
**GENERAL NOTES**

- THE PURPOSE OF THIS GRADING AND DRAINAGE PLAN IS TO PROVIDE REVIEWERS WITH EXISTING CONDITIONS, PROPOSED PUBLIC CONSTRUCTION (WITH PRELIMINARY GRADES) AND A PROPOSED DRAINAGE SOLUTION. THE PLAN WILL ALSO ESTABLISH DRAINAGE REQUIREMENTS FOR INDIVIDUAL SITE PLANS.
- THE AREA OUTSIDE THE ROADWAY ROW AND WATER AND SEWER EASEMENT IS TO REMAIN IN ITS NATURAL STATE UNTIL EACH LOT IS DEVELOPED, I.E. NO MASS GRADING FOR THE SUBDIVISION IS PROPOSED.
- THE SUBDIVISION IS ZONED SU-1 AND INDIVIDUAL SITE PLANS WILL BE REVIEWED AND APPROVED BY THE DRB PRIOR TO OBTAINING A BUILDING PERMIT.
- LOT 2 IS THE FIRST LOT PROPOSED FOR DEVELOPMENT. DEVELOPMENT OF LOT 2 IS PLANNED IMMEDIATELY AFTER THE APPROVAL OF THE FINAL SUBDIVISION PLAT.
- EACH LOT AS WELL AS THE TOTAL SUBDIVISION IS GREATER THAN 1 ACRE AND AN INDIVIDUAL NPDES PERMIT WILL BE REQUIRED FOR EACH LOT.
- THERE IS AN EXISTING 48" STORM DRAIN LOCATED ON THE EASTERLY PORTION OF THE PROPERTY. THIS STORM DRAIN WILL BE EXTENDED IN THE FUTURE TO ROUTE ALL DRAINAGE FROM THIS SITE AS WELL AS THE AREA IMMEDIATELY SOUTH OF THE SITE TO THE CALABACILLAS ARROYO.
- WESTSIDE DR. IS PRESENTLY PAVED WITH A COUNTY ROAD SECTION. THERE IS NO CURB AND GUTTER OR SIDEWALK. CURB AND GUTTER IS PROPOSED ON WESTSIDE DRIVE ADJACENT TO THE SUBDIVISION.
- OFFSITE DRAINAGE IS LIMITED TO THE EASTERLY HALF OF COORS BLVD. LOTS 1 THRU 4 SHALL BE DESIGNED TO ACCEPT THIS DRAINAGE IN A SHEET FLOW FORM. A DECELERATION LANE MAY BE CONSTRUCTED ON COORS BLVD. IN THE FUTURE THAT WILL EXTEND FROM THE 28' PRIVATE ACCESS AND PUBLIC DRAINAGE EASEMENT SOUTHERLY TO NORTH OF WESTSIDE DRIVE. WHEN CONSTRUCTED THIS LANE WILL BE CONSTRUCTED WITH CURB AND GUTTER WHICH WILL ROUTE THE COORS FLOW TO THE AFOREMENTIONED DRAINAGE EASEMENT. THE WESTERLY HALF OF COORS AND UPLAND AREAS ARE INTERCEPTED IN A ROADSIDE CHANNEL AND ROUTED TO A STORM DRAIN SYSTEM THAT DISCHARGES TO THE CALABACILLAS ARROYO.
- THE SITE IS LOCATED IN A FLOOD HAZARD ZONE X PER FEMA FIRM MAP NO. 108, DATED NOV.19, 2003.
- DRAINAGE REQUIREMENTS:  
 LOTS 1 THRU 4--DISCHARGE STORMWATER VIA DRIVEPADS OR SIDEWALK CULVERTS TO WESTSIDE COURT.  
 LOTS 2 AND 3--ACCEPT CONCENTRATED FLOW FROM COORS BLVD AT THE PUBLIC DRAINAGE EASEMENT.  
 LOT 5--DISCHARGE STORMWATER TO THE EXISTING CATCHBASIN AT THE EASTERLY SIDE OF THE PROPERTY. LIMIT DISCHARGE OF STORMWATER TO WESTSIDE DRIVE TO PRIMARILY WATER THAT FALLS ON THE ROADWAY CUT SLOPE.  
 BUILD TYPE "A" CATCHBASIN ON WESTSIDE DRIVE WESTERLY OF THE EXISTING CATCHBASIN AND BUILD A CONCRETE RUNDOWN FROM WESTSIDE DRIVE TO THE EXISTING CATCHBASIN.

