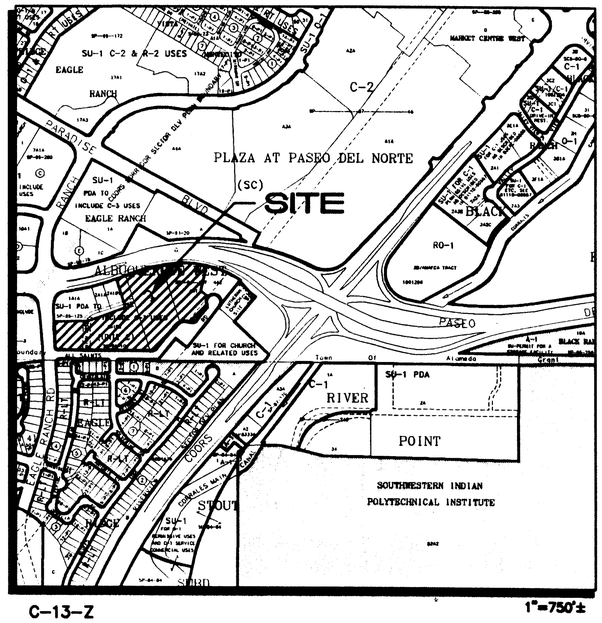
TALOS LOG NO.: 2006 34 1444



C-13-Z 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Lots: 3
2. Total Number of Lots created: 6
3. Gross Subdivision Acreage: 7.1145 Ac.
4. Total Mileage of Full Width Streets Created: 0
5. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
6. Distances are ground distances.
7. Bearings and distances in parenthesis are record.
8. Basis of boundary are the following plats of record entitled:

"CORRECTED PLAT OF ALBUQUERQUE WEST, UNIT TWO" (1-28-91, 91C-29),

"ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT" (11-21-84, C25-138),

"REPLAT OF LOT 1, BLOCK F, ALBUQUERQUE WEST TOGETHER WITH A VACATED PORTION OF EAGLE RANCH ROAD N.W." (12-7-87, C35-63),
"PLAT OF ALBUQUERQUE WEST, UNIT TWO, LOT 4-A-1 AND 4-A-2" (8-22-94, 94C-278),

"ALBUQUERQUE WEST, UNIT TWO, LOT 2-A-1-B-1 & 2-A-1-B-2" (04-19-96, 96C-165)

"ALBUQUERQUE WEST, UNIT TWO, LOT 4-A-1 & 4-A-2 (08-22-94, 94C-278)

all being records of Bernalillo County, New Mexico.

9. Field Survey performed July 2005.
10. Title Report: provided by LandAmerica Albuquerque Title File No.: 235798TD (Effective Date: 11-03-03)
11. Address of Property: None provided.
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
13. City Standard Utility Note II:
"City of Albuquerque Water and Sanitary Sewer Service to THE SUBJECT DEVELOPMENT must be verified and coordinated with the Albuquerque Bernalillo County Water Utility Authority, City of Albuquerque."
14. This tract is within the New Mexico Utilities, Inc. franchise area. Water and sanitary sewer system capabilities are based on New Mexico Utilities, Inc.'s facilities, and not the City of Albuquerque's. Water and sanitary sewer infrastructure improvements must, however, meet both the City of Albuquerque and New Mexico Utilities, Inc.'s design and construction standards.
15. ZONING: SU-1 PDA TO INCLUDE C-3 USES.

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LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Lot 2-A-1-B-2-B, LOT 3-A-1, and LOT 3-A-2, Albuquerque West, Unit Two as the same is show and designated on a plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July, 27 2006 in Volume 2006-C, Folio 235, together with Lot 4-A-1, Albuquerque West, Unit Two as the same is shown and designated on a plat files for record in the office of the County Clerk of Bernalillo County, New Mexico on August 22, 1994 in Volume 94C, Folio 278 and containing 7.1145 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject lots into six (6) commercial lots and to grant easements as necessary to serve the development, to vacate easements, to correct street name and to dedicated right-of-way along Eagle Ranch Road.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all public streets and rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and *do hereby certify that this subdivision is their free act and deed.

*WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVISION

OWNER

EAGLE ASSETS, L.L.C.

Dwayne E. Pino

DWAYNE E. PINO
MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL Ruth T. Lozano NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/22/07

This instrument was acknowledged before me on September 5, 2006, by Dwayne E. Pino, Managing Member of Eagle Assets, L.L.C. a New Mexico Limited Liability Company, on behalf of said company.

My Commission Expires: 4/22/07

Ruth T. Lozano
Notary Public

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON UPC #: 1-015-076-225-301-03, See attached
PROPERTY OWNER OF RECORD: High Desert Land Co
BERNALILLO COUNTY TREASURER'S OFFICE:
9-12-06

PUBLIC UTILITY EASEMENTS

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

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE NSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS 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 EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTER- FERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASE- MENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUC- TION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

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

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

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Page: 1 of 2
09/12/2006 01:24P
Bk-2006C Pg-288
Mary Herrera Bern. Co. PLAT R 12.00

PLAT
FOR
LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A, & 4-A-1-A ALBUQUERQUE WEST UNIT TWO

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2006

APPROVALS

DRB PROJECT NO. 1003292
APPLICATION NO. 06DRB-01253
Utility Approvals

PNM ELECTRIC SERVICES DIVISION	Land D. Mark	9-7-06 DATE
PNM GAS SERVICES DIVISION	Land D. Mark	9-7-06 DATE
QWEST	David F. Bibliowicz	9/8/06 DATE
COMCAST	Kathleen Barkan	9.7.06 DATE
NEW MEXICO UTILITIES		9.11.06 DATE
CITY SURVEYOR	Bob Boyd	9/6/06 DATE
REAL PROPERTY DIVISION	N/A BJB	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	N/A BJB	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		9-6-06 DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	Roger L. Green	9-6-06 DATE
PARKS AND RECREATION DEPARTMENT	David Jones	9-6-06 DATE
AMAFCA	Bradley L. Bingham	9/11/06 DATE
CITY ENGINEER		9-6-06 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		9/12/06 DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

Timothy Aldrich, P.S. No. 7719

09-05-06
Date

NEW MEXICO TIMOTHY AARON ALDRICH 7719 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT
FOR
LOTS 2-A-1-B-2-B-1, 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, 3-A-2-A, & 4-A-1-A ALBUQUERQUE WEST UNIT TWO

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2006

SCALE 1"=60'

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	45.26	28.19	41.09	S 46°29'42" E	86°26'42"
C2	1090.00	68.58	34.30	68.57	S 01°28'03" E	3°36'18"
C3	75.00	72.05	39.08	69.31	S 44°41'39" W	55°02'29"
C4	1081.92	225.51	113.17	225.10	S 76°17'32" W	11°56'33"
C5	30.00	45.26	28.19	41.09	S 46°29'35" E	86°26'46"
C6	723.94	255.46	129.07	254.14	N 87°34'45" W	20°13'06"
C7	50.00	54.25	30.14	51.63	S 07°42'30" W	62°10'09"
C8	25.00	27.12	15.07	25.81	N 07°42'07" E	62°09'23"
C9	45.00	55.66	32.02	52.18	N 73°58'33" E	70°52'11"
C10	105.00	128.99	74.05	121.03	S 74°04'26" W	70°23'10"
C11	45.00	40.31	21.62	38.98	N 64°44'01" E	51°19'49"
C12	75.00	22.11	11.13	22.03	S 08°43'56" W	16°53'20"
C13	27.00	34.03	19.69	31.82	S 36°06'27" W	72°12'53"
C14	285.00	137.45	70.09	136.12	S 85°57'46" W	27°38'01"
C15	285.00	143.10	73.09	141.60	N 65°50'09" W	28°46'10"
C16	285.00	280.55	152.82	269.36	N 79°39'09" W	56°24'10"
C17	1081.92	182.54	91.49	182.33	S 75°09'17" W	9°40'01"
C18	1081.92	42.97	21.49	42.97	S 81°07'33" W	2°16'32"
C19	27.00	17.02	8.80	16.74	S 18°03'13" W	36°06'26"
C20	27.00	17.02	8.80	16.74	S 54°09'40" W	36°06'27"
C21	1084.00	68.21	34.12	68.20	S 01°28'02" E	3°36'20"
EC22	25.00	39.17	24.90	35.28	N 83°39'52" E	89°46'09"
EC23	25.00	39.27	25.00	35.35	N 45°17'09" E	89°59'46"
EC24	25.00	39.27	25.00	35.36	S 44°42'51" E	90°00'14"
EC25	15.00	23.58	15.02	21.23	S 62°44'47" E	90°05'08"
EC26	15.00	18.95	10.98	17.72	S 36°01'19" W	72°23'05"
EC27	15.00	7.06	3.60	7.00	S 31°11'26" E	26°58'24"
EC28	15.00	11.75	6.20	11.45	N 22°13'52" W	44°53'31"
EC29	15.00	23.56	15.00	21.21	N 27°12'46" E	89°59'46"
EC30	25.00	39.37	25.10	35.43	N 06°20'08" W	90°13'51"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 53°53'33" E	16.57

EASEMENT DATA

- (A) EXISTING 10' NMUI EASEMENT (06-02-95, 95C-197)
- (B) EXISTING 10' WATER & SANITARY SEWER EASEMENT (6-2-90, BK. 9011-PGS. 1834-1839)
- (C) EXISTING 10' PUBLIC UTILITY EASEMENT (1-28-91, 91C-29)
- (D) EXISTING 50.59'X20' DRAINAGE EASEMENT (AS SHOWN ON NMSHTD ROW MAP, NO. SP-GRM-4054(200), SHT. 2 OF 10)
- (E) EXISTING 10' DRAINAGE & UTILITY EASEMENT (11-21-84, C25-138) TO BE VACATED BY THIS PLAT.
- (F) EXISTING 50' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT (11-03-95, 95C-399)
- (G) EXISTING 10' PUBLIC UTILITY EASEMENT (12-7-87, C35-63)
- (H) EXISTING 40' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT (03-30-95, BK.95-8, PGS.1074-1080) (03-31-95, BK.95-8, PGS.3017-3023) (06-02-95, BK.95-13, PGS.4594-4600)
- (I) EXISTING 15' NMUI EASEMENT (08-22-94, 94C-278)
- (J) EXISTING COMMON REFUSE EASEMENT (04-19-96, 96C-165)
- (K) EXISTING 24' COMMON ACCESS EASEMENT (04-19-96, 96C-165)
- (L) EXISTING 10' WATER & SANITARY SEWER EASEMENT (07-27-2006, 2006C-235)
- (M) PRIVATE ACCESS, DRAINAGE, SIDEWALK, AND UTILITY EASEMENTS GRANTED BY THIS PLAT.
- (N) EXISTING 15' U.G. UTILITY EASEMENT (11-21-84, C25-138)
- (O) EXISTING 10' NMUI EASEMENT (8-22-94, 94C-278)
- (P) EXISTING P.N.M. EASEMENT (1-28-91, BK. 91C-PG. 29)
- (Q) EXISTING 100' P.N.M. EASEMENT (1-28-91, BK. 91C-PG. 29)

THE OWNER(S) AND/OR PROPRIETOR(S) OF LOTS 2-A-1-B-1 AND THAT PORTION OF LOT 2-A-1-B-2 BEING NORTHERLY OF THE 50 FOOT WIDE EXST. PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT DO HEREBY GRANT TO EACH OTHER, THEIR SUCCESSORS AND ASSIGNS OF INTEREST; RECIPROCAL EASEMENTS FOR ACCESS, DRAINAGE AND REFUSE AS SHOWN. MAINTENANCE OF FACILITIES CONTAINED WITHIN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL TRACTS WHICH THE EASEMENT SERVE.

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Page: 2 of 2
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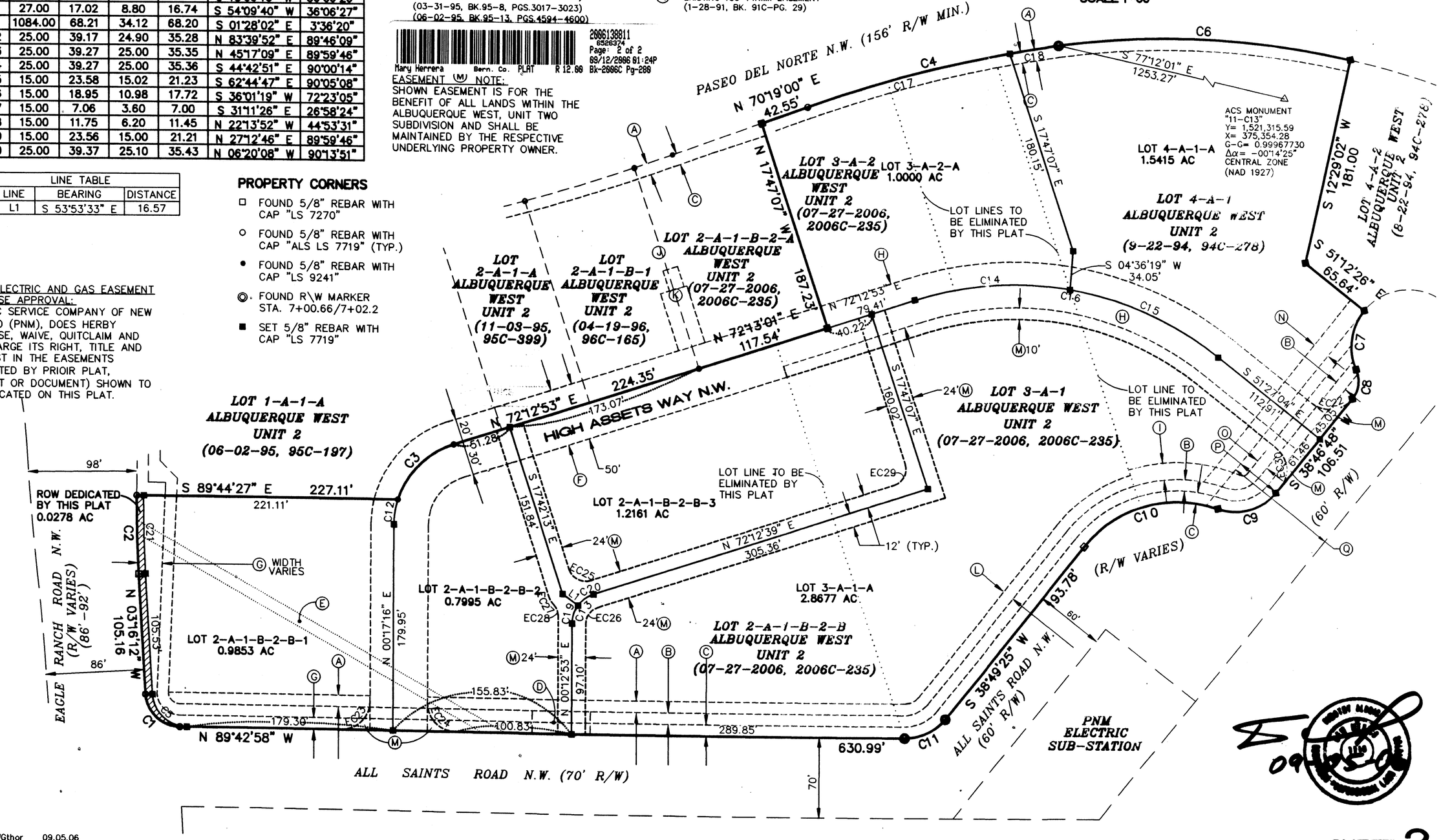
Mary Herrera Bern. Co. PLAT R 12.00

EASEMENT (M) NOTE:
SHOWN EASEMENT IS FOR THE BENEFIT OF ALL LANDS WITHIN THE ALBUQUERQUE WEST, UNIT TWO SUBDIVISION AND SHALL BE MAINTAINED BY THE RESPECTIVE UNDERLYING PROPERTY OWNER.

PROPERTY CORNERS

- □ FOUND 5/8" REBAR WITH CAP "LS 7270"
- ○ FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- • FOUND 5/8" REBAR WITH CAP "LS 9241"
- ◎ FOUND R\W MARKER STA. 7+00.66/7+02.2
- ■ SET 5/8" REBAR WITH CAP "LS 7719"

PNM ELECTRIC AND GAS EASEMENT RELEASE APPROVAL:
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), DOES HERBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTREST IN THE EASEMENTS (GRANTED BY PRIOIR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.



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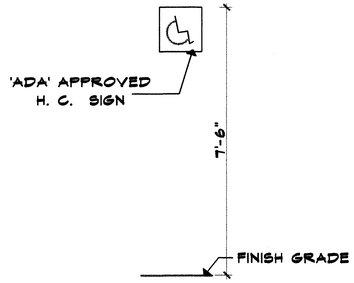
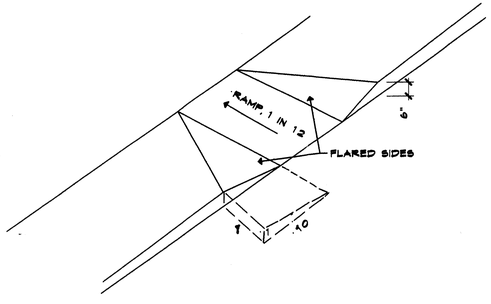
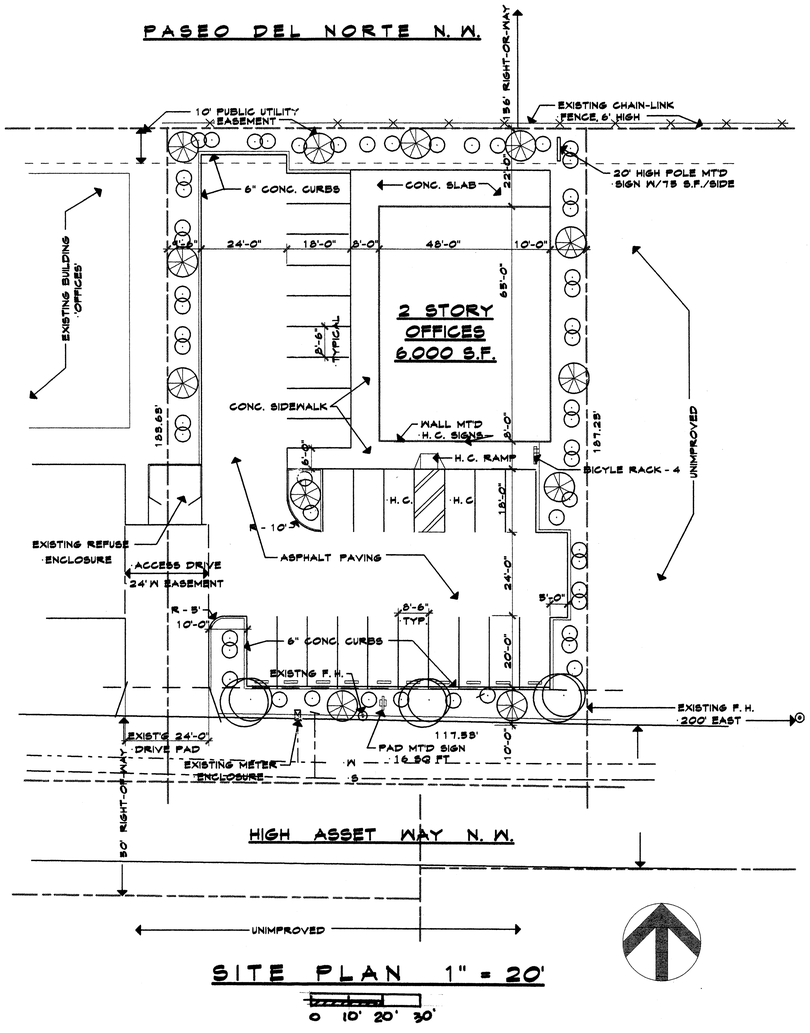
PROPOSED OFFICE BUILDING



HANDICAPPED SIGN DETAIL

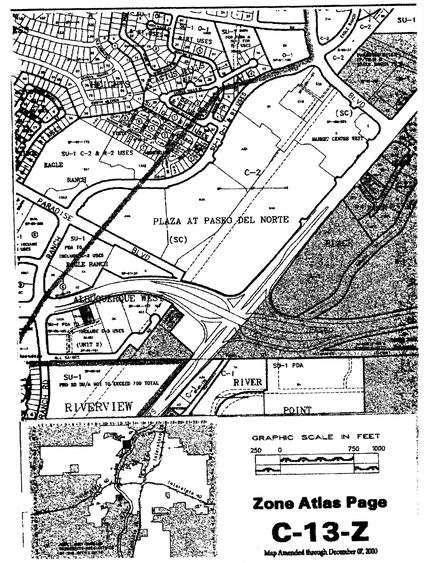


HANDICAPPED RAMP DETAIL



SITE PLAN 1" = 20'

0 10' 20' 30'



Zone Atlas Page

C-13-Z

Map Amended through December 07, 2000

VICINITY MAP:

PARKING:

REQUIRED - 1 ST FL - 3,000/200
= 15 SPACES

2 ND FL - 3,000/300
= 10 SPACES

TOTAL SPACES REQUIRED = 25 SPACES

TOTAL SPACES PROVIDED = 25 SPACES

BICYCLE PARKING:

REQUIRED = 2 SPACES

PROVIDED = 4 SPACES

LEGAL DESCRIPTION

LOT #2-A-1-B-2-A
UNIT TWO, ALBUQUERQUE,
WEST SUBDIVISION,
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

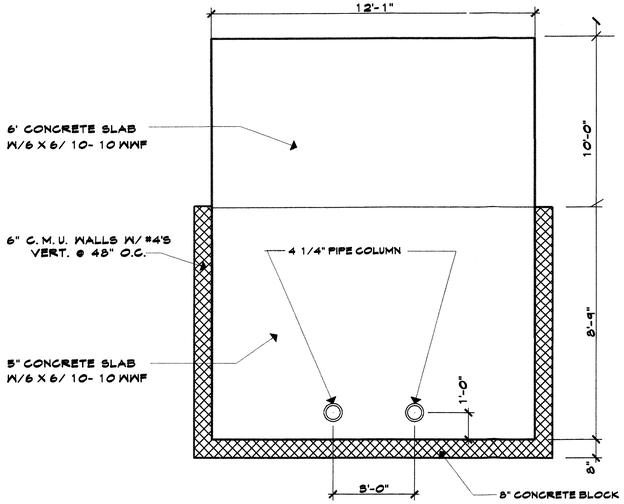
JOB NO:
DATE: Oct '08
REVISION:
DRAWN BY:
CHECKED BY: J.W.M.

SHEET TITLE
SITE PLAN, NOTES AND DETAILS

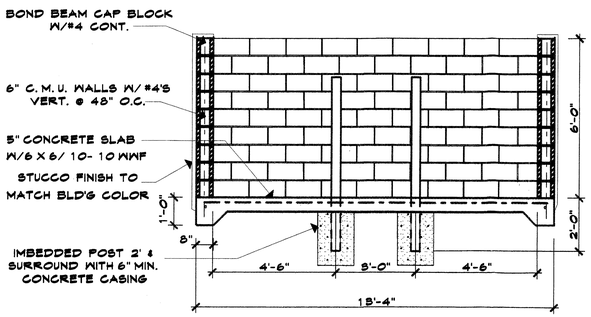
MILLER AND ASSOCIATES
ARCHITECTS PLANNERS
5220 SECOND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87107
PHONE (505) 345-1512

PROPOSED OFFICE BUILDING
HIGH ASSET WAY N. W.
ALBUQUERQUE, NEW MEXICO

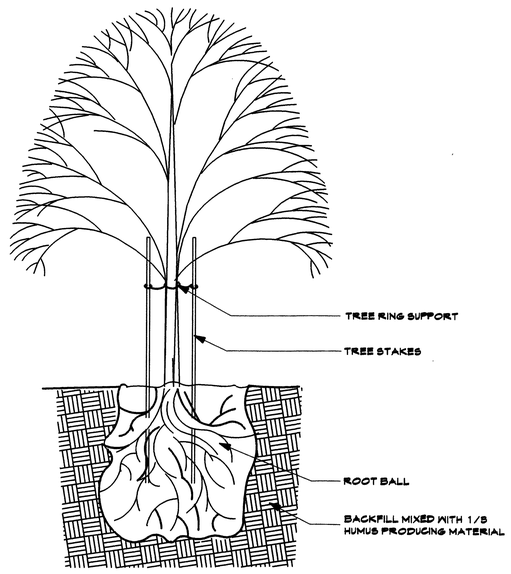
JOB TITLE
SP



PLAN 1/4"



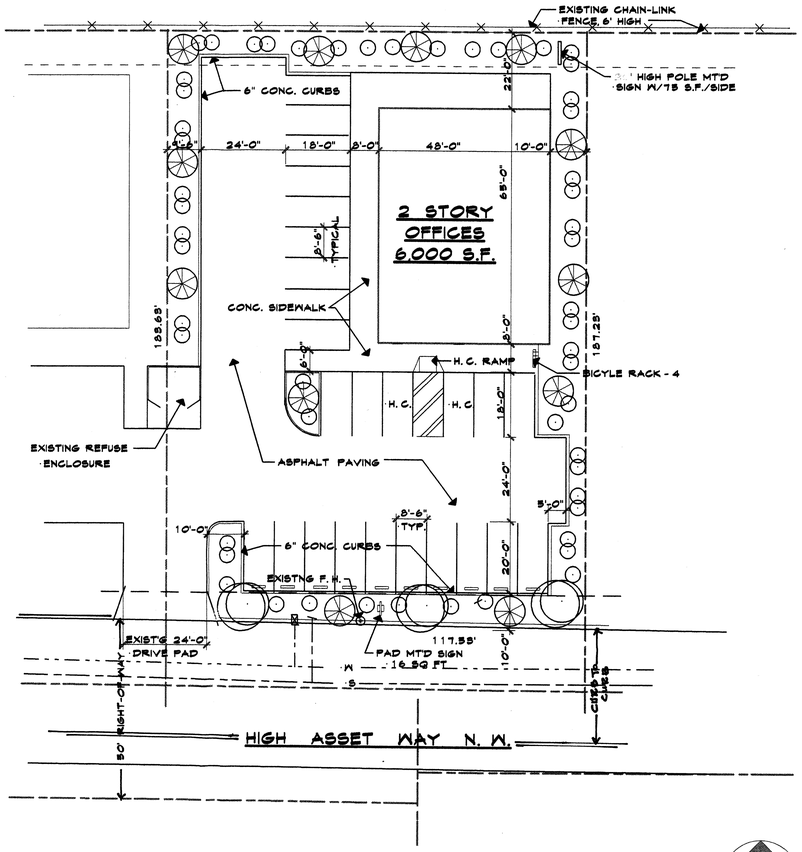
TRASH ENCLOSURE



TREE PLANTING DETAIL

SCALE: 3/8" = 1'-0"

PASEO DEL NORTE N.W.



LANDSCAPE PLAN 1" = 20'

0 10' 20' 30'

LANDSCAPE LEGEND:

CHINESE PISTACNE - 2" CALIPHER
(MODERATE WATER USE)

AUSTRIAN PINE - 2" CALIPHER
(MODERATE WATER USE)

SPANISH BROOM - 5 GAL
CHAMISA - 5 GAL
(MODERATE WATER USE)

GROUND COVER - 3/4" GRAVEL 'SANTA FE TAN'
GRASS SOD - 'ALBUQUERQUE BLEND'

IRRIGATION BY DRIP IRRIGATION SYSTEM

MAINTENANCE BY OWNER

LANDSCAPE REQUIRED:

LAND AREA 22,005 S.F. - 3,000 S.F.
X 15% = 2,851 SQ. FT.

LANDSCAPE PROVIDED:

874 + 1,000 + 1,500
1,050 + 180 + 150
= 4,754 SQ. FT.

LANDSCAPE TO PROPERTY RATIO:

4,754 S. F. / 22,005 S. F.
= 21%

ALL LANDSCAPING WILL BE IN CONFORMANCE W/CITY OF ALBUQ. ZONING CODE, STREET TREE OR'D POLLEN, WASTE WATER & WATER CONSERVATION LANDSCAPE ORDINANCES

LANDSCAPE NOTES:

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH.

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

IN GENERAL, WATER CONSERATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES M WILL BE FOLLOWED IN DESIGN AND INSTALLATION

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

SFB GRAVEL OVER FILTER FABRIC SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED

IRRIGATION NOTES

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) & SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP & BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE W/FLUSH CAPS AT EACH END.

RUN TIME PER EACH TRIP WILL BE APPROXIMATELY 15 MINUTE PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.

JOB NO:
DATE: Oct '88
REVISION:
DRAWN BY:
CHECKED BY: J.W.M.

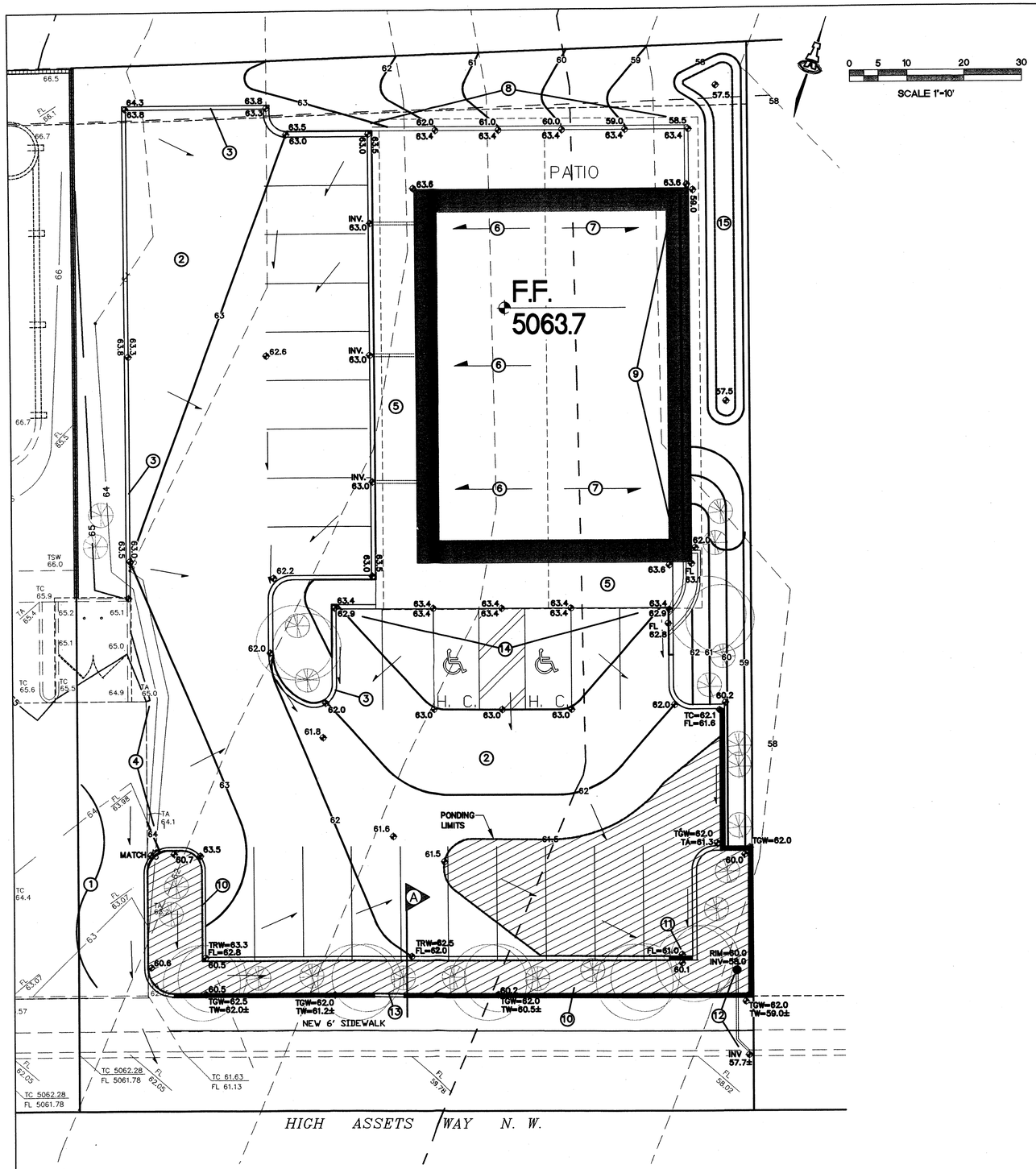
SHEET TITLE
LANDSCAPE PLAN, LEGEND, NOTES & DETAILS

MILLER AND ASSOCIATES
ARCHITECTS PLANNERS
5320 SECOND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87107
PHONE 505) 345-1512

PROPOSED OFFICE BUILDING
HIGH ASSET WAY N.W.
ALBUQUERQUE, NEW MEXICO

JOB TITLE

LS



GENERAL INFORMATION

LEGAL: A PORTION OF LOT 2-A-1-A, ALBUQUERQUE WEST, UNIT TWO, FILED NOVEMBER 3, 1995, IN VOL. 95C, FOLIO 399.

B.M. BENCHMARK: ACS MONUMENT "R ALAMEDA B. NO. 2" ELEVATION = 5058.25

OFF-SITE DRAINAGE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP, THE SITE IS NOT LOCATED WITHIN A FLOOD ZONE.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE WEST AND NORTH PROPERTY LINES.

GENERAL NOTES

A. COORDINATE WORK WITH SITE PLAN.

B. GRADES SHOWN WITHIN LANDSCAPED AND PONDING AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.

C. PONDING AREAS, VOLUMES, INLET, OUTLET, SPILLWAY AND SIDEWALK CULVERT ELEVATIONS TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES.

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

NOTICE TO CONTRACTOR

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHER-- WISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITHIN A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO COLLECTOR STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING EXCAVATION PERMIT FOR SIDEWALK CULVERT/DRAIN.
8. PROOF OF ACCEPTANCE WILL BE REQUIRED PRIOR TO SIGN OFF FOR CERTIFICATE OF OCCUPANCY (C.O.).

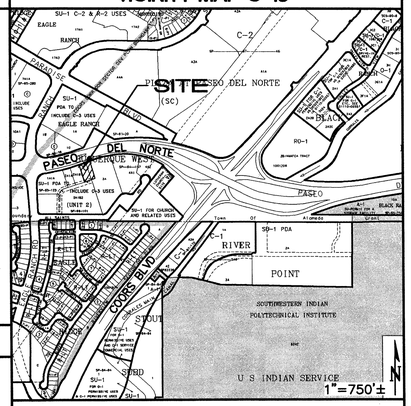
INSPECTION APPROVAL:

CONSTRUCTION SECTION _____ DATE _____

LEGEND

- SIDEWALK, CURB and GUTTER, ETC. (EXISTING, PROPOSED)
- + 93.7 EXISTING SPOT ELEVATION
- 5093 EXISTING CONTOUR
- ◆ 95.0 PROPOSED SPOT ELEVATION
- 95 PROPOSED CONTOUR
- FL FLOW LINE
- FF FINISHED FLOOR
- FH PROPOSED FIRE HYDRANT

VICINITY MAP C-13



KEYED NOTES

1. EXISTING SHARED SITE ACCESS
2. PROPOSED ASPHALT PAVING. SEE ARCHITECTURAL FOR INFORMATION REGARDING PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
3. CONSTRUCT MEDIAN CURB AND GUTTER PER C.O.A. STD. DWG. 2415 (TYPICAL).
4. PAVING HIGH POINT THIS AREA. NO OFFSITE FLOW ENTERS SITE.
5. CONSTRUCT TURNED DOWN CONCRETE WALK THIS AREA. TOP OF WALK IS 6" ABOVE TOP OF ADJACENT PAVEMENT (TYPICAL). SEE ARCHITECTURAL FOR RAMP LOCATIONS / DIMENSIONS AND ADDITIONAL INFORMATION.
6. ROOF TO SHED EAST AND WEST AS SHOWN. ALL WEST ROOF DRAINAGE SHALL BE RELEASED DIRECTLY TO PAVEMENT THROUGH PVC PIPES THROUGH WALK. SEE ARCHITECTURAL FOR SPECIFIC OUTFALL POINTS.
7. ALL EAST ROOF DRAINAGE SHALL BE CAPTURED WITHIN A GUTTER SYSTEM TO BE RELEASED TO A 2' WIDE 'U' SHAPED CONCRETE CHANNEL AT THE SOUTHWEST BUILDING CORNER. SEE DETAIL THIS SHEET.
8. CONSTRUCT SITE RETAINING WALL THIS AREA TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION (DESIGN BY OTHERS).
9. CONSTRUCT EXTENDED STEMWALL THIS AREA TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION (DESIGN BY OTHERS).
10. CONSTRUCT 1.5' MAX. DEPTH DETENTION POND WITH CONCRETE PERIMETER WALLS AT ELEVATIONS SHOWN TO CAPTURE SITE FLOW. POND DIMENSIONS AND ELEVATIONS TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEAL JOINTS WITH URETHANE SEALANT (SONOLASTIC NP-1 O.A.E.)
11. PROVIDE 4' WIDE OPENING IN CURB TO PASS CONCENTRATED FLOW TO PONDING AREA. INSTALL COBBLES AT OPENING FOR EROSION PROTECTION.
12. INSTALL POND OUTLET STRUCTURE AND 4" DIA. PVC PIPE AT INVERT ELEVATIONS SHOWN TO CONTROL RELEASE OF PONDED WATER TO HIGH ASSETS WAY. SEE DETAIL THIS SHEET. S.O.19 PERMIT REQUIRED. SEE FORM THIS SHEET.
13. CONSTRUCT 5' WIDE SPILLWAY TO RELEASE POND VOLUME IN EXCESS OF REQUIRED STORAGE. SEE DETAIL SHEET C-2.
14. ASPHALT PAVING TO BE FLUSH WITH TOP OF WALK AT HC PARKING. TRANSITION TO 6" STANDARD STEP OVER 10' EACH SIDE.
15. CONSTRUCT 6" DEEP LANDSCAPED STILLING BASIN TO CAPTURE MINOR PERIMETER FLOW AND UTILIZE FOR LANDSCAPE.

