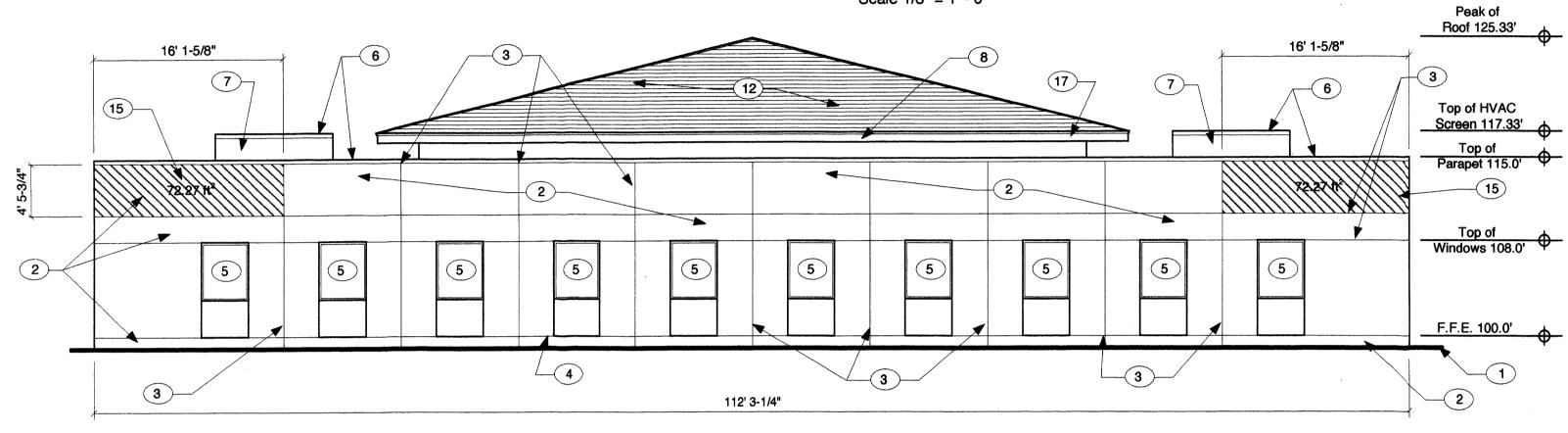
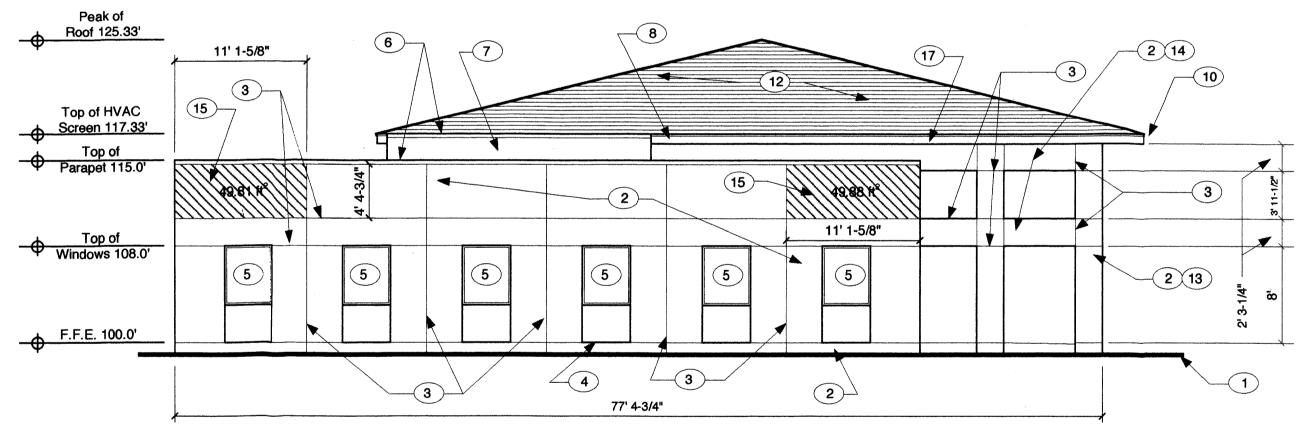


RIGHT ELEVATION Scale 1/8" = 1' - 0"

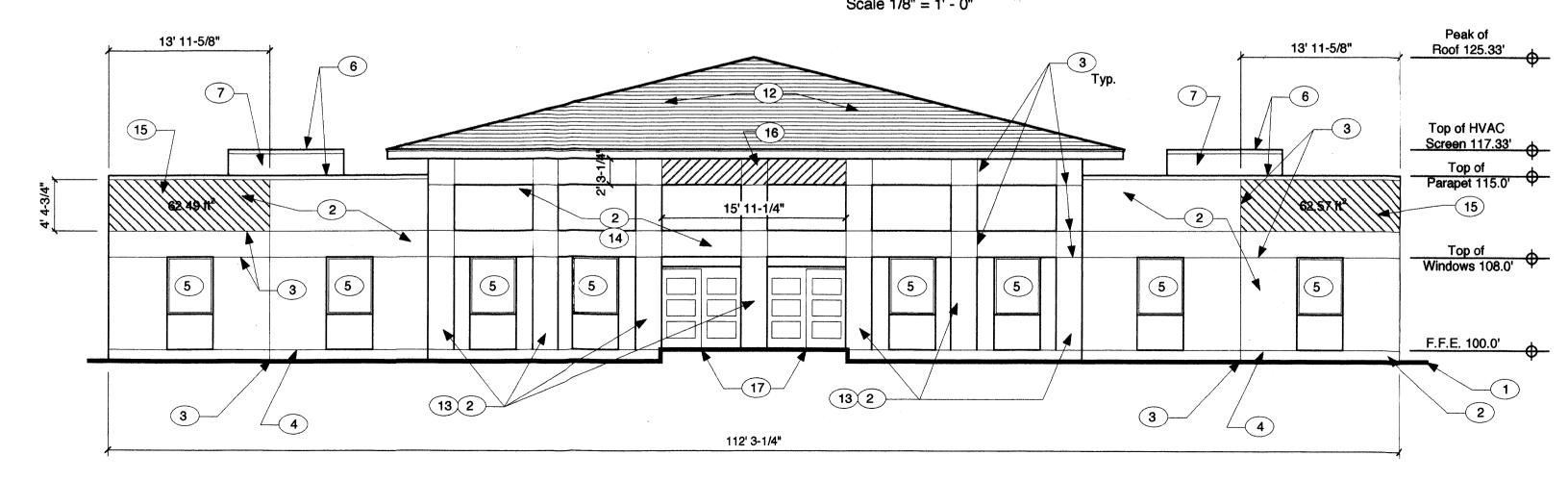


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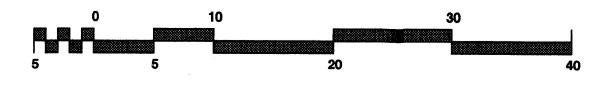
REAR ELEVATION 9 Scale 1/8" = 1' - 0"



LEFT ELEVATION Scale 1/8" = 1' - 0"



FRONT ELEVATION
Scale 1/8" = 1' - 0"



KEYED NOTES

- 1. Grade.
- 2. Three coat stucco, El Rey #118 Suede color coat.
- Metal control joint, Keene #15 or equal.

- Metal control joint, Keene #15 or equal.
 Metal control joint with weep screed.
 Insulated aluminum windows, bronze anodized finish with clear low E glazing.
 Metal parapet cap. Paint to match stucco color coat.
 HVAC Screen wall, El Rey #118 Suede color coat.
 North elevation for Buildings 1 & 4, South elevation for Buildings 2 & 4.
 South elevation for Buildings 1 & 4, North elevation for Buildings 2 & 4.
- Buildings 2 & 4. 10. West elevation for Buildings 1 & 4, East Elevation for
- Buildings 2 & 4. 11. East elevation for Buildings 1 & 4, West elevation for
- Buildings 2 & 4. 12. Concrete tile roof, Life Tile #501 (Dark Brown) color.
- 13. Stucco coated column, El Rey #118 Suede color coat.
- 14. Stucco coated Beam, El Rey #118 Suede color coat.
- 15. Designated sign area.
 16. Area for building address, 8" tall aluminum bronze anodized finish letters.
- 17. Metal facia, match stucco color coat.
- 18. Hollow metal frame and door will safety glass light. Paint to match bronze anodized finish on window