**VICINITY MAP NO. B-13/14**



**FEMA FIRM PANEL NO. 108**



**GRADING NOTES**

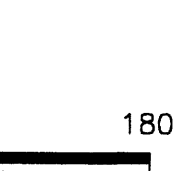
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST,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

**EROSION CONTROL NOTES**

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND BY SOIL TO PREVENT IT FROM BLOWING.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

**LEGEND**

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



**HYDRAULIC DATA**

**STREET** (from DPM Plates 22.3, D-1 & D-2)  
 WESTSIDE DR WEST OF WESTSIDE CT  
 Q = 5.02 cfs, D = 0.33 ft, V = 5.3 fps

**ACCESS EASEMENT AT WESTSIDE CT**  
 Q = 3.78 cfs, D = 0.21 ft, V = 3.8 fps

**WESTSIDE CT NORTH OF ACCESS EASEMENT**  
 Q = 7.31 cfs, D = 0.34 ft, V = 2.0 fps

**WESTSIDE CT AT WESTSIDE DR**  
 Q = 15.91 cfs, D = 33 ft, V = 4.3 fps

**WESTSIDE DR AT CATCH BASIN**  
 Q = 21.01 cfs, D = 0.61 ft, V = 3.5 fps

**CATCH BASINS** (from DPM Plate 22.3, D-5)  
 TYPE A BASIN  
 Q = 21.02 cfs, S = 0.61%, BASIN Q 7 cfs

TYPE C BASIN (Sump, Weir Flow)  
 Q = 19.76 cfs D = 0.8 ft

**DRAINAGE DATA**

CONDITION	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
	year	(table 4)	sq. ft.	(table 6)	(table 9)	cu. ft.	cfs
EXISTING	10	A	159900	0.08	0.24	1066	0.88
		B	59947	0.22	0.76	1099	1.05
		C	22900	0.44	1.48	836	0.78
		D	0	1.24	2.88	0	0.00
		TOTAL	242847			3001	2.71
DEVELOPED	100	A	159900	0.44	1.29	5863	4.74
		B	59947	0.67	2.03	3347	2.79
		C	22900	0.99	2.87	1881	1.50
		D	0	1.97	4.37	0	0.00
		TOTAL	242847			11091	9.03

CONDITION	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
	year	(table 4)	sq. ft.	(table 6)	(table 9)	cu. ft.	cfs
DEVELOPED	100	A	0	0.44	1.29	0	0.00
		B	17862	0.67	2.03	897	0.82
		C	0	0.99	2.87	144	0.12
		D	41620	1.97	4.37	10611	6.48
		TOTAL	62317			11598	7.31
DEVELOPED	100	A	0	0.44	1.29	0	0.00
		B	13000	0.67	2.03	730	0.61
		C	1750	0.99	2.87	144	0.12
		D	41620	1.97	4.37	6833	4.18
		TOTAL	56450			7707	4.90
DEVELOPED	100	A	0	0.44	1.29	0	0.00
		B	0	0.67	2.03	0	0.00
		C	3900	0.99	2.87	322	0.26
		D	35100	1.97	4.37	5762	3.52
		TOTAL	39000			6084	3.78
DEVELOPED	100	A	0	0.44	1.29	0	0.00
		B	7280	0.67	2.03	406	0.34
		C	5025	0.99	2.87	415	0.33
		D	43300	1.97	4.37	7112	4.35
		TOTAL	55625			7933	5.02
DEVELOPED	100	A	0	0.44	1.29	0	0.00
		B	0	0.67	2.03	0	0.00
		C	10910	0.99	2.87	900	0.72
		D	10640	1.97	4.37	1780	1.09
		TOTAL	21550			2680	1.81
DEVELOPED	100	A	0	0.44	1.29	0	0.00
		B	4515	0.67	2.03	252	0.21
		C	1500	0.99	2.87	134	0.10
		D	54150	1.97	4.37	8890	5.43
		TOTAL	60165			9266	5.74