FRED C. ARFMAN NEW MEXICO 7321 LICENSED PROFESSIONAL ENGINEER
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
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1483GRD.DWGthor 10.10.05

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HIGH ASSETS LEGAL OFFICE
Michael Barthelemy

GRADING AND DRAINAGE PLAN

Date:	No.	Revisions	Date	Job No.
10/10/05				1483
Drawn By: thor				C-1
Ckd By: FCA				Sht. of

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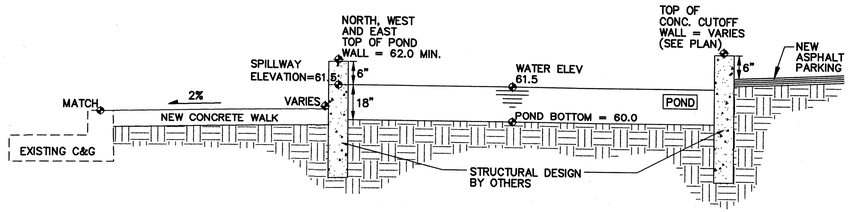
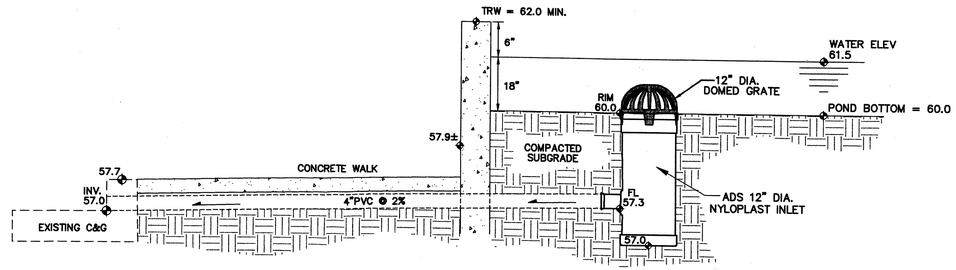


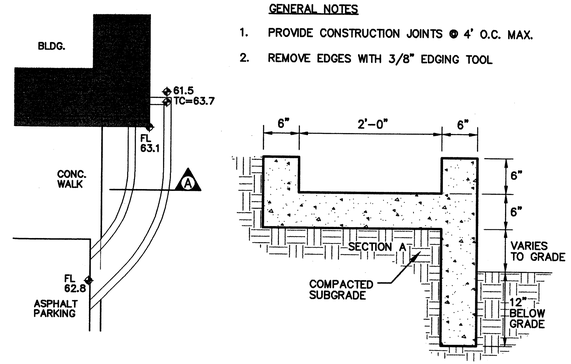
POND SECTION A

N.T.S.



NYLOPLAST OUTLET STRUCTURE

N.T.S.

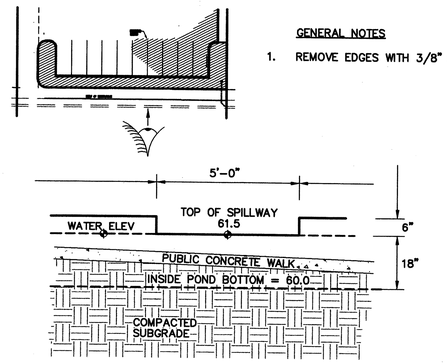


GENERAL NOTES

1. PROVIDE CONSTRUCTION JOINTS @ 4' O.C. MAX.
2. REMOVE EDGES WITH 3/8" EDGING TOOL

'U' SHAPED CONC. CHANNEL

N.T.S.



GENERAL NOTES

1. REMOVE EDGES WITH 3/8" EDGING TOOL

POND SPILLWAY ELEVATION

N.T.S.

CALCULATIONS: High Assets Legal Office : October 11, 2005

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: On-site Basin Only 21794 SF = 0.50 Ac.

HISTORIC FLOWS: On-Site Historic Land Condition			DEVELOPED FLOWS: On-Site Developed Land Condition		
Area a =	0	SF	Area a =		SF
Area b =	21794	SF	Area b =	3400	SF
Area c =	0	SF	Area c =	1000	SF
Area d =	0	SF	Area d =	17394	SF
Total Area =	21794	SF	Total Area =	21794	SF

EXCESS PRECIPITATION: Precip. Zone 1

Ea = 0.44
Eb = 0.67
Ec = 0.99
Ed = 1.97

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = (Ea Aa + Eb Ab + Ec Ac + Ed Ad) / (Aa + Ab + Ac + Ad)

Historic E =	0.67	in.	Developed E =	1.72	in.
On-Site Volume of Runoff: V360 = E* A / 12					
Historic V360 =	1217	CF	Developed V360 =	3128	CF

On-Site Peak Discharge Rate: Qp = QpaAa+QpbAb+QpcAc+QpdAd / 43,560

For Precipitation Zone 1

Qpa = 1.29 Qpc = 2.87
Qbb = 2.03 Qpd = 4.37

Historic Qp =	1.0	CFS	Developed Qp =	2.0	CFS

Based on Approved Masterplan, allowable discharge = 1.28 cfs per acre. See inflow / outflow Hydrograph.

CALCULATIONS: High Assets Legal Office : October 11, 2005

HYDROGRAPH FOR SMALL WATERSHED

DPM SECTION 22.2 * PAGE A-13/14

Base time, tB, for a small watershed hydrograph is,

tB = (2.107 * E * AT / QP) - (0.25 * AD / AT)

Where

E	=	1.72 inches
AT	=	0.50 acres
AD	=	0.40 acres
QP	=	2.0 cfs

tB	=	0.72 hours

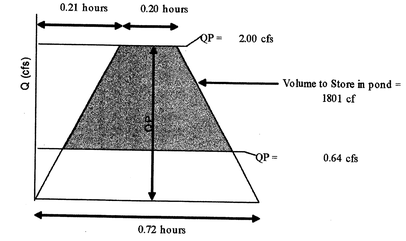
E is the excess precipitation in inches (from DPM TABLE A-8), QP is the peak flow, AD is the area (acres) of treatment D, and AT is the total area in acres. Using the time of concentration, tC (hours), the time to peak in hours is:

tP = (0.7 * tC) + ((1.6 - (AD / AT)) / 12)

Where tC = 0.20 hours

tP = 0.21 hours

Continue the peak for 0.25 * AD / AT hours. When AD is zero, the hydrograph will be triangular. When AD is not zero, the hyrograph will be trapezoidal. see the graph below:



ISAACSON & ARFMAN, P.A.
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1483GRD.DWGthor 10.10.05

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HIGH ASSETS LEGAL OFFICE
Micheal Barthelemy

GRADING AND DRAINAGE PLAN

Date:	No.	Revision	Date	Job No.
10/10/05				1483
Drawn By: bjb				C-2
Ckd By: FCA				SH. OF

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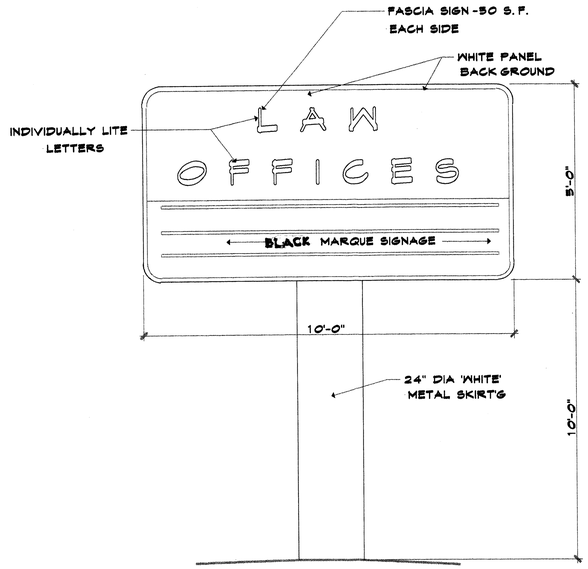
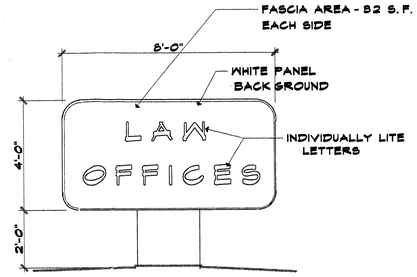
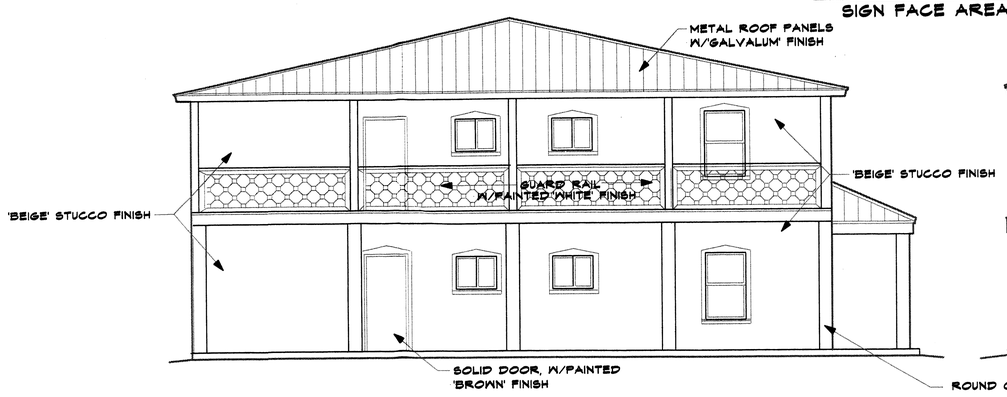


FREE STANDING SIGN

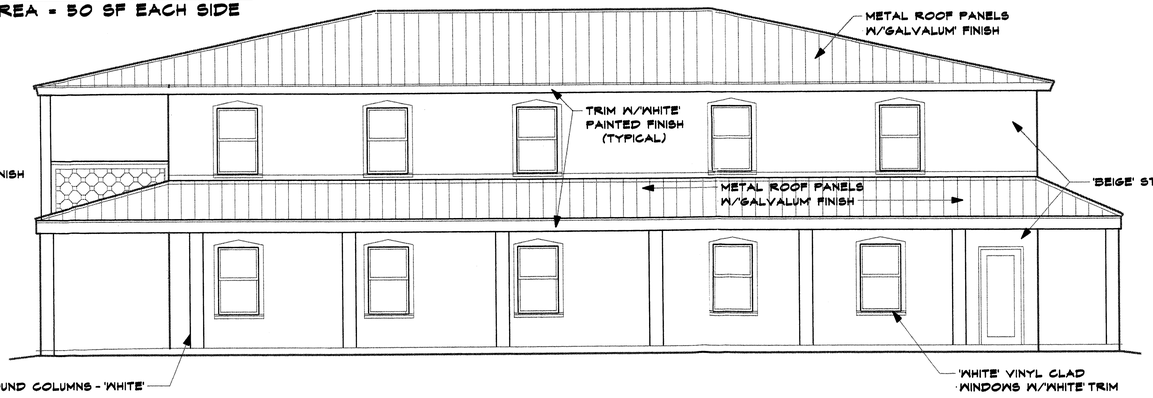
SIGN FACE AREA - 50 SF EACH SIDE



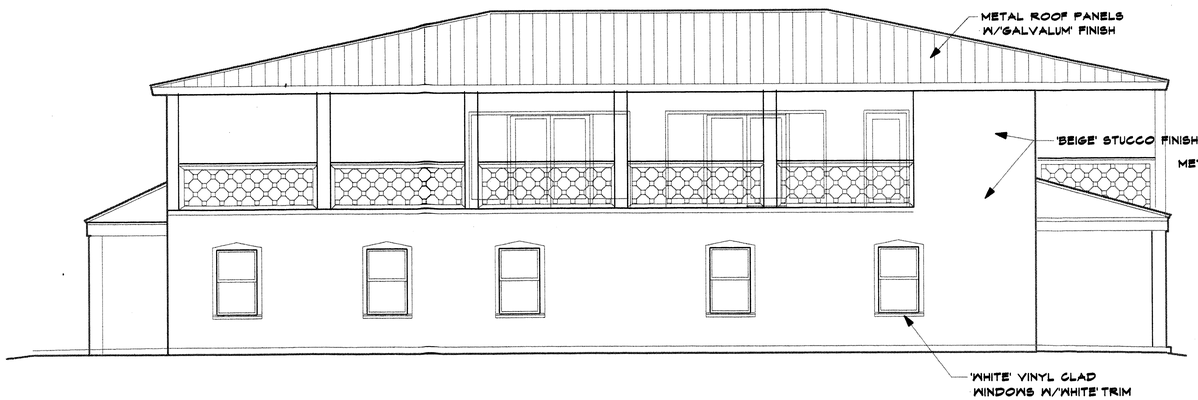
MONUMENT SIGN



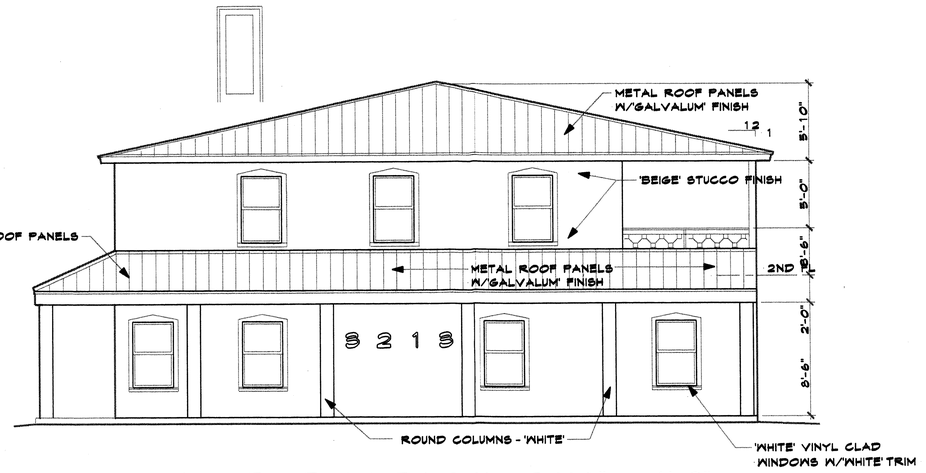
NORTH ELEVATION 3/16" = 1'-0"



WEST ELEVATION 3/16" = 1'-0""



EAST ELEVATION 3/16" = 1'-0"



SOUTH ELEVATION 3/16" = 1'-0"

JOB NO.

DATE Oct '05

REVISION

DRAWN BY JWM

CHECKED BY

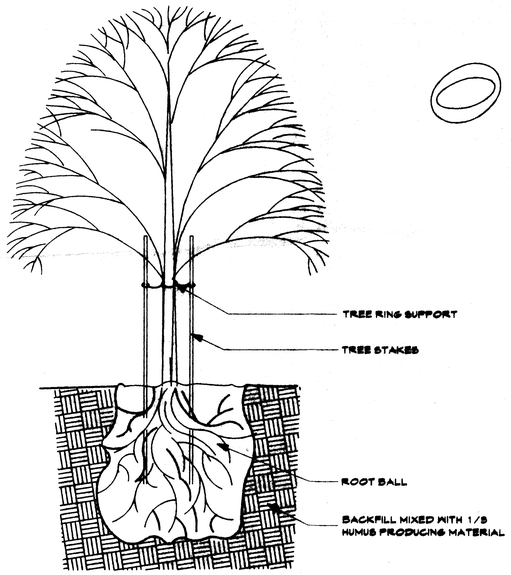
SHEET TITLE BUILDING ELEVATIONS & SIGN ELEVATIONS

MILLER AND ASOCIATES
ARCHITECTS PLANNERS
5220 SECOND STREET N.W.
ALBUQUERQUE, NEW MEXICO
505) 345 - 1512

JOB TITLE PROPOSED OFFICE BUILDING
HIGH ASSET WAY N.W.
ALBUQUERQUE, NEW MEXICO

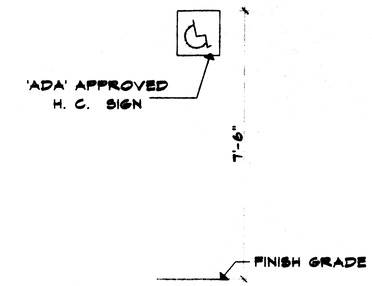
E2

PROPOSED OFFICE BUILDING

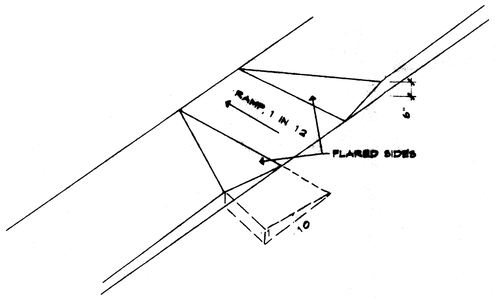


1 TREE PLANTING DETAIL

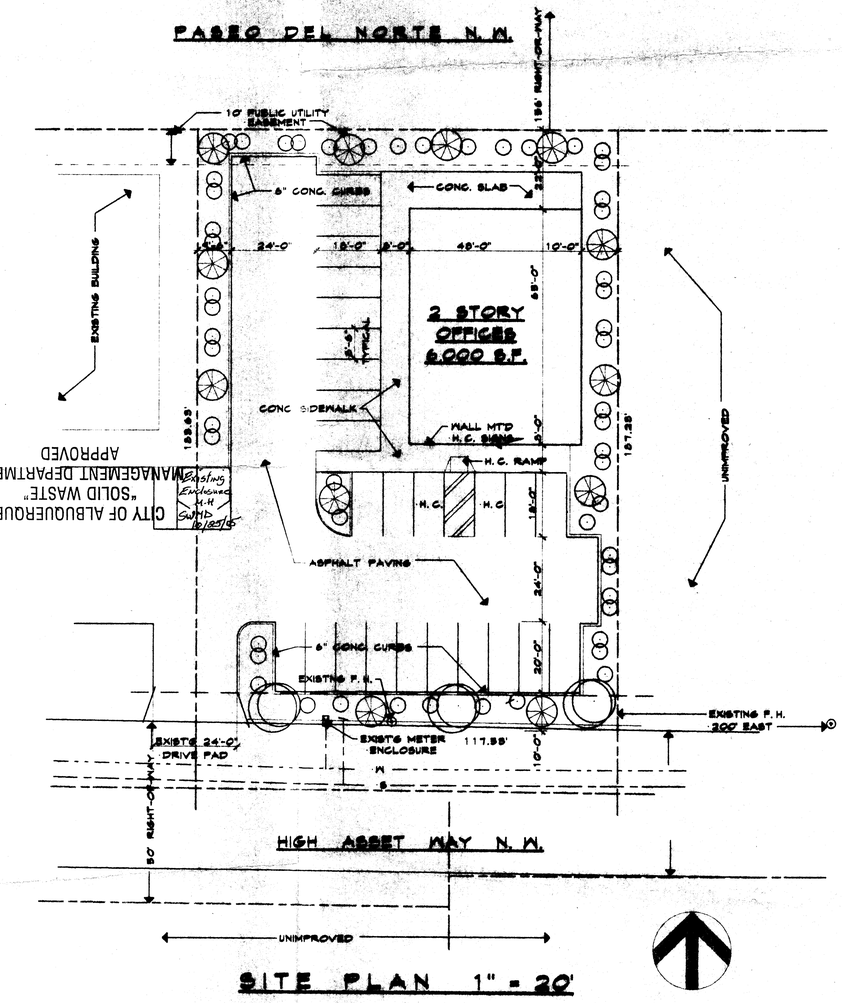
SCALE: 3/8" = 1'-0"



HANDICAPPED SIGN DETAIL



HANDICAPPED RAMP DETAIL



SITE PLAN 1" = 20'

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED
Existing Enclosure M-H SWMD 10/25/05

VICINITY MAP:

PARKING:

REQUIRED - 1 ST FL - 3,000/200
= 15 SPACES

2 ND FL - 3,000/300
= 10 SPACES

TOTAL SPACES REQUIRED = 25 SPACES

TOTAL SPACES PROVIDED = 25 SPACES

BICYCLE PARKING:

REQUIRED = 2 SPACES

PROVIDED = 4 SPACES

LEGAL DESCRIPTION

LOT #2-A-1-B-2-A
UNIT TWO, ALBUQUERQUE,
WEST SUBDIVISION,
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 10/25/05

JOB NO: 0011
DATE: JANUARY 1996
REVISION: MAY 22, 1996
DRAWN BY: S.H.L.
CHECKED BY: J.W.M.

SHEET TITLE
SITE PLAN, NOTES AND DETAILS

MILLER AND ASSOCIATES
ARCHITECTS PLANNERS
5220 SECOND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87107
PHONE: (505) 345-1312

Proposed Offices
9141 High Asset Way N.W.
ALBUQUERQUE, NEW MEXICO

JOB TITLE

PROPOSED OFFICE BUILDING

SITE PLAN FOR BUILDING PERMIT

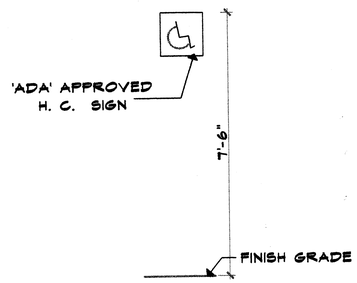
PROJECT NUMBER: 1003272

Application Number: 05DRB01657

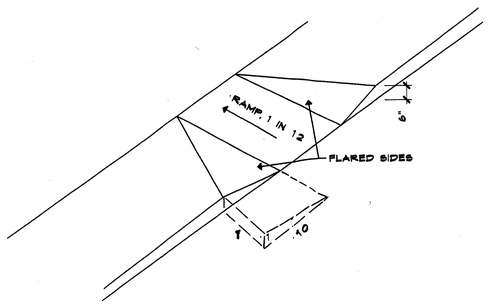
Is an Infrastructure List required? ( ) Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	9-20-06 Date
Utilities Development	9-20-06 Date
Parks and Recreation Department	9/20/06 Date
City Engineer	9/20/06 Date
Solid Waste Management	11/2/05 Date
DRB Chairperson, Planning Department	Date



HANDICAPPED SIGN DETAIL



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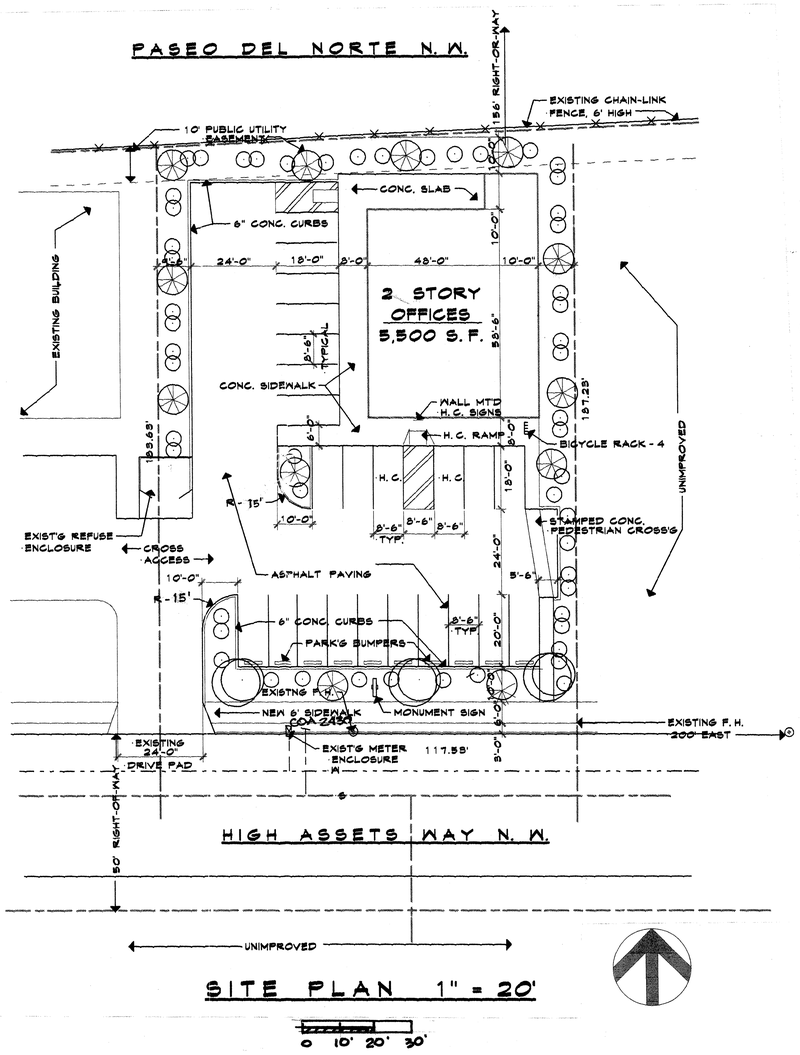
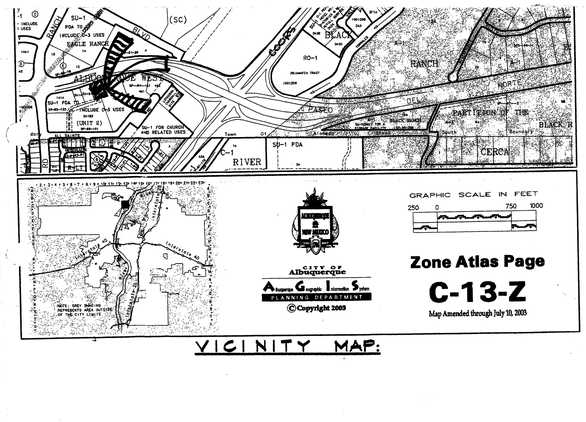


SITE PLAN 1" = 20'

0 10' 20' 30'



VICINITY MAP:

PARKING:

REQUIRED - 1 ST FL - 2,168/200
= 14 SPACES

2 ND FL - 2,268/300
= 8 SPACES

TOTAL SPACES REQUIRED = 22 SPACES

TOTAL SPACES PROVIDED = 23 SPACES

BICYCLE PARKING:

REQUIRED = 2 SPACES

PROVIDED = 4 SPACES

LEGAL DESCRIPTION

LOT #2-A-1-B-2-A
UNIT TWO, ALBUQUERQUE,
WEST SUBDIVISION,
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

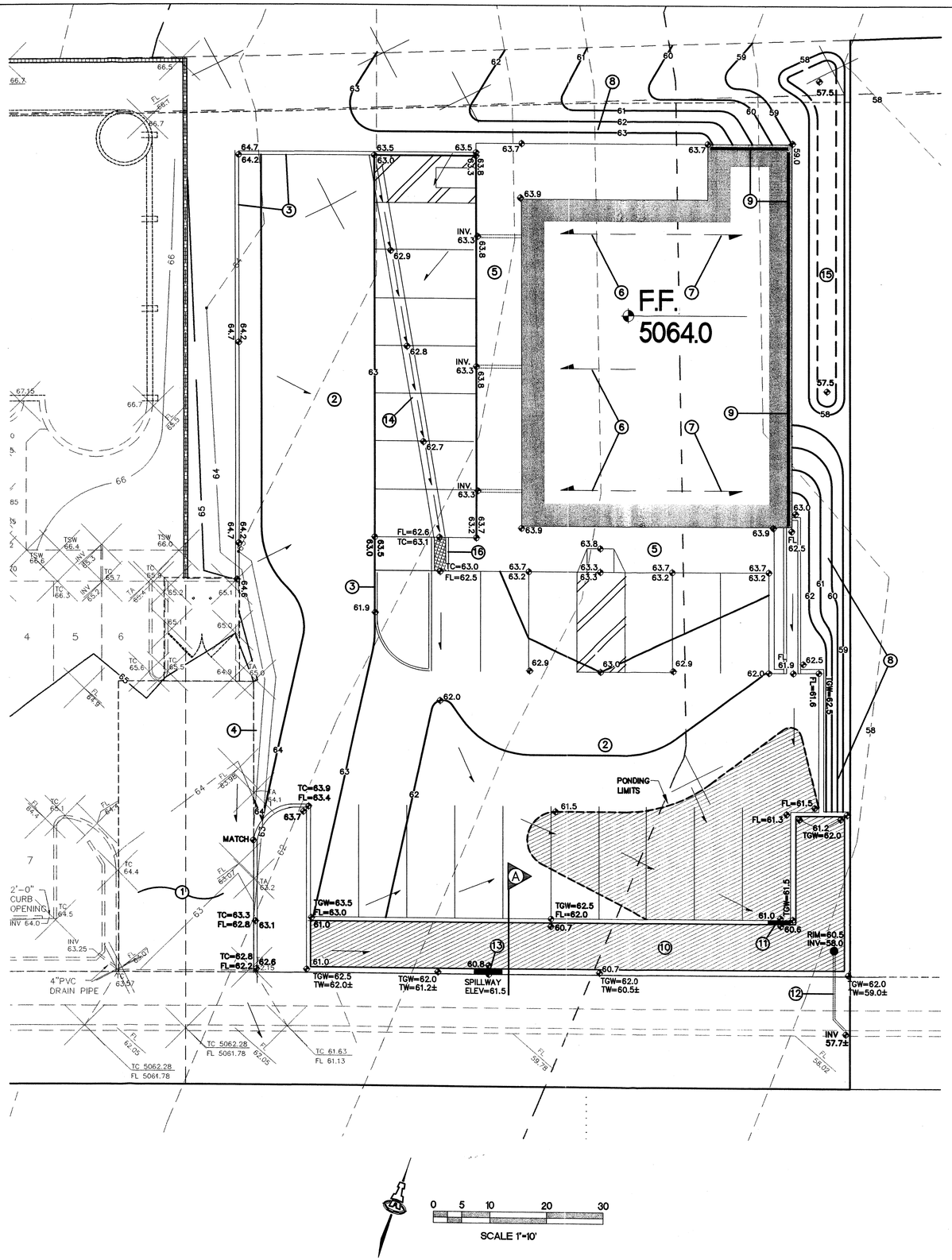
JOB NO:
DATE: Oct 05
REVISION: Sept 06
DRAWN BY: JWM
CHECKED BY: J.W.M.

SHEET TITLE: SITE PLAN, NOTES AND DETAILS

MILLER AND ASSOCIATES
ARCHITECTS PLANNERS
5220 SECOND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87107
PHONE 505 345-1312

PROPOSED OFFICE BUILDING
HIGH ASSET WAY N. W.
ALBUQUERQUE, NEW MEXICO

JOB TITLE: SP



GENERAL INFORMATION

LEGAL: A PORTION OF LOT 2-A-1-A, ALBUQUERQUE WEST, UNIT TWO, FILED NOVEMBER 3, 1995, IN VOL. 95C, FOLIO 399.

B.M. BENCHMARK: ACS MONUMENT "R ALAMEDA B. NO. 2" ELEVATION = 5058.25

OFF-SITE DRAINAGE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP, THE SITE IS NOT LOCATED WITHIN A FLOOD ZONE.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE WEST AND NORTH PROPERTY LINES.

GENERAL NOTES

A. COORDINATE WORK WITH SITE PLAN.

B. GRADES SHOWN WITHIN LANDSCAPED AND PONDING AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.

C. PONDING AREAS, VOLUMES, INLET, OUTLET, SPILLWAY AND SIDEWALK CULVERT ELEVATIONS TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES.

D. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND THE LOCATIONS OF ALL ITEMS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.

E. AT ALL TRANSITIONS BETWEEN EXISTING AND PROPOSED, MATCH EXISTING TOP OF ASPHALT / CONCRETE CURB / CONCRETE WALK FOR SMOOTH TRANSITION. ALL SITE IMPROVEMENTS WITH ELEVATIONS SHOWN AS '±' SHALL BE FIELD ADJUSTED FOR SMOOTH TRANSITION TO EXISTING. MAINTAIN POSITIVE DRAINAGE – NO BIRDBATHS.

F. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESS. PONDING AREAS, VOLUMES, INLET, OUTLET, SPILLWAY AND SIDEWALK CULVERT ELEVATIONS TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES.

S.O.19 : NOTICE TO CONTRACTORS

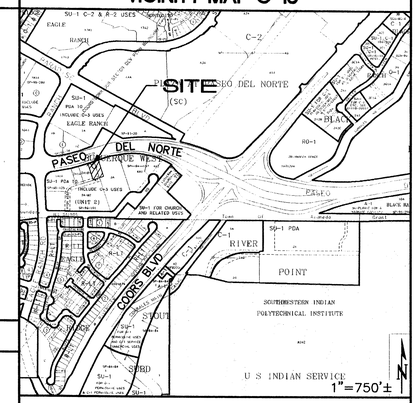
1	AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2	ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
3	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4	PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5	BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6	MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7	WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

LEGEND

	SIDEWALK, CURB and GUTTER, ETC. (EXISTING, PROPOSED)
+ 95.7	EXISTING SPOT ELEVATION
5063	EXISTING CONTOUR
◆ 95.0	PROPOSED SPOT ELEVATION
95	PROPOSED CONTOUR
FL	FLOW LINE
FF	FINISHED FLOOR
FH	PROPOSED FIRE HYDRANT
TW	TOP OF WALK
TGW	TOP OF GARDEN WALL

VICINITY MAP C-13



KEYED NOTES

1. EXISTING SHARED SITE ACCESS
2. PROPOSED ASPHALT PAVING. SEE ARCHITECTURAL FOR INFORMATION REGARDING PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
3. CONSTRUCT MEDIAN CURB AND GUTTER PER C.O.A. STD. DWG. 2415 (TYPICAL).
4. PAVING HIGH POINT THIS AREA. NO OFFSITE FLOW ENTERS SITE.
5. CONSTRUCT TURNED DOWN CONCRETE WALK THIS AREA. TOP OF WALK IS 6" ABOVE TOP OF ADJACENT PAVEMENT (TYPICAL). SEE ARCHITECTURAL FOR RAMP LOCATIONS / DIMENSIONS AND ADDITIONAL INFORMATION.
6. ROOF TO SHED EAST AND WEST AS SHOWN. ALL WEST ROOF DRAINAGE SHALL BE RELEASED DIRECTLY TO PAVEMENT THROUGH PVC PIPES THROUGH WALK. SEE ARCHITECTURAL FOR SPECIFIC OUTFALL POINTS.
7. ALL EAST ROOF DRAINAGE SHALL BE CAPTURED WITHIN A GUTTER SYSTEM TO BE RELEASED TO A 2' WIDE 'U' SHAPED CONCRETE CHANNEL AT THE SOUTHEAST BUILDING CORNER. SEE DETAIL THIS SHEET.
8. CONSTRUCT SITE RETAINING WALL OR ARMORED SIDESLOPE (ANGULAR FACED ROCK, 8" AVG. DIA.) THIS AREA TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION (DESIGN BY OTHERS).
9. CONSTRUCT EXTENDED STEMWALL THIS AREA TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION (DESIGN BY OTHERS).
10. CONSTRUCT 1.5' MAX. DEPTH DETENTION POND WITH CONCRETE PERIMETER WALLS AT ELEVATIONS SHOWN TO CAPTURE SITE FLOW. POND DIMENSIONS AND ELEVATIONS TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEAL JOINTS WITH URETHANE SEALANT (SONOLASTIC NP-1 O.A.E.)
11. PROVIDE 4' WIDE OPENING IN CURB TO PASS CONCENTRATED FLOW TO PONDING AREA. INSTALL COBBLES AT OPENING FOR EROSION PROTECTION.
12. INSTALL POND OUTLET STRUCTURE AND 4" DIA. PVC PIPE AT INVERT ELEVATIONS SHOWN TO CONTROL RELEASE OF PONDED WATER TO HIGH ASSETS WAY. SEE DETAIL THIS SHEET. S.O.19 PERMIT REQUIRED. SEE FORM THIS SHEET.
13. CONSTRUCT 5' WIDE SPILLWAY TO RELEASE POND VOLUME IN EXCESS OF REQUIRED STORAGE. SEE DETAIL SHEET C-2.
14. CONSTRUCT 68 LF 2' WIDE CONCRETE VALLEY GUTTER AT FLOWLINE ELEVATIONS SHOWN (SLOPE < 1.0%) TO DIRECT FLOW SOUTH TO POND.
15. CONSTRUCT 6" DEEP LANDSCAPED STILLING BASIN TO CAPTURE MINOR PERIMETER FLOW AND UTILIZE FOR LANDSCAPE.
16. CONSTRUCT 2' WIDE (BOTTOM WIDTH) X 6" DEEP 'U' SHAPED CONCRETE CHANNEL (6" THICK CONCRETE) TO PASS FLOW THROUGH WALK. PROVIDE STEEL PLATE COVER FLUSH WITH WALK.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
9/11/06

1483GRD.DWGbjb 09-11-06

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HIGH ASSETS LEGAL OFFICE

Micheal Barthelemy

GRADING AND DRAINAGE PLAN

Date:	No.	Revision	Date	Job No.
09-11-06				1483
Drawn By: BJB				C-1
Ckd By: FCA				SH. OF

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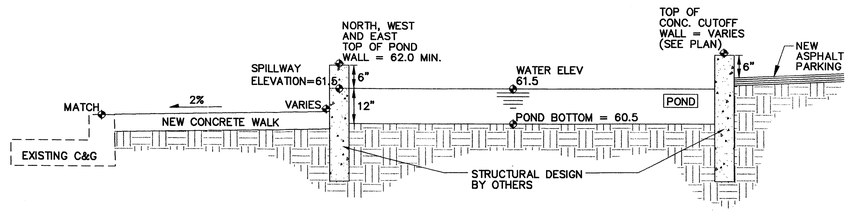
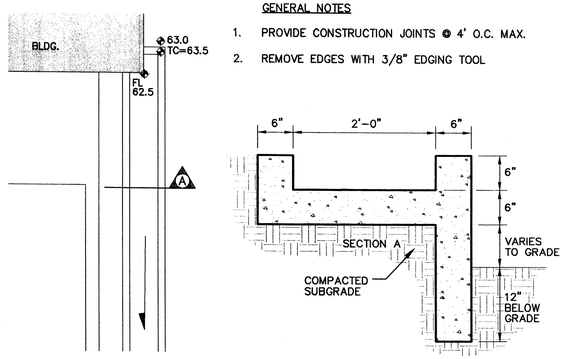


POND SECTION A

N.T.S.