ARCHITECT

ENGINEER

CHITECT AME 7 CHERRY

EDITH

ALBUQUI

Ridge Office Park 3, Block 20, Tract 3 rque, New Mexico

TITLE OF SHEET Building Exterior Elevations

DATE March 3, 2004

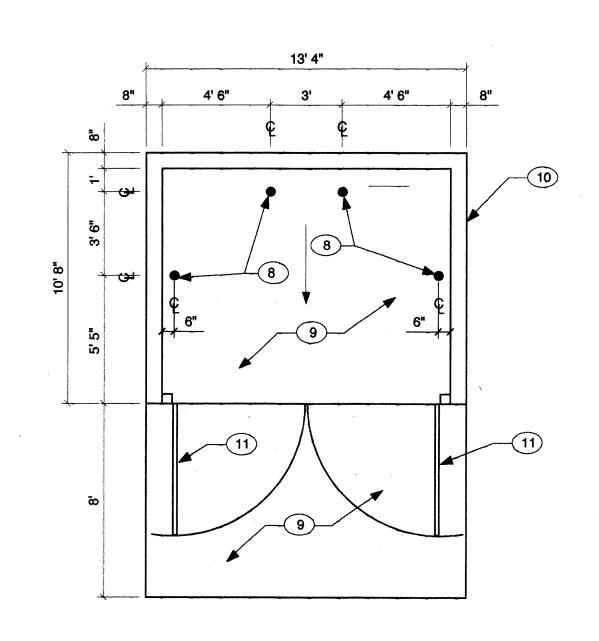
REVISION

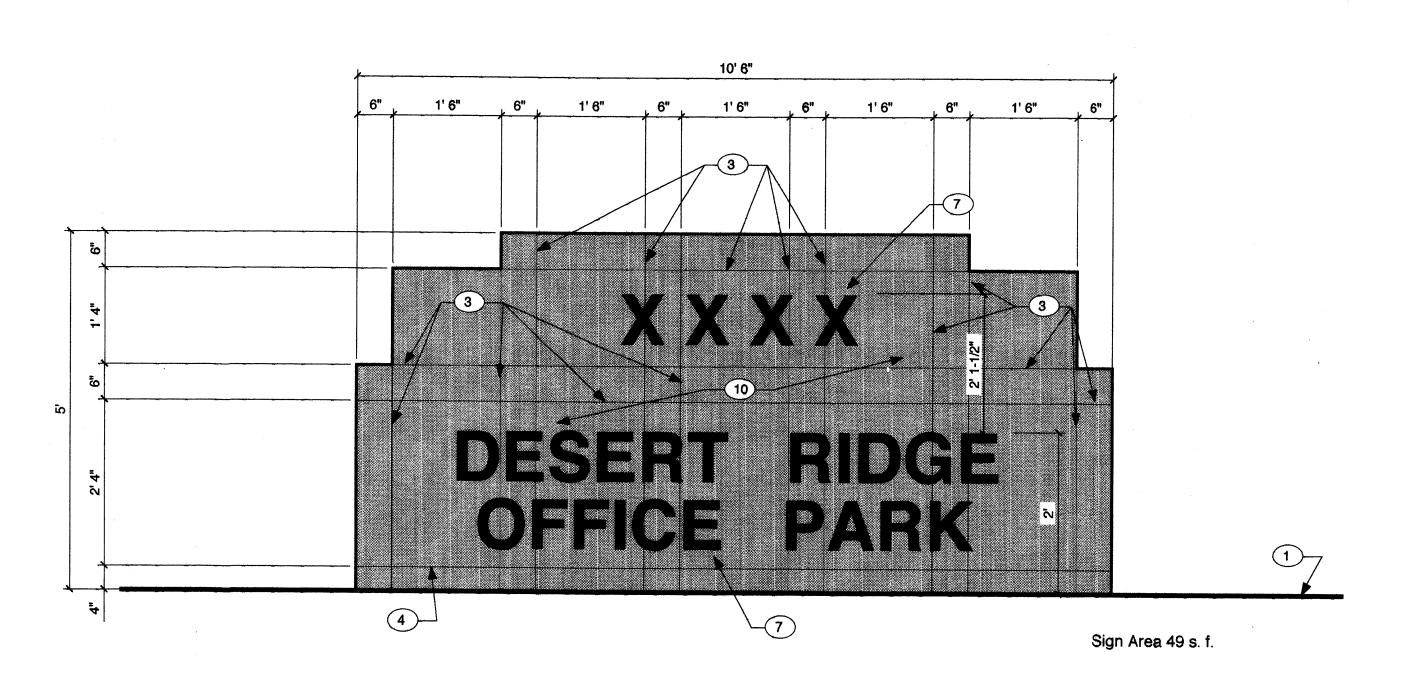
SHEET NUMBER

A-2

OF

HAIRPIN BICYCLE RACK



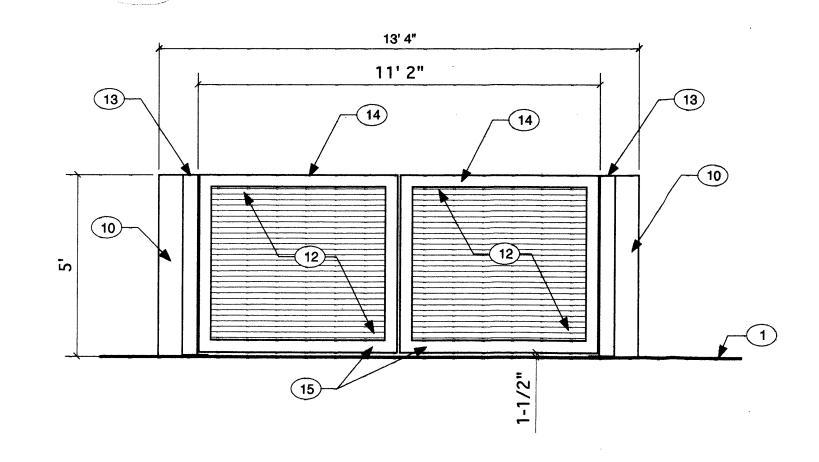


TRASH BIN ENCLOSURE PLAN

FREESTANDING SITE IDENTIFICATION SIGN ELEVATION

13' 4" 1'4",1'4", 82' 2" 1'4" 1'4" DESERT RIDGE OFFICE PARK 16 37' 4" Sign Area 50 s.f.

4 SOUTH WALL WITH SITE IDENTIFICATION SIGN ELEVATION



and the same of th

NOTE

1. Sign lighting will be by ground mounted full cut-off focused light fixtures complying with City Lighting Ordinance.

KEYED NOTES

13' 4"

Three coat stucco, El Rey #118 Suede color coat.
 Metal control joint, Keene #15 or equal.

4. Metal control joint with weep screed.

5. Brandir "Ribbon Rack" model rb-5 (nom. 3' - 0"), 2-3/8" dia. ASTM sch. 40 galv. steel pipe. Paint to match bonze anodized finish of building

6. 12" dia. concrete (3,000 psi min.)

7. Site Address and identification, 8" tall bronze anodized aluminum letters, centered left to right.

8. 4" o.d. concrete filled pipe bollard.

9. Concrete pad, slope min. 1/8" per foot.

10. Stucco covered CMU wall, El Rey #118 Suede color coat. 11. Steel gate, see detail 5/A-3.

12. Ametco Orsogril infill panel 100% visual screening, powder coating, to match stucco finish coat.

13. 5" X 5" X 3/16" steel tube jamb. Cap top with 3/16" steel plate continuous weld to tube. Weld 4 masonry jamb anchors to tube. Continuous weld tube to 1/2" thick base plate similar to base plate type 2 on sheet S-102 of Project Drawings. Anchor base plate to

concrete slab with 4 1/2" dia. x 8" anchor bolts. Grind wellds smooth and paint with a zinc rich paint, color to match stucco finish coat. 14. 4" X 2" X 3/16" gate frame, miter and continuous weld corners, grind welds smooth, powder coating finish, to match stucco finish coat. Fabricated by Ametco. Provide locking slide bolt and 2 cane bolts, and hinges as recommended by Ametco.