**BASIN DEFINITIONS**

- A - LOTS 3 & 4 AND ABUTTING PORTION OF WESTSIDE CT.
- B - LOT 2 AND REMAINDER OF WESTSIDE CT.
- C - COORS BLVD ABUTTING LOTS 1 AND 2
- D - LOT 1 AND ABUTTING PORTION OF WESTSIDE DR.
- E - WESTSIDE DR EAST OF WESTSIDE CT
- F - LOT 5

1 06/30/04 Coors Blvd Lanes & Drainage NB  
 no. date remarks by

REVISIONS

project title  
**CAS SUBDIVISION  
 WESTSIDE DRIVE NW  
 ALBUQUERQUE, NM**

sheet title  
**GRADING & DRAINAGE PLAN**

sheet date 03/16/04 design by JUB project no. 0408

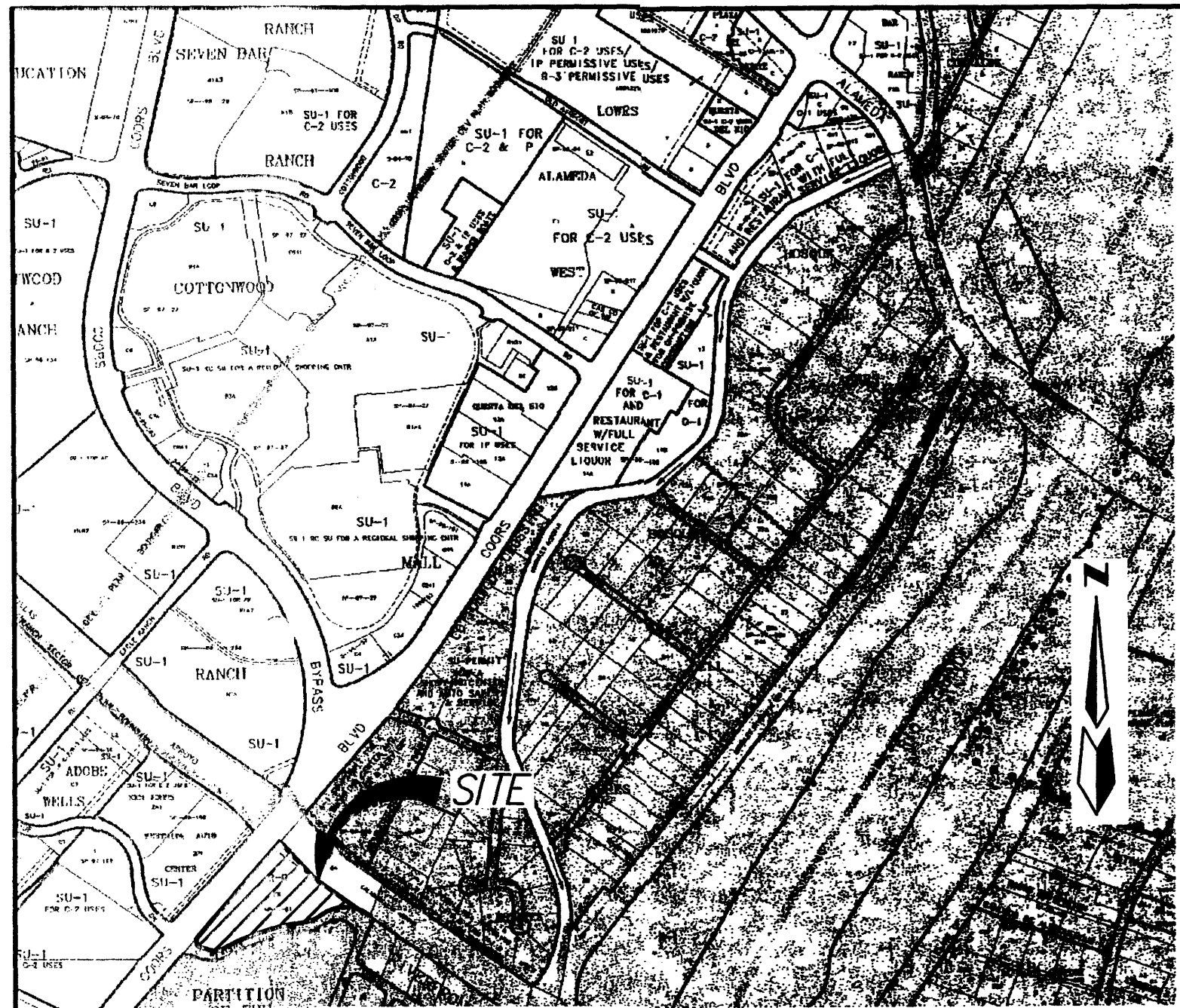
sheet of

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