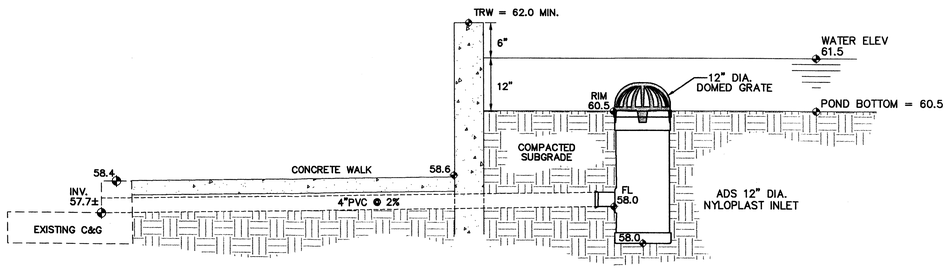


'U' SHAPED CONC. CHANNEL

N.T.S.

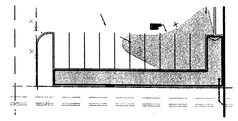
GENERAL NOTES

1. PROVIDE CONSTRUCTION JOINTS @ 4' O.C. MAX.
2. REMOVE EDGES WITH 3/8" EDGING TOOL



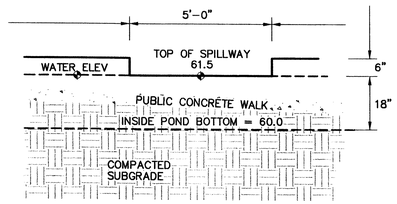
NYLOPLAST OUTLET STRUCTURE

N.T.S.



GENERAL NOTES

1. REMOVE EDGES WITH 3/8" EDGING TOOL



POND SPILLWAY ELEVATION

N.T.S.

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
8-7-06

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1483GRD.DWG bjb 09-11-06

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HIGH ASSETS LEGAL OFFICE

Micheal Barthelemy

GRADING AND DRAINAGE PLAN

Date:	No.	Revision	Date	Job No.
09-11-06				1483
Drawn By: BJB				C-2
Ckd By: FCA				SH. OF

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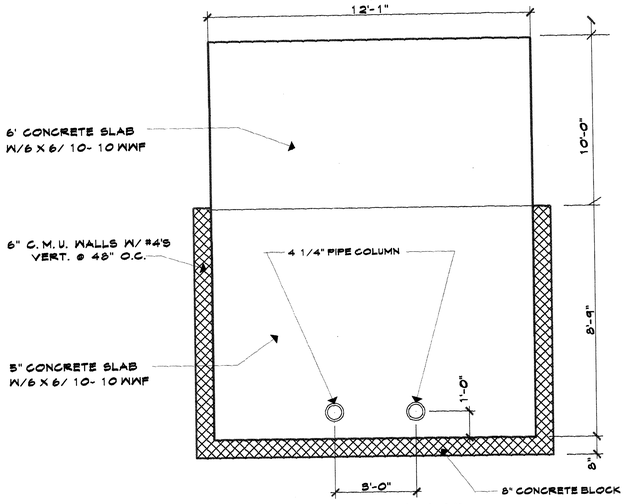
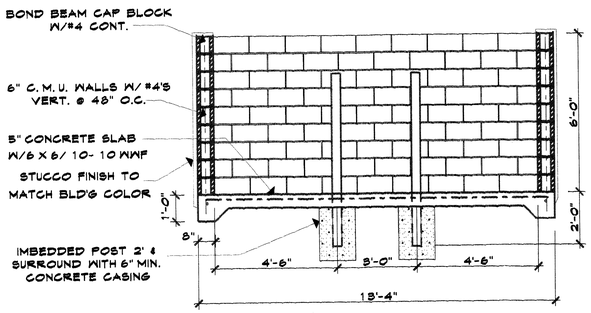
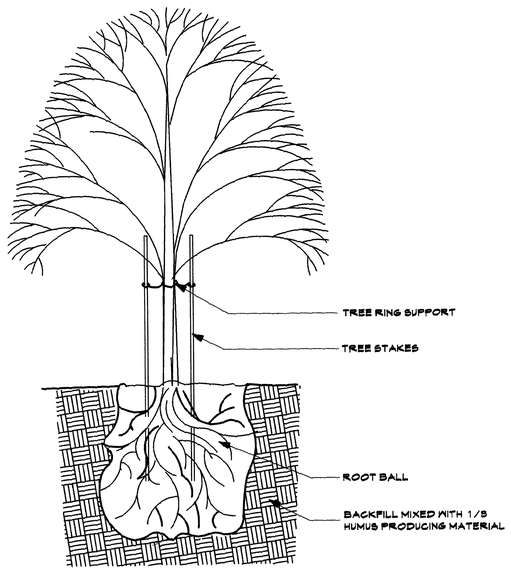


PLAN 1/4"

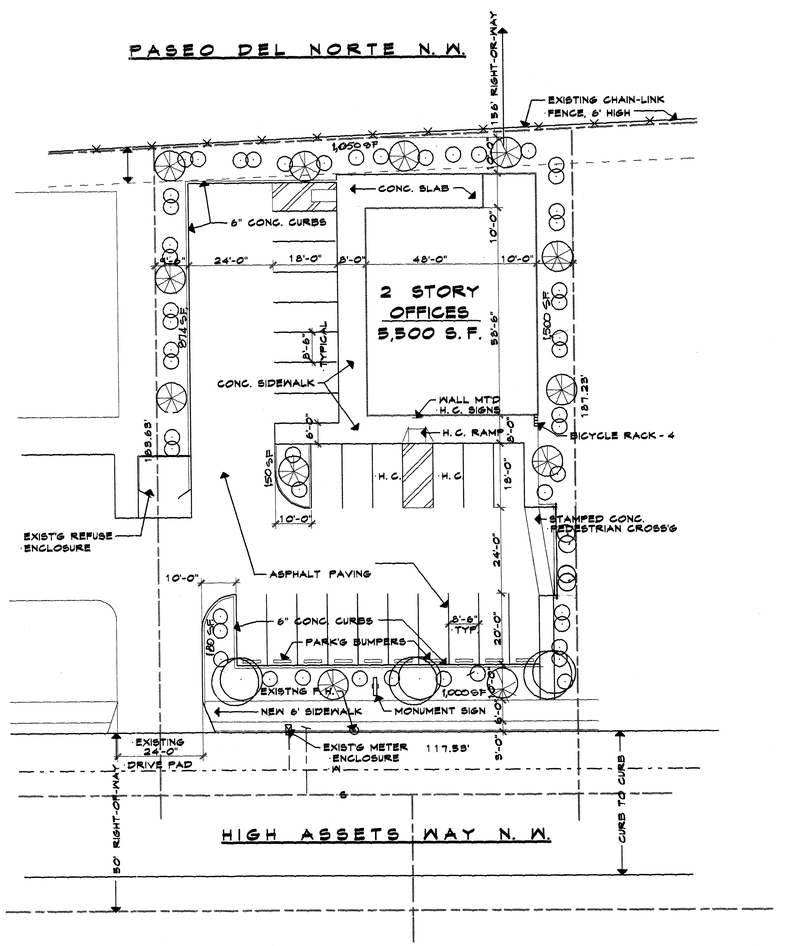


TRASH ENCLOSURE



TREE PLANTING DETAIL

SCALE: 3/8" = 1'-0"



LANDSCAPE PLAN 1" = 20'

0 10' 20' 30'

LANDSCAPE NOTES:

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATIO LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH.

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

IN GENERAL, WATER CONSERATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES M WILL BE FOLLOWED IN DESIGN AND INSTALLATION

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

SFB GRAVEL OVER FILTER FABRIC SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED

IRRIGATIONN NOTES

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) & SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP & BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE W/FLUSH CAPS AT EACH END.

RUN TIME PER EACH TRIP WILL BE APPROXIMATELY 15 MINUTE PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.

LANDSCAPE LEGEND:

CHINESE PISTACNE - 2" CALIPHER
(MODERATE WATER USE) - 3 PLANTS

AUSTRIAN PINE - 2" CALIPHER
(MODERATE WATER USE) - 12 PLANTS

SPANISH BROOM - 5 GAL
CHAMISA - 5 GAL
(MODERATE WATER USE) - 44 PLANTS

GROUND COVER - 3/4" GRAVEL 'SANTA FE TAN'
GRASS SOD - 'ALBUQUERQUE BLEND'
(NEXT TO SIDEWALK - 900SF)

IRRIGATION BY DRIP IRRIGATION SYSTEM

MAINTENANCE BY OWNER

LANDSCAPE REQUIRED:

LAND AREA 22,005 S.F. - 3,000 S.F.
X 15% = 2,851 SQ. FT.

LANDSCAPE PROVIDED:

874 + 1,000 + 1,500
1,050 + 180 + 150
= 4,754 SQ. FT.

LANDSCAPE TO PROPERTY RATIO:

4,754 S. F. / 22,005 S. F.
= 21%

ALL LANDSCAPING WILL BE IN CONFORMANCE W/CITY OF ALBUQ. ZONING CODE, STREET TREE OR'D POLLEN, WASTE WATER & WATER CONSERVATION LANDSCAPE ORDINANCES

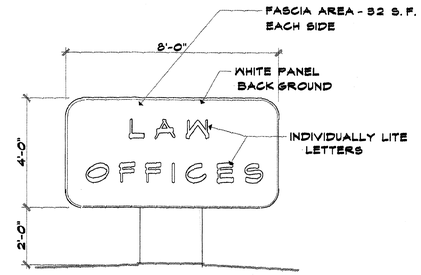
JOB NO:
DATE:
REVISION:
DRAWN BY:
CHECKED BY:

SHEET TITLE
LANDSCAPE PLAN, LEGEND, NOTES & DETAILS

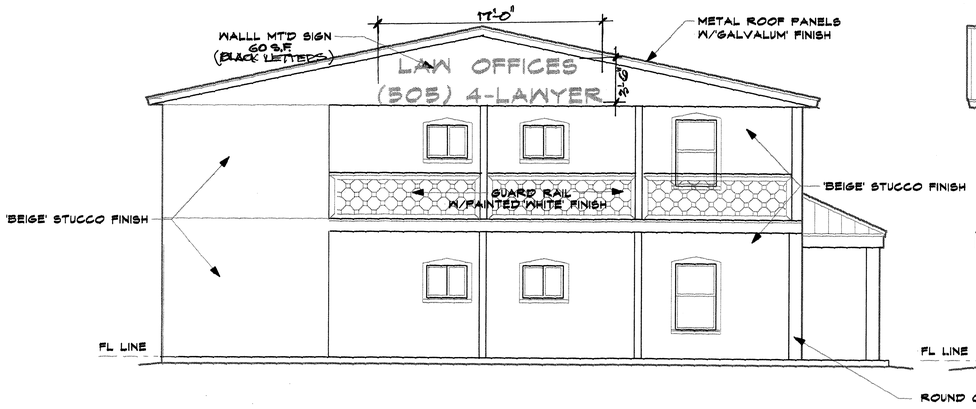
MILLER AND ASSOCIATES
ARCHITECTS PLANNERS
8220 SECOND STREET, N.W.
ALBUQUERQUE, NEW MEXICO 87107
PHONE 505) 345-1512

PROPOSED OFFICE BUILDING
HIGH ASSET WAY N.W.
ALBUQUERQUE, NEW MEXICO

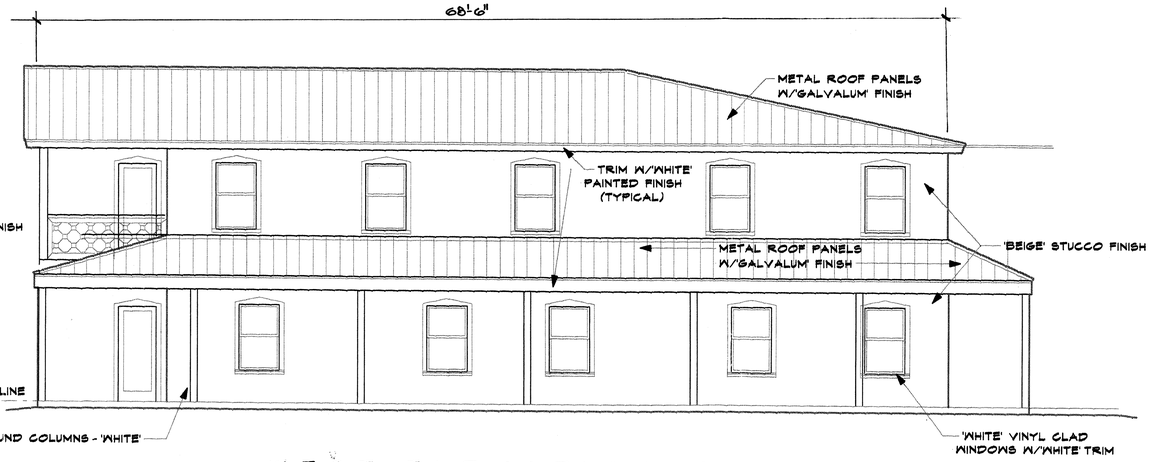
JOB TITLE
LS



MONUMENT SIGN

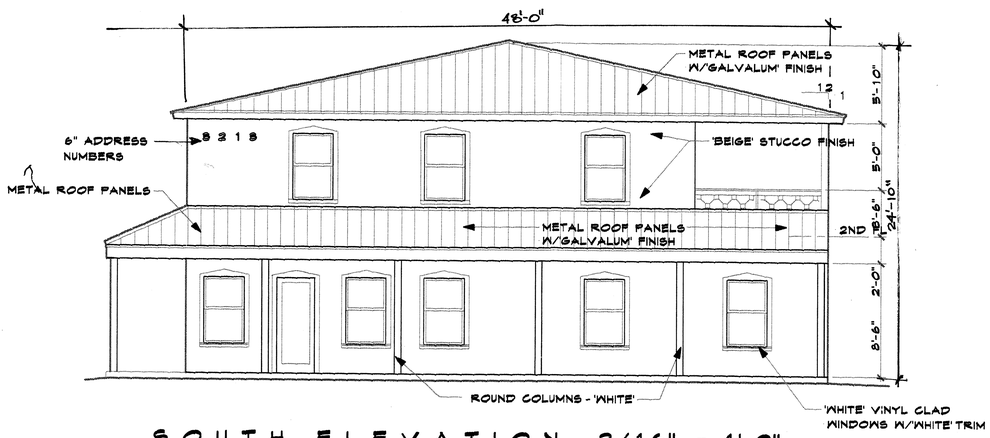


NORTH ELEVATION 3/16" = 1'-0"



WEST ELEVATION 3/16" = 1'-0""

EAST ELEVATION 3/16" = 1'-0"



SOUTH ELEVATION 3/16" = 1'-0"

JOB NO.

DATE Oct '05'

REVISION Sept '06'

DRAWN BY JWM.

CHECKED BY

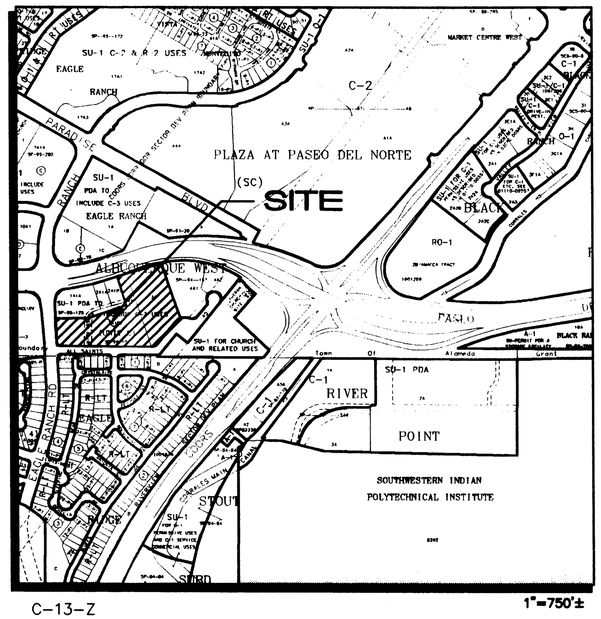
SHEET TITLE
BUILDING ELEVATIONS &
SIGN ELEVATIONS

MILLER AND ASSOCIATES
ARCHITECTS PLANNERS
5220 SECOND STREET N.W.
ALBUQUERQUE NEW MEXICO
505) 345 - 1912

JOB TITLE
PROPOSED OFFICE BUILDING
HIGH ASSET WAY N.W.
ALBUQUERQUE, NEW MEXICO

12

TALOS LOG NO.: 2005 31 1113



C-13-Z 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Lots: 2
2. Total Number of Lots created: 4
3. Gross Subdivision Acreage: 7.1145 Ac.
4. Total Mileage of Full Width Streets Created: 0
5. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
6. Distances are ground distances.
7. Bearings and distances in parenthesis are record.
8. Basis of boundary are the following plats of record entitled:

"CORRECTED PLAT OF ALBUQUERQUE WEST, UNIT TWO" (1-28-91, 91C-29),

"ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT" (11-21-84, C25-138),

"REPLAT OF LOT 1, BLOCK F, ALBUQUERQUE WEST TOGETHER WITH A VACATED PORTION OF EAGLE RANCH ROAD N.W." (12-7-87, C35-63),
"PLAT OF ALBUQUERQUE WEST, UNIT TWO, LOT 4-A-1 AND 4-A-2" (8-22-94, 94C-278),

"ALBUQUERQUE WEST, UNIT TWO, LOT 2-A-1-B-1 & 2-A-1-B-2" (04-19-96, 96C-165)

all being records of Bernalillo County, New Mexico.

9. Field Survey performed July 2005.
10. Title Report: provided by LandAmerica Albuquerque Title File No.: 235798TD (Effective Date: 11-03-03)
11. Address of Property: None provided.
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
13. City Standard Utility Note II:
"City of Albuquerque Water and Sanitary Sewer Service to THE SUBJECT DEVELOPMENT must be verified and coordinated with the Albuquerque Bernalillo County Water Utility Authority, City of Albuquerque."
14. This tract is within the New Mexico Utilities, Inc. franchise area. Water and sanitary sewer system capabilities are based on New Mexico Utilities, Inc.'s facilities, and not the City of Albuquerque's. Water and sanitary sewer infrastructure improvements must, however, meet both the City of Albuquerque and New Mexico Utilities, Inc.'s design and construction standards.
15. ZONING: SU-1 PDA TO INCLUDE C-3 USES.

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Mary Herrera Bern. Co. PLAT R 12.00 2006112269 6499823 Page: 1 of 2 07/27/2006 03:23P Bk-2006C Pg-235

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Lot 2-A-1-B-2, Albuquerque West, Unit Two as the same is show and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 19,1996 in Volume 96-C, Folio 165, together with Lot 3-A, Albuquerque West, Unit Two as thesame is show and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 28, 1991 in Volume 91C, Folio 29 and containing 7.1145 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject lots into four (4) commercial lots and to grant easements as necessary to serve the development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON UPC # 1-013-054-076-225-307-03 PROPERTY ID # 1-013-054-076207307-02
BERNALILLO COUNTY TREASURER'S OFFICE

OWNER

HIGH ASSETS LAND COMPANY, LTD.

RJ SCHAEFER REALTY & INVESTMENT, INC.
MANAGING AND GENERAL PARTNER
BY: ROBERT J. SCHAEFER, PRESIDENT

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL Ruth T. Lozano NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 04/22/07

This instrument was acknowledged before me on 08/22/05, 2005, by Robert J. Schaefer of R.J. Schaefer Realty & Investment Inc., Managing Member and General Partner of High Assets Land Company, Ltd a New Mexcio General Partnership, on behalf of said partnership.

My Commission Expires: 04/22/07

Ruth T. Lozano
Notary Public

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

PLAT
FOR
ALBUQUERQUE WEST UNIT TWO
LOTS 3-A-1, 3-A-2, 2-A-1-B-2-A, & 2-A-1-B-2-B

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2005

APPROVALS

DRB PROJECT NO. 1001515 3272
APPLICATION NO. 05DRB-01354

Utility Approvals

PNM ELECTRIC SERVICES DIVISION	7-20-06 DATE
PNM GAS SERVICES DIVISION	7-20-06 DATE
QWEST	7.21.06 DATE
COMCAST	7.20.06 DATE
NEW MEXICO UTILITIES	7.27.06 DATE

City Approvals

CITY SURVEYOR	8/23/05 DATE
REAL PROPERTY DIVISION N/A	DATE
ENVIRONMENTAL HEALTH DEPARTMENT N/A	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	7-26-06 DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	7/26/06 DATE
PARKS AND RECREATION DEPARTMENT	7/26/06 DATE
AMAFCA	7/26/06 DATE
CITY ENGINEER	7/26/06 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	07/26/06 DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 31, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

Timothy Aldrich N.M.P.S. No. 7719 — 08-19-05 Date

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6499823
Page: 2 of 2
07/27/2006 03:23P
Bk-2006C Pg-235
Mary Herrera Bern. Co. PLAT R 12.00

PLAT
FOR
ALBUQUERQUE WEST UNIT TWO
LOTS 3-A-1, 3-A-2, 2-A-1-B-2-A, & 2-A-1-B-2-B

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2005

SCALE 1"=60'

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	45.26'	28.19'	41.09'	N46°29'42"W	86°26'42"
C2	1090.00'	68.58'	34.30'	68.57'	N01°28'03"W	03°36'17"
C3	75.00'	72.05'	39.08'	69.31'	N44°41'38"E	55°02'31"
C4	2078.00'	135.06'	67.55'	135.03'	N72°10'41"E	03°43'26"
C5	2078.00'	99.94'	49.98'	99.93'	N72°39'44"E	02°45'20"
C6	2078.00'	35.12'	17.56'	35.12'	N70°48'01"E	00°58'06"
C7	45.00'	40.31'	21.62'	38.98'	S64°44'01"W (S64°42'32"W)	51°19'49" (51°19'37")
C8	1081.92	72.82	36.42	72.81	S 72°14'57" W	3°51'23"
C9	285.00	35.67	17.86	35.64	S 75°48'00" W	7°10'14"
C10	1081.92	168.48	84.41	168.31	S 74°46'56" W	8°55'21"
C11	105.00	60.80	31.28	59.95	S 55°28'05" W	33°10'28"
C12	1081.92	95.66	47.86	95.63	S 76°42'38" W	5°03'58"
C13	723.94'	255.46' (255.49')	129.07'	254.14'	S 87°34'45" E	20°13'06" (20°03'14")
C14	50.00'	54.25'	30.14'	51.63'	S 07°42'30" W	62°10'00"

PROPERTY CORNERS

- □ FOUND 5/8" REBAR WITH CAP "LS 7270"
- ○ FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- • FOUND 5/8" REBAR WITH CAP "LS 9241"
- ◎ FOUND R\W MARKER STA. 7+00.66/7+02.2
- ■ SET 5/8" REBAR WITH CAP "LS 7270"

PASEO DEL NORTE N.W. (156' R/W MIN.)

S 78°08'21" E 1306.30'

ACS MONUMENT "11-C13"
Y= 1,521,315.59
X= 375,354.28
G-G= 0.99967730
Δα= -00°14'25"
CENTRAL ZONE
(NAD 1927)

N 18°02'44" W

(N70°17'47"E) N70°19'00"E 125.02'

82.48' 42.55' C8 C12

C6

EXISTING

LOT 2-A-1-A ALBUQUERQUE WEST UNIT 2 (11-03-95, 95C-399)

LOT 2-A-1-B-1 ALBUQUERQUE WEST UNIT 2 (04-19-96, 96C-165)

S17°47'07"E 183.63'

FUTURE LOT 2-A-1-B-2-A 0.5000 Ac

N 17°47'07" W 187.23'

FUTURE LOT 3-A-2 0.5000 Ac

N 17°47'07" W 190.82'

LOT LINE TO BE ELIMINATED BY THIS PLAT

79.75' C9 126.54'

117.53'

70.75'

224.35'

N 72°12'53" E

HIGH DESERT WAY N.W.

20' 30' 50'

LOT 3-A-1 2.1685 Ac

LOT 3-A ALBUQUERQUE WEST UNIT 2 (1-28-91, 91C-29) 2.6685 Ac.

LOT 4-A ALBUQUERQUE WEST UNIT 2 (1-28-91, 91C-29) 2.1252 Ac.

412.74'

S 18°01'14" E 361.04'

LOT 1-A-1-A ALBUQUERQUE WEST UNIT 2 (06-02-95, 95C-197)

98'

S89°44'27"E 227.11'

24.62' 121.60' C2 L21.97' R95.00' C3

LOT 2-A-1-B-2-B 3.9460 Ac

WIDTH VARIES

179.95'

N00°17'16"E

LOT 2-A-1-B-2 ALBUQUERQUE WEST UNIT 2 (04-19-96, 96C-165) 4.4460 Ac.

RANCH ROAD N.W. (R/W VARIES) (86'-92')

EAGLE

N03°16'12"W 105.16'

86'

C7

165.31' 47.66' 23.34'

N89°42'58"W

630.99'

S38°49'25"W (S38°47'56"W)

ALL SAINTS ROAD N.W. (60' R/W)

193.78' (R/W VARIES)

60'

PNM ELECTRIC SUB-STATION

ALL SAINTS ROAD N.W. (70' R/W)

70'

EASEMENT DATA

- (A) EXISTING 10' NMUI EASEMENT (06-02-95, 95C-197)
- (B) EXISTING WATER & SANITARY SEWER EASEMENT (6-2-90, BK. 9011-PGS. 1834-1839)
- (C) EXISTING 10' PUBLIC UTILITY EASEMENT (1-28-91, 91C-29)
- (D) EXISTING 50.59'X20' DRAINAGE EASEMENT (AS SHOWN ON NMSHTD ROW MAP, NO. SP-GRM-4054(200), SHT. 2 OF 10)
- (E) EXISTING 10' DRAINAGE & UTILITY EASEMENT (11-21-84, C25-138)
- (F) EXISTING 50' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT (11-03-95, 95C-399)
- (G) EXISTING 10' PUBLIC UTILITY EASEMENT (12-7-87, C35-63)
- (H) EXISTING 40' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT (03-30-95, BK.95-8, PGS.1074-1080) (03-31-95, BK.95-8, PGS.3017-3023) (06-02-95, BK.95-13, PGS.4594-4600)
- (I) EXISTING 15' NMUI EASEMENT (08-22-94, 94C-278)
- (J) EXISTING COMMON REFUSE EASEMENT (04-19-96, 96C-165)
- (K) EXISTING 24' COMMON ACCESS EASEMENT (04-19-96, 96C-165)
- (L) 10' WATER & SANITARY SEWER EASEMENT GRANTED TO THE NMUI BY THIS PLAT.

THE OWNER(S) AND/OR PROPRIETOR(S) OF LOTS 2-A-1-B-1 AND THAT PORTION OF LOT 2-A-1-B-2 BEING NORTHERLY OF THE 50 FOOT WIDE EXST. PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT DO HEREBY GRANT TO EACH OTHER, THEIR SUCCESSORS AND ASSIGNS OF INTEREST; RECIPROCAL EASEMENTS FOR ACCESS, DRAINAGE AND REFUSE AS SHOWN. MAINTENANCE OF FACILITIES CONTAINED WITHIN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL TRACTS WHICH THE EASEMENT SERVE.

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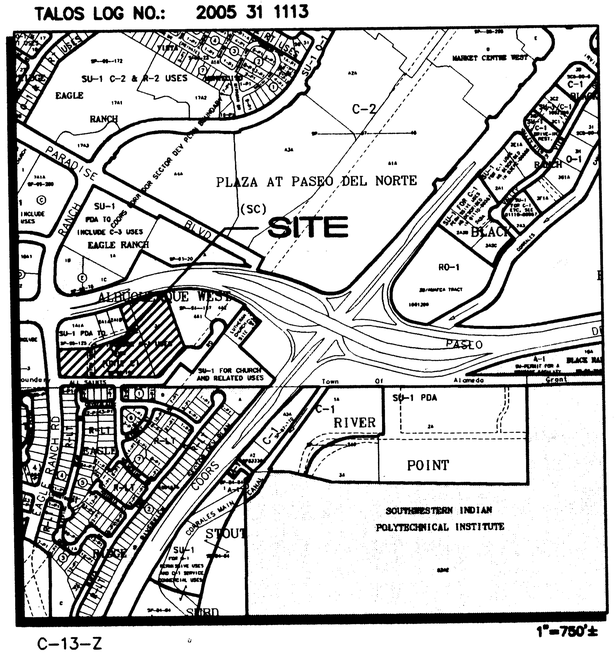
TALOS LOG NO.: 2005 31 1113



C-13-Z

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Lots: 2
2. Total Number of Lots created: 4
3. Gross Subdivision Acreage: 7.1145 Ac.
4. Total Mileage of Full Width Streets Created: 0
5. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
6. Distances are ground distances.
7. Bearings and distances in parenthesis are record.
8. Basis of boundary are the following plats of record entitled:

"CORRECTED PLAT OF ALBUQUERQUE WEST, UNIT TWO" (1-28-91, 91C-29),

"ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT" (11-21-84, C25-138),

"REPLAT OF LOT 1, BLOCK F, ALBUQUERQUE WEST TOGETHER WITH A VACATED PORTION OF EAGLE RANCH ROAD N.W." (12-7-87, C35-63), "PLAT OF ALBUQUERQUE WEST, UNIT TWO, LOT 4-A-1 AND 4-A-2" (8-22-94, 94C-278),

"ALBUQUERQUE WEST, UNIT TWO, LOT 2-A-1-B-1 & 2-A-1-B-2" (04-19-96, 96C-165)

all being records of Bernalillo County, New Mexico.

9. Field Survey performed July 2005.
10. Title Report: provided by LandAmerica Albuquerque Title File No.: 235798TD (Effective Date: 11-03-03)
11. Address of Property: None provided.
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
13. City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to THE SUBJECT DEVELOPMENT must be verified and coordinated with the Albuquerque Bernalillo County Water Utility Authority, City of Albuquerque."
14. This tract is within the New Mexico Utilities, Inc. franchise area. Water and sanitary sewer system capabilities are based on New Mexico Utilities, Inc.'s facilities, and not the City of Albuquerque's. Water and sanitary sewer infrastructure improvements must, however, meet both the City of Albuquerque and New Mexico Utilities, Inc.'s design and construction standards.
15. ZONING: SU-1 PDA TO INCLUDE C-3 USES.

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Lot 2-A-1-B-2, Albuquerque West, Unit Two as the same is show and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 19,1996 in Volume 96-C, Folio 165, together with Lot 3-A, Albuquerque West, Unit Two as the ame is show and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 28, 1991 in Volume 91C, Folio 29 and containing 7.1145 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject lots into four (4) commercial lots and to grant easements as necessary to serve the development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER

HIGH ASSETS LAND COMPANY, LTD.

RJ SCHAEFER REALTY & INVESTMENT, INC.
MANAGING AND GENERAL PARTNER
BY: ROBERT J. SCHAEFER, PRESIDENT

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 04/22/07

This instrument was acknowledged before me on 08/22/05, 2005, by Robert J. Schaefer of R.J. Schaefer Realty & Investment Inc., Managing Member and General Partner of High Assets Land Company, Ltd a New Mexcio General Partnership, on behalf of said partnership.

My Commission Expires: 04/22/07

Notary Public

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

PLAT
FOR
ALBUQUERQUE WEST UNIT TWO
LOTS 3-A-1, 3-A-2, 2-A-1-B-2-A, & 2-A-1-B-2-B

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2005

PRELIMINARY PLAT
APPROVED BY DRB
ON _____

APPROVALS

DRB PROJECT NO.
APPLICATION NO.

Utility Approvals

PNM ELECTRIC SERVICES DIVISION	DATE
PNM GAS SERVICES DIVISION	DATE
QWEST	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE

City Approvals

CITY SURVEYOR	8/23/05 DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

Timothy Aldrich, N.M.P.S. No. 12797 — Date 08-19-05

SHEET 1 OF 2

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PLAT
FOR
ALBUQUERQUE WEST UNIT TWO
LOTS 3-A-1, 3-A-2, 2-A-1-B-2-A, & 2-A-1-B-2-B

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2005

SCALE 1"=60'

ACS MONUMENT
"11-C13"
Y= 1,521,315.59
X= 375,354.28
G-G= 0.99967730
Δα= -00°14'25"
CENTRAL ZONE
(NAD 1927)

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	45.26'	28.19'	41.09'	N46°29'42"W	86°26'42"
C2	1090.00'	68.58'	34.30'	68.57'	N01°28'03"W	03°36'17"
C3	75.00'	72.05'	39.08'	69.31'	N44°41'38"E	55°02'31"
C4	2078.00'	135.06'	67.55'	135.03'	N72°10'41"E	03°43'26"
C5	2078.00'	99.94'	49.98'	99.93'	N72°39'44"E	02°45'20"
C6	2078.00'	35.12'	17.56'	35.12'	N70°48'01"E	00°58'06"
C7	45.00'	40.31'	21.62'	38.98'	S64°44'01"W (S64°42'32"W)	51°19'49" (51°19'37")
C8	1081.92	72.82	36.42	72.81	S 72°14'57" W	3°51'23"
C9	285.00	35.67	17.86	35.64	S 75°48'00" W	7°10'14"
C10	1081.92	168.48	84.41	168.31	S 74°46'56" W	8°55'21"
C11	105.00	60.80	31.28	59.95	S 55°28'05" W	33°10'28"
C12	1081.92	95.66	47.86	95.63	S 76°42'38" W	5°03'58"

PROPERTY CORNERS

- □ FOUND 5/8" REBAR WITH CAP "LS 7270"
- ○ FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- • FOUND 5/8" REBAR WITH CAP "LS 9241"
- ◎ FOUND R\W MARKER STA. 7+00.66/7+02.2
- ■ SET 5/8" REBAR WITH CAP "LS 7270"

PASEO DEL NORTE N.W. (156' R/W)

LOT 1-A-1-A ALBUQUERQUE WEST UNIT 2 (06-02-95, 95C-197)

LOT 2-A-1-A ALBUQUERQUE WEST UNIT 2 (11-03-95, 95C-399)

LOT 2-A-1-B-1 ALBUQUERQUE WEST UNIT 2 (04-19-96, 96C-165)

LOT 2-A-1-B-2-A
0.5000 Ac

LOT 3-A-2
0.5000 Ac

LOT 3-A-1
2.1685 Ac

LOT 3-A ALBUQUERQUE WEST UNIT 2 (1-28-91, 91C-29)

LOT 4-A ALBUQUERQUE WEST UNIT 2 (1-28-91, 91C-29)

LOT 2-A-1-B-2 ALBUQUERQUE WEST UNIT 2 (04-19-96, 96C-165)

LOT 2-A-1-B-2-B
3.9460 Ac

(J) LOT LINE TO BE ELIMINATED BY THIS PLAT

HIGH DESERT WAY N.W.