15. Install a Rockwood #477 door stop mounted on face of concrete curb opposite this point.

16. Site Identification, 16" tall bronze anodized aluminum letters center

left to right. 17. Trash bin enclosure wall. ARCHITECT

ENGINEER

Desert Ri I, 12 & 13, Albuquer HERR

TITLE OF SHEET **Details**

DITH

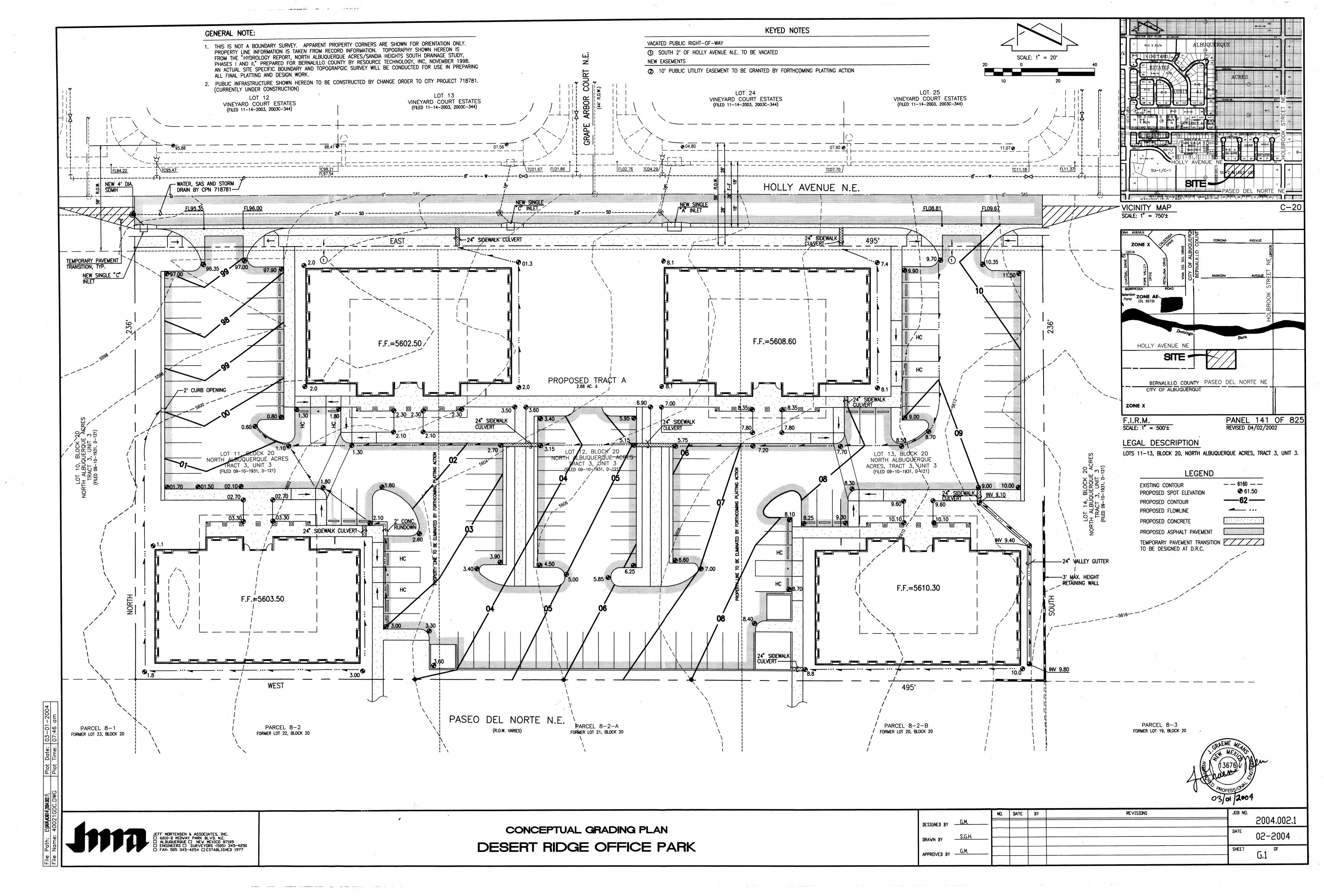
DATE March 3, 2004

REVISION April 30, 2004

SHEET NUMBER **A-3**

OF

TRASH BIN ENCLOSER GATE ELEVATION



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I. EXECUTIVE SUMMARY AND INTRODUCTION

THE PROPOSED DESERT RIDGE OFFICE PARK IS LOCATED WITHIN THE LA CUEVA SECTOR PLAN AREA OF NORTH ALBUQUERQUE ACRES AND REQUIRES SITE DEVELOPMENT PLAN APPROVAL THROUGH EPC AND DRB. ALL REQUIRED PUBLIC INFRASTRUCTURE IN HOLLY AVENUE NE WILL BE CONSTRUCTED BY CHANGE ORDER TO CPN 718781, VINEYARD COURT ESTATES (CURRENTLY UNDER CONSTRUCTION BY THE SAME DEVELOPER, HOECH REAL ESTATE CORPORATION). THE SITE WILL DISCHARGE FREELY TO PUBLIC DRAINAGE IMPROVEMENTS IN HOLLY SIZED FOR THIS DISCHARGE. MINOR OFFSITE FLOWS FROM UNDEVELOPED UPSTREAM PROPERTIES WILL BE DIVERTED TO HOLLY BY OFFSITE GRADING TO BE ACCOMPLISHED WITH THE PERMISSION OF THE ADJACENT PROPERTY OWNER. A PLATTING ACTION WILL SUPPORT THE LOT LINE ELIMINATION ASSOCIATED WITH THIS REQUEST ALONG WITH THE PROPOSED VACATION OF 2 FEET OF HOLLY RIGHT-OF-WAY TO BE INCORPORATED INTO THE SITE. THE PURPOSE OF THIS CONCEPTUAL DRAINAGE PLAN IS TO OBTAIN SITE DEVELOPMENT PLAN FOR SUBDIVISION AND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVALS.

II. PROJECT DESCRIPTION:

AS SHOWN BY VICINITY MAP C-20 LOCATED HEREON, THE SITE IS LOCATED IN THE NORTH ALBUQUERQUE ACRES SECTION OF ALBUQUERQUE, ON HOLLY AVE NE BETWEEN VENTURA ST. N.E. AND HOLBROOK STREET N.E. THE SITE FURTHERMORE LIES WITHIN CITY PROPERTY RECENTLY ANNEXED INTO THE LA CUEVA SECTOR PLAN AREA OF THE CITY. THE EXISTING LEGAL DESCRIPTION IS LOTS 11-13, BLOCK 20, TRACT 3, UNIT 3 NORTH ALBUQUERQUE ACRES. THE SITE IS ZONED SU-2/MIXED USE AND THE PROPOSED OFFICE DEVELOPMENT IS CONSISTENT WITH THE ZONING. AS SHOWN BY PANEL 141 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, DATED SEPTEMBER 20, 1996, THE MAJORITY OF THIS SITE LIES APPROXIMATELY 200 FEET SOUTH OF A DESIGNATED FLOOD HAZARD ZONE (AO DEPTH 1) ASSOCIATED WITH THE MAIN CHANNEL OF THE NORTH DOMINGO BACA ARROYO (NDBA). A LOMR SUBMITTAL, PREPARED BY THIS OFFICE AND APPROVED BY THE CITY AND FORWARDED TO FEMA, WILL OFFICIALLY ELIMINATE THIS FLOOD HAZARD ZONE.

III. BACKGROUND DOCUMENTS

THE FOLLOWING IS A LIST OF DOCUMENTS RELATED TO THE SITE AND SURROUNDING AREA. THIS LIST MAY NOT BE INCLUSIVE, HOWEVER, REPRESENTS A SUMMARY OF RELEVANT PLANS AND DOCUMENTS WHICH ARE KNOWN TO THE ENGINEER AT THE TIME OF PLAN PREPARATION. A. THE "NORTH AND SOUTH DOMINGO BACA ARROYO AND PASEO DEL NORTE CORRIDOR DRAINAGE MANAGEMENT PLAN" PREPARED FOR AMAFCA BY RESOURCE TECHNOLOGY, INC. (RTI) DATED DECEMBER, 1991. THIS PLAN HAS BEEN ADOPTED BY AMAFCA AS A GUIDELINE FOR DRAINAGE MANAGEMENT WITHIN THIS AREA WHICH INCLUDES THE NORTH DOMINGO BACA ARROYO (NDBA). AMAFCA RESOLUTION 1992-3 DATED JANUARY 03, 1992 FORMALLY ADOPTED THIS PLAN WHICH IDENTIFIES THE EXTENSION OF PERMANENT DRAINAGE IMPROVEMENTS WITHIN THE NDBA CORRIDOR, AND ESTABLISHED DEVELOPED DRAINAGE BASIN BOUNDARIES WITHIN THE PLAN AREAS. AS SHOWN BY THIS PLAN, THIS SITE IS IDENTIFIED TO DRAIN TO PUBLIC STORM DRAIN IMPROVEMENTS CONSTRUCTED WITHIN THE HOLLY RIGHT-OF-WAY.