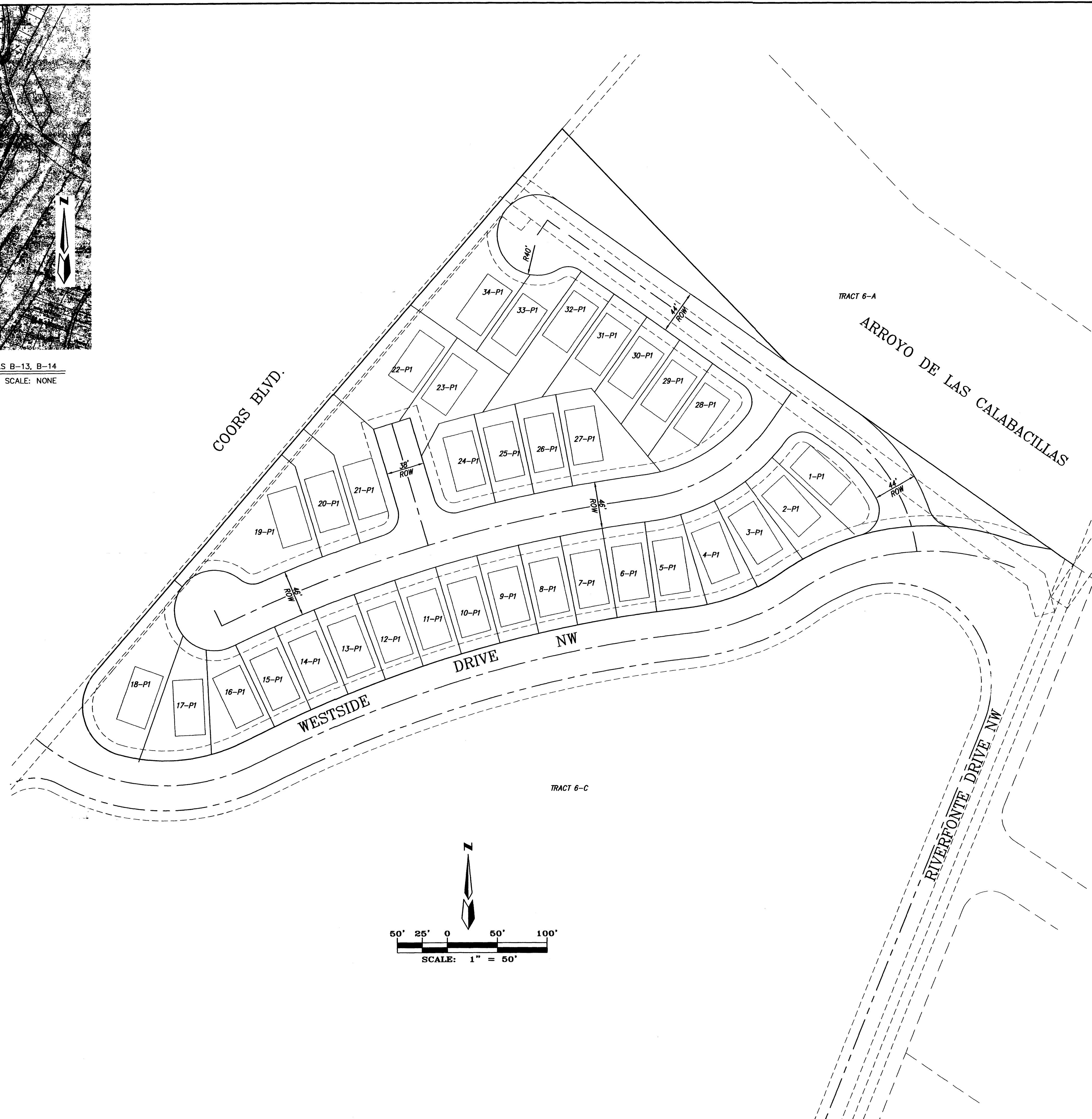


1602529

**SKETCH PLAT**  
**BLACK RANCH UNIT 2**  
 WITHIN THE  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTIONS 8, 17 & 18  
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2003



LOCATION MAP  
 ZONE ATLAS B-13, B-14  
 SCALE: NONE



**LEGAL DESCRIPTION**  
 A tract of land situate within the Town of Alameda Grant, projected Sections 8, 17, and 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of "Tract 6-B, Partion of the Black Ranch" 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 March 7, 1995 in Vol. 95C, Folio 75 and containing 5.5706 acres