EAGLE RANCH ROAD N.W. (R/W VARIES)

ALL SAINTS ROAD N.W. (70' R/W)

ALL SAINTS ROAD N.W. (R/W VARIES)

EASEMENT DATA

- (A) EXISTING 10' NMUI EASEMENT (06-02-95, 95C-197)
- (B) EXISTING WATER & SANITARY SEWER EASEMENT (6-2-90, BK. 9011-PGS. 1834-1839)
- (C) EXISTING 10' PUBLIC UTILITY EASEMENT (1-28-91, 91C-29)
- (D) EXISTING 50.59'X20' DRAINAGE EASEMENT (AS SHOWN ON NMSHTD ROW MAP, NO. SP-GRM-4054(200), SHT. 2 OF 10)
- (E) EXISTING 10' DRAINAGE & UTILITY EASEMENT (11-21-84, C25-138)
- (F) EXISTING 50' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT (11-03-95, 95C-399)
- (G) EXISTING 10' PUBLIC UTILITY EASEMENT (12-7-87, C35-63)
- (H) EXISTING 40' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT (03-30-95, BK.95-8, PGS.1074-1080) (03-31-95, BK.95-8, PGS.3017-3023) (06-02-95, BK.95-13, PGS.4594-4600)
- (I) EXISTING 15' NMUI EASEMENT (08-22-94, 94C-278)
- (J) EXISTING COMMON REFUSE EASEMEN (04-19-96, 96C-165)
- (K) EXISTING 24' COMMON ACCESS EASEMENT (04-19-96, 96C-165)

THE OWNER(S) AND/OR PROPRIETOR(S) OF LOTS 2-A-1-B-1 AND THAT PORTION OF LOT 2-A-1-B-2 BEING NORTHERLY OF THE 50 FOOT WIDE EXST. PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT DO HEREBY GRANT TO EACH OTHER, THEIR SUCCESSORS AND ASSIGNS OF INTEREST; RECIPROCAL EASEMENTS FOR ACCESS, DRAINAGE AND REFUSE AS SHOWN. MAINTENANCE OF FACILITIES CONTAINED WITHIN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL TRACTS WHICH THE EASEMENT SERVE.

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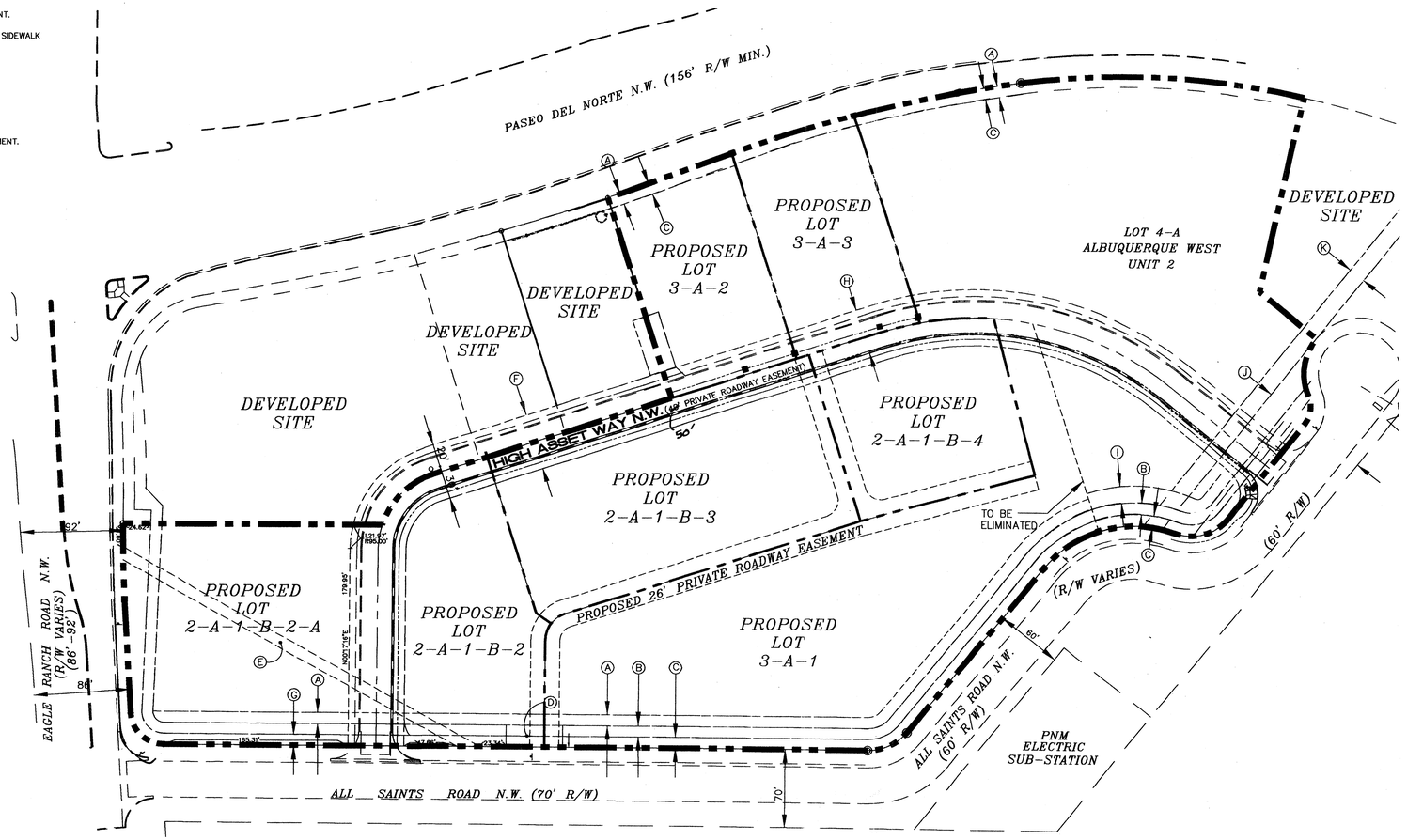
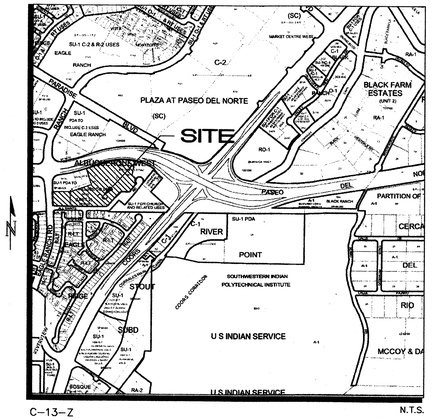
EASEMENT DATA

- (A) EXISTING 10' NMUI EASEMENT.
- (B) EXISTING WATER & SANITARY SEWER EASEMENT.
- (C) EXISTING 10' PUBLIC UTILITY EASEMENT.
- (D) EXISTING 50.59'X20' DRAINAGE EASEMENT.
- (E) EXISTING 10' DRAINAGE & UTILITY EASEMENT.
- (F) EXISTING 50' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT.
- (G) EXISTING 10' PUBLIC UTILITY EASEMENT.
- (H) EXISTING 40' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT.
- (I) EXISTING 15' NMUI EASEMENT.
- (J) EXISTING 100' PNM EASEMENT.
- (K) EXISTING 15' UNDERGROUND UTILITY EASEMENT.





C-13-Z N.T.S.

SITE VICINITY

PROJECT NUMBER: 1003272
Application Number: ~~06EPC-00288~~ 06DRB-00941

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 18, 2006 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes (X) 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	7-26-06 Date
Water Utility Department	7/26/06 Date
Parks and Recreation Department	7/26/06 Date
City Engineer	7/26/06 Date
* Environmental Health Department (conditional)	N/A Date
Solid Waste Management	N/A Date
DRB Chairperson, Planning Department	07/26/06 Date

Site Plan Notes - High Assets

This site plan will conform to all the requirements contained in the City of Albuquerque Comprehensive Zoning Code. Additional standards above and beyond the requirements contained in the Zoning Code are found in the Design Standards (Sheet 2).

Site Information:
The site is located within the Albuquerque West Unit 2 Subdivision and consists of approximately 9.2 acres and is comprised of three separate parcels. The legal description for each parcel is:

Lot 2-A-1-B-2, consisting of approximately 4.4460 acres;
Lot 3-A, consisting of approximately 2.6685 acres;
Lot 4-A-1, consisting of approximately 2.1252 acres;

Newly Created Lots:

Lot 2-A-1-B-2	Lot 2-A-1-B-2-A
Lot 2-A-1-B-3	Lot 3-A-2
Lot 2-A-1-B-4	Lot 3-A-3 (.5 to 1.0 acre)
Lot 3-A-1	

Proposed Use and Zoning:
The zoning for the site is as follows:
Lots 2-A-1-B-2-A, 3-A-2, 3-A-3, and 4-A, the zoning is SU-1 for C-3 permissive and conditional uses, with exclusions as listed on Sheet 2, Design Guidelines. Lots 2-A-1-B-2, 2-A-1-B-3, 2-A-1-B-4 and 3-A-1, the zoning is SU-1 for C-3 permissive and conditional uses with exclusions as listed on Sheet 2, Design Guidelines; and restricted uses as governed by the R-2 zone.

Pedestrian and Vehicular Ingress and Egress:
VEHICULAR ACCESS - High Asset Way NW will provide vehicular access to the site, a fully developed private road. High Asset Way NW can be accessed off of All Saints Road NW. There will be no vehicular access from Paseo del Norte.

STREET(S) - Existing - Paseo Del Norte (north): 156' min. R/W
Eagle Ranch Rd. (west): 86'-92' R/W
All Saints Rd. (south): 60'-70' R/W
All adjacent roadways are public and in place.

Proposed - High Assets Way NW (private road)
Road is fully developed and bisects the said tracts.

PEDESTRIAN ACCESS - Pedestrians will be provided direct access through the development from entryways off of High Asset Way NW and All Saints Road NW. Pedestrian access shall be provided by sidewalks constructed within the Public R.O.W for All Saints Road NW and the Private Road easement of High Asset Way NW. Pedestrians will have clear access to all building entrances.

BICYCLE ACCESS - According to the Long Range Bikeway System Map, there are several proposed or existing bike facilities in the area. Eagle Ranch Road is proposed for a bike lane, which connects to an existing bike lane on Paradise Boulevard. Although there is no direct access to the lane on Coors. Irving Boulevard contains a lane that connects to Coors Boulevard for North-South travel.

TRANSIT ACCESS - There is no direct transit service to the site. The closet stop is located at Eagle Ranch Road and Irving Boulevard, served by the Route 94.

INTERNAL CIRCULATION - Internal roads will be designed and built in compliance with the DPM even though High Asset Way is a private street. For vehicular access, there will be driveways that access each lot. Pedestrian circulation will be facilitated through a network of sidewalks that lead from the parking areas to the use or dwelling unit. Shared access and drive aisles between the lots are required.

UTILITY - Public utilities are in place within the private roadway limits and are covered by a public utility easement for water and sanitary sewer.

Maximum Building Height: Allowable building heights shall conform to the provisions found in the Zoning and Special Use Parameters, approved by Council Bill F/S O-186, Enactment No. 33-1985, Exhibit A. This Bill allows buildings to be 3.5 stories on all tracts. Each story shall not exceed 13 feet in height for a maximum total of 52 feet. The top ½-story is allowed 13 feet in height, but shall not exceed 50% of the floor area of the floor below it.

Minimum Building Setbacks: The minimum setback for all buildings shall be setback in accordance with the Albuquerque Zoning Code as follows:

Non-Residential
a. Front Yard: 5 Feet
b. Side Yard: 0 Feet
c. Corner Side Yard 5 Feet
d. Rear Yard: 0 Feet
e. A setback of 11 feet shall be required from the junction of a driveway or alley and a public sidewalk or planned public sidewalk. Buildings will be pulled forward as much as possible.

Residential
a. Front Yard: 10 Feet, maximum will be 30'.
b. Side Yard: 5 Feet
c. Corner Side Yard: 10 Feet
d. Rear Yard: 15 Feet

***Maximum Floor Area Ratio:** Range of .5-1.0

Parking Areas:
Parking will be provided in compliance with 14-16-3-1 of the City of Albuquerque Zoning Code. The maximum amount of parking will be the minimum allowed plus 10%.

*As established by Annexation Ordinance, Council Bill No. F/S O-186, Enactment No. 33-185.

SITE DEVELOPMENT PLAN FOR SUBDIVISION
ALBUQUERQUE WEST UNIT II

Prepared for:
Ameri Contractors, LLC
P.O. Box 56883
Albuquerque, NM 87187

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Scale 1" = 60'

CONSENSUS PLANNING

30 0 60 120

north

July 24, 2006

Design Standards for Albuquerque West Unit 2

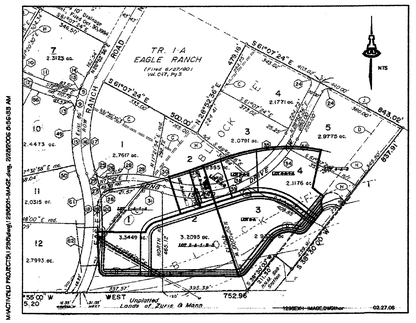
A. Site Plan Submittals
Approval of a site development plan for subdivision pursuant to the City Zoning Ordinance, and all site development plans for building permit other than those listed below are to be reviewed by the Environmental Planning Commission. However, if a site development plan for subdivision is approved by EPC, all subsequent site development plans for building permits shall be delegated to the Development Review Board.

B. Site
The site covered by these Guidelines consists of approximately 9.2 acres of undeveloped land bounded by Paseo del Norte NW to the North, Eagle Ranch Road NW to the West, All Saints Road NW to the south, and Coors Boulevard NW to the East. The subject site is comprised of the following lots, Lot 2-A-1-B-2, Albuquerque West Unit 2; Lot 3-A, Albuquerque West Unit 2; and Lot 4-A-1-A, Albuquerque West Unit 2.

The lots listed above were listed on the original annexation plat as the following:

Lot #	Block #	FAR	Building Height
2	E	1.0	6 stories
3	E	1.0	6 stories
1	F	0.8	3.5 stories
2	F	0.8	3.5 stories
3	F	0.8	3.5 stories
4	F	1.0	6 stories
5	F	1.0	6 stories

The graphic below shows the subject site overlayed on the original platting in order to clarify how the subject site corresponds to the original lots and blocks.



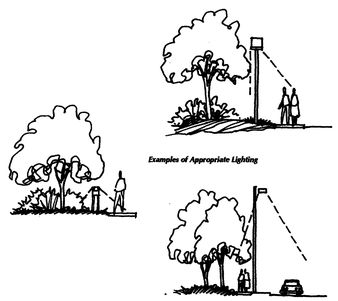
C. Land Use Concept
The land use concept seeks to create a truly integrated mixed-use development that contains office/commercial/retail and high density residential that is both pedestrian and transit friendly. The site design seeks to create a development characterized by a pleasing outdoor environment. The internal street network and pedestrian connectivity will create a cohesive community identity. New development will be designed to be compatible with the natural landscape and the built environment. These design guidelines also complement the Fountain Hills development located immediately to the north. As a result, such guidelines relating to color and architectural style are consistent with design guidelines that have been approved for the Fountain Hills project.

D. Zoning and Proposed Uses
Per Council Bill F/S O-186, Enactment Number 33-1985, the zoning of the site has been established as SU-1 for C-3 permissive and conditional uses. Exclusions identified in the Council Bill include the following:

- Tire recapping or retreading
- Contractors yard
- Equipment rental
- Bulk fuel storage or sales/Gasoline service stations
- Automobile dismantling
- Outdoor building material storage unless incidental to retail sales and adequately screened

In addition to the uses listed in the Council Bill, the following uses will also be excluded from developing on the site:

- Antenna (without height limitation)
- Building/structure sub assembly
- Drive-in, drive-thru restaurants
- Metal stamps, tool, and die making
- Welding as principal activity
- Plumbing, assembling only (plumbers office permitted)
- Signs, commercial advertising structures
- Adult amusement establishment or adult store
- Automotive engine manufacturing
- Sheet metalworking
- Ice plant wholesale
- Kennel
- Warehousing
- Bottling
- Railroad right-of-way and incidental facilities
- Cold storage plant

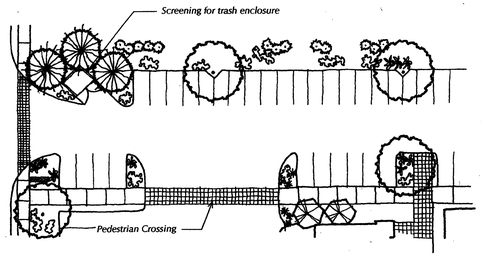


Examples of Appropriate Lighting

E. General Design Criteria Applicable to All Sites

1. Utilities
All new power and telephone lines shall be underground.

2. Buffering
a. Landscape buffers shall be utilized between the edge of the frontage of properties and all public and private roadways. The landscape buffers shall include trees spaced a minimum of 25 feet on center and include a minimum of 25% coniferous trees.
b. Project edges along Paseo del Norte, Eagle Ranch Road NW, and All Saints Road NW shall include a minimum of 10-foot landscape setback from the property line.
c. A minimum of a 10-foot landscaped buffer shall be provided between all commercial and residential areas, unless integrated vertically.
d. A landscape buffer shall be provided around the perimeter of each lot where adjacent to a roadway or residentially zoned area, except where the building is directly adjacent to a sidewalk and/or pedestrian walkway.



One tree provided per every ten parking spaces

3. Parking Lot Design and Landscaping
a. The number of parking spaces, including bicycle parking, shall be provided in accordance with the City Comprehensive Zoning Code. The minimum number of parking spaces is the maximum allowed plus 10%.
b. Motorcycle parking spaces shall be provided as per City Comprehensive Zoning Code Section 14-16-3-1.
c. All parking spaces shall be set back a minimum of 10 feet from any private drive easements or property lines, except where a reciprocal parking and access agreement has been recorded between properties.
d. Adequate stacking distance at street entrances shall be provided to avoid circulation conflicts within the project site.
e. Where possible, parking areas with greater than 100 spaces shall be split into several areas to avoid large expanses of parking lot.
f. One tree shall be planted per every ten parking spaces.
g. 75% of the parking area trees shall be deciduous and have a mature height of at least 25 feet.
h. Parking areas adjacent to Paseo del Norte, Eagle Ranch Boulevard NW, and All Saints Road shall be screened by walls and/or landscaping with a minimum height of 72".
i. Barrier curbs shall be provided around all landscape areas in parking lots to protect the landscaping from vehicles. The barriers shall have water run-off openings to allow surface drainage into landscape areas to promote water harvesting.
j. Wall material shall consist of integrally colored concrete, rammed earth, concrete masonry, stacked stone, or stuccoed masonry block, and shall be complimentary to adjacent exterior buildings.

4. Site Landscaping and Irrigation
a. Landscaping shall comply with the Albuquerque Landscaping and Water Waste Ordinance and Pollen Control Ordinance.
b. A minimum of 15% of the site shall be landscaped, excluding building area.
c. Live plant materials shall cover a minimum of 80% of all landscape areas.
d. Landscape headers shall be used to separate turf and bedding areas. Headers may be concrete, brick or similar materials.
e. An automatic, underground irrigation system shall be installed for all landscape areas. The system shall be designed to avoid over spraying. The system shall have centralized computer controls. Backflow prevention devices shall be provided in accordance with applicable City requirements.
f. Turf areas shall be irrigated by an underground drip irrigation system. Pop-up sprinklers shall not be allowed. Trees, shrubs and ground covers shall be irrigated with a combination of hard pipe and poly pipe feeding single and multi-outlet drip emitters. The entire system shall be designed to maximize water efficiency.
g. The irrigation system shall be selected to allow potential use with treated water systems (non-potable) when available.
h. Minimum plant material sizes shall be as follows:

1)	Canopy Trees	2" caliper, balled and burlapped
2)	Evergreen Trees	8' minimum height
3)	Accent Trees	15 gallon, balled and burlapped
4)	Shrubs	1-gallon minimum
5)	Ground Covers	1-gallon minimum

i. A maximum of 20% of all landscape areas may be low water use turf.

5. Site Lighting
a. Site lighting shall comply with the requirements of the City Comprehensive Zoning Code, Section 14-16-3-9. Lights shall not shine on adjacent residential property.
b. Fixture mounting height shall be appropriate to the project and environment. Low bollard-type lighting is required for pedestrian walkways, where possible. Mounting height of lights in parking lots shall not exceed 20 feet. When within 100 feet of a residential zone, the mounting height of lights shall not exceed 16 feet.
c. Exterior lighting should be designed as an integral part of the architecture and landscaping of the project.
d. Lighting fixtures shall have to shielding to minimize light spillage on to adjacent properties and public rights-of-way.
f. Sodium and cobalt lighting fixtures shall not be permitted.

6. Architectural Theme and Design
These design standards shall apply to commercial/office and residential development. The theme of development for Albuquerque West Unit 2 is to be Contemporary Southwest. All buildings constructed in Albuquerque West Unit 2 will be developed under this style. This theme is characterized by innovative and progressive uses of southwestern materials and forms that are encouraged to create a context appropriate site with distinctive appeal. Expressive massing is encouraged to create an activity center with a unique identity. Building articulation shall be detailed in accordance with Modern and current methods rather than referencing traditional techniques. Mimicking distinct historical styles such as Pueblo Revival, Territorial, Northern New Mexico, or Tuscan should be avoided although contemporary interpretations of traditional elements are acceptable. Buildings throughout the site shall be designed to create an integrated whole that is contextually related, although not continuous with, buildings in the vicinity.

a. All buildings shall achieve a sense of human scale by use of such devices as wall insets, portals, balconies, and window projections. Columns, arcades, corner articulation, overhangs, awnings, gutters and scuppers, breezeways, and shall should be designed and detailed to provide human scale and visual interest and all building elements and facades shall be comparably detailed.
b. Building footprints should be staggered to create visual character and interest. Long, unarticulated façades shall be avoided.
c. Plazas and patios shall be created by offsetting building masses.
d. The use of trellis, awnings, and similar coverings should be used to pedestrian travel paths.
e. Roofs that overhang entry points and patio/plaza areas are encouraged to provide shelter for users.
f. All buildings shall incorporate energy conservation measures in the design. If solar heat collector panels and similar equipment is used, it shall be designed to be a visually integral part of the building.
g. Parapet walls shall be architecturally integrated into the building and shall not appear as unrelated visual elements.
h. All mechanical equipment and flat roofs shall be screened from public view. The screening shall be integral to the architecture of the building. Where parapets are used, the parapet shall be taller than all equipment it is meant to screen. Ground-mounted equipment is preferable to roof-mounted equipment.
i. Building entries should be protected from the elements and provide a "sense of entry". Feature lighting of the entrance is encouraged.
j. Building colors shall consist of the following (or variations thereof):

Field Stucco Colors:
Sandalwood, Light Brown, Soft Tan, Warm Gray, Driftwood (tan)
Accent Stucco Colors:
Green Slate, Orange/Brown, Brick Red, Silver Blue, Steel Gray, Medium Blue, Dark Red, Terra-cotta, Brown Slate

k. Materials that cause excessive glare or reflection shall not be used.
l. Projects containing more than one building should provide a variety in building height and massing. Lower buildings shall be located adjacent to roadways with larger buildings toward the interior.
m. Trademark and franchise style buildings are prohibited.
n. The finish on each building facade shall be consistent on each side.
o. Building massing and rooflines will be designed in a way that avoids long, blank facades and uniform rooflines.

7. Signage
Signage shall be consistent with the Coors Corridor Plan and applicable City Comprehensive Zoning Code regulations as follows:

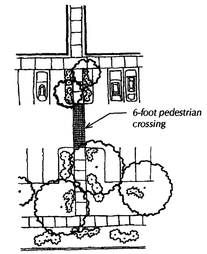
a. *Freestanding Signs*
1. Monument signs height and sign face regulations shall comply with the City of Albuquerque Zoning Code.
2. One free-standing monument sign is allowed on Eagle Ranch Road and Paseo del Norte to identify the project. Individual lots shall not have free-standing or monument signs. Only building-mounted signage is allowed on individual lots.
3. Freestanding signs shall be designed that do not require any external bracing, angle-iron supports, guy wires, or similar devices.
4. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
5. Signs shall not overhang into the public right-of-way or extend above the parapet roof line.
6. Off-premise signs and portable signs are prohibited.
7. Lettering on a freestanding sign shall not exceed nine (9) inches in height.
8. Monument signs shall not be internally lit. Low level uplighting is permitted provided it is in compliance with the Night Skies Ordinance.

Signs shall be monument style

b. *Building Mounted Signs*
1. Building-mounted signage shall identify the name and business of the occupant or those who are offering the premises for sale or lease.
2. No building-mounted sign shall intrude upon any structural features, including windows, columns, moldings, or decorative features.
3. Building mounted signage shall not exceed 6% of the area of the façade to which it is applied if there is no free-standing or monument sign on the premises, or 5% of the area of the façade if there is such a free-standing monument sign on the premises.
4. Lettering on building mounted signs shall not exceed 24 inches in height.
5. No internally lit building mounted signs shall be permitted.
6. Building mounted signs may be back lit or illuminated with building mounted down lighting.
7. Lighting of building mounted signage facing the south, towards the Eagle Ridge subdivision, shall not be permitted.

8. Walls and Screening
a. The use of screening, buffering, and/or walls shall be utilized for parking lots, loading areas, refuse collection, and delivery/storage areas in order to limit their adverse impact on the property.
b. All mechanical equipment shall meet the screening requirements of the City Comprehensive Zoning Code, Section 14-16-3-1 (E) (4).
c. All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure and large enough to contain all refuse generated between collections. Design and materials of enclosures shall be compatible with the architectural theme of the site.
d. Multiple lots shall share solid waste refuse enclosures where possible to avoid an excess of refuse enclosures and associated screen walls.

9. Walls and Fencing
a. Visually permeable fences and walls up to six (6) feet high are permitted. The first 42 inches of the wall may be solid.
b. Unfinished block walls and barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.
c. Perimeter walls shall include pedestrian openings at key locations within the development to ensure convenient access to transit, bike trails, and other properties.
d. The maximum height of retaining walls shall be 6 feet. Areas requiring more retainage shall be terraced.



Pedestrian Link to Sidewalk

10. Site Design
a. Cross access easements shall be provided between adjoining properties.
b. Outdoor patio spaces with shade trees and/or shade structures are required.
c. Sidewalks along public rights-of-way shall be 6-feet wide.
d. Pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roadways, including the route from Eagle Ranch Road to the development, in addition to the proposed public sidewalk.
e. The use of asphalt for pedestrian trails and connections is prohibited.
f. All primary pedestrian paths shall be designed to be ADA accessible.
g. Private walkways may be soft surface, with a minimum width of 4 feet.
h. Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross-vehicular entrances and drive aisles and where City trails cross streets. Such materials shall consist of integrally colored and/or stamped concrete, brick forms, or pavers of various sizes.

11. Additional Residential Standards
In addition, the following standards apply to any residential development that occurs on the site:
a. Individual dwelling units should be apparent in form to reduce the scale of the building and increase the sense of individuality.
b. Open courtyard designs are encouraged.
c. Balconies, patios and entrances should relate to pedestrian pathways and streets.
d. Entrances should be articulated with the use of low walls, gateways, garden courtyards and similar features.
e. Dwelling units are allowed to be located above retail and office uses.
f. Useable outdoor space shall be provided for any residential use.
g. Street Edge for Residential Development
In addition to the setbacks required under the general site design criteria, a combination of decorative fences, walls and/or landscaping shall be provide adjacent to streets to provide a secure residential environment. The perimeter treatment shall be designed such that street views to and from the property are not overly impeded. The perimeter treatment shall be compatible with adjacent development.

Design Standards
Albuquerque West Unit 2

Prepared by:
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Isaacson & Arfman
128 Monroe St. NE
Albuquerque, NM 87108

June 29, 2006

CONSENSUS PLANNING

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Consulting Engineering Associates
128 Monroe Street N.E.
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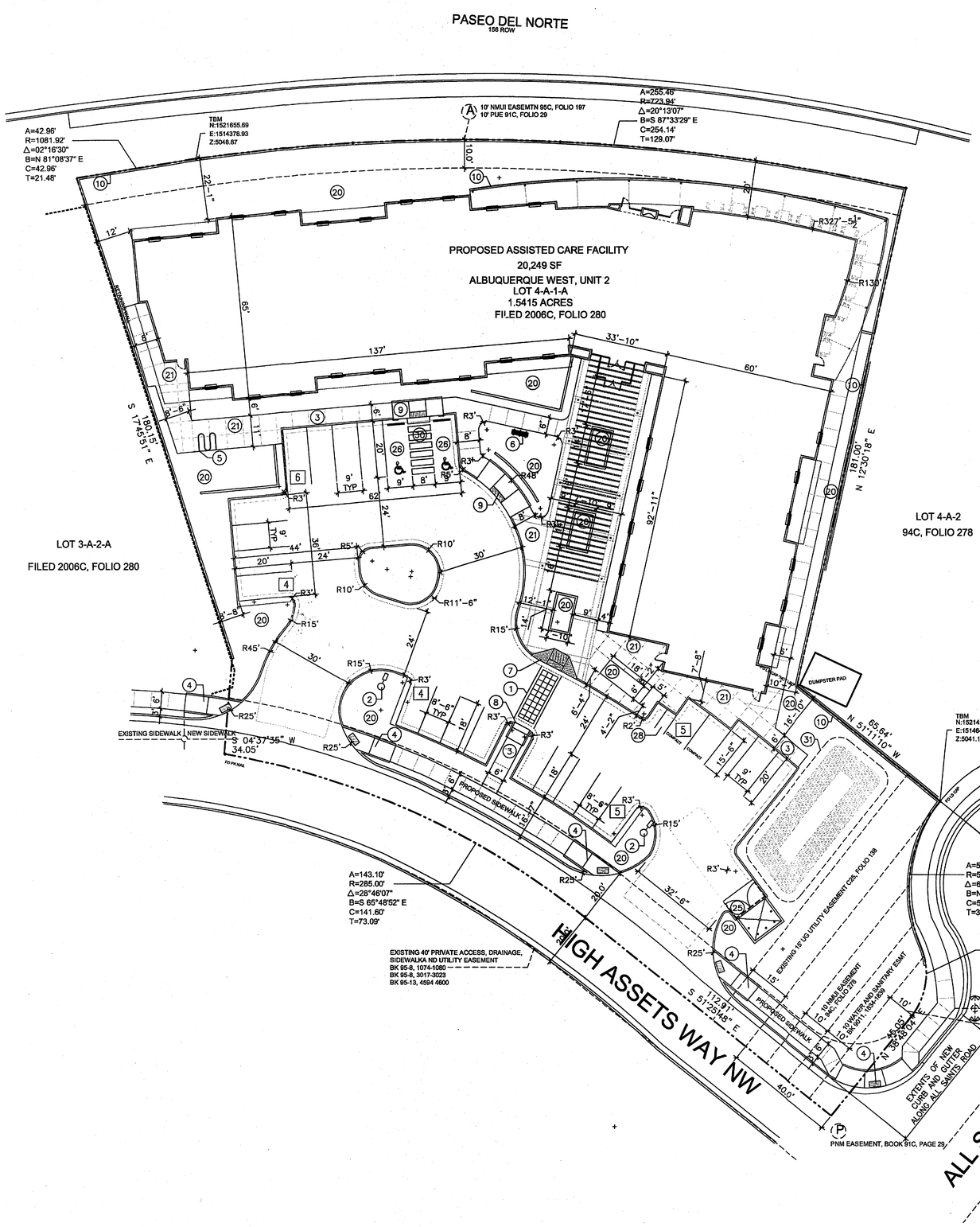


KEYED NOTE:

1. 8' INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 7/A1.1
2. LIGHT POLE LOCATION RE: DETAIL 3/A1.1
3. PROPOSED 6' CONC. SIDEWALK RE: CIVIL FOR INFO
4. CITY STD, 2441 RAMP W/ TRUNCATED DOMES
5. INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 11/A1.2
6. BENCH LOCATION RE: DETAIL 3/A1.2
7. HANDICAP RAMP RE: 15/A1.1
8. HANDICAP RAMP RE: 16/A1.1
9. HANDICAP RAMP RE: 12/A1.1
10. INDICATES PROPOSED RETAINING WALL RE: CIVIL PLAN FOR INFO
20. INDICATES LANDSCAPE PLANTING AREA C.C TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
21. CONC. SIDEWALK RE: DET 14/A1.1 RE: SITE PLAN FOR JOINT LAYOUT
22. 6" HIGH CONC. ISLAND RE: DET 4/A1.1 RE: SITE GRADING PLAN FOR INFO
25. REFUSE ENCLOSURE RE: DET.4/A1.3
26. H.C PARKING STALL RE: DET 8/A1.2
27. WHEELSTOP RE: DET 5/A1.2
28. INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 7/A1.2
29. NOT USED
30. PAINTED STRIPPING/SIGNING AS INDICATED WITHIN SITEPLAN
31. 4' HIGH IRON SLAT FENCE

SITE DATA TABLE	
LEGAL DESCRIPTION	ALBUQUERQUE WEST, UNIT 2 LOT 4-A-1-A
TOTAL ACREAGE:	1.5415 ACRES
EXISTING ZONING:	
BUILDING SIZE:	20,249 SF TOTAL
PROPOSED USES:	ASSISTED CARE FACILITY
TOTAL PARKING PROVIDED:	24 SPACES
TOTAL PARKING REQ:	1 SPACE PER 2 BEDS (41 PROP. BEDS) = 21 REQ. SPACES
HC PROVIDED:	2 H.C (INCLUDING 2 VAN ACCESIBLE)
HC REQUIRED:	1 H.C SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES
BIKE SPACES REQUIRED:	5 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 SPACES
MOTORCYCLE SPACES REQUIRED:	1 SPACES

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

Is an Infrastructure List required? ( ) YES ( ) NO if yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
DRB ABCWUA ENGINEER	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

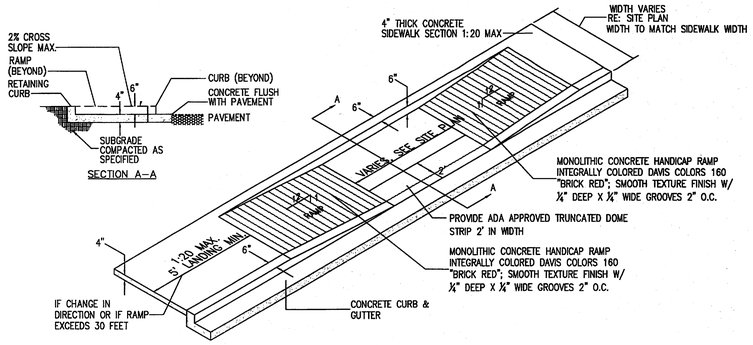
PROJECT TITLE: ASSISTED LIVING FACILITY
LOT 4-A-1-A HIGH ASSESTS WAY NW
ALBUQUERQUE, NM

DRAWN BY: MSW
JOB NO. AS
PROJECT MANAGER: STEPHEN DUNBAR, AIA

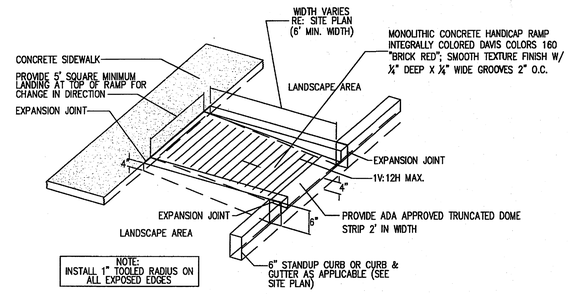
SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

DATE: 2/18/11
SCALE: AS NOTED

sheet- A1.0 of-



17 TAPERED H.C RAMP
Scale: N.T.S



16 CURBED H.C RAMP
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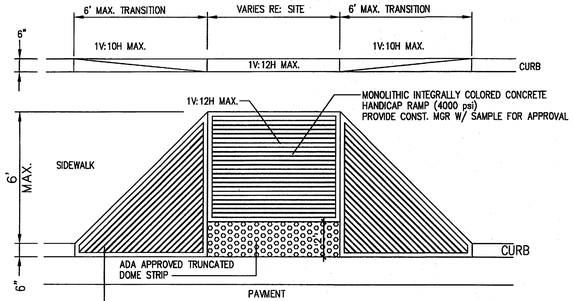

15 FLARED H.C RAMP
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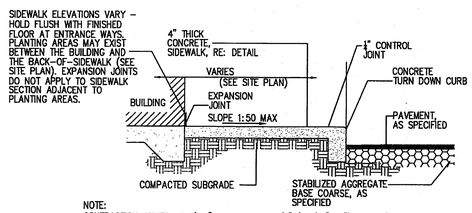
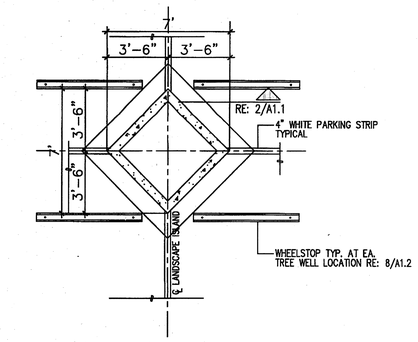
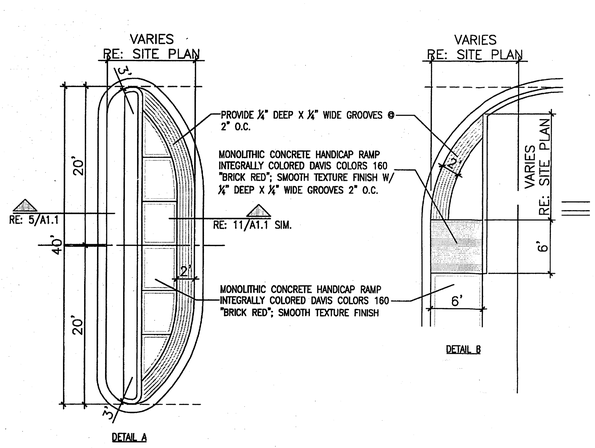