B. REQUEST FOR LETTER OF MAP REVISION (LOMR) FOR THE NORTH DOMINGO BACA ARROYO CARMEL AVENUE STORM DRAIN EXTENSION PREPARED BY JMA DATED 12/08/2003 AND CURRENTLY UNDER FEMA REVIEW (FEMA CASE NUMBER 04-06-671P). THIS LOMR SUPPORTS THE COMPLETED NORTH DOMINGO BACA ARROYO CARMEL AVENUE STORM DRAIN EXTENSION COST SHARE PROJECT BY AMAFCA. UPON FEMA APPROVAL, IT WILL REMOVE THE ASSOCIATED FLOODPLAIN DESIGNATION FROM THE NDBA WEST OF A POINT MIDBLOCK BETWEEN HOLBROOK

C. DRAINAGE REPORT FOR "LOS VIGILS SUBDIVISION" BY JEFF MORTENSEN & ASSOCIATES, INC, DATED 12/31/2002, HYDROLOGY FILE C20/D41. THIS APPROVED PLAN FOR WHICH THE INFRASTRUCTURE WAS RECENTLY COMPLETED AND THE ENGINEER?'S CERTIFICATION WAS SUBMITTED 02/23/04, SUPPORTED THE CONSTRUCTION BY HREC OF A 45 LOT RESIDENTIAL SUBDIVISION LOCATED TO THE WEST (DOWNSTREAM) OF THIS OFFICE PARK PROJECT ON THE NORTH SIDE OF HOLLY. THE LOS VIGILS PROJECT EXTENDED THE HOLLY STORM DRAIN AND PAVING IMPROVEMENTS UP TO THE SW CORNER OF VINEYARD COURT ESTATES (REF D). A BASIN MAP, STREET HYDRAULICS AND STORM DRAIN HYDRAULICS ANALYSIS WAS INCLUDED IN THIS SUBMITTAL TO ADDRESS THE EXTENSION OF HOLLY TO HOLBROOK AS REQUIRED TO SERVE THE VINEYARD COURT ESTATES PROJECT AND ALLUPSTREAM DEVELOPMENT ON HOLLY.

D. DRAINAGE REPORT FOR "VINEYARD COURT ESTATES" BY JEFF MORTENSEN & ASSOCIATES, INC, DATED 08/21/2003, HYDROLOGY FILE C20/D45. THIS APPROVED PLAN FOR WHICH GRADING IS SUBSTANTIALLY COMPLETE WITH INFRASTRUCTURE CONSTRUCTION CURRENTLY IN PROGRESS (CPN 718781), SUPPORTS THE CONSTRUCTION BY HREC OF A 48 LOT RESIDENTIAL SUBDIVISION LOCATED ON THE NORTH SIDE OF HOLLY, ACROSS THE STREET FROM THIS OFFICE PARK. THE VINEYARD COURT ESTATES PROJECT WILL CONSTRUCT THE HOLLY PAVING AND STORM DRAINAGE IMPROVEMENTS ALONG THE FRONTAGE OF THIS SITE. IT ALSO CONSTRUCTS A PUBLIC STORM DRAIN IN HOLBROOK THAT INTERCEPTS OFFSITE FLOWS FROM A BRANCH OF THE NDBA THAT PREVIOUSLY CROSSED UNDER HOLBROOK THROUGH CMP CULVERTS LOCATED SOUTH OF HOLLY. E. DRAINAGE REPORT FOR "OCOTILLO SUBDIVISION" BY JEFF MORTENSEN & ASSOCIATES, INC, DATED 12/19/2003, HYDROLOGY FILE C20/D49. THIS APPROVED PLAN FOR WHICH GRADING IS SUBSTANTIALLY COMPLETE SUPPORTS THE CONSTRUCTION BY HREC OF A 78 LOT RESIDENTIAL SUBDIVISION LOCATED ON THE EAST SIDE OF HOLBROOK, UPSTREAM FROM THIS OFFICE PARK. THE OCOTILLO SUBDIVISION ACCEPTS AND INTERCEPTS OFFSITE FLOWS EAST OF HOLBROOK AND PREVENTS THEM FROM IMPACTING THE SITE.

THE PROPOSED CONSTRUCTION OF AN OFFICE PARK DEVELOPMENT DRAINING DIRECTLY AND FREELY TO PERMANENT HOLLY AVENUE NE DRAINAGE IMPROVEMENTS AS PROPOSED AND DESCRIBED HEREIN IS IN ACCORDANCE WITH THE POLICIES AND REQUIREMENTS OF THE ABOVE LISTED DOCUMENTS, AND IS CONSISTENT WITH THE CONCEPTS PREVIOUSLY ESTABLISHED BY THE CITY AND AMAFCA FOR NDBA DEVELOPMENT.

THE SITE IS UNDEVELOPED. EVIDENCE OF PRIOR GROUND DISTURBANCE IS EVIDENT, AND THE GROUND COVER OF NATIVE VEGETATION IS SPARSE THE SITE REPORTEDLY WAS USED AS AN INFORMAL GO-KART TRACK WITH RELATED APSHALT PAVEMENT REMAINING ON-SITE IN POOR CONDITION. THE SITE SLOPES FROM EAST TO WEST. A POORLY DEFINED BRANCH OF THE NORTH DOMINGO BACA ARROYO PREVIOUSLY TRAVERSED THE SITE PRIOR TO THE INTERCEPTION OF OFFSITE FLOWS AT HOLBROOK BY THE VINEYARD COURT ESTATES PROJECT. EXISTING SITE RUNOFF DRAINS TO HOLLY AVE NE TO EXISTING DOWNSTREAM PUBLIC STORM DRAIN FACILITIES THAT WERE RECENTLY EXTENDED UPSTREAM BY LOS VIGILS (REF. C) ARE CURRENTLY BEING EXTENDED UPSTREAM TO HOLBROOK BY VINEYARD COURT ESTATES (REF D). HOLLY AVE NE TO THE NORTH IS A PUBLIC STREET WITH HALF WIDTH (NORTH) PERMANENT PAVING IMPROVEMENTS WITH CURB AND GUTTER ALSO CURRENTLY UNDER CONSTRUCTION BY VINEYARD COURT ESTATES, CPN 718781. PASEO DEL NORTE TO THE SOUTH IS A FULLY DEVELOPED PUBLIC STREET WITH A DRAINAGE DITCH, PUBLIC STORM DRAIN, AND PAVED ASPHALT TRAIL.

MINOR OFFSITE FLOWS ENTER THE SITE AS SHEET FLOW FROM APPROXIMATELY 2.5 ACRES OF UNDEVELOPED UPSTREAM PROPERTY BETWEEN THE SITE AND HOLBROOK STREET NE. HOLLY AVE NE TO THE NORTH AND PASEO DEL NORTE TO THE SOUTH EXHIBIT PARALLEL TOPOGRAPHY AND DO NOT CONTRIBUT OFFSITE FLOWS.

V. DEVELOPED CONDITIONS

THE PROPOSED IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF A FOUR BUILDING OFFICE PARK WITH PAVED PARKING, UTILITY AND LANDSCAPING IMPROVEMENTS. DOWNSTREAM HOLLY PUBLIC PAVING AND DRAINAGE INFRASTRUCTURE SERVING THIS SITE HAVE BEEN RECENTLY CONSTRUCTED BY HOECH REAL ESTATE CORPORATION (LOS VIGILS, REF C). AT THE TIME OF PLAN PREPARATION, CONSTRUCTION WAS COMPLETED. BUT THIS PROJECT HAD NOT YET BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE. THE DOWNSTREAM HOLLY IMPROVEMENTS ARE CURRENTLY BEING EXTENDED TO HOLBROOK STREET NE BY HOECH REAL ESTATE CORP IN SUPPORT OF VINEYARD COURT ESTATES (REF D). AS DEMONSTRATED BY THE STREET HYDRAULIC, STORM DRAIN AND INLET CALCULATIONS AND ANALYSIS CONTAINED WITHIN THE DRAINAGE REPORTS FOR LOS VIGILS AND VINEYARD COURT ESTATES, THE HOLLY STORM DRAIN AND STREET IS DESIGNED TO ACCEPT THE FREE DISCAHRGE OF FULLY DVELOPED RUNOFF FROM THE PROPERTIES FRONTING ON HOLLY. IT IS PLANNED TO EXPAND THE WORK ORDER (CPN 718781) TO INCLUDE THE PERMANENT PAVEMENT AND ADDITIONAL STORM INLET REQUIRED IN THE OFFICE PARK?S FRONTAGE. DEVELOPED ONSITE DRAINAGE WILL BE DIRECTED TO THE EXISTING AND PROPOSED PUBLIC IMPROVEMENTS IN HOLLY VIA OVERLAND FLOW CONVEYED BY THE PAVED PARKING IMPROVEMENTS. BECAUSE DOWNSTREAM PERMANENT PAVEMENT IMPROVEMENTS ARE NOT CURRENTLY PROPOSED ON THE SOUTH SIDE OF HOLLY, AN ADDITIONAL INLET NOT REQUIRED BY THE PREVIOUS REPORTS WILL BE CONSTRUCTED AT THE NW CORNER OF THIS SITE TO INTRODUCE SITE RUNOFF DIRECTLY TO THE STORM DRAIN SYSTEM.