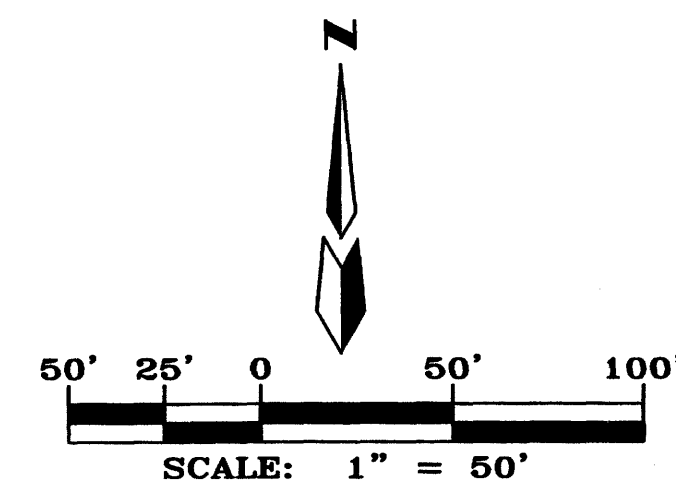
**SUBDIVISION DATA**

GROSS ACREAGE	5.5706 AC
ZONE ATLAS NO.	B-13-Z & B-14-Z
NO. OF TRACTS/LOTS CREATED	34 LOTS
DATE OF SURVEY	FEBRUARY 2003

**OWNERS**  
 STY INVESTMENTS LLC  
 400 Gold SW, Suite 700  
 ALBUQUERQUE, NM 87102  
 (505) 338-2286

**ENGINEERS**  
 D. MARK GOODWIN & 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



**BLACK RANCH UNIT 2**  
**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: <b>DMG</b>	Drawn: <b>SPS</b>	Checked: <b>DMG</b>	Sheet <b>I</b> of <b>I</b>
Scale: 1" = 50'	Date: 03-03-03	Job: A02106	

F:\A02106\1\_A02106\CHECKBASE3.dwg 03/10/03 RICHARD