14 SIDEWALK W/ TURNDOWN CURB SECTION
Scale: N.T.S



13 DIAMOND DETAIL
Scale: N.T.S



12 TYP. END ISLAND W/ WALK
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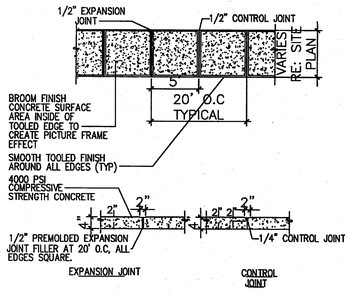
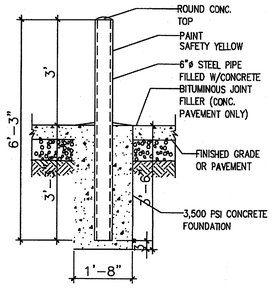
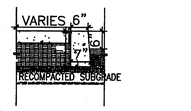


11 TYPICAL SIDEWALK
Scale: N.T.S

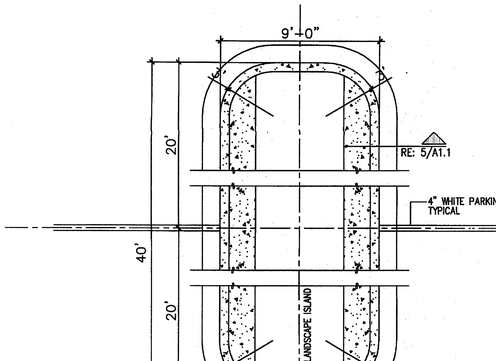


10 BOLLARD DETAIL
Scale: 1/2"=1'-0"

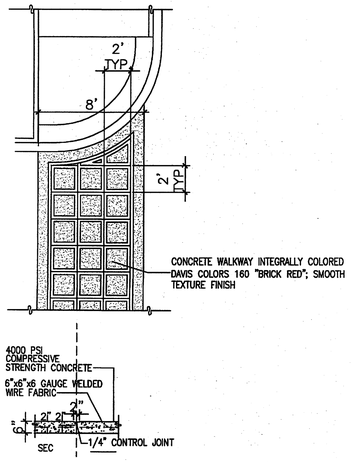


NOTE:
RE: SITEPLAN FOR LOCATIONS OF PAVEMENT SECTION
DESIGN PER THE GEOTECHNICAL INVESTIGATION

9 HEADER CURB W/ STEP OFF DETAIL
Scale: N.T.S



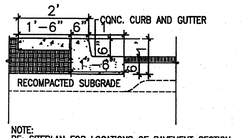
8 ISLAND DETAIL
Scale: N.T.S



7 TYP. CONC. CROSSWALK
Scale: N.T.S

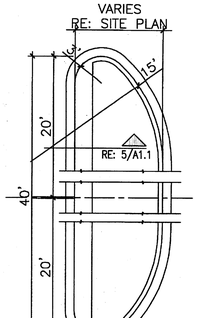
NOTE:
RE: SITEPLAN FOR LOCATIONS OF PAVEMENT SECTION
DESIGN PER THE GEOTECHNICAL INVESTIGATION

6 HEADERCURB DETAIL
Scale: N.T.S



NOTE:
RE: SITEPLAN FOR LOCATIONS OF PAVEMENT SECTION
DESIGN PER THE GEOTECHNICAL INVESTIGATION

5 ISLAND CURB DETAIL
Scale: N.T.S



4 END ISLAND DETAIL
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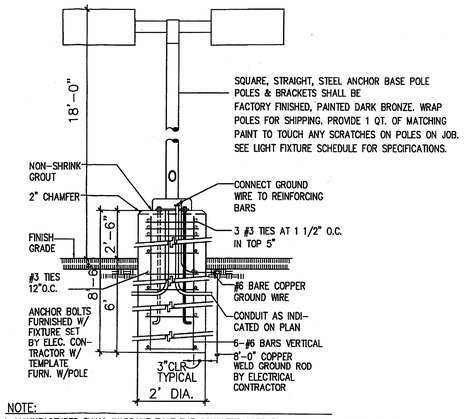
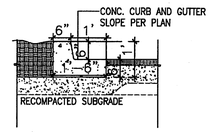


NOTE:
1. MANUFACTURER SHALL WARRANT THAT THE COMPLETE ASSEMBLY, FIXTURES, POLE, BASE, SHALL WITH STAND MIN. 80 MPH SUSTAINED WIND LOAD OR AS REQUIRED BY LOCAL AGENCY, WHICH EVER IS GREATER.
2. CONTRACTOR SHALL VERIFY THAT ALL CONTRACTOR INSTALLED LIGHTS COMPLY WITH LOCAL CODE REQUIREMENTS
3. SHOULD EXISTING POLE HEIGHT TO BE MATCHED EXCEED 22' GENERAL CONTRACTOR SHALL VERIFY W/ ARCHITECT ADEQUACY OF DESIGN SHOWN PRIOR TO INSTALL

3 LIGHT POLE DETAIL
Scale: N.T.S



NOTE:
RE: SITEPLAN FOR LOCATIONS OF PAVEMENT SECTION
DESIGN PER THE GEOTECHNICAL INVESTIGATION

2 TYP. CURB DETAIL
Scale: N.T.S

REV	DATE	BY	REVISION
6			
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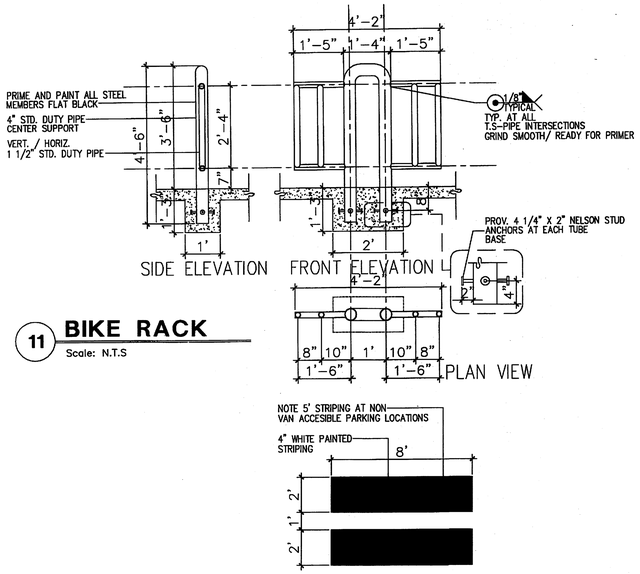
MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

PROJECT TITLE: ASSISTED LIVING FACILITY
LOT 4-A-1-A HIGH ASSETS WAY N.W
ALBUQUERQUE, NM

JOB NO.: AS
DRAWN BY: MSW
PROJECT MANAGER: STEPHEN DUNBAR, AIA
SHEET TITLE: SITE DETAILS

DATE: 2/18/11
SCALE: AS NOTED
sheet- A1.1 of-

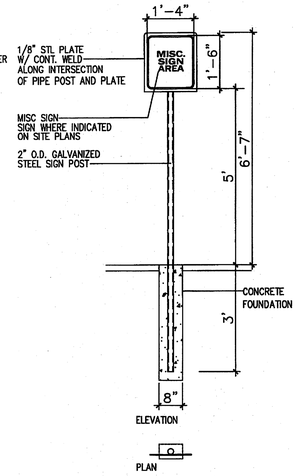


11 BIKE RACK

Scale: N.T.S

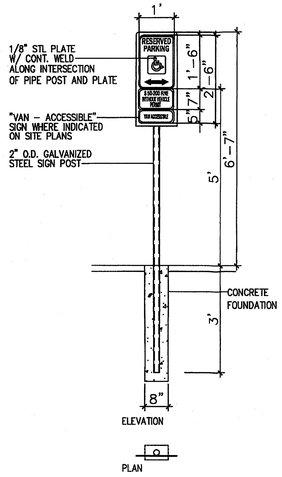
10 H.C PARKING-WALK PAINT DETAIL

Scale: N.T.S



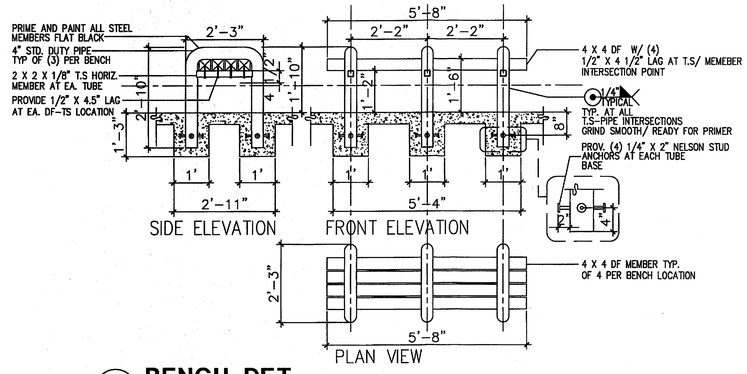
7 MISC SIGNAGE

Scale: N.T.S



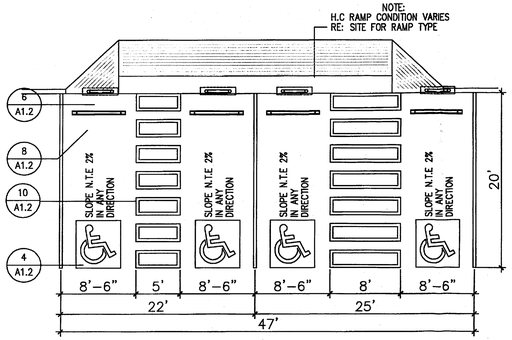
6 H.C SIGNAGE

Scale: N.T.S



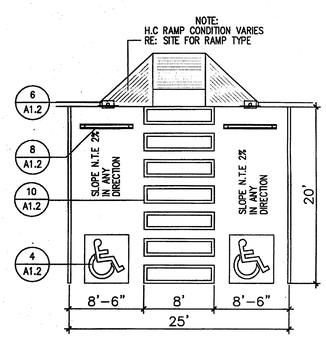
3 BENCH DET.

Scale: N.T.S



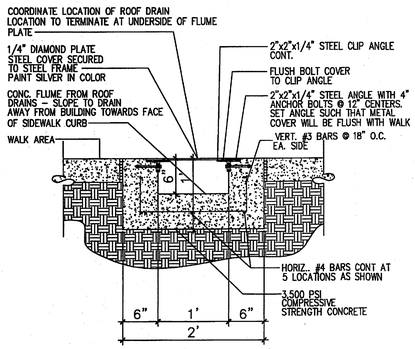
9 H.C PARKING(DUAL CONFIGURATION)

Scale: N.T.S



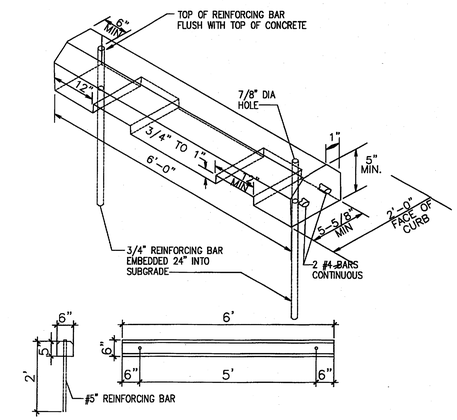
5 H.C PARKING(VAN ACCESIBLE ONLY)

Scale: N.T.S



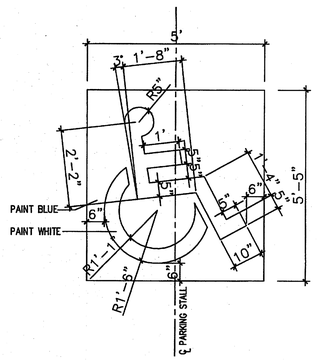
2 CONC. FLUME DETAIL

Scale: N.T.S



8 H.C WHEELSTOP

Scale: 1/2"=1'-0"



4 H.C SIGNAGE

Scale: 1/2"=1'-0"

REV	DATE	BY	REVISION
6			
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MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

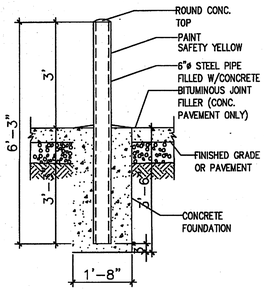
PROJECT TITLE: **ASSISTED LIVING FACILITY**
LOT 4-A-1-A HIGH ASSETS WAY N.W
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA
JOB NO.: AS
DRAWN BY: MSW

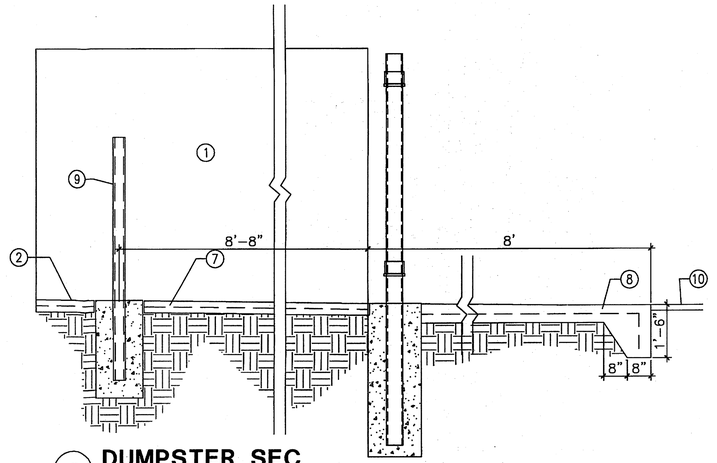
SHEET TITLE: **SITE DETAILS**

DATE: 2/18/11
SCALE: AS NOTED

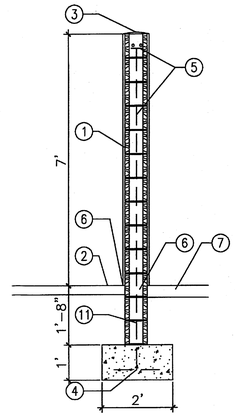
sheet- **A1.2** of-



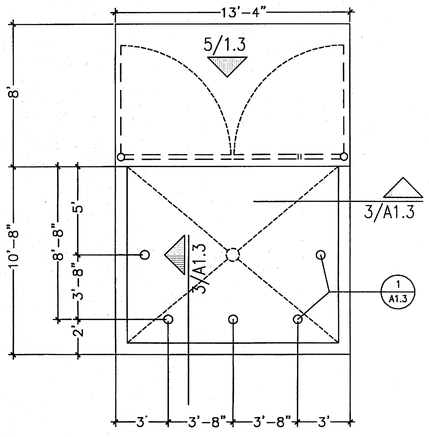
1 BOLLARD DETAIL
Scale: 1/2"=1'-0"



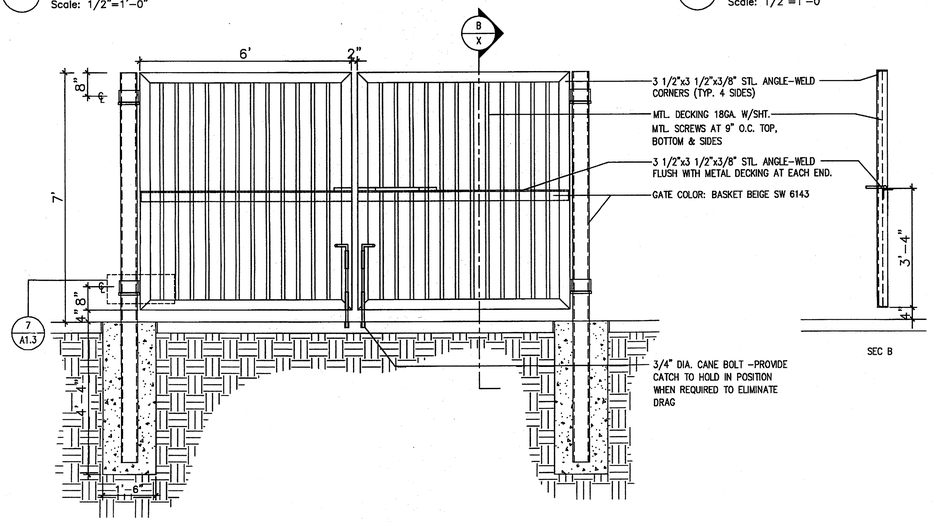
2 DUMPSTER SEC
Scale: 1/2"=1'-0"



3 DUMPSTER SEC
Scale: 1/2"=1'-0"



4 DUMPSTER PLAN
Scale: 1/2"=1'-0"

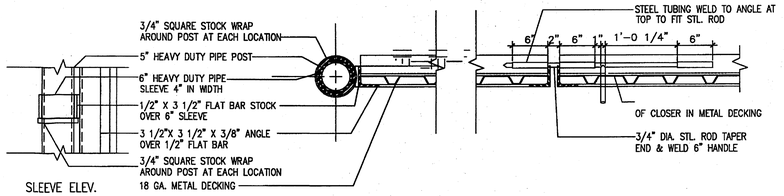


5 GATE ELEV.
Scale: 1/2"=1'-0"

KEYED NOTES

1. 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR: MATCH BLDG-BASE COLOR
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 6" CONCRETE FILLED PIPE IN 16' DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

6 ENCLOSURE NOTES
Scale: N.T.S



7 GATE POST/SLIDE BOLT DET.
Scale: 1"=1'-0"

REV	DATE	BY	REVISION
1			
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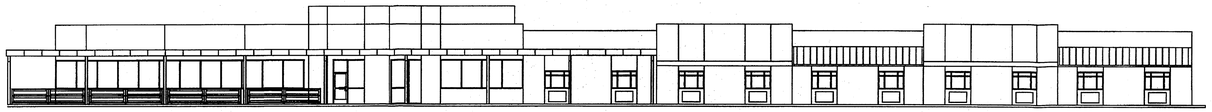
MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

PROJECT TITLE: ASSISTED LIVING FACILITY
LOT 4-A-1-A HIGH ASSETS WAY N.W
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA
JOB NO.: AS
DRAWN BY: MSW
SHEET TITLE: SITE DETAILS

DATE: 2/18/11
SCALE: AS NOTED
sheet: A1.3 of-

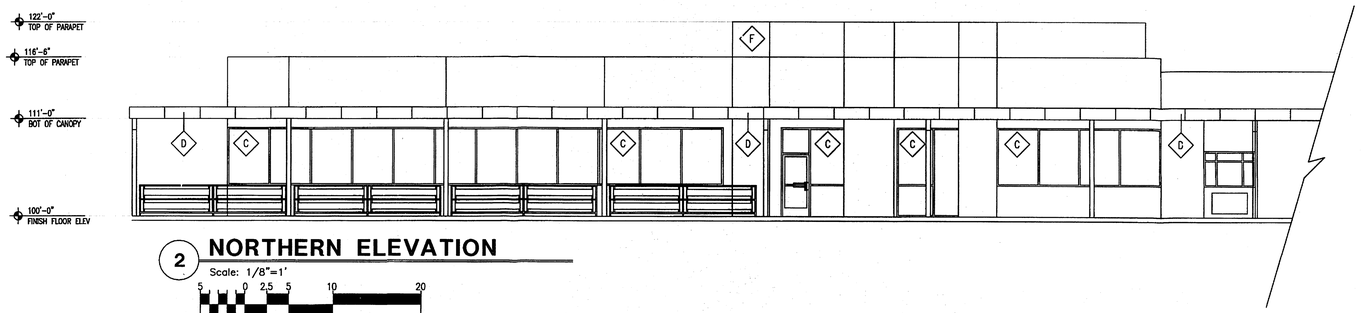


1 OVERALL NORTHERN ELEVATION

Scale: 1/8"=1'

5 0 2.5 5 10 20

1/8" = 1'



2 NORTHERN ELEVATION

Scale: 1/8"=1'

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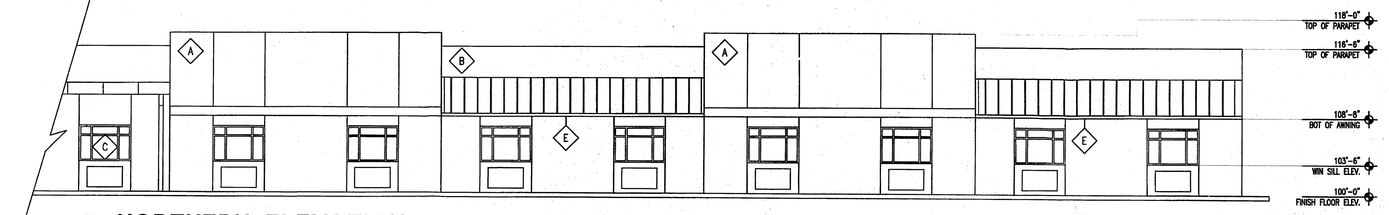
1/8" = 1'

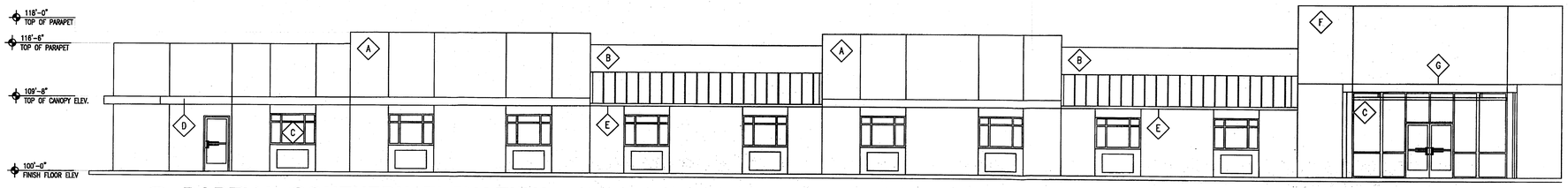


3 NORTHERN ELEVATION

Scale: 1/8"=1'

5 0 2.5 5 10 20

1/8" = 1'

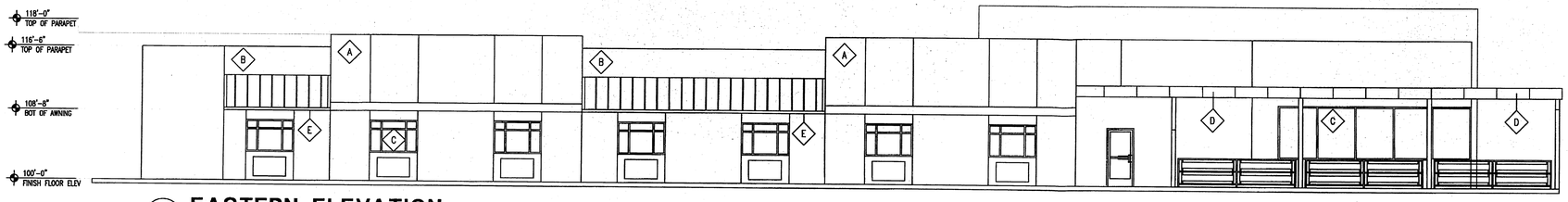


4 PARTIAL SOUTHERN ELEVATION

Scale: 1/8"=1'

5 0 2.5 5 10 20

1/8" = 1'



5 EASTERN ELEVATION

Scale: 1/8"=1'

5 0 2.5 5 10 20

1/8" = 1'

Keyed Color / Material Schedule

A	3 COAT STUCCO SYSTEM	DARK BROWN
B	3 COAT STUCCO SYSTEM	LIGHT BROWN
C	STOREFRONT MATERIAL	ANODIZED SILVER KAWNEER TRI-FAB 451-T OR EQUAL
D	METAL PANEL SYSTEM	GREY METAL WALL PANEL SYSTEM
E	METAL AWNING SYSTEM	GREY STYANDING SEAM METAL ROOFING
F	3 COAT STUCCO SYSTEM	RUST RED
G	PAINTED STEEL STRUCTURE	OFF WHITE

REV	DATE	BY	REVISION
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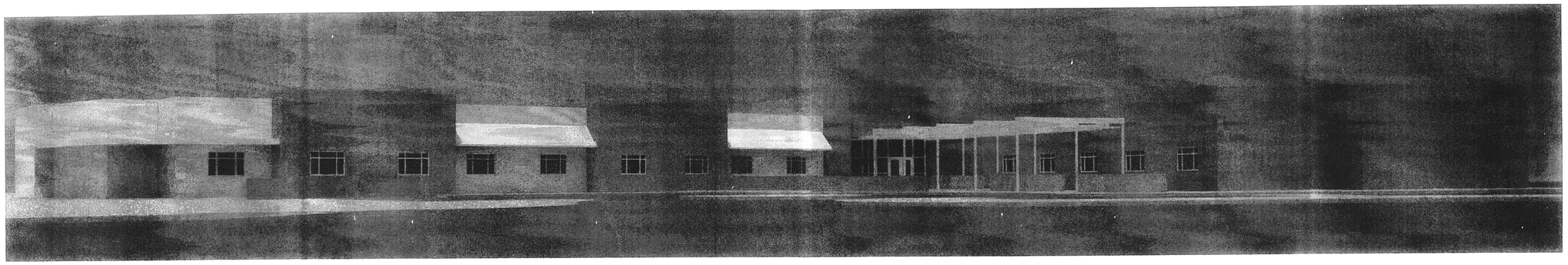
MODULUS ARCHITECTS

2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

PROJECT TITLE: **ASSISTED LIVING FACILITY**
LOT 4-A-1-A HIGH ASSETS WAY N.W
ALBUQUERQUE, NM

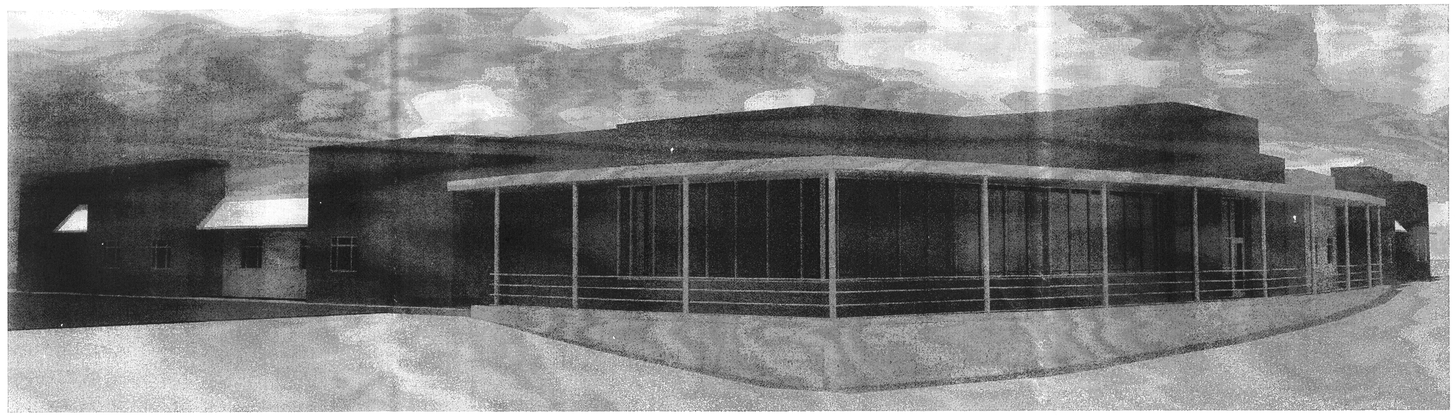
JOB NO.: AS
DRAWN BY: MSW
PROJECT MANAGER: STEPHEN DUNBAR, AIA
SHEET TITLE: **CONCEPTUAL ELEVATIONS**

DATE: 2/18/11
SCALE: AS NOTED
sheet- **A4.0** of-



1 SOUTHERN PERSPECTIVE VIEW

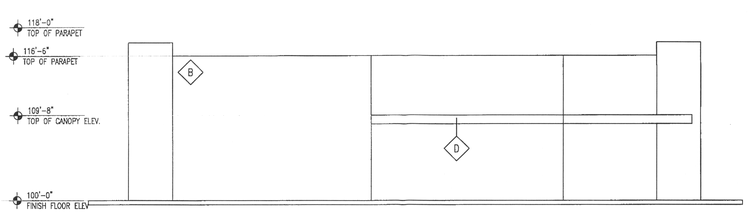
Scale: N.T.S



2 NORTHERN PERSPECTIVE VIEW

Scale: N.T.S

Keyed Color / Material Schedule		
A	3 COAT STUCCO SYSTEM	DARK BROWN
B	3 COAT STUCCO SYSTEM	LIGHT BROWN
C	STOREFRONT MATERIAL	ANODIZED SILVER KAWNEER TRI-FAB 451-T OR EQUAL
D	METAL PANEL SYSTEM	GREY METAL WALL PANEL SYSTEM
E	METAL AWNING SYSTEM	GREY STYANDING SEAM METAL ROOFING
F	3 COAT STUCCO SYSTEM	RUST RED
G	PAINTED STEEL STRUCTURE	OFF WHITE

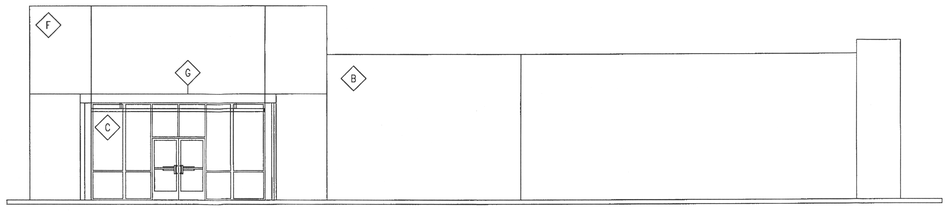


3 WESTERN ELEVATION

Scale: 1/8"=1'

5 0 2.5 5 10 20

1/8" = 1'



4 PARTIAL SOUTHERN ELEVATION

Scale: 1/8"=1'

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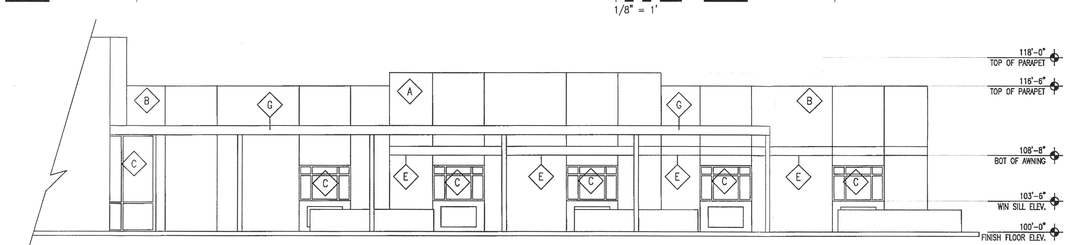
1/8" = 1'



5 PARTIAL WESTERN ELEVATION

Scale: 1/8"=1'

5 0 2.5 5 10 20

1/8" = 1'

REV	DATE	BY	REVISION
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MODULUS ARCHITECTS
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PROJECT TITLE
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LOT 4-A-1-A HIGH ASSETS WAY N.W
ALBUQUERQUE, NM

JOB NO. AS

DRAWN BY: MSW

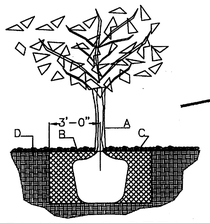
PROJECT MANAGER: STEPHEN DUNBAR, AIA

SHEET TITLE
CONCEPTUAL ELEVATIONS

DATE: 2/18/11

SCALE: AS NOTED

sheet- A4.1 of-



TREE PLANTING DETAIL

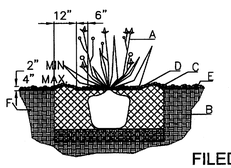
NTS

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF GRAVEL MULCH.
D. UNDISTRUBED SOIL.



SHRUB PLANTING DETAIL

NTS

GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN.
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

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

_____ Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

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

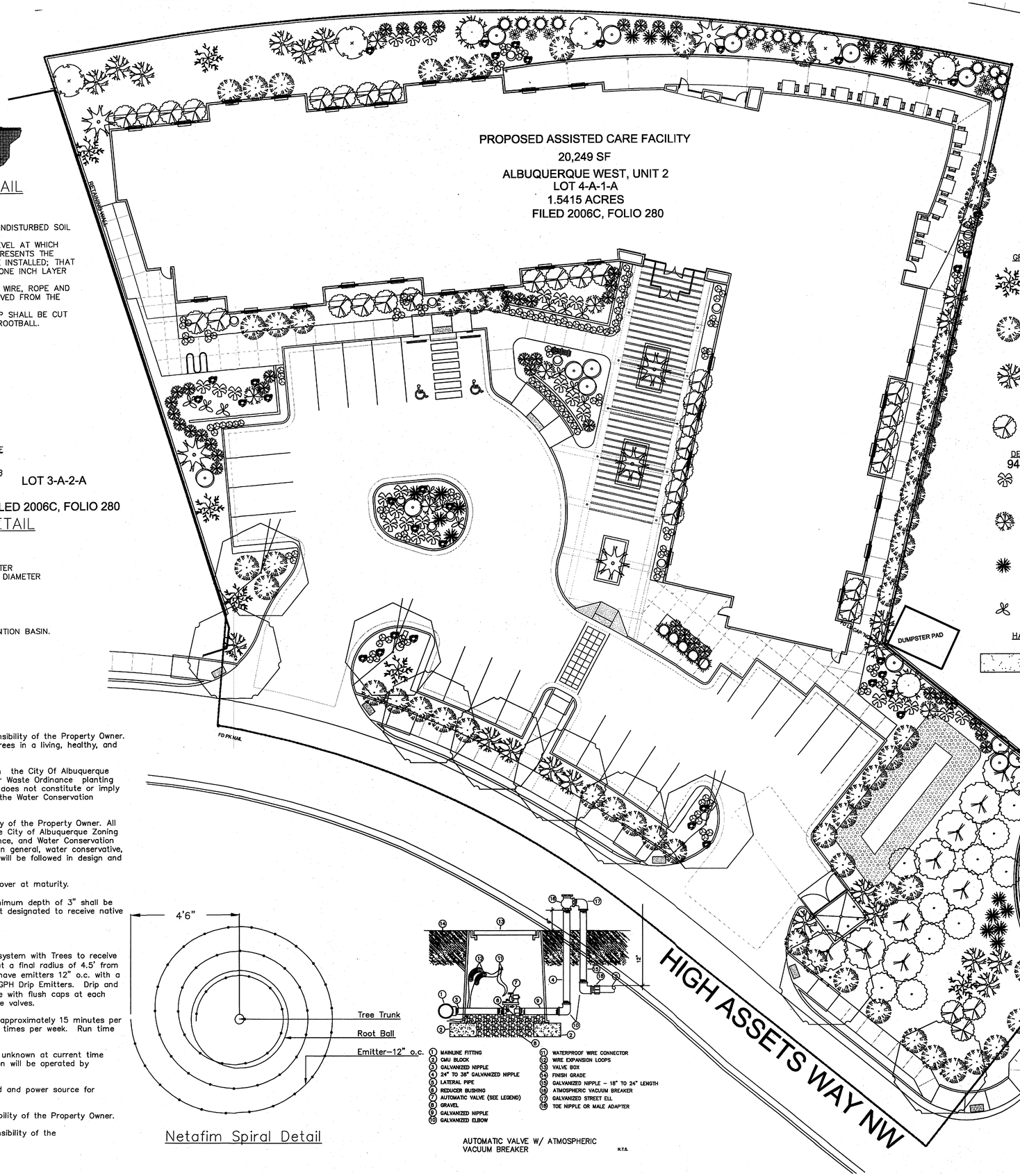
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

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

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

Irrigation maintenance shall be the responsibility of the Property Owner.