OFFSITE FLOWS FORM THE EAST WILL BE TEMPORARILY DIVERTED TO THEIR HISTORIC OUTFALL TO HOLLY AVE NE R.O.W. THIS WILL BE ACCOMPLISHED VIA TEMPORARY GRADING WITH THER PERMISSION OF THE UPSTREAM PROPERTY OWNER. THIS GRADING WILL BE DESIGNED AND DETAILED AS PART OF THE FORTHCOMING DRAINAGE REPORT, GRADING PLAN AND EROSION CONTROL PLAN FOR BUILDING PERMIT. UPON UPSTREAM DEVELOPMENT, THOSE UPSTREAM PROPERTIES SHALL DRAIN TO HOLLY.

VI. CONCEPTUAL GRADING PLAN

THE GRADING PLAN ON SHEET G.1 OF THIS SUBMITTAL SHOWS: 1) EXISTING GRADES INDICATED BY CONTOURS AT 2' 0" INTERVALS AS TAKEN FROM THE "HYDROLOGY REPORT, NORTH ALBUQUERQUE ACRES/SANDIA HEIGHTS SOUTH DRAINAGE STUDY, PHASES I AND II PREPARED FOR BERNALILLO COUNTY BY RESOURCE TECHNOLOGY, INC. DATED NOVEMBER, 1998, 2) PROPOSED GRADES INDICATED BY FINISHED FLOOR ELEVATIONS, SPOT ELEVATIONS, AND PAVEMENT CONTOURS AT 1' O" INTERVALS, 3) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, AND 4) THE LIMIT AND CHARACTER OF PUBLIC IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION BY CITY PROJECT # 718781.

VII. CALCULATIONS

THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. AS DEMONSTRATED BY THE LOMR AND APPROVED DRAINAGE REPORTS PREPARED BY THIS OFFICE TO SUPPORT THE RECENTLY CONSTRUCTED AMAFCA NDBA PROJECT AND FOR LOS VIGILS AND VINEYARD COURT ESTATES (REFERENCES B, C AND D), THE PUBLIC STORM DRAIN IN HOLLY IS SIZED FOR FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS SITE.

IX. CONCLUSION

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1) THE PROPOSED SITE IMPROVEMENTS AND DRAINAGE CONCEPT ARE CONSISTENT WITH THE DEVELOPMENT CRITERIA ESTABLISHED BY PREVIOUSLY APPROVED PLANS FOR NDBA DEVELOPMENT. 2) DEVELOPED RUNOFF FROM THIS SITE WILL DRAIN FREELY TO PERMANENT PUBLIC HOLLY PAVING AND STORM DRAINAGE IMPROVEMENTS, A PORTION OF WHICH WERE RECENTLY CONSTRUCTED BY HOECH REAL ESTATE CORP FOR LOS VIGILS (REF C), AND THE REMAINDER OF WHICH IS CURRENTLY BEING EXTENDED BY HREC FOR VINEYARD COURT ESTATES (REF D). 3) THE STREET RIGHT-OF-WAY FRONTAGE IMPROVEMENTS WILL BE CONSTRUCTED BY CHANGE ORDER TO THE VINEYARD COURT ESTATES WORK ORDER, CPN 718781 4) A FORTHCOMING PLATTING ACTION AND INFRASTRUCTURE LIST TO SUPPORT THIS PROJECT WILL BE REVIEWED AND APPROVED AT DRB. THE DRB' REQUEST WILL ALSO INCLUDE A VACATION REQUEST FOR THE NORTHERN 2 FEET OF EXCESS HOLLY RIGHT-OF-WAY TO BE INCORPORATED INTO THE SITE. 5) THERE ARE NO DPM DESIGN VARIANCES, DRAINAGE EASEMENTS OR DRAINAGE COVENANTS ANTICIPATED AT THIS TIME. 6) A SEPARATE DRAINAGE SUBMITTAL WILL BE MADE FOR BUILDING PERMIT APPROVAL.

CALCULATIONS

I. PRECIPITATION ZONE = 3

II. $P_{6,100} = P_{360} = 2.60 \text{ IN}$

III. TOTAL AREA $(A_T) = 2.68 \text{ AC} / 116,820 \text{ SF}$

IV. LAND TREATMENTS

A. EXISTING CONDITIONS

AREA (AC/SF) %

0.54/23,520 2.14/93,300

B. DEVELOPED CONDITIONS

AREA (AC/SF) % 0.32/13,910 2.04/89,010

V. EXISTING CONDITIONS

 $E^{M} = (E^{A}A^{A} + E^{B}A^{B} + E^{C}A^{C} + E^{D}A^{D})/A^{A}$

 $E_W = [(0.92)(0.54)+(1.29)(2.14)]/2.68 = 1.22 \text{ IN}.$

 $V_{100} = (E_W/12)A_T$

 $V_{100} = (1.22/12)2.68 = 0.272 \text{ AC-FT} = 11,870 \text{ SF}$

B. PEAK DISCHARGE

 $Q_{P} = Q_{PA} A_{A} + Q_{PB} A_{B} + Q_{PC} A_{C} + Q_{PD} A_{D}$

 $Q_P = Q_{100} = (2.60)(0.54)+(3.45)(2.14) = 8.8 CFS$

VI. DEVELOPED CONDITION

 $E^{\mathbf{M}} = (E^{\mathbf{A}} \mathbf{A}^{\mathbf{A}} + E^{\mathbf{B}} \mathbf{A}^{\mathbf{B}} + E^{\mathbf{C}} \mathbf{A}^{\mathbf{C}} + E^{\mathbf{D}} \mathbf{A}^{\mathbf{D}}) / \mathbf{A}^{\mathbf{L}}$

 $E_{W} = [(0.92)(0.32) + (1.29)(0.32) + (2.36)(2.04)]/2.68 = 2.06 \text{ IN}.$

 $V_{100} = (E_W/12)A_T$

 $V_{100} = (2.06/12)(2.68) = 0.46 \text{ AC-FT} = 20,040 \text{ CF}$

B. PEAK DISCHARGE

TYPICAL VALLEY GUTTER SECTION

SCALE: 1" = 6"

 $Q_{\mathsf{P}} = Q_{\mathsf{P}\mathsf{A}} \mathsf{A}^{\mathsf{A}} + Q_{\mathsf{P}\mathsf{B}} \mathsf{A}^{\mathsf{B}} + Q_{\mathsf{P}\mathsf{C}} \mathsf{A}^{\mathsf{C}} + Q_{\mathsf{P}\mathsf{D}} \mathsf{A}^{\mathsf{D}}$

 $Q_{p} = Q_{100} = (2.60)(0.32)+(3.45)(0.32)+(5.02)(2.36) = 13.8 \text{ CFS}$

VII. COMPARISON (OVERALL)

 $\triangle V_{100} = 20,040 - 11,870 = 8,170 \text{ CF (INCREASE)}$

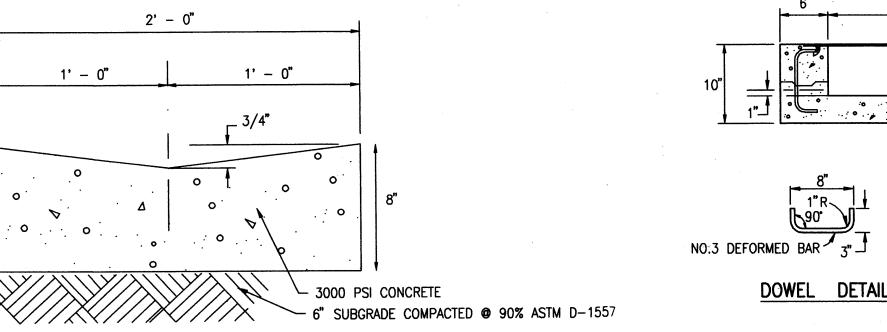
 \triangle Q₁₀₀ = 13.8 - 8.8 = 5.0 CFS (INCREASE)

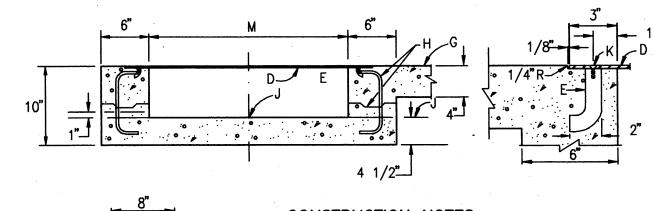
CONSTRUCTION NOTES:

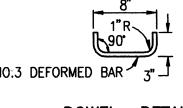
- 1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR
- LOCATION OF EXISTING UTILITIES. 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES
- WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE. 3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE
- STANDARDS AND PROCEDURES. 5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION. DEPTH. SIZE. OR TYPE OF EXISTING UTILITY LINES. PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND
- TO THE LOCATION OF THESE LINES AND FACILITIES. 6. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.

LOCAL ORDINANCES. RULES AND REGULATIONS, IF ANY, PERTAINING

- EROSION CONTROL MEASURES: 1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE
- SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. 2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN
- THE STREET. 3. WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
- 4. UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDED ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.







CONSTRUCTION NOTES: C. 3" RADIUS, (TYPICAL).

D. 3/8" CHECKERED STEEL PLATE. E. ROD ANCHOR 1" x 5" G. SIDEWALK GRADE

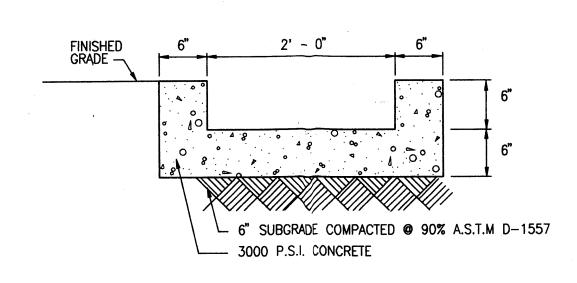
H. DOWEL AND JOINT, (OPTIONAL).

TYPICAL SIDEWALK CULVERT DETAILS

NOT TO SCALE

J. GUTTER FLOWLINE ELEV. K. 3/8" x 1" F.H. C'SUNK STAINLESS STEEL MACHINE SCREW.

M. DRAIN WIDTH, 24" MAX. 12" MIN.



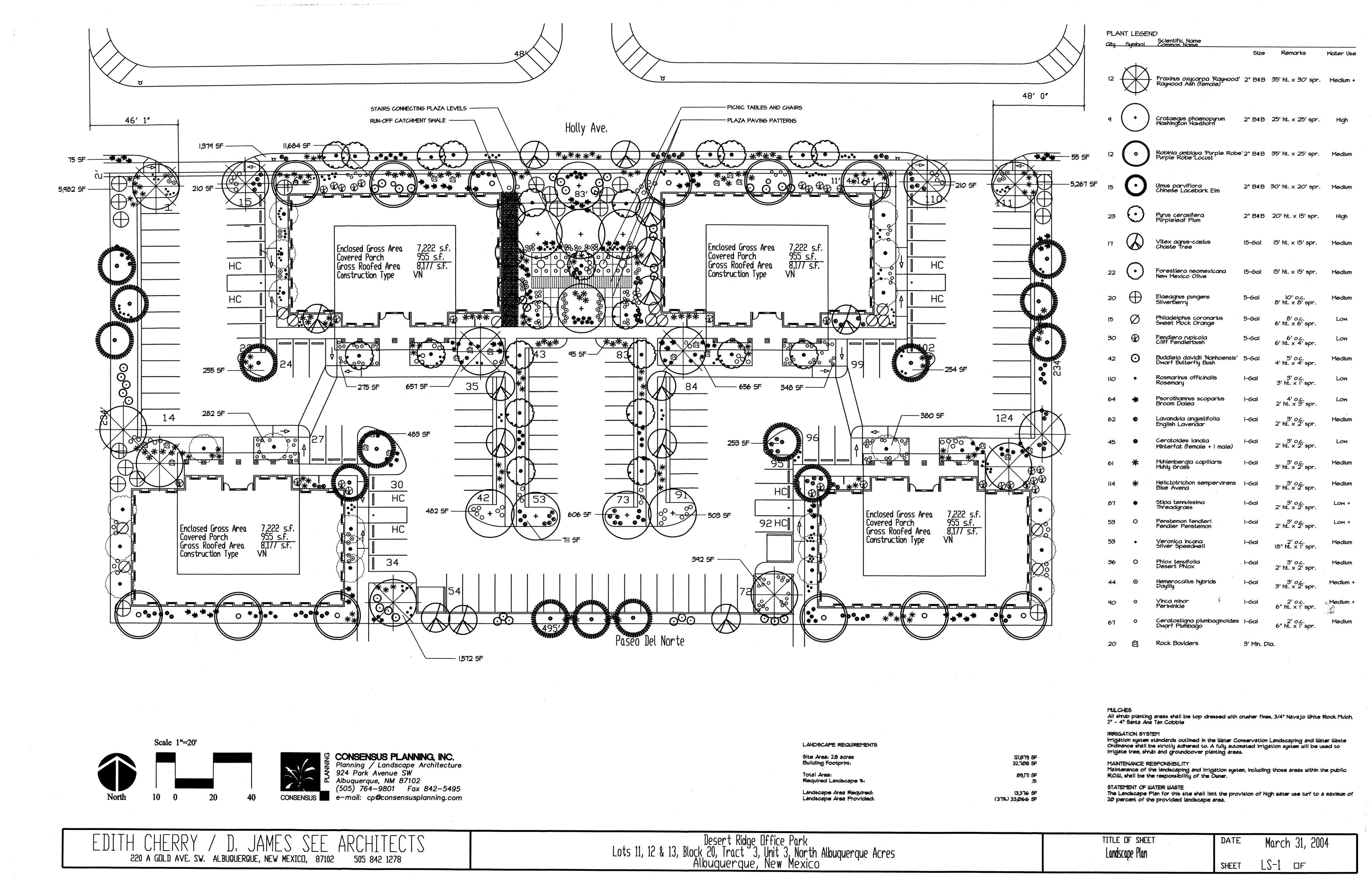
TYPICAL RUNDOWN SECTION SCALE: 1'' = 1' - 0''