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



PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type 0 plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

* DENOTES EVERGREEN PLANT MATERIAL

AUTUMN PURPLE ASH 6
Fraxinus americana
2" Cal., 12'-14' Inst./60' x 60' maturity
Water (M) Allergy (H) 0sf

COMMON HACKBERRY 7
Celtis occidentalis
2" Cal., 12'-14' Inst./40' x 40' maturity
Water (M) Allergy (L) 0sf

GROUNDCOVERS

* GREEN MOUND JUNIPER 23
Juniperus procumbens 'Green Mound'
5 Gal., 6"-15" Inst./8' x 8' maturity
Water (L+) Allergy (H) 64sf

* TAM JUNIPER 46
Juniperus sabina 'Tamariscifolia'
5 Gal., 6"-15" Inst./4' x 15' maturity
Water (L+) Allergy (L) 225sf

* LADY BANK'S ROSE 43
Rosa banksiae
5 Gal., 24"-4' Inst./3' x 20' maturity
Water (M) Allergy (L) 400sf
Unstaked Groundcover

* HONEYSUCKLE 28
Lonicera japonica 'Halliana'
1 Gal., 6"-15" Inst./3' x 12' maturity
Water (M) Allergy (L) 144sf
Unstaked Groundcover

DESERT ACCENTS

Agave 20
Agave spp.
14"-18" Inst./4' x 4' maturity
Water (L+) Allergy (L) 16sf

OCOTILLO 4
Fouquieria splendens
4'-6' Inst./15' x 10' maturity
Water (L) Allergy (L) 0sf

* RED YUCCA 28
Hesperaloe parviflora
1 Gal., 18"-3' Inst./3' x 4' maturity
Water (L+) Allergy (L) 16sf

* PRICKLY PEAR 3
Opuntia macrocentra
1 Gal., 12"-3' Inst./3' x 3' maturity
Water (L) Allergy (L) 9sf

HARDSCAPES

SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH

SHRUBS/ORNAMENTAL GRASSES

NEW MEXICO OLIVE
Forrestieria neomexicana
5 Gal., 2'-4' Inst./15' x 15' maturity
Water (M) Allergy (L) 225sf

* SPANISH BROOM 6
Genista hispanica
5 Gal., 2'-4' Inst./10' x 10' maturity
Water (M) Allergy (L) 100sf

BUTTERFLY BUSH 16
Buddleia davidii
5 Gal., 12'-3' Inst./10' x 10' maturity
Water (M) Allergy (L) 100sf

ROSE OF SHARON 1
Hibiscus syriacus
5 Gal., 2'-4' Inst./10' x 10' maturity
Water (M) Allergy (L) 100sf

PAMPAS GRASS
Cortaderia selloana
5 gal., 2'-4' Inst./12' x 9' maturity
Water (M+) Allergy (L) 81sf

RUSSIAN SAGE 39
Perovskia atriplicifolia
1 Gal., 18"-3' Inst./6' x 6' maturity
Water (M) Allergy (L) 36sf

* SCOTCH BROOM 3
Cytisus scoparius
1 Gal., 18"-3' Inst./4' x 4' maturity
Water (M) Allergy (L) 16sf

BLUE MIST SPIREA 6
Caryopteris clandonensis
1 Gal., 12"-3' Inst./3' x 3' maturity
Water (M) Allergy (L) 9sf

REGAL MIST 9
Muhlenbergia capillaris
1 Gal., 12"-3' Inst./3' x 3' maturity
Water (M) Allergy (L) 9sf

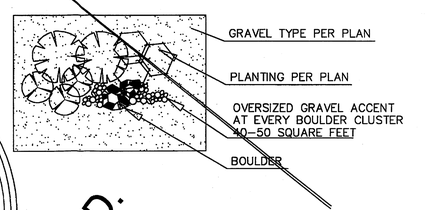
WILDFLOWER 78
1 Gal., 3"-15" Inst./varies at maturity
Water (varies) Allergy (varies) 4sf

OVERSIZED GRAVEL & BOULDERS

ORNAMENTAL POT

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

GRAVEL ACCENT DETAIL



Netafim Spiral Detail

1. MAINLINE FITTING
2. CMU BLOCK
3. GALVANIZED NIPPLE
4. 24" TO 38" GALVANIZED NIPPLE
5. LATERAL PIPE
6. REDUCER BUSHING
7. AUTOMATIC VALVE (SEE LEGEND)
8. GRAVEL
9. GALVANIZED NIPPLE
10. GALVANIZED ELBOW
11. WATERPROOF WIRE CONNECTOR
12. WIRE EXPANSION LOOPS
13. VALVE BOX
14. FINISH GRADE
15. GALVANIZED NIPPLE - 18" TO 24" LENGTH
16. ATMOSPHERIC VACUUM BREAKER
17. GALVANIZED STREET ELL
18. TOE NIPPLE OR MALE ADAPTER

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

REV	DATE	BY	REVISION
A			
A			
A			
A			
A			
A			

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

PROJECT TITLE: ASSISTED LIVING
S.E.C. OF PASEO + EAGLE RANCH ROAD
ALBUQUERQUE, NM

JOB NO.

DRAWN BY: cmj

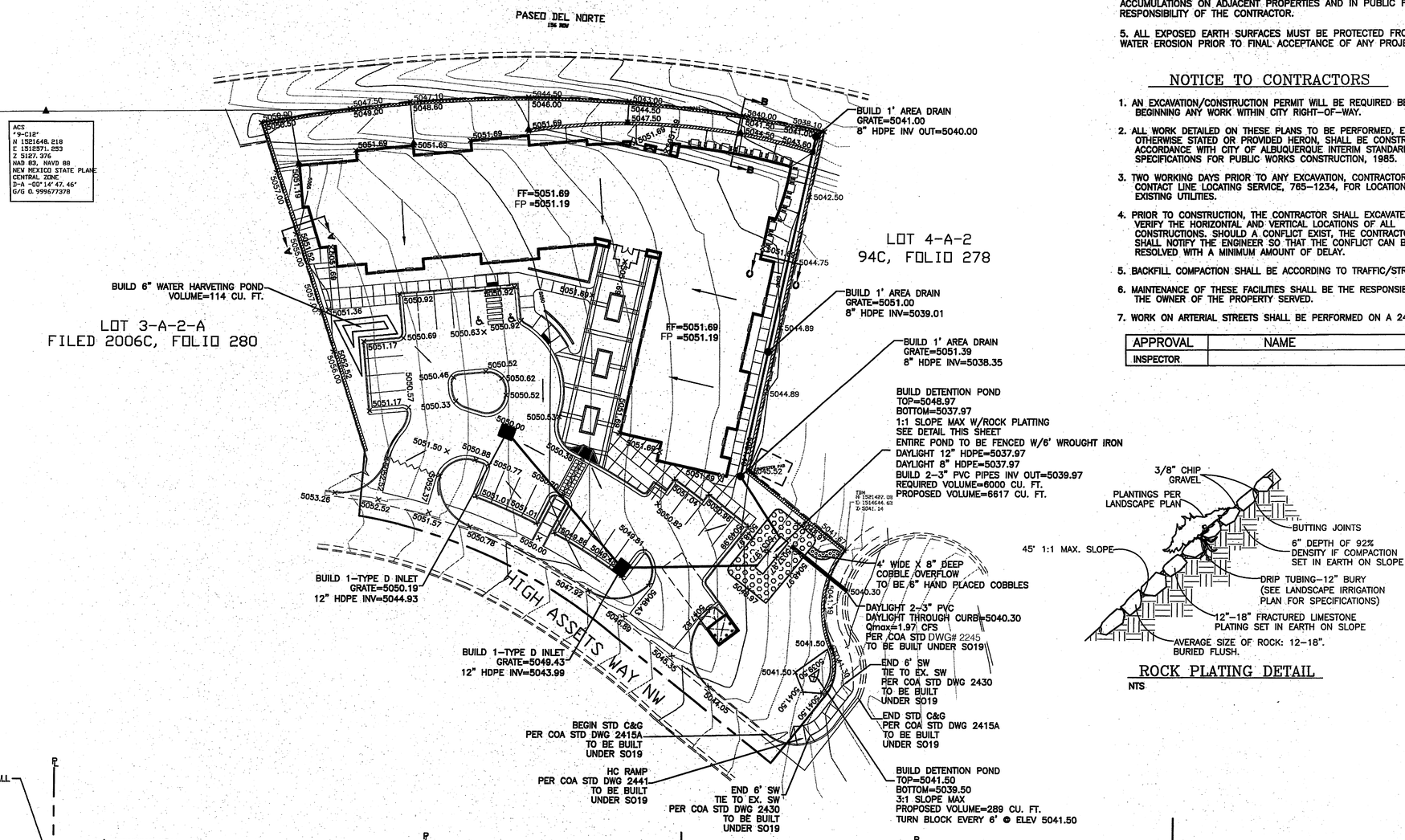
PROJECT MANAGER: Carrie Johnson

SHEET TITLE: LANDSCAPE PLAN

DATE: 2/12/10

SCALE: AS NOTED

sheet: LP1 of



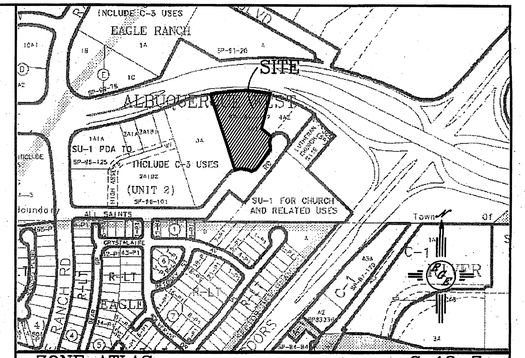
EROSION CONTROL NOTES:

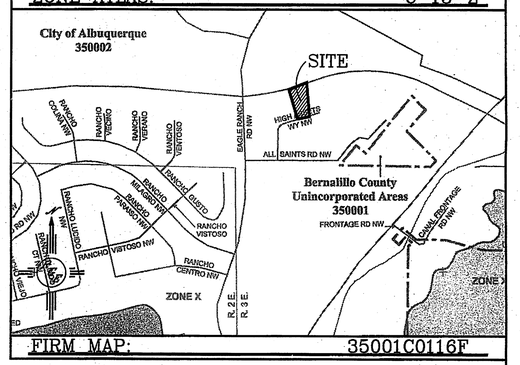
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

NOTICE TO CONTRACTORS

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

APPROVAL	NAME	DATE
INSPECTOR		





LEGAL DESCRIPTION:

lot 4-A--1-A, ALBUQUERQUE WEST, UNIT 2

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL RETAINING WALL DESIGNS TO BE BY OTHERS.

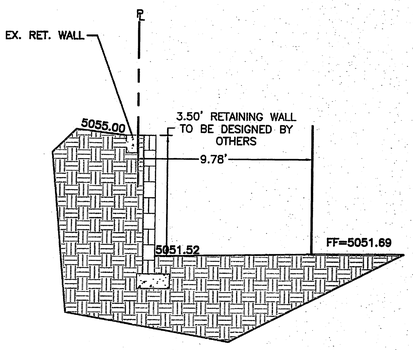
DRAINAGE NARRATIVE:

THIS SITE IS LOCATED WITHIN THEM MASTER DRAINAGE PLAN AREA OF ALBUQUERQUE WEST.
PER DRAINAGE MASTER PLAN SITE IS ALLOWED TO DISCHARGE 1.28 CFS PER ACRES. SITE GRADING WILL COLLECT FLOWS AND ROUTE THEM THROUGH DETENTION POND LOCATED AT EAST END OF SITE. POND WILL DISCHARGE TO EXISTING ROADWAY AT 1.97 CFS

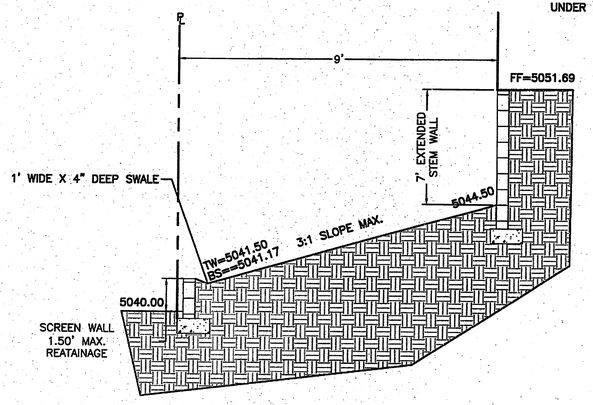
ROCK PLATING DETAIL
NTS

LEGEND

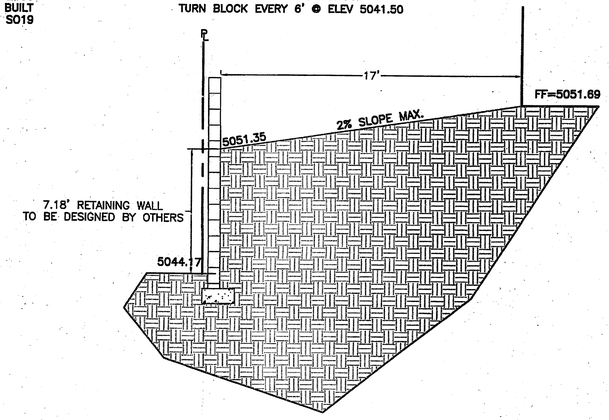
- EXISTING CONTOUR (5414)
- EXISTING INDEX CONTOUR (5415)
- PROPOSED CONTOUR (5414)
- PROPOSED INDEX CONTOUR (5415)
- SLOPE TIE
- EXISTING SPOT ELEVATION (× 4048.25)
- PROPOSED SPOT ELEVATION (× 4048.25)
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED RETAINING WALL



SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS

SCALE: 1"=30'

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

ENGINEER'S SEAL
DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

DAVID SOULE
P.E. #14522

ASSISTED LIVING-SEC
PASEO DEL NORTE AND
EAGLE RANCH ROAD

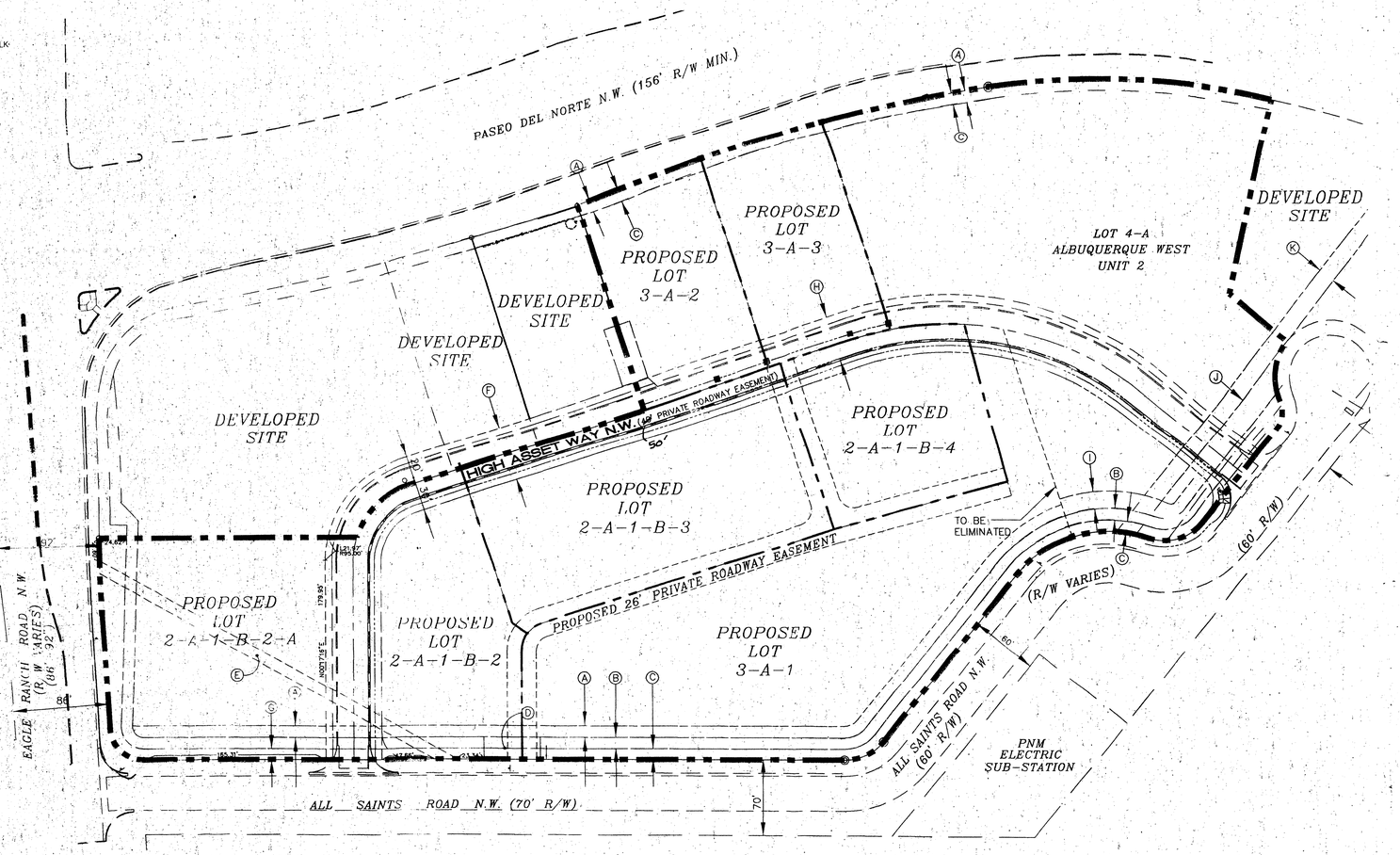
GRADING AND
DRAINAGE PLAN

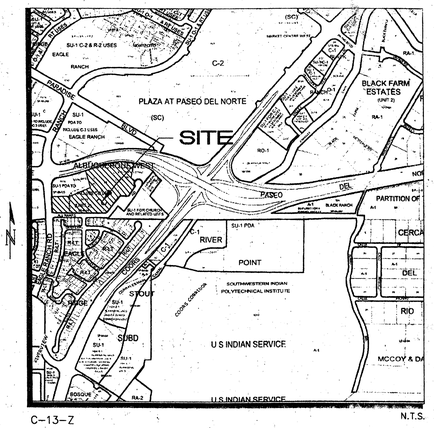
Rio Grande Engineering
1606 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

DRAWN BY WCWJ
DATE 4-04-11
21103-LAYPUT-2-14-11
SHEET # —
JOB # 21103

EASEMENT DATA

- (A) EXISTING 10' NMUI EASEMENT.
- (B) EXISTING WATER & SANITARY SEWER EASEMENT.
- (C) EXISTING 10' PUBLIC UTILITY EASEMENT.
- (D) EXISTING 50.59'X20' DRAINAGE EASEMENT.
- (E) EXISTING 10' DRAINAGE & UTILITY EASEMENT.
- (F) EXISTING 50' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT.
- (G) EXISTING 10' PUBLIC UTILITY EASEMENT.
- (H) EXISTING 40' PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENT.
- (I) EXISTING 15' NMUI EASEMENT.
- (J) EXISTING 100' PNM EASEMENT.
- (K) EXISTING 15' UNDERGROUND UTILITY EASEMENT.





SITE VICINITY

Site Plan Notes - High Assets

This site plan will conform to all the requirements contained in the City of Albuquerque Comprehensive Zoning Code. Additional standards above and beyond the requirements contained in the Zoning Code are found in the Design Standards (Sheet 2)

Site Information:
The site is located within the Albuquerque West Unit 2 Subdivision and consists of approximately 9.2 acres and is comprised of three separate parcels. The legal description for each parcel is:

Lot 2-A-1-B-2, consisting of approximately 4.4460 acres;
Lot 3-A, consisting of approximately 2.6685 acres;
Lot 4-A-1, consisting of approximately 2.1252 acres;

Newly Created Lots:

Lot 2-A-1-B-2	Lot 2-A-1-B-2-A
Lot 2-A-1-B-3	Lot 3-A-2
Lot 2-A-1-B-4	Lot 3-A-3 (.5 to 1.0 acre)
Lot 3-A-1	

Proposed Use and Zoning:
The zoning for the site is as follows:
Lots 2-A-1-B-2-A, 3-A-2, 3-A-3, and 4-A, the zoning is SU-1 for C-3 permissive and conditional uses, with exclusions as listed on Sheet 2, Design Guidelines. Lots 2-A-1-B-2, 2-A-1-B-3, 2-A-1-B-4 and 3-A-1, the zoning is SU-1 for C-3 permissive and conditional uses with exclusions as listed on Sheet 2, Design Guidelines; and restricted uses as governed by the R-2 zone.

Pedestrian and Vehicular Ingress and Egress:
VEHICULAR ACCESS - High Asset Way NW will provide vehicular access to the site, a fully developed private road. High Asset Way NW can be accessed off of All Saints Road NW. There will be no vehicular access from Paseo del Norte.

STREET(S) - Existing - Paseo Del Norte (north): 156' min. R/W
Eagle Ranch Rd. (west): 86'-92' R/W
All Saints Rd. (south): 60'-70' R/W
All adjacent roadways are public and in place

Proposed - High Assets Way NW (private road)
Road is fully developed and bisects the said tracts.

PEDESTRIAN ACCESS - Pedestrians will be provided direct access through the development from entryways off of High Asset Way NW and All Saints Road NW. Pedestrian access shall be provided by sidewalks constructed within the Public R.O.W for All Saints Road NW and the Private Road easement of High Asset Way NW. Pedestrians will have clear access to all building entrances.

BICYCLE ACCESS - According to the Long Range Bikeway System Map, there are several proposed or existing bike facilities in the area. Eagle Ranch Road is proposed for a bike lane, which connects to an existing bike lane on Paradise Boulevard. Although there is no direct access to the lane on Coors. Irving Boulevard contains a lane that connects to Coors Boulevard for North-South travel.

TRANSIT ACCESS - There is no direct transit service to the site. The closet stop is located at Eagle Ranch Road and Irving Boulevard, served by the Route 94.

INTERNAL CIRCULATION - Internal roads will be designed and built in compliance with the DPM even though High Asset Way is a private street. For vehicular access, there will be driveways that access each lot. Pedestrian circulation will be facilitated through a network of sidewalks that lead from the parking areas to the use or dwelling unit. Shared access and drive aisles between the lots are required.

UTILITY - Public utilities are in place within the private roadway limits and are covered by a public utility easement for water and sanitary sewer.

Maximum Building Height: Allowable building heights shall conform to the provisions found in the Zoning and Special Use Parameters, approved by Council Bill F/S O-186, Enactment No. 33-1985, Exhibit A. This Bill allows buildings to be 3.5 stories on all tracts. Each story shall not exceed 13 feet in height for a maximum total of 52 feet. The top ½-story is allowed 13 feet in height, but shall not exceed 50% of the floor area of the floor below it.

Minimum Building Setbacks: The minimum setback for all buildings shall be setback in accordance with the Albuquerque Zoning Code as follows:

Non-Residential
a. Front Yard: 5 Feet
b. Side Yard: 0 Feet
c. Corner Side Yard 5 Feet
d. Rear Yard; 0 Feet
e. A setback of 11 feet shall be required from the junction of a driveway or alley and a public sidewalk or planned public sidewalk. Buildings will be pulled forward as much as possible.

Residential
a. Front Yard: 10 Feet, maximum will be 30'.
b. Side Yard: 5 Feet
c. Corner Side Yard: 10 Feet
d. Rear Yard: 15 Feet

***Maximum Floor Area Ratio:** Range of .5-1.0

Parking Areas:
Parking will be provided in compliance with 14-16-3-1 of the City of Albuquerque Zoning Code. The maximum amount of parking will be the minimum allowed plus 10%.

*As established by Annexation Ordinance, Council Bill No. F/S O-186, Enactment No. 33-185.

PROJECT NUMBER: 1003272
Application Number: ~~06EPC-00288~~ 06DRB-00941

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated MAY 18, 2006 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes (X) 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	7-26-06 Date
Water Utility Department	7/26/06 Date
Parks and Recreation Department	7/26/06 Date
City Engineer	7/26/06 Date
* Environmental Health Department (conditional)	N/A Date
Solid Waste Management	N/A Date
DRB Chairperson, Planning Department	07/26/06 Date

SITE DEVELOPMENT PLAN FOR SUBDIVISION
ALBUQUERQUE WEST UNIT II

Mostly L-shape

Prepared for:
Ameri Contractors, LLC
P.O. Box 56883
Albuquerque, NM 87187

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

CONSENSUS PLANNING

Scale 1" = 60'
30 0 60 120
north

July 24, 2006

Design Standards for Albuquerque West Unit 2

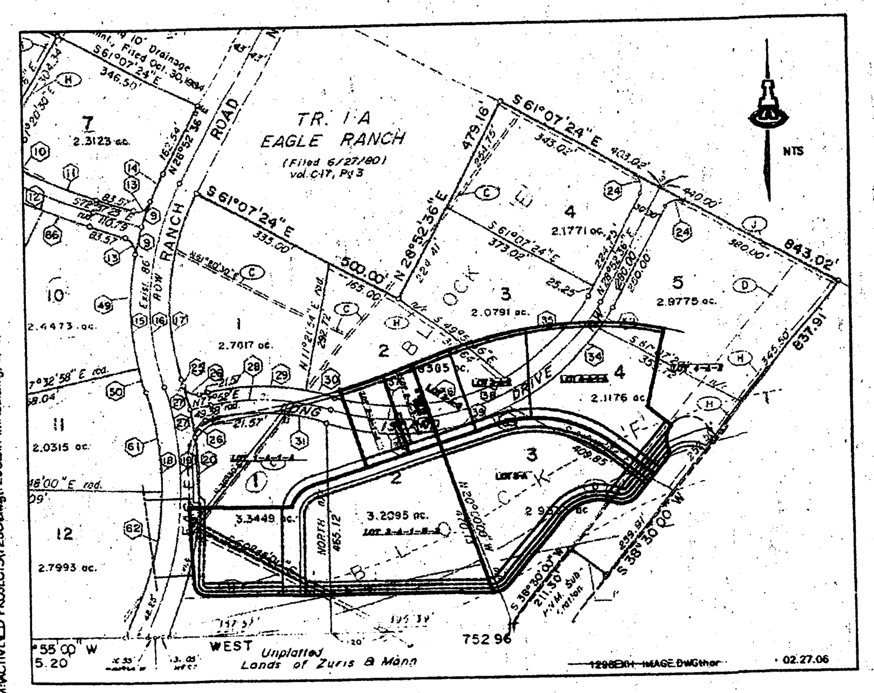
A. Site Plan Submittals
Approval of a site development plan for subdivision pursuant to the City Zoning Ordinance, and all site development plans for building permit other than those listed below are to be reviewed by the Environmental Planning Commission. However, if a site development plan for subdivision is approved by EPC, all subsequent site development plans for building permits shall be delegated to the Development Review Board.

B. Site
The site covered by these Guidelines consists of approximately 9.2 acres of undeveloped land bounded by Paseo del Norte NW to the North, Eagle Ranch Road NW to the West, All Saints Road NW to the south, and Coors Boulevard NW to the East. The subject site is comprised of the following lots, Lot 2-A-1-B-2, Albuquerque West Unit 2; Lot 3-A, Albuquerque West Unit 2; and Lot 4-A-1-A, Albuquerque West Unit 2.

The lots listed above were listed on the original annexation plat as the following:

Lot #	Block #	FAR	Building Height
2	E	1.0	6 stories
3	E	1.0	6 stories
1	F	0.8	3.5 stories
2	F	0.8	3.5 stories
3	F	0.8	3.5 stories
4	F	1.0	6 stories
5	F	1.0	6 stories

The graphic below shows the subject site overlayed on the original platting in order to clarify how the subject site corresponds to the original lots and blocks.

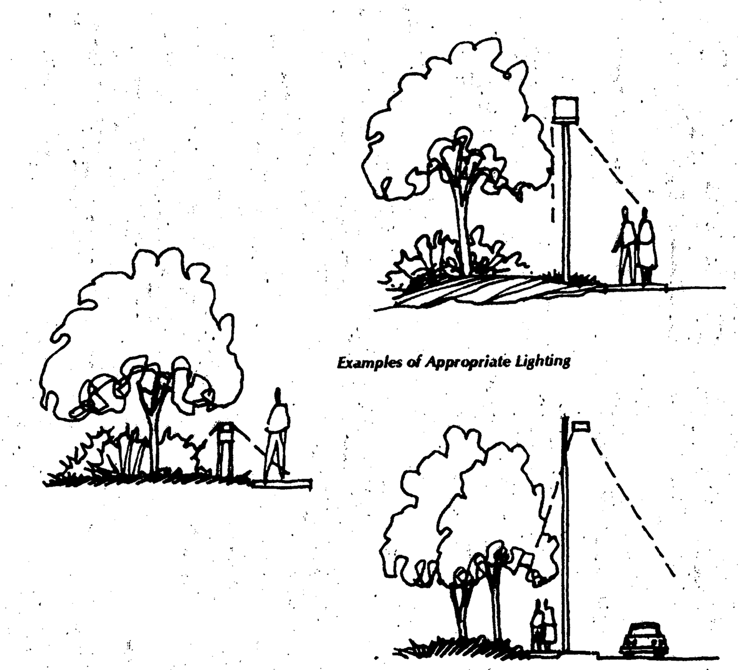


C. Land Use Concept
The land use concept seeks to create a truly integrated mixed-use development that contains office/commercial/retail and high density residential that is both pedestrian and transit friendly. The site design seeks to create a development characterized by a pleasing outdoor environment. The internal street network and pedestrian connectivity will create a cohesive community identity. New development will be designed to be compatible with the natural landscape and the built environment. These design guidelines also complement the Fountain Hills development located immediately to the north. As a result, such guidelines relating to color and architectural style are consistent with design guidelines that have been approved for the Fountain Hills project.

D. Zoning and Proposed Uses
Per Council Bill F/S O-186, Enactment Number 33-1985, the zoning of the site has been established as SU-1 for C-3 permissive and conditional uses. Exclusions identified in the Council Bill include the following:

- Tire recapping or retreading
- Contractors yard
- Equipment rental
- Bulk fuel storage or sales/Gasoline service stations
- Automobile dismantling
- Outdoor building material storage unless incidental to retail sales and adequately screened

In addition to the uses listed in the Council Bill, the following uses will also be excluded from developing on the site:
- Antenna (without height limitation)
- Building/structure sub assembly
- Drive-in, drive-thru restaurants
- Metal stamps, tool, and die making
- Welding as principal activity
- Plumbing, assembling only (plumbers office permitted)
- Signs, commercial advertising structures
- Adult amusement establishment or adult store
- Automotive engine manufacturing
- Sheet metalworking
- Ice plant wholesale
- Kennel
- Warehousing
- Bottling
- Railroad right-of-way and incidental facilities
- Cold storage plant

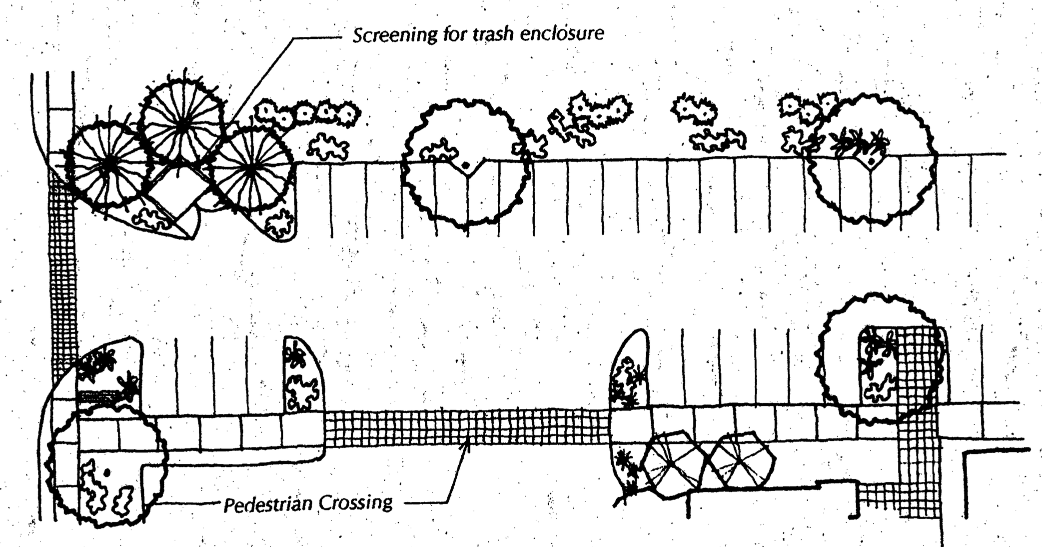


Examples of Appropriate Lighting

E. General Design Criteria Applicable to All Sites

1. Utilities
All new power and telephone lines shall be underground.

2. Buffering
a. Landscape buffers shall be utilized between the edge of the frontage of properties and all public and private roadways. The landscape buffers shall include trees spaced a minimum of 25 feet on center and include a minimum of 25% coniferous trees.
b. Project edges along Paseo del Norte, Eagle Ranch Road NW, and All Saints Road NW shall include a minimum of 10-foot landscape setback from the property line.
c. A minimum of a 10-foot landscaped buffer shall be provided between all commercial and residential areas, unless integrated vertically.
d. A landscape buffer shall be provided around the perimeter of each lot where adjacent to a roadway or residentially zoned area, except where the building is directly adjacent to a sidewalk and/or pedestrian walkway.



One tree provided per every ten parking spaces

3. Parking Lot Design and Landscaping
a. The number of parking spaces, including bicycle parking, shall be provided in accordance with the City Comprehensive Zoning Code. The minimum number of parking spaces is the maximum allowed plus 10%.
b. Motorcycle parking spaces shall be provided as per City Comprehensive Zoning Code Section 14-16-3-1.
c. All parking spaces shall be set back a minimum of 10 feet from any private drive easements or property lines, except where a reciprocal parking and access agreement has been recorded between properties.
d. Adequate stacking distance at street entrances shall be provided to avoid circulation conflicts within the project site.
e. Where possible, parking areas with greater than 100 spaces shall be split into several areas to avoid large expanses of parking lot.
f. One tree shall be planted per every ten parking spaces.
g. 75% of the parking area trees shall be deciduous and have a mature height of at least 25 feet.
h. Parking areas adjacent to Paseo del Norte, Eagle Ranch Boulevard NW, and All Saints Road shall be screened by walls and/or landscaping with a minimum height of 72".
i. Barrier curbs shall be provided around all landscape areas in parking lots to protect the landscaping from vehicles. The barriers shall have water run-off openings to allow surface drainage into landscape areas to promote water harvesting.
j. Wall material shall consist of integrally colored concrete, rammed earth, concrete masonry, stacked stone, or stuccoed masonry block, and shall be complimentary to adjacent exterior buildings.

4. Site Landscaping and Irrigation
a. Landscaping shall comply with the Albuquerque Landscaping and Water Waste Ordinance and Pollen Control Ordinance.
b. A minimum of 15% of the site shall be landscaped, excluding building area.
c. Live plant materials shall cover a minimum of 80% of all landscape areas.
d. Landscape headers shall be used to separate turf and bedding areas. Headers may be concrete, brick or similar materials.
e. An automatic, underground irrigation system shall be installed for all landscape areas. The system shall be designed to avoid over spraying. The system shall have centralized computer controls. Backflow prevention devices shall be provided in accordance with applicable City requirements.
f. Turf areas shall be irrigated by an underground drip irrigation system. Pop-up sprinklers shall not be allowed. Trees, shrubs and ground covers shall be irrigated with a combination of hard pipe and poly pipe feeding single and multi-outlet drip emitters. The entire system shall be designed to maximize water efficiency.
g. The irrigation system shall be selected to allow potential use with treated water systems (non-potable) when available.
h. Minimum plant material sizes shall be as follows:
   1) Canopy Trees — 2" caliper, balled and burlapped
   2) Evergreen Trees — 8' minimum height
   3) Accent Trees — 15 gallon, balled and burlapped
   4) Shrubs — 1-gallon minimum
   5) Ground Covers — 1-gallon minimum
i. A maximum of 20% of all landscape areas may be low water use turf.

5. Site Lighting
a. Site lighting shall comply with the requirements of the City Comprehensive Zoning Code, Section 14-16-3-9. Lights shall not shine on adjacent residential property.
b. Fixture mounting height shall be appropriate to the project and environment. Low bollard-type lighting is required for pedestrian walkways, where possible. Mounting height of lights in parking lots shall not exceed 20 feet. When within 100 feet of a residential zone, the mounting height of lights shall not exceed 16 feet.
c. Exterior lighting should be designed as an integral part of the architecture and landscaping of the project.
d. Lighting fixtures shall have to shielding to minimize light spillage on to adjacent properties and public rights-of-way.
f. Sodium and cobalt lighting fixtures shall not be permitted.