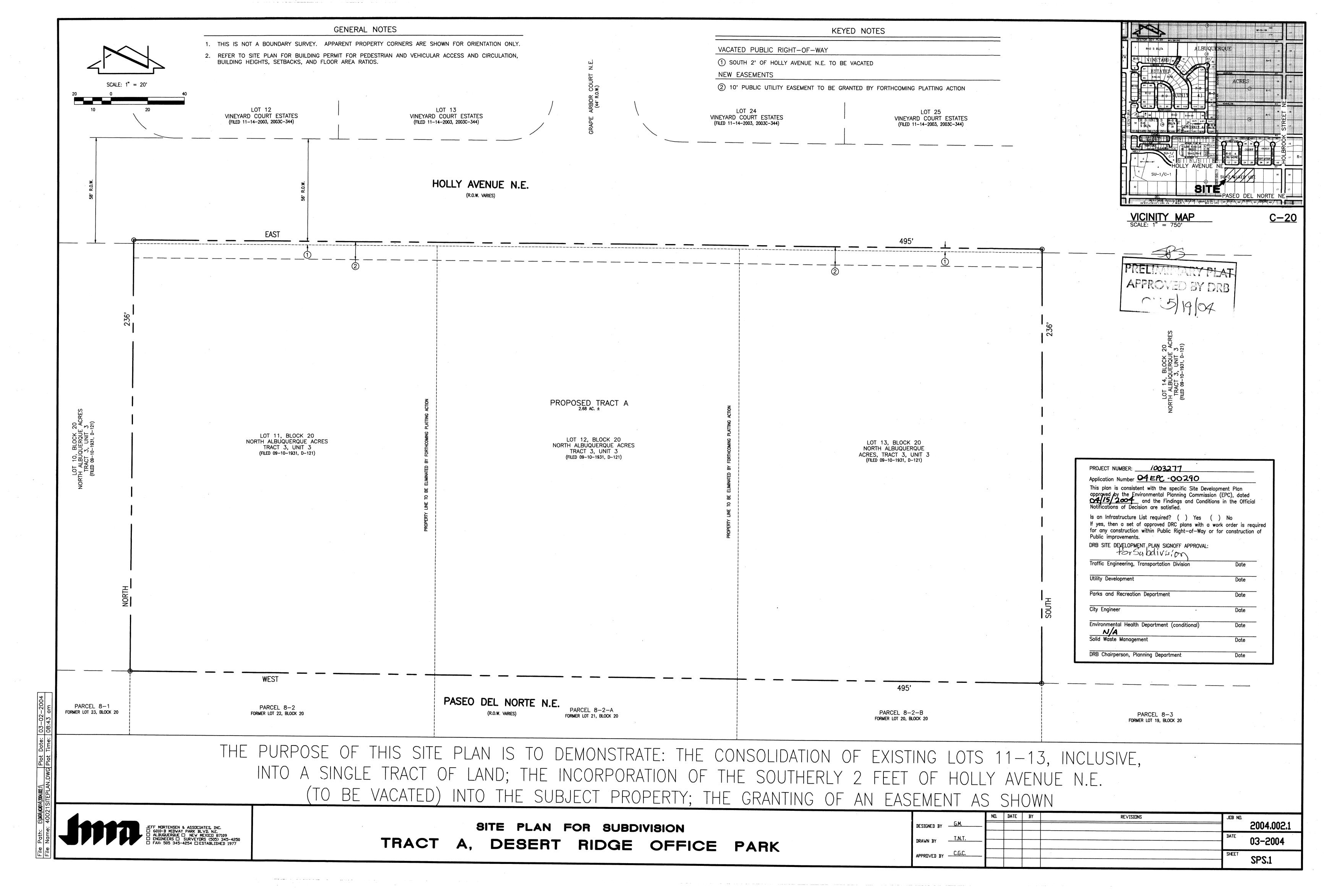




CONCEPTUAL DRAINAGE PLAN, CALCULATIONS, SECTIONS, AND DETAILS DESERT RIDGE OFFICE PARK

		_			·		
		NO.	DATE	BY	RE VISIONS	JOB NO.	
DESIGNED BY							2004.002.1
	פכוו					DATE	02-2004
DRAWN BY	S.G.H.						UC-CUU4
APPROVED BY	G.M					SHEET	C O DF
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TRACT **DESERT** RIDGE OFFICE PARK

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO **APRIL, 2004**

SEC. 17, T 11 N, R 4 E, N.M.P.M.

DESERT RIDGE OFFICE PARK SUBDIVISION

2004092374 PK2004C-PG 199

COUNTY CLERK FILING DATA

DESCRIPTION

Lots 11, 12 and 13, Block 20, North Albuquerque Acres, Tract 3, Unit 3, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121.

DRB PROJECT NUMBER 1003277

APPLICATION NUMBER 04-0063/

APPROVALS: Sheran Matson	6/4/04
UTILITIES DE LOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO	MEXICO / DATE S-19-04 DATE
Bradly L. Billy. CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	5/14/04 DATE
Bradt J. Bihn. A.M.A.F.C.A.	5/19/04 DATE
TRAFFIC ENGINEERING TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE,	S-19-A-
Christine Sandoral PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXI	5/19/04 DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	4-22-04 DATE
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO Leun 93. Mand	5-84-04 DATE

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify: that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance: that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

COMCAST CABLE VISION OF NEW MEXICO, INC.

P.N.M. ELECTRIC SERVICES



4.22.04

DATE

DATE

5-18-04

5-18-04

5-5-04

JEFF MURTENSEN & ASSUCIATES, INC.

GO10-8 MESWAY PARK BLVD. N.E.

ALBADIERGUE EL NEV MEXICE 87109

ENGINERIUS EL SURVEYBRS (585) 345-4250

306 (2001.002.) FRM.

VICINITY MAP SCALE: 1" = 750'

<u>C-20</u>

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple the public street rights—of—way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

SITE PASEO DEL NORTE NE

Justin D. Hoech, Vice President (Contract Purchasers),

Hoech Real Estate Corporation

STATE OF NEW MEXICO

ACKNOWLEDGEMENT

COUNTY OF BERNALILLO

E OF NEW MEXICO This instrument was acknowledged before me on this ____, 2004, by Justin D. Hoech, Vice-President (Contract

Purchasers), Heech Real Estate Corporation.

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

- 1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- 2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
- 4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct. locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

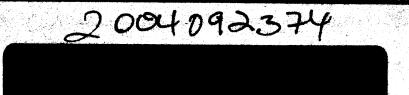
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PROPERTY OWNER OF RECORD

to 10 004, 454 037 4014 L

1000 064 437 037 40/61

TRACT A, DESERT RIDGE OFFICE PARK

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO APRIL, 2004



2L2004C- P6.199

COUNTY CLERK FILING DATA

Notes:

- 1. A boundary survey was performed in March, 2004. Property corners were found or set as indicated.
- 2. All distances are ground distances.
- 3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
- 4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "HEAVEN".
- 5. Record bearings and distances are shown in parenthesis.
- 6. No street mileage was created by this plat.
- 7. The purpose of this plat is to:
 - a. Create 1 (one) tract of land from Lots 11—13, inclusive, Block 20, North Albuquerque Acres, Tract 3, Unit 3; together with the vacated portion of Holly Avenue N.E.
 - b. Eliminate the interior property lines between former Lots 11—13, inclusive, Block 20.
 - c. Dedicate in fee simple the half—width for Holly Avenue as shown.
 - d. Grant the necessary easements as shown.
 - e. Vacate the nonspecific easements and/or right—of—ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the properties platted hereon, granted by the following document: Book 166, Page 367, records of Bernalillo County, New Mexico (04DRB—00630).
 - f. Incorporate the vacation of the southern 2 (two) feet of the public right—of—way of Holly Avenue N.E. (04DRB—00629) as shown.
- 8. A portion of this subdivision is located within a 100—year flood plain as shown on the national flood insurance program "Flood Insurance Rate Map". A Letter of Map Revision (LOMR) will be requested from the Federal Emergency Management Agency (FEMA) to remove the existing flood plain. Until the LOMR is issued by FEMA, property owners may be required to purchase flood insurance.
- 9. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Tract A, Desert Ridge Office Park must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
- 10. The following documents and instruments were used for the performance and preparation of this survey:
 - Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931,
 Book D, Page 121, Records of Bernalillo County, New Mexico.
 - b. Plat of Vineyard Court Estates, filed 11-14-2003, Book 2003C, Page 344, Records of Bernalillo County, New Mexico.
 - c. Boundary/Right-of-Way Survey of Carmel Avenue N.E. between Ventura Street N.E. and Tract A, A.M.A.F.C.A. North Baca Dam prepared by this office dated 01-30-2002 (unrecorded).
 - d. New Mexico State Highway Commission, Right-of-Way Map, New Mexico Project No. TPU-4054(2) dated 05-07-1993 (Paseo Del Norte).
 - e. Special Warranty Deed filed 02-27-2004, Book A73, Page 5617, Doc. #2004025689, Records of Bernalillo County, New Mexico.
 - f. Commitment for Title Insurance, File No. 239404DS, prepared by LandAmerica Albuquerque Title dated 03-01-2004.
- 13. Gross subdivision acreage = 3.0031 acres.

KEYED NOTES

VACATED PUBLIC RIGHT-OF-WAY

(1) SOUTH 2' OF HOLLY AVENUE N.E. VACATED BY 04DRB-00629

NEW EASEMENTS

- (2) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- (3) 16' x 16' QWEST TELECOMMUNICATIONS EASEMENT GRANTED BY THIS PLAT

VACATED EASEMENT

4 THE NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE FOLLOWING DOCUMENT BOOK 166, PAGE 367, (LOTS 11, 12 & 13), RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY 04DRB-00630

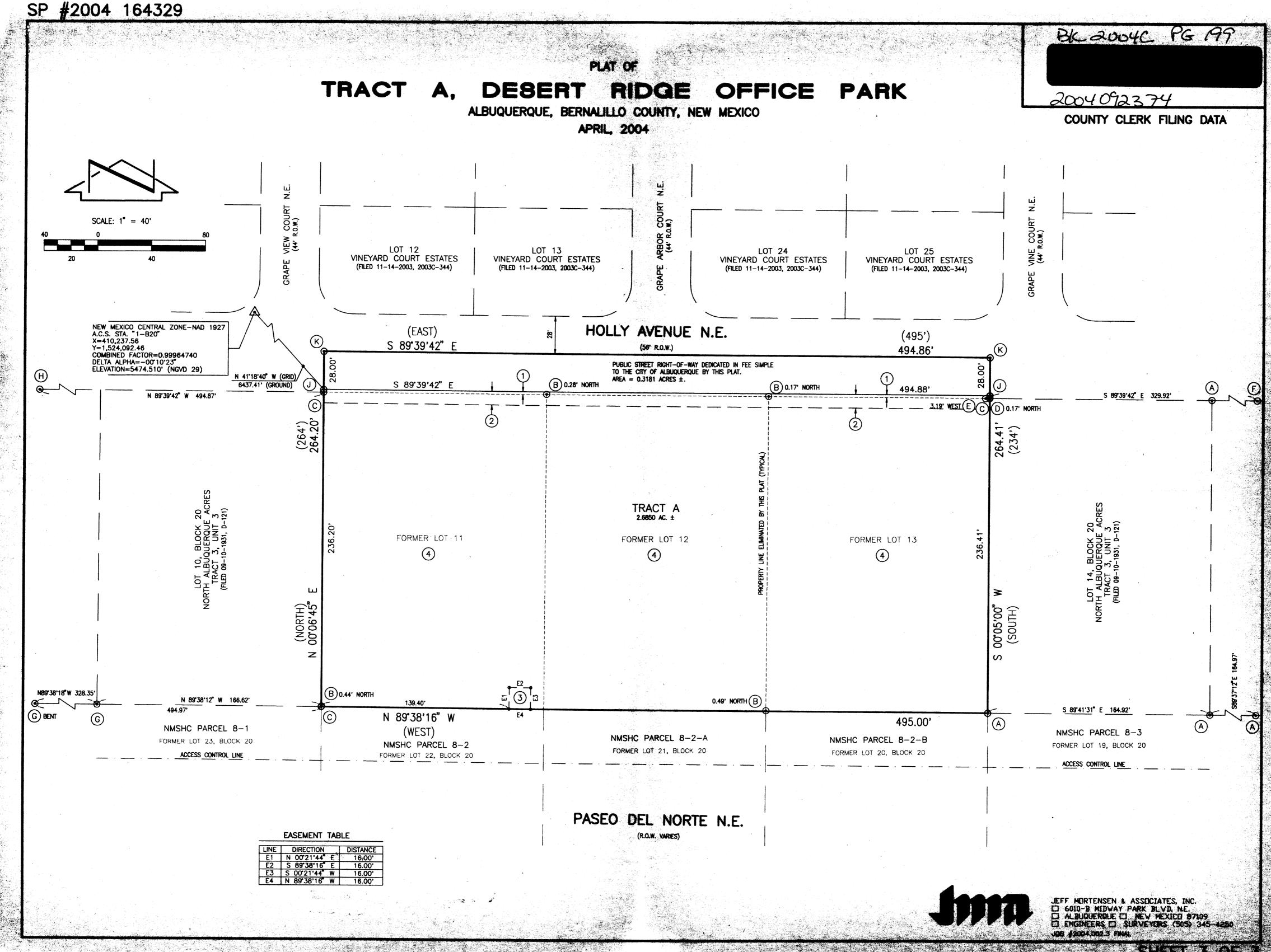
MONUMENTS

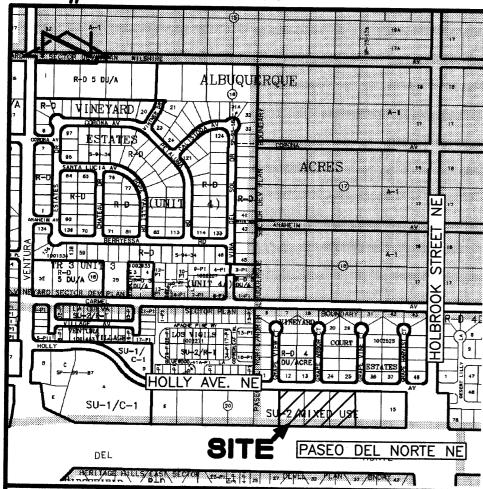
- (A) FOUND #5 REBAR W/CAP STAMPED "PS 10202"
- (B) FOUND 1" IRON PIPE, NOT HONORED
- (C) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (D) FOUND #5 REBAR W/CAP STAMPED "PS 10202", NOT HONORED
- (E) FOUND #4 REBAR, NO I.D., NOT HONORED
- F FOUND #4 REBAR, NO I.D.
- (G) FOUND #4 REBAR W/CAP, ILLEGIBLE
- (H) FOUND #4 REBAR W/CAP STAMPED "LS 7909"
- J SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (K) CALCULATED POSITION, POINT NOT SET

JEFF MORTENSEN & ASSOCIATES, INC.

| 6010-B MIDWAY PARK BLVD, N.E.

| ALBUQUERQUE | NEW MEXICO 87109
| ENGINEERS | SURVEYURS (505) 345-4250
| JOB #2004.002.3 FINAL





PLAT OF

TRACT A, DESERT RIDGE OFFICE PARK

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO **APRIL, 2004**

DAVID WILLIAM JOHNSON

PROJECTED
SEC. 17, T 11 N, R 4 E, N.M.P.M.
LOCATION

DESERT RIDGE OFFICE PARK SUBDIVISION

DRB PROJECT NUMBER 1003277

PRELIMINARY PLAT APPROVED BY DRB ON 5/19/04

COUNTY CLERK FILING DATA

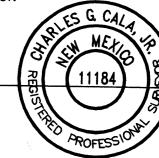
DESCRIPTION

Lots 11, 12 and 13, Block 20, North Albuquerque Acres, Tract 3, Unit 3, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121.

APPROVALS:	
ORB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
JTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
CITY ENCINEED CITY OF ALPHOLISPOLIS NEW MENTAGE	
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
A.M.A.F.C.A.	DATE
RAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXI	ICO DATE
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	
SITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	22 - 09 DATE
1/2 B Jal 4-2	22 - 09 DATE
SITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
EITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO P.N.M. ELECTRIC SERVICES	DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
EITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO P.N.M. ELECTRIC SERVICES	DATE DATE DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO P.N.M. ELECTRIC SERVICES WEST TELECOMMUNICATIONS	DATE DATE DATE DATE DATE

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.



4.22.04

JEFF MORTENSEN & ASSOCIATES, INC.

□ 6010-B MIDWAY PARK BLVD, N.E.

□ ALBUQUERQUE □ NEW MEXICO 87109 ☐ ENGINEERS ☐ SURVEYORS (505) 345-4250 JOB #2004.002.3 FINAL

VICINITY MAP <u>C-20</u> SCALE: 1" = 750'

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple the public street rights—of—way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Justin D. Hoech, Vice President (Contract Purchasers), Hoech Real Estate Corporation

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

DETE LEBLANC TRUJILLO NOTARY PUBLIC-STATE OF NEW MEXICO COUNTY OF BERNALILLO

mission expires: This instrument was acknowledged before me on this day of the contract was acknowledged before me on this contract. Purchasers), Heech Real Estate Gorporation.

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

- 1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- 2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- 3. Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
- 4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

PLAT OF

TRACT A, DESERT RIDGE OFFICE PARK

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO APRIL, 2004

COUNTY	CLERK	FILING	DATA
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Notes:

- 1. A boundary survey was performed in March, 2004. Property corners were found or set as indicated.
- 2. All distances are ground distances.
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 These bearings are positioned from A.C.S. Control Station "HEAVEN".
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- 7. The purpose of this plat is to:
 - a. Create 1 (one) tract of land from Lots 11—13, inclusive, Block 20, North Albuquerque Acres, Tract 3, Unit 3; together with the vacated portion of Holly Avenue N.E.
 - b. Eliminate the interior property lines between former Lots 11-13, inclusive, Block 20.
 - c. Dedicate in fee simple the half—width for Holly Avenue as shown.
 - d. Grant the necessary public utility easement as shown.
 - e. Vacate the nonspecific easements and/or right—of—ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the properties platted hereon, granted by the following document: Book 166, Page 367, records of Bernalillo County, New Mexico by this request as shown (____DRB—_______).
 - f. Vacate the southern 2 (two) feet of the public right—of—way of Holly Avenue N.E. by this request, as shown. (___DRB—_____).
- 8. A portion of this subdivision is located within a 100—year flood plain as shown on the national flood insurance program "Flood Insurance Rate Map". A Letter of Map Revision (LOMR) will be requested from the Federal Emergency Management Agency (FEMA) to remove the existing flood plain. Until the LOMR is issued by FEMA, property owners may be required to purchase flood insurance.
- 9. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Tract A, Desert Ridge Office Park must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
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 - b. Plat of Vinėyard Court Estates, filed 11—14—2003, Book 2003C, Page 344, Records of Bernalillo County, New