6. Architectural Theme and Design
These design standards shall apply to commercial/office and residential development. The theme of development for Albuquerque West Unit 2 is to be Contemporary Southwest. All buildings constructed in Albuquerque West Unit 2 will be developed under this style. This theme is characterized by innovative and progressive uses of southwestern materials and forms that are encouraged to create a context appropriate site with distinctive appeal. Expressive massing is encouraged to create an activity center with a unique identity. Building articulation shall be detailed in accordance with Modern and current methods rather than referencing traditional techniques. Mimicking distinct historical styles such as Pueblo Revival, Territorial, Northern New Mexico, or Tuscan should be avoided although contemporary interpretations of traditional elements are acceptable. Buildings throughout the site shall be designed to create an integrated whole that is contextually related, although not continuous with, buildings in the vicinity.

a. All buildings shall achieve a sense of human scale by use of such devices as wall insets, portals, balconies, and window projections. Columns, arcades, corner articulation, overhangs, awnings, gutters and scuppers, breezeways, and shall should be designed and detailed to provide human scale and visual interest and all building elements and facades shall be comparably detailed.
b. Building footprints should be staggered to create visual character and interest. Long, unarticulated façades shall be avoided.
c. Plazas and patios shall be created by offsetting building masses.
d. The use of trellis, awnings, and similar coverings should be used to pedestrian travel paths.
e. Roofs that overhang entry points and patio/plaza areas are encouraged to provide shelter for users.
f. All buildings shall incorporate energy conservation measures in the design. If solar heat collector panels and similar equipment is used, it shall be designed to be a visually integral part of the building.
g. Parapet walls shall be architecturally integrated into the building and shall not appear as unrelated visual elements.
h. All mechanical equipment and flat roofs shall be screened from public view. The screening shall be integral to the architecture of the building. Where parapets are used, the parapet shall be taller than all equipment it is meant to screen. Ground-mounted equipment is preferable to roof-mounted equipment.
i. Building entries should be protected from the elements and provide a "sense of entry". Feature lighting of the entrance is encouraged.
j. Building colors shall consist of the following (or variations thereof):

Field Stucco Colors:

Sandalwood	Soft Tan	Driftwood (tan)
Light Brown	Warm Gray	

Accent Stucco Colors:

Green Slate	Silver Blue	Dark Red
Orange/Brown	Steel Gray	Terra-cotta
Brick Red	Medium Blue	Brown Slate

k. Materials that cause excessive glare or reflection shall not be used.
l. Projects containing more than one building should provide a variety in building height and massing. Lower buildings shall be located adjacent to roadways with larger buildings toward the interior.
m. Trademark and franchise style buildings are prohibited.
n. The finish on each building facade shall be consistent on each side.
o. Building massing and rooflines will be designed in a way that avoids long, blank facades and uniform rooflines.

7. Signage
Signage shall be consistent with the Coors Corridor Plan and applicable City Comprehensive Zoning Code regulations as follows:

a. *Freestanding Signs*
   1. Monument signs height and sign face regulations shall comply with the City of Albuquerque Zoning Code.
   2. One free-standing monument sign is allowed on Eagle Ranch Road and Paseo del Norte to identify the project. Individual lots shall not have free-standing or monument signs. Only building-mounted signage is allowed on individual lots.

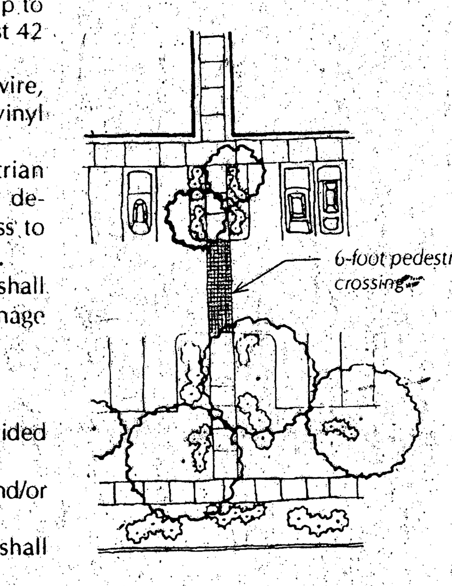
Signs shall be monument style

   3. Freestanding signs shall be designed that do not require any external bracing, angle-iron supports, guy wires, or similar devices.
   4. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
   5. Signs shall not overhang into the public right-of-way or extend above the parapet roof line.
   6. Off-premise signs and portable signs are prohibited.
   7. Lettering on a freestanding sign shall not exceed nine (9) inches in height.
   8. Monument signs shall not be internally lit. Low level uplighting is permitted provided it is in compliance with the Night Skies Ordinance.

b. *Building Mounted Signs*
   1. Building-mounted signage shall identify the name and business of the occupant or those who are offering the premises for sale or lease.
   2. No building-mounted sign shall intrude upon any structural features, including windows, columns, moldings, or decorative features.
   3. Building mounted signage shall not exceed 6% of the area of the façade to which it is applied if there is no free-standing or monument sign on the premises, or 5% of the area of the façade if there is such a free-standing monument sign on the premises.
   4. Lettering on building mounted signs shall not exceed 24 inches in height.
   5. No internally lit building mounted signs shall be permitted.
   6. Building mounted signs may be back lit or illuminated with building mounted down lighting.
   7. Lighting of building mounted signage facing the south, towards the Eagle Ridge subdivision, shall not be permitted.

8. Walls and Screening
a. The use of screening, buffering, and/or walls shall be utilized for parking lots, loading areas, refuse collection, and delivery/storage areas in order to limit their adverse impact on the property.
b. All mechanical equipment shall meet the screening requirements of the City Comprehensive Zoning Code, Section 14-16-3-1 (E) (4).
c. All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure and large enough to contain all refuse generated between collections. Design and materials of enclosures shall be compatible with the architectural theme of the site.
d. Multiple lots shall share solid waste refuse enclosures where possible to avoid an excess of refuse enclosures and associated screen walls.

9. Walls and Fencing
a. Visually permeable fences and walls up to six (6) feet high are permitted. The first 42 inches of the wall may be solid.
b. Unfinished block walls and barbed wire, chain link, concertina wire, and plastic/vinyl fencing are prohibited.
c. Perimeter walls shall include pedestrian openings at key locations within the development to ensure convenient access to transit, bike trails, and other properties.
d. The maximum height of retaining walls shall be 6 feet. Areas requiring more retainage shall be terraced.



Pedestrian Link to Sidewalk

10. Site Design
a. Cross access easements shall be provided between adjoining properties.
b. Outdoor patio spaces with shade trees and/or shade structures are required.
c. Sidewalks along public rights-of-way shall be 6-feet wide.
d. Pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roadways, including the route from Eagle Ranch Road to the development, in addition to the proposed public sidewalk.
e. The use of asphalt for pedestrian trails and connections is prohibited.
f. All primary pedestrian paths shall be designed to be ADA accessible.
g. Private walkways may be soft surface, with a minimum width of 4 feet.
h. Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles and where City trails cross streets. Such materials shall consist of integrally colored and/or stamped concrete, brick forms, or pavers of various sizes.

11. Additional Residential Standards
In addition, the following standards apply to any residential development that occurs on the site:
a. Individual dwelling units should be apparent in form to reduce the scale of the building and increase the sense of individuality.
b. Open courtyard designs are encouraged.
c. Balconies, patios and entrances should relate to pedestrian pathways and streets.
d. Entrances should be articulated with the use of low walls, gateways, garden courtyards and similar features.
e. Dwelling units are allowed to be located above retail and office uses.
f. Useable outdoor space shall be provided for any residential use.
g. Street Edge for Residential Development
In addition to the setbacks required under the general site design criteria, a combination of decorative fences, walls and/or landscaping shall be provide adjacent to streets to provide a secure residential environment. The perimeter treatment shall be designed such that street views to and from the property are not overly impeded. The perimeter treatment shall be compatible with adjacent development.

Design Standards
Albuquerque West Unit 2

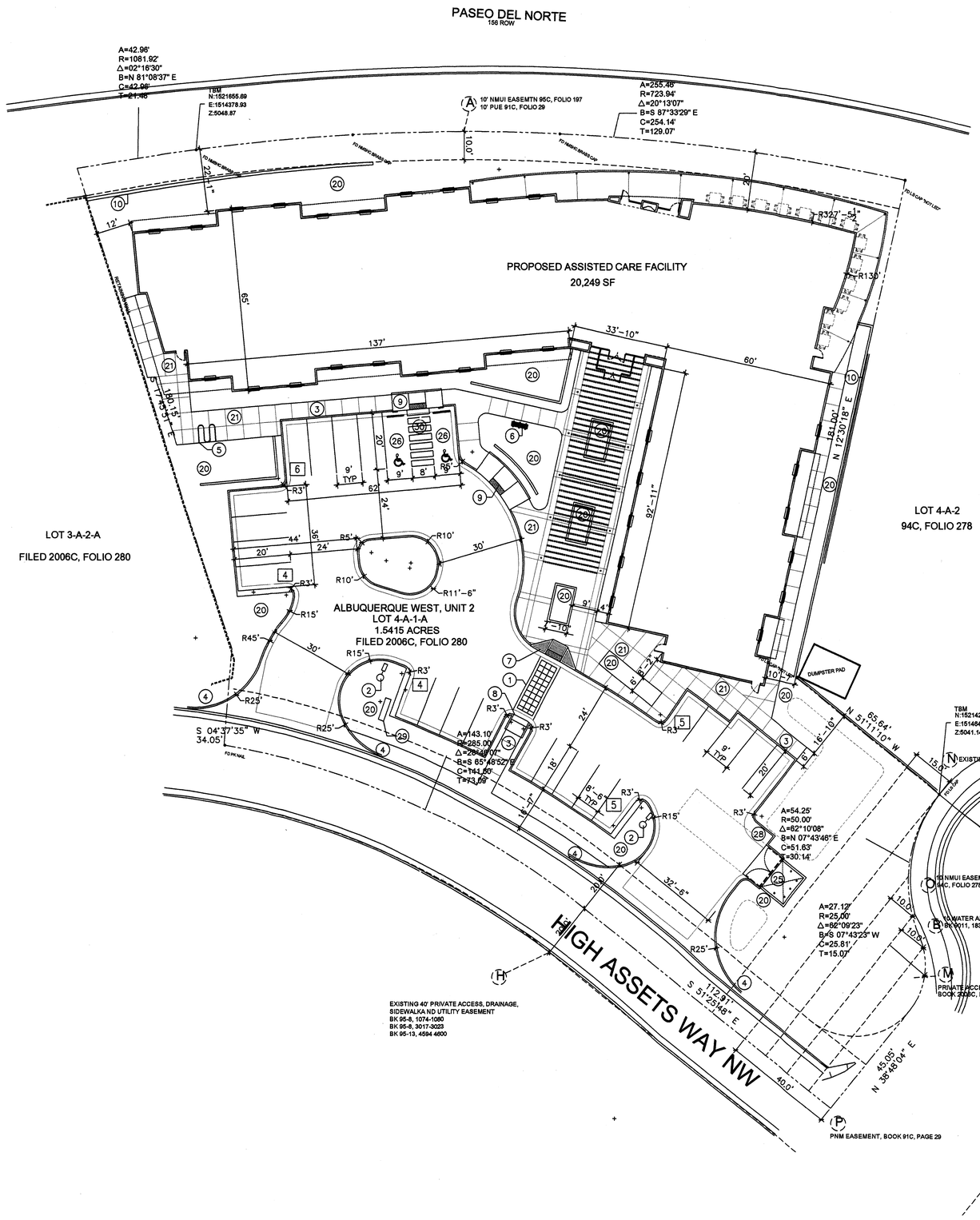
Prepared by:
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Isaacson & Arfman
128 Monroe St. NE
Albuquerque, NM 87108

June 29, 2006

CONSENSUS PLANNING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street NE
Albuquerque, New Mexico 87108



KEYED NOTE:

1. 8' INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 7/A1.1
2. LIGHT POLE LOCATION RE: DETAIL 3/A1.1
3. PROPOSED 6' CONC. SIDEWALK RE: CIVIL FOR INFO
4. HANDICAP RAMP RE: CIVIL FOR COA STD DETAIL
5. INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 11/A1.2
6. BENCH LOCATION RE: DETAIL 3/A1.2
7. HANDICAP RAMP RE: 15/A1.1
8. HANDICAP RAMP RE: 16/A1.1
9. HANDICAP RAMP RE: 12/A1.1
10. INDICATES PROPOSED RETAINING WALL RE: CIVIL PLAN FOR INFO
20. INDICATES LANDSCAPE PLANTING AREA G.C TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
21. CONC. SIDEWALK RE: DET 14/A1.1 RE: SITE PLAN FOR JOINT LAYOUT
22. 6" HIGH CONC. ISLAND RE: DET 4/A1.1 RE: SITE GRADING PLAN FOR INFO
25. REFUSE ENCLOSURE RE: DET.4/A1.3
26. H.C PARKING STALL RE: DET 8/A1.2
27. WHEELSTOP RE: DET 5/A1.2
28. INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 7/A1.2
29. PROPOSED 50SF MONUMENT SIGN LOCATION
30. PAINTED STRIPPING/SIGNING AS INDICATED WITHIN SITEPLAN

SITE DATA TABLE	
LEGAL DESCRIPTION	ALBUQUERQUE WEST, UNIT 2 LOT 4-A-1-A
TOTAL ACREAGE:	1.5415 ACRES
EXISTING ZONING:	
BUILDING SIZE:	20,249 SF TOTAL
PROPOSED USES:	ASSISTED CARE FACILITY
TOTAL PARKING PROVIDED:	24 SPACES
TOTAL PARKING REQ:	1 SPACE PER BED(41 BEDS) = 21 SPACES
HC PROVIDED:	2 H.C (INCLUDING 2 VAN ACCESIBLE)
HC REQUIRED:	1 H.C SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES
BIKE SPACES REQUIRED:	5 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	1 SPACES
MOTORCYCLE SPACES REQUIRED:	1 SPACES

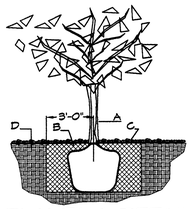
REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

PROJECT TITLE
ASSISTED LIVING FACILITY
LOT 4-A-1-A HIGH ASSESTS WAY NW
ALBUQUERQUE, NM

DRAWN BY: MSW
JOB NO. AS
PROJECT MANAGER STEPHEN DUNBAR, AIA
SHEET TITLE **SITE PLAN FOR BUILDING PERMIT**

DATE: 2/18/11
SCALE: AS NOTED
sheet- **A1.0** of-



TREE PLANTING DETAIL

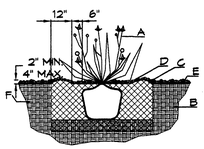
NTS

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF GRAVEL MULCH.
D. UNDISTRUBED SOIL.



SHRUB PLANTING DETAIL

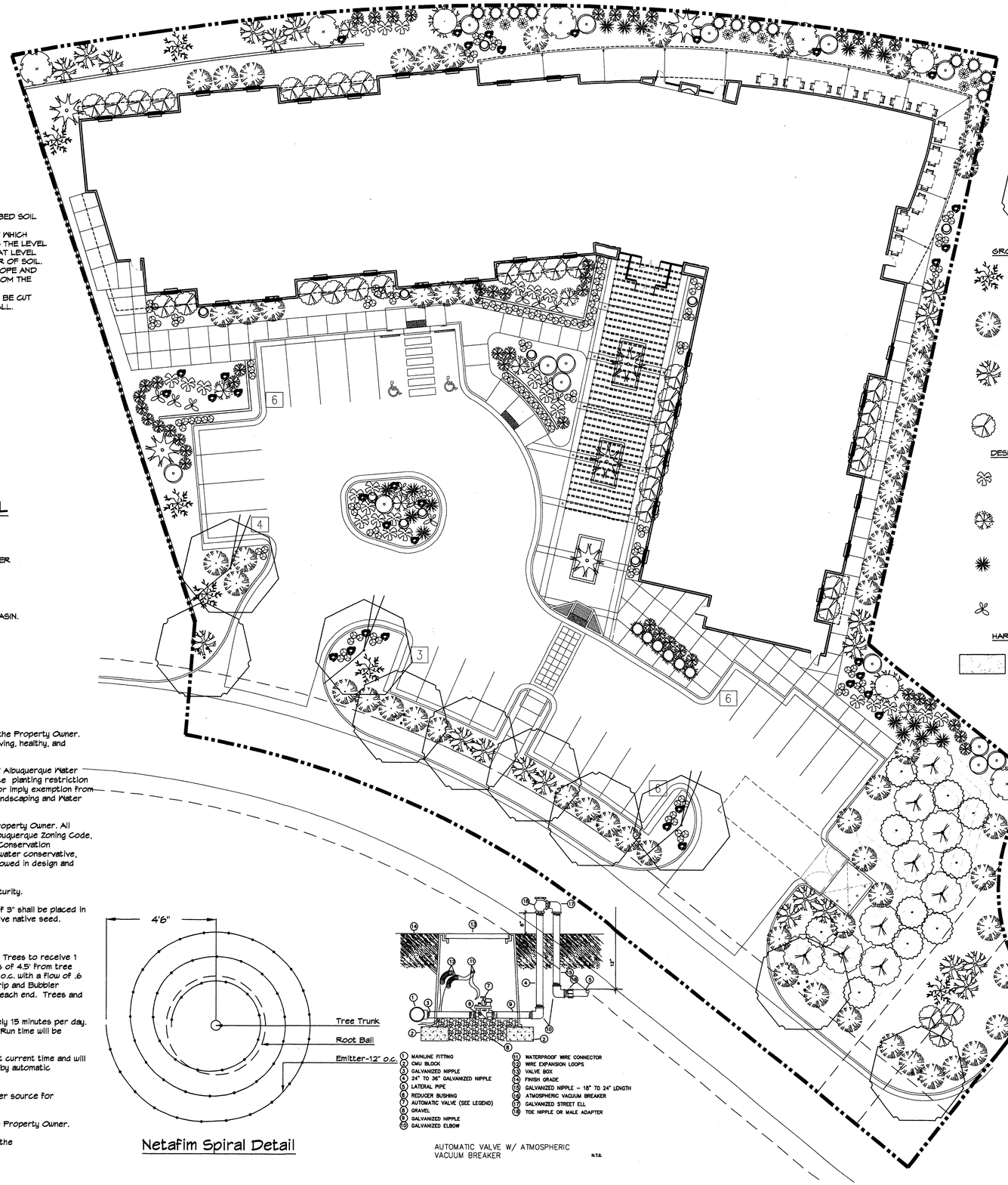
NTS

GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN.
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

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

_____Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

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

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

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

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

Irrigation maintenance shall be the responsibility of the Property Owner.

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

Netafim Spiral Detail

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

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

PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.
* DENOTES EVERGREEN PLANT MATERIAL

AUTUMN PURPLE ASH 6
Fraxinus americana
2" Cal., 12'-14' Inst./60' x 60' maturity
Water (M) Allergy (H) 05f

COMMON HACKBERRY 7
Celtis occidentalis
2" Cal., 12'-14' Inst./40' x 40' maturity
Water (M) Allergy (L) 05f

GROUNDCOVERS

* GREEN MOUND JUNIPER 23
Juniperus procumbens 'Green Mound'
5 Gal., 6'-15" Inst./8' x 8' maturity
Water (L+) Allergy (H) 64sf

* TAM JUNIPER 46
Juniperus sabina 'Tamariscifolia'
5 Gal., 6'-15" Inst./4' x 15' maturity
Water (L+) Allergy (L) 225sf

* LADY BANK'S ROSE 43
Rosa banksiae
5 Gal., 24"-4' Inst./3' x 20' maturity
Water (M) Allergy (L) 400sf
Unstaked Groundcover

* HONEYSUCKLE 28
Lonicera japonica 'Halliana'
1 Gal., 6'-15" Inst./3' x 12' maturity
Water (M) Allergy (L) 144sf
Unstaked-Groundcover

DESERT ACCENTS

* AGAVE 20
Agave spp.
14"-18" Inst./4' x 4' maturity
Water (L+) Allergy (L) 16sf

OCOTILLO 4
Fouquieria splendens
4'-6' Inst./15' x 10' maturity
Water (L) Allergy (L) 05f

* RED YUCCA 28
Hesperaloe parviflora
1 Gal., 18"-3' Inst./3' x 4' maturity
Water (L+) Allergy (L) 16sf

* PRICKLY PEAR 3
Opuntia macrocentra
1 Gal., 12'-3' Inst./3' x 3' maturity
Water (L) Allergy (L) 9sf

HARDSCAPES

SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH

SHRUBS/ORNAMENTAL GRASSES

NEW MEXICO OLIVE
Forresteria neomexicana
5 Gal., 2'-4' Inst./15' x 15' maturity
Water (M) Allergy (L) 225sf

* SPANISH BROOM 6
Genista hispanica
5 Gal., 2'-4' Inst./10' x 10' maturity
Water (M) Allergy (L) 100sf

BUTTERFLY BUSH 16
Buddleia davidii
5 Gal., 12'-3' Inst./10' x 10' maturity
Water (M) Allergy (L) 100sf

ROSE OF SHARON 1
Hibiscus syriacus
5 Gal., 2'-4' Inst./10' x 10' maturity
Water (M) Allergy (L) 100sf

PAMPAS GRASS
Cortaderia selloana
5 gal., 2'-4' Inst./12' x 9' maturity
Water (M+) Allergy (L) 81sf

RUSSIAN SAGE 34
Perovskia atriplicifolia
1 Gal., 18"-3' Inst./6' x 6' maturity
Water (M) Allergy (L) 36sf

* SCOTCH BROOM 3
Cytisus scoparius
1 Gal., 18"-3' Inst./4' x 4' maturity
Water (M) Allergy (L) 16sf

BLUE MIST SPIREA 6
Caryopteris clandonensis
1 Gal., 12"-3' Inst./3' x 3' maturity
Water (M) Allergy (L) 9sf

REGAL MIST 9
Muhlenbergia capillaris
1 Gal., 12"-3' Inst./3' x 3' maturity
Water (M) Allergy (L) 9sf

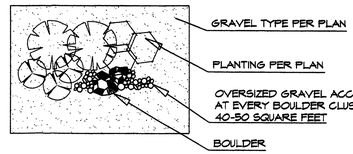
WILDFLOWER 78
1 Gal., 9"-15" Inst./varies at maturity
Water (varies) Allergy (varies) 48sf

OVERSIZED GRAVEL & BOULDERS

ORNAMENTAL POT

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

GRAVEL ACCENT DETAIL



GRAPHIC SCALE

16 8 0 8 16

SCALE: 1/16"=1'

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@hilltoplandscaping.com

All creative ideas contained Herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed. All plants shall be sized per American Standard for Nursery Stock.

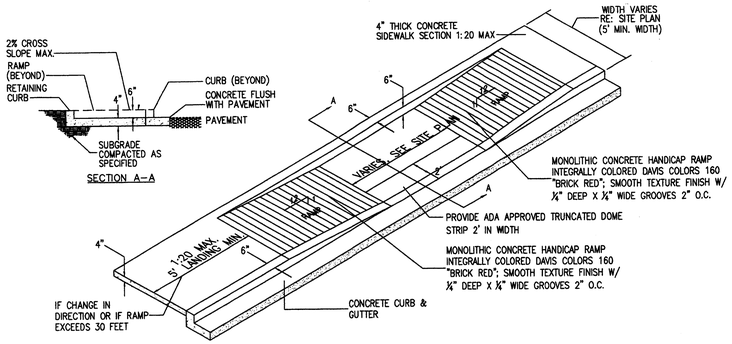
REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

STATE OF NEW MEXICO
JAMES DE FLON
0007
REGISTERED LANDSCAPE ARCHITECT

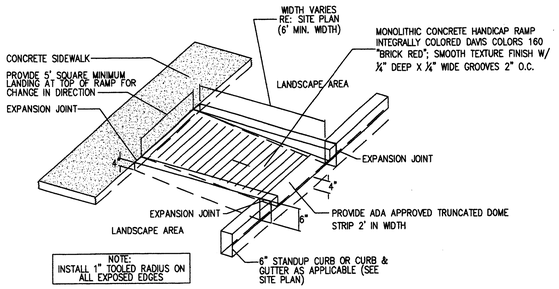
PROJECT TITLE: ASSISTED LIVING S.E.C. OF PASEO + EAGLE RANCH ROAD ALBUQUERQUE, NM
PROJECT MANAGER: Carrie Johnson
JOB NO.:
DRAWN BY: cmj
SHEET TITLE: LANDSCAPE PLAN

DATE: 2/12/10
SCALE: AS NOTED
SHEET: LP1



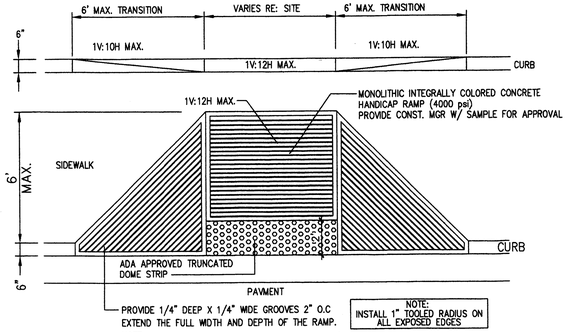
17 TAPERED H.C RAMP

Scale: N.T.S



16 CURBED H.C RAMP

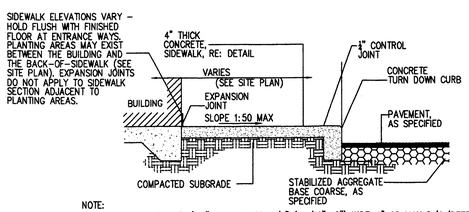
Scale: N.T.S



NOTE:
H.C RAMP SHALL NOT EXCEED 6', OR 8% SLOPE IN ANY DIRECTION, AND SHALL CONFORM W/ ALL APPLICABLE ANSI REQ'S. G.C SHALL VERIFY CONFORMANCE W/ ALL APPLICABLE ANSI REQ'S

15 FLARED H.C RAMP

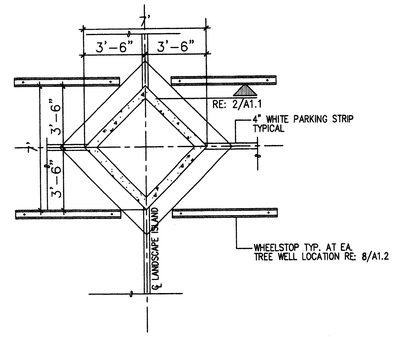
Scale: N.T.S



NOTE:
CONTRACTION JOINTS AT 5'-0" O.C. TOOLED 1/4" (±1/16"-0") WIDE, 1" OR MAX. D/4 (DEEP) WHICHEVER IS GREATER. EXPANSION JOINTS AT 20' MAX. & ALL P.C.s, UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTERN.
NOTE:
ALIGN CURB AND SIDEWALK JOINTS AT ALL TIMES

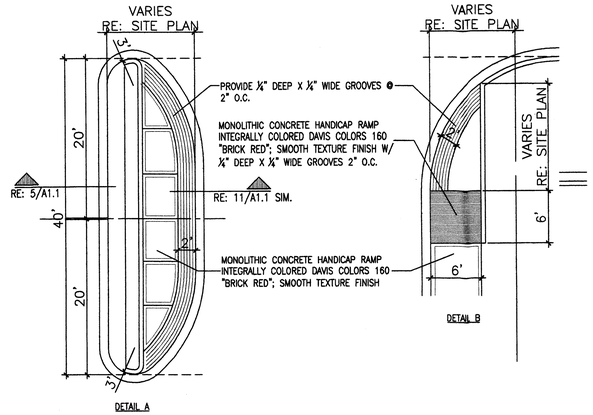
14 SIDEWALK W/ TURNDOWN CURB SECTION

Scale: N.T.S



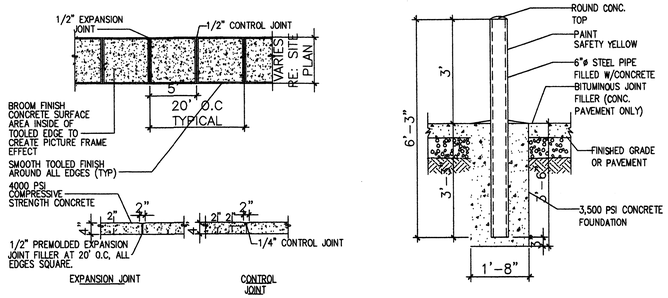
13 DIAMOND DETAIL

Scale: N.T.S



12 TYP. END ISLAND W/ WALK

Scale: N.T.S



11 TYPICAL SIDEWALK

Scale: N.T.S

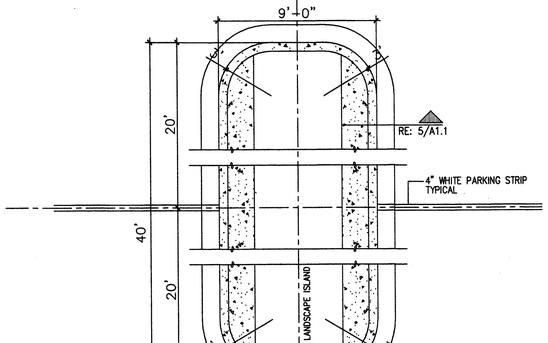
10 BOLLARD DETAIL

Scale: 1/2"=1'-0"

NOTE:
RE: SITEPLAN FOR LOCATIONS OF PAVEMENT SECTION
DESIGN PER THE GEOTECHNICAL INVESTIGATION

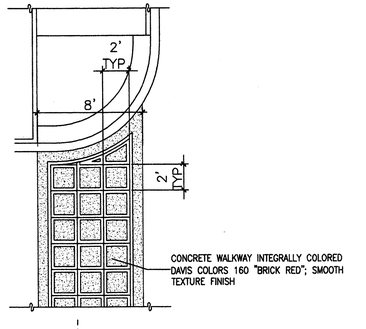
9 HEADER CURB W/ STEP OFF DETAIL

Scale: N.T.S



8 ISLAND DETAIL

Scale: N.T.S



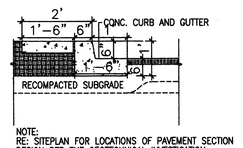
7 TYP. CONC. CROSSWALK

Scale: N.T.S

NOTE:
RE: SITEPLAN FOR LOCATIONS OF PAVEMENT SECTION
DESIGN PER THE GEOTECHNICAL INVESTIGATION

6 HEADERCURB DETAIL

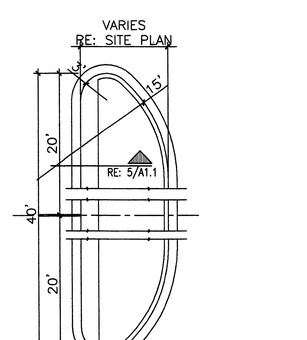
Scale: N.T.S



NOTE:
RE: SITEPLAN FOR LOCATIONS OF PAVEMENT SECTION
DESIGN PER THE GEOTECHNICAL INVESTIGATION

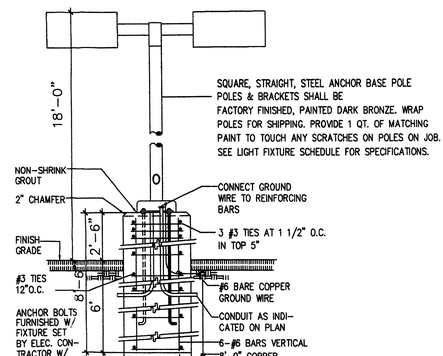
5 ISLAND CURB DETAIL

Scale: N.T.S



4 END ISLAND DETAIL

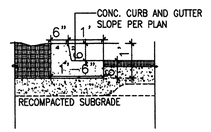
Scale: N.T.S



NOTE:
1. MANUFACTURER SHALL WARRANT THAT THE COMPLETE ASSEMBLY, FIXTURES, POLE, BASE, SHALL WITH STAND MIN 90 MPH SUSTAINED WIND LOAD OR AS REQUIRED BY LOCAL AGENCY, WHICH EVER IS GREATER.
2. CONTRACTOR SHALL VERIFY THAT ALL CONTRACTOR INSTALLED LIGHTS COMPLY WITH LOCAL CODE REQUIREMENTS
3. SHOULD EXISTING POLE HEIGHT TO BE MATCHED EXCEED 22'
GENERAL CONTRACTOR SHALL VERIFY W/ ARCHITECT ADEQUACY OF DESIGN SHOWN PRIOR TO INSTALL

3 LIGHT POLE DETAIL

Scale: N.T.S



NOTE:
RE: SITEPLAN FOR LOCATIONS OF PAVEMENT SECTION
DESIGN PER THE GEOTECHNICAL INVESTIGATION

2 TYP. CURB DETAIL

Scale: N.T.S

REV	DATE	BY	REVISION
6			
5			
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3			
2			
1			

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

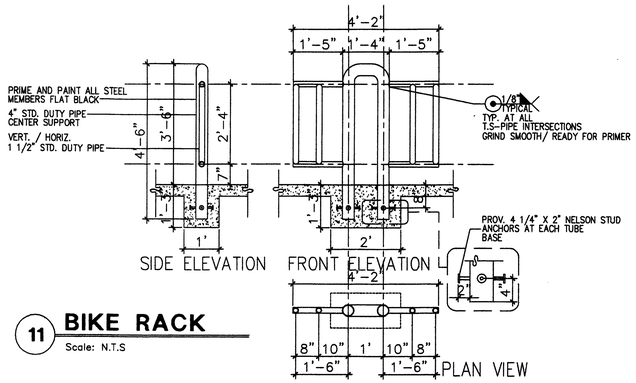
PROJECT TITLE: ASSISTED LIVING FACILITY
LOT 4-A-1-A HIGH ASSETS WAY N.W
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA
JOB NO. AS
DRAWN BY: MSW

SHEET TITLE: SITE DETAILS

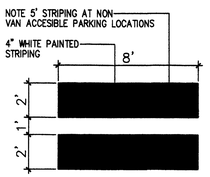
DATE: 2/18/11
SCALE: AS NOTED

SHEET: A1.1 OF



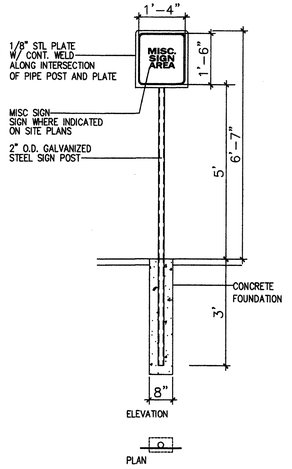
11 BIKE RACK

Scale: N.T.S



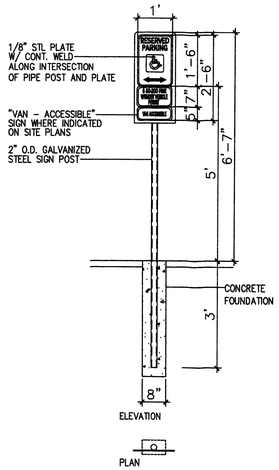
10 H.C PARKING-WALK PAINT DETAIL

Scale: N.T.S



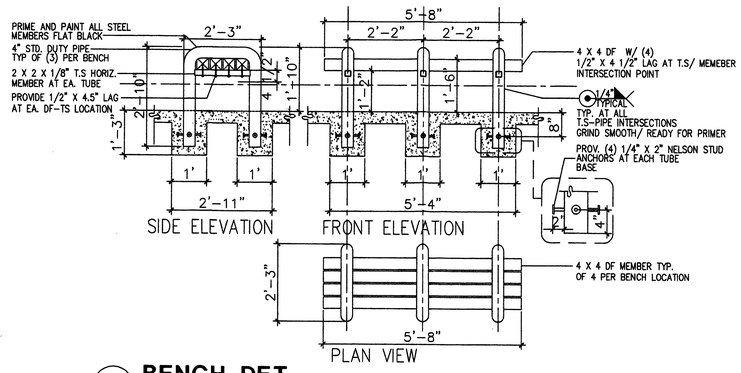
7 MISC SIGNAGE

Scale: N.T.S



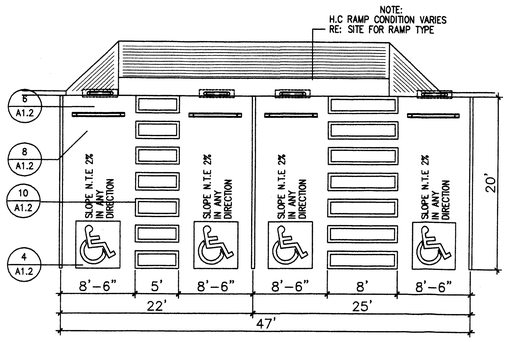
6 H.C SIGNAGE

Scale: N.T.S



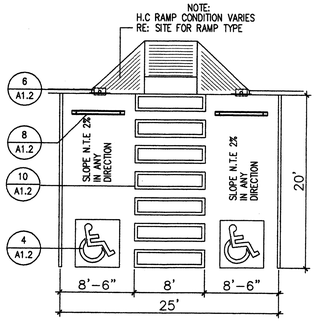
3 BENCH DET.

Scale: N.T.S



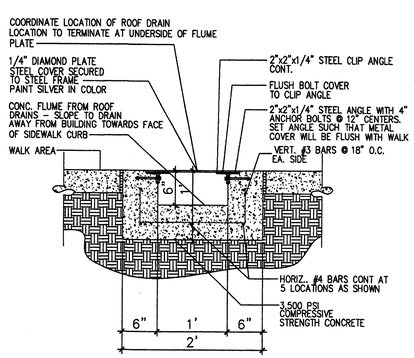
9 H.C PARKING(DUAL CONFIGURATION)

Scale: N.T.S



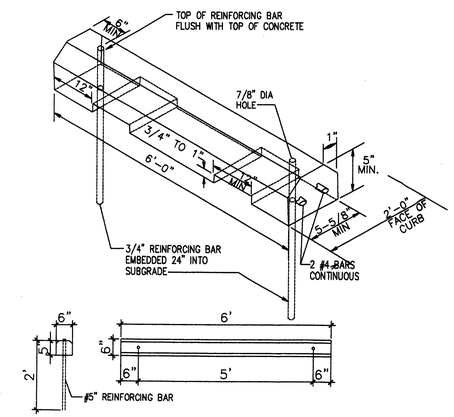
5 H.C PARKING(VAN ACCESIBLE ONLY)

Scale: N.T.S



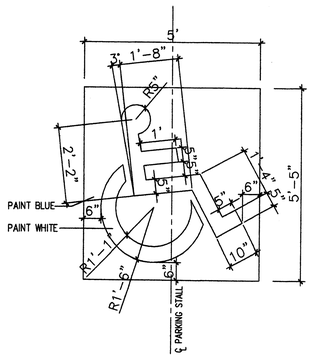
2 CONC. FLUME DETAIL

Scale: N.T.S



8 H.C WHEELSTOP

Scale: 1/2"=1'-0"



4 H.C SIGNAGE

Scale: 1/2"=1'-0"

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

PROJECT TITLE: ASSISTED LIVING FACILITY
LOT 4-A-1-A HIGH ASSETS WAY N.W
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO.: AS

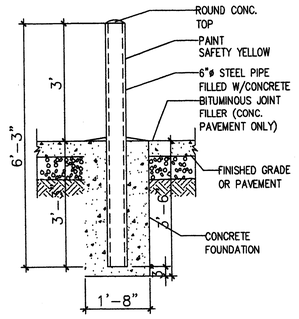
DRAWN BY: MSW

SHEET TITLE: SITE DETAILS

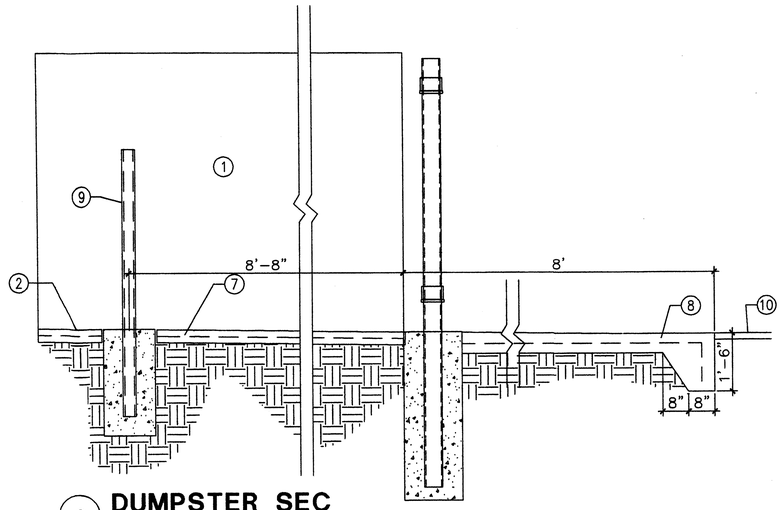
DATE: 2/18/11

SCALE: AS NOTED

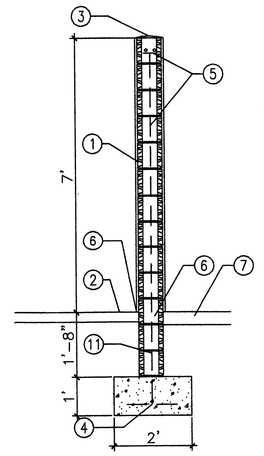
sheet- A1.2 of-



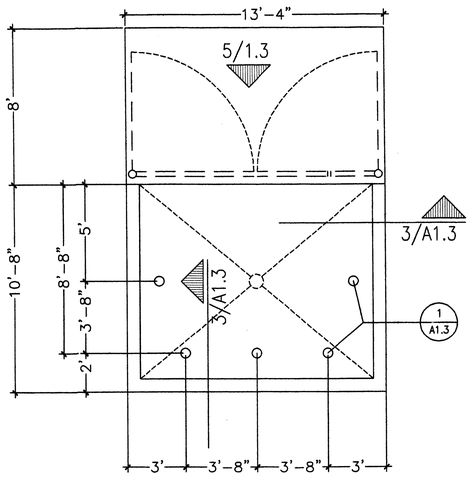
1 BOLLARD DETAIL
Scale: 1/2"=1'-0"



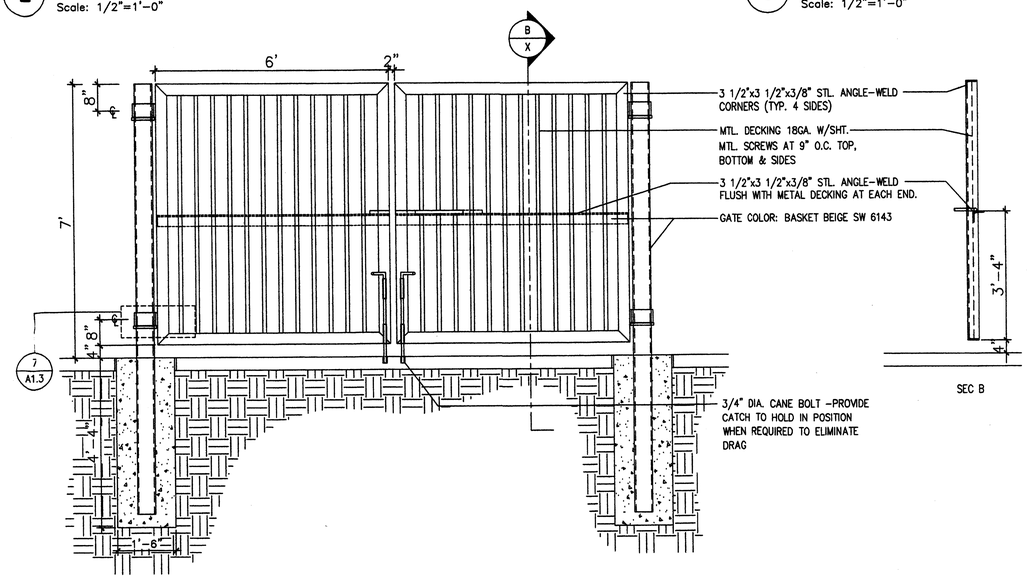
2 DUMPSTER SEC
Scale: 1/2"=1'-0"



3 DUMPSTER SEC
Scale: 1/2"=1'-0"



4 DUMPSTER PLAN
Scale: 1/2"=1'-0"

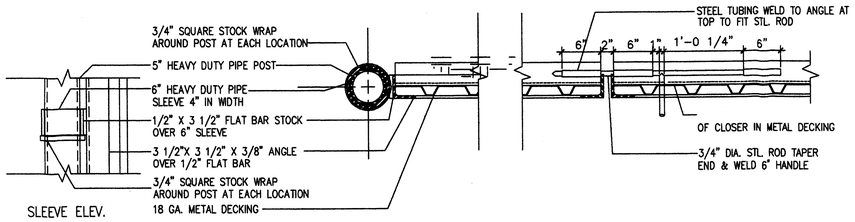


5 GATE ELEV.
Scale: 1/2"=1'-0"

KEYED NOTES

1. 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR: MATCH BLDG-BASE COLOR
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL. GROUT REIN-FORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

6 ENCLOSURE NOTES
Scale: N.T.S



7 GATE POST/SLIDE BOLT DET.
Scale: 1"=1'-0"

REV	DATE	BY	REVISION
6			
5			
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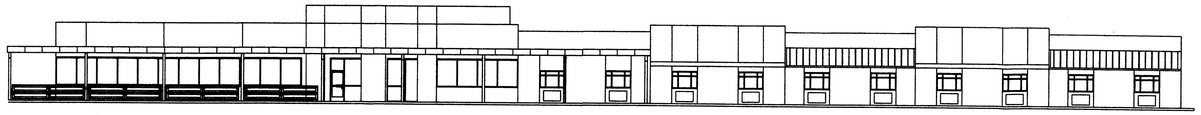
1			

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

PROJECT TITLE: ASSISTED LIVING FACILITY
LOT 4-A-1-A HIGH ASSETS WAY N.W
ALBUQUERQUE, NM

DRAWN BY: MSW
JOB NO. AS
PROJECT MANAGER: STEPHEN DUNBAR, AIA
SHEET TITLE: SITE DETAILS

DATE: 2/18/11
SCALE: AS NOTED
sheet- A1.3 of-

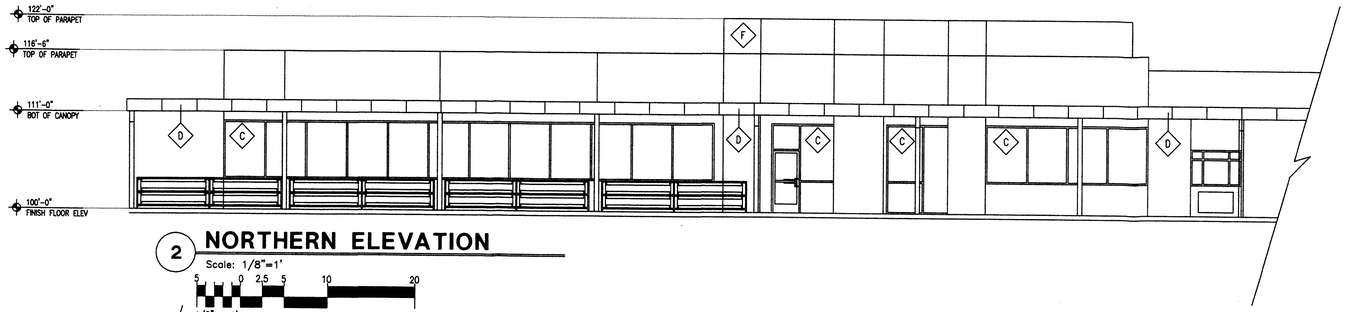


1 OVERALL NORTHERN ELEVATION

Scale: 1/8"=1'

5 0 2.5 5 10 20

1/8" = 1'

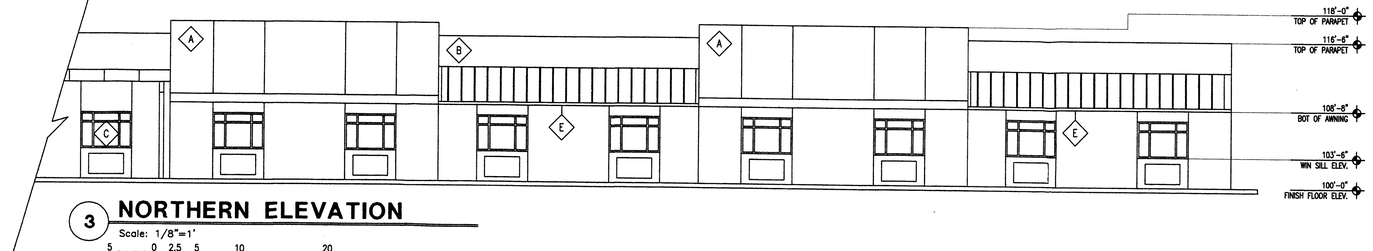


2 NORTHERN ELEVATION

Scale: 1/8"=1'

5 0 2.5 5 10 20

1/8" = 1'

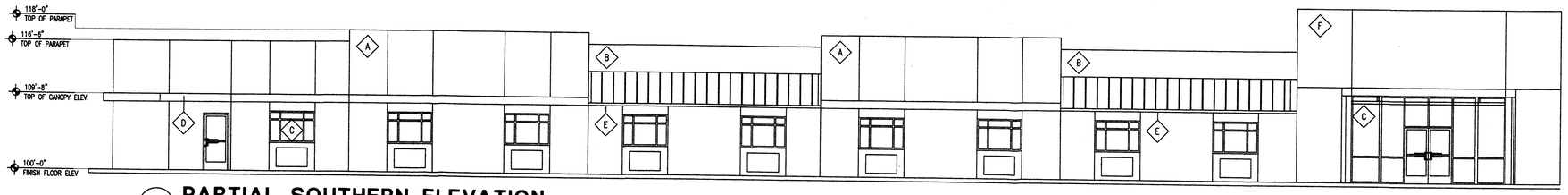


3 NORTHERN ELEVATION

Scale: 1/8"=1'

5 0 2.5 5 10 20

1/8" = 1'

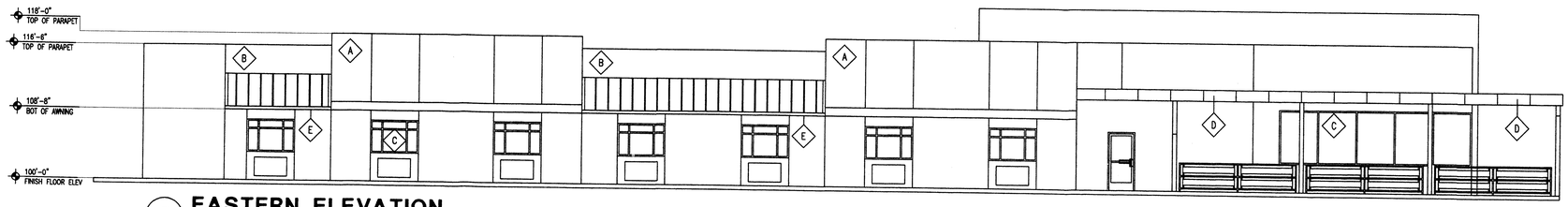


4 PARTIAL SOUTHERN ELEVATION

Scale: 1/8"=1'

5 0 2.5 5 10 20

1/8" = 1'



5 EASTERN ELEVATION

Scale: 1/8"=1'

5 0 2.5 5 10 20

1/8" = 1'

Keyed Color / Material Schedule

A	3 COAT STUCCO SYSTEM	DARK BROWN
B	3 COAT STUCCO SYSTEM	LIGHT BROWN
C	STOREFRONT MATERIAL	ANODIZED SILVER KAWNEER TRI-FAB 451-T OR EQUAL
D	METAL PANEL SYSTEM	GREY METAL WALL PANEL SYSTEM
E	METAL AWNING SYSTEM	GREY STYANDING SEAM METAL ROOFING
F	3 COAT STUCCO SYSTEM	RUST RED
G	PAINTED STEEL STRUCTURE	OFF WHITE

REV	DATE	BY	REVISION
6			
5			
4			
3			
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1			

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

PROJECT TITLE: ASSISTED LIVING FACILITY
LOT 4-A-1-A HIGH ASSETS WAY N.W
ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA

JOB NO.: AS

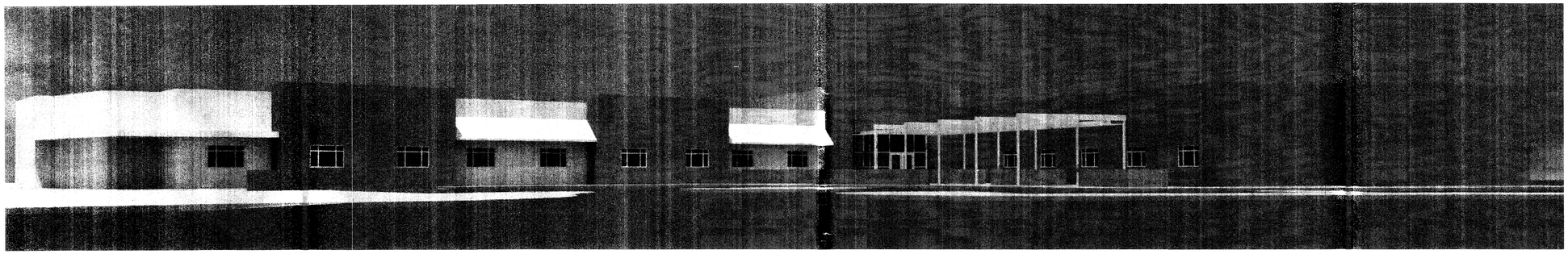
DRAWN BY: MSW

SHEET TITLE: CONCEPTUAL ELEVATIONS

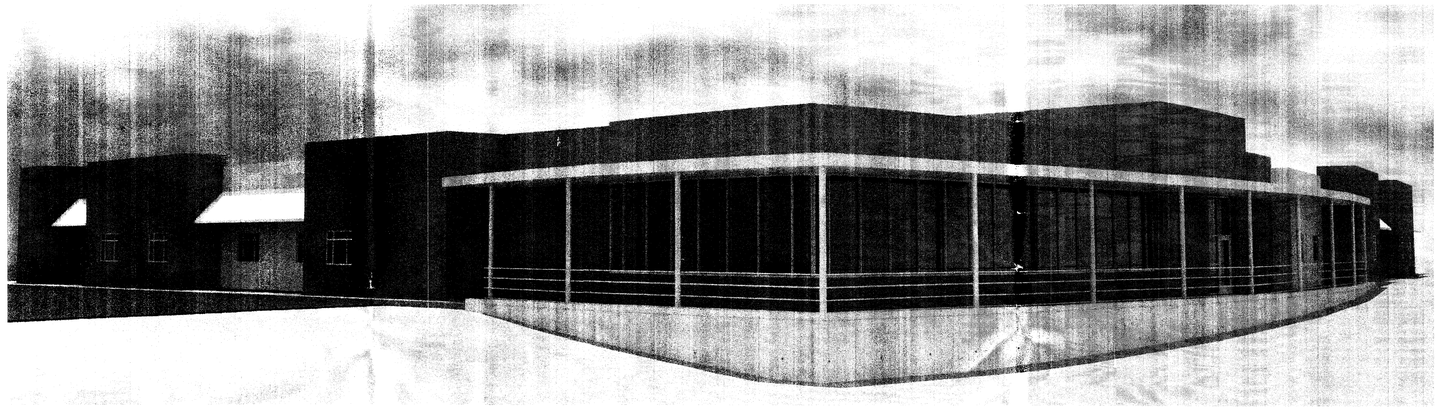
DATE: 2/18/11

SCALE: AS NOTED

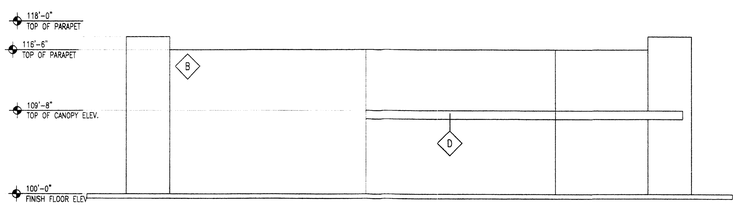
sheet: A4.0 of-



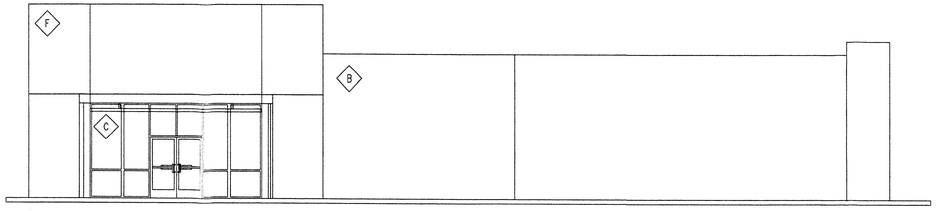
1 **SOUTHERN PERSPECTIVE VIEW**
Scale: N.T.S



2 **NORTHERN PERSPECTIVE VIEW**
Scale: N.T.S



3 **WESTERN ELEVATION**
Scale: 1/8"=1'
5 0 2.5 5 10 20
1/8" = 1'



4 **PARTIAL SOUTHERN ELEVATION**
Scale: 1/8"=1'
5 0 2.5 5 10 20
1/8" = 1'

Keyed Color / Material Schedule

A	3 COAT STUCCO SYSTEM	DARK BROWN
B	3 COAT STUCCO SYSTEM	LIGHT BROWN
C	STOREFRONT MATERIAL	ANODIZED SILVER KAWNEER TRI-FAB 451-T OR EQUAL
D	METAL PANEL SYSTEM	GREY METAL WALL PANEL SYSTEM
E	METAL AWNING SYSTEM	GREY STYANDING SEAM METAL ROOFING
F	3 COAT STUCCO SYSTEM	RUST RED
G	PAINTED STEEL STRUCTURE	OFF WHITE

REV	DATE	BY	REVISION
6			
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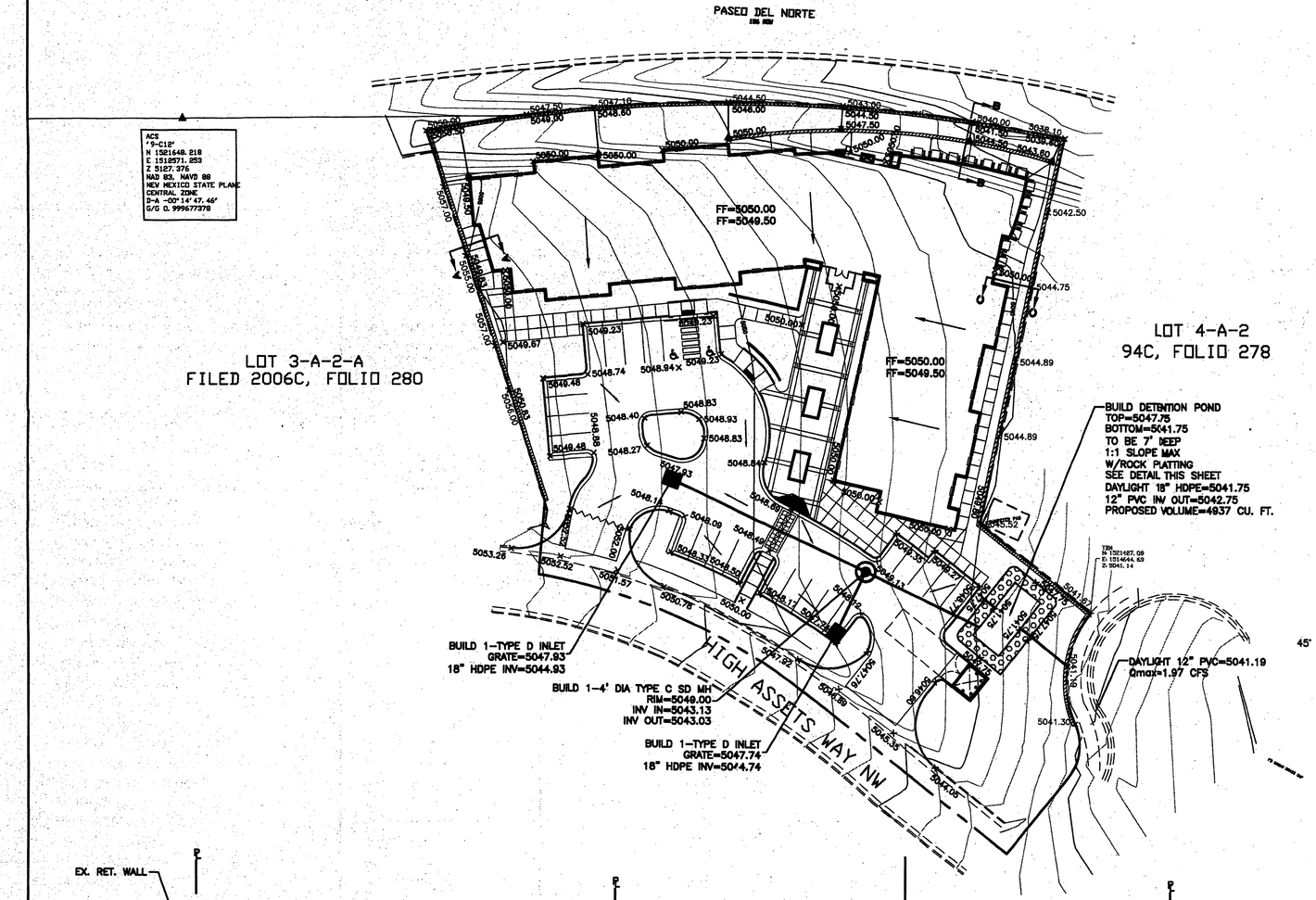
4			
3			
2			
1			

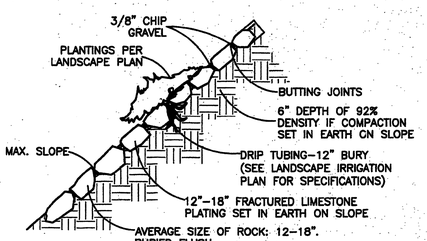
MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

PROJECT TITLE
ASSISTED LIVING FACILITY
LOT 4-A-1-A HIGH ASSETS WAY N.W
ALBUQUERQUE, NM

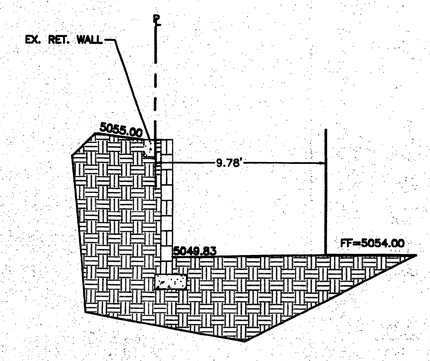
DRAWN BY: MSW
JOB NO. AS
PROJECT MANAGER: STEPHEN DUNBAR, AIA
SHEET TITLE: **CONCEPTUAL ELEVATIONS**

DATE: 2/18/11
SCALE: AS NOTED
sheet- **A4.1** of-

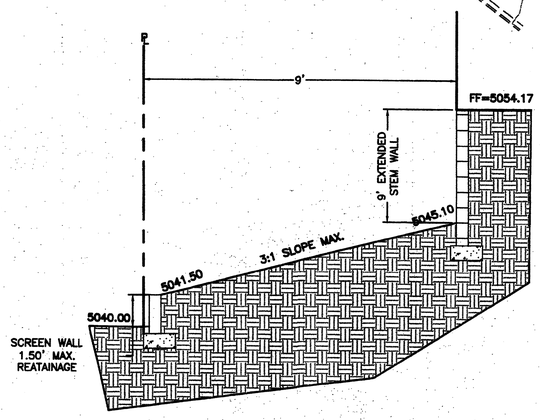




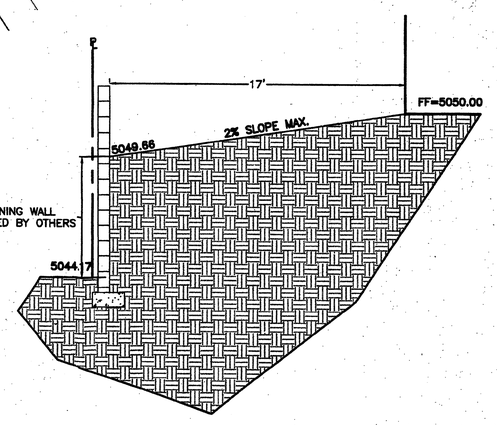
ROCK PLATING DETAIL
NTS



SECTION A-A
NTS



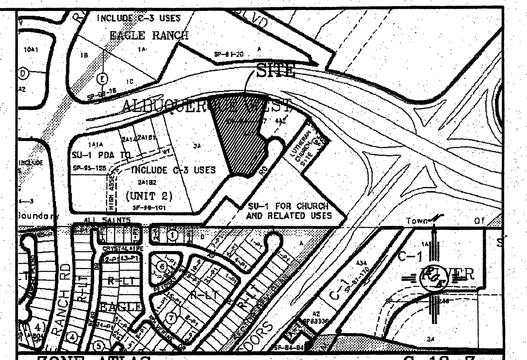
SECTION B-B
NTS

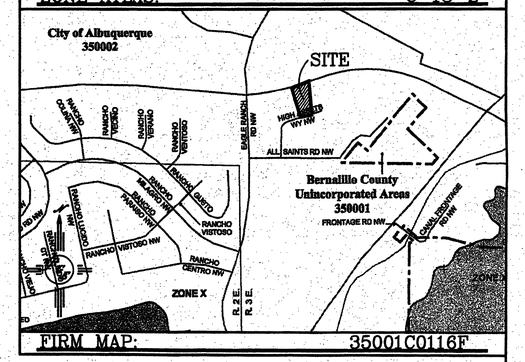


SECTION C-C
NTS

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.





LEGAL DESCRIPTION:

lot 4-A--1-A, ALBUQUERQUE WEST, UNIT 2

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL RETAINING WALL DESIGNS TO BE BY OTHERS.

DRAINAGE NARRATIVE:

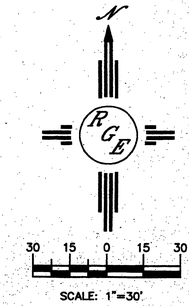
THIS SITE IS LOCATED WITHIN THEM MASTER DRAINAGE PLAN AREA OF ALBUQUERQUE WEST.
PER DRAINAGE MASTER PLAN SITE IS ALLOWED TO DISCHARGE 1.28 CFS PER ACRES. SITE GRADING WILL COLLECT FLOWS AND ROUTE THEM THROUGH DETENTION POND LOCATED AT EAST END OF SITE. POND WILL DISCHARGE TO EXISTING ROADWAY AT 1.97 CFS

LEGEND

- 5414 — EXISTING CONTOUR
- 5415 — EXISTING INDEX CONTOUR
- 5414 — PROPOSED CONTOUR
- 5415 — PROPOSED INDEX CONTOUR
- SLOPE TIE
- × 4048.25 — EXISTING SPOT ELEVATION
- × 4048.25 — PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED RETAINING WALL

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



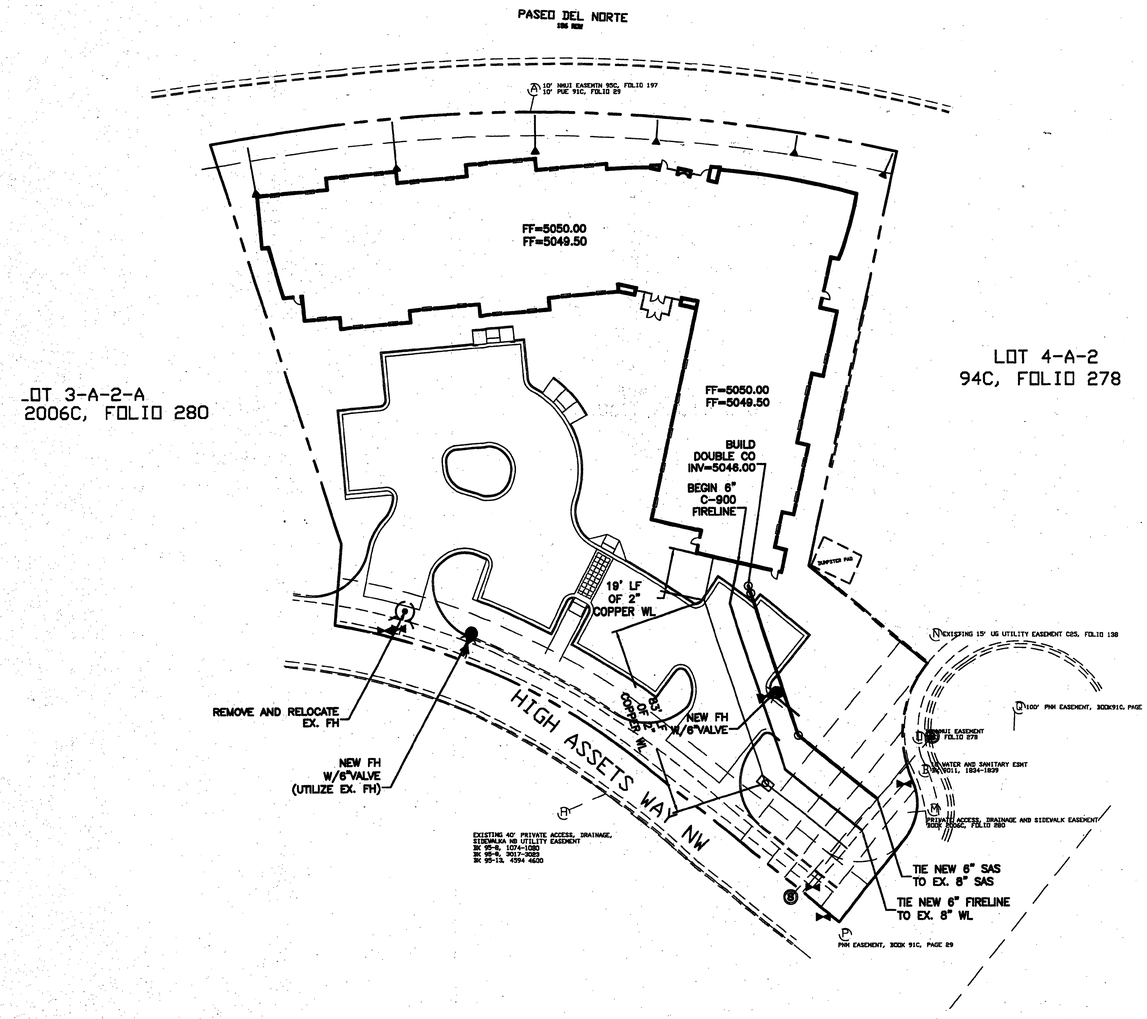
ENGINEER'S SEAL
DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER
DAVID SOULE P.E. #14522

ASSISTED LIVING-SEC PASEO DEL NORTE AND EAGLE RANCH ROAD

GRADING AND DRAINAGE PLAN

Rio Grande Engineering
1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999

DRAWN BY WCWJ
DATE 2-17-11
21103-LAYPUT-2-14-11
SHEET # —
JOB # 21103



NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.

6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.

9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.

10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.

11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.

12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.

13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.

14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.

15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.

16. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES 3 DAYS IN ADVANCE OF CONSTRUCTION.

WATER SHUTOFF PLAN SHUTOFF VALVES:

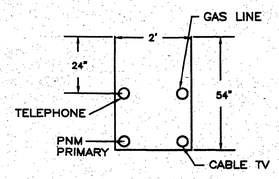
NOTES:
1. WATER SHUT-OFF SHALL BE COORDINATED WITH ABCWUA
2. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
3. NOTIFY ABCWUA THREE(3) WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUT-OFF PLAN
4. ALL WATERLINES TO BE 3/4" COPPER, UNLESS OTHERWISE NOTED.
5. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN IN THE EVENT OF EMERGENCY

LEGEND

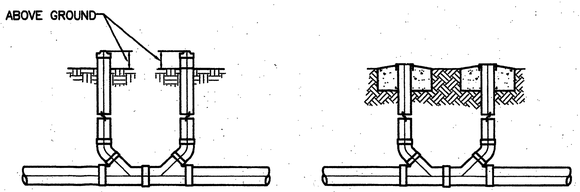
- EXISTING SAS MANHOLE
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- PROPOSED SAS CLEANOUT
- 8" SAS — PROPOSED SANITARY SEWER LINE
- SANITARY SEWER SERVICE LINE
- EX. 12" WL — EXISTING WATER LINE
- PROPOSED METER
- PROPOSED VALVE W/BOX
- PROPOSED FIRE HYDRANT
- WATER SERVICE LINE
- 6" WL — PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- CENTERLINE
- RIGHT-OF-WAY
- DRY UTILITY TRENCH
- BOUNDARY LINE
- EASEMENT

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.



UTILITY TRENCH DETAIL
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS
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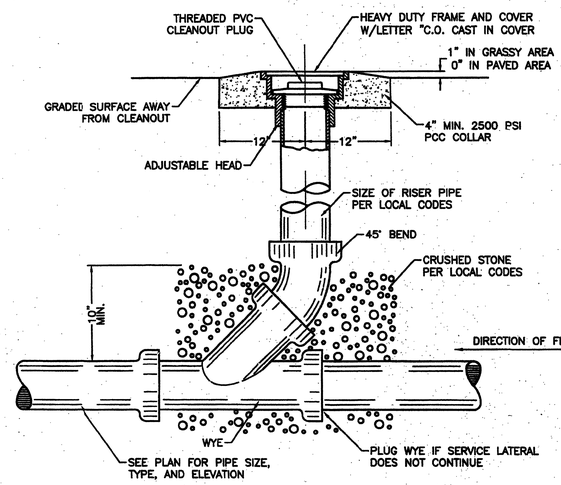
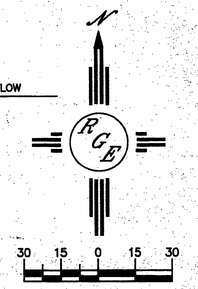


SANITARY SEWER CLEAN-OUT
NTS



ENGINEER'S SEAL DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER DAVID SOULE P.E. #14522	ASSISTED LIVING-SEC PASEO DEL NORTE AND EAGLE RANCH ROAD MASTER UTLITY PLAN	DRAWN BY WCWJ DATE 2-21-11 21104-LAYOUT-2-21-11 SHEET # — JOB # 21104

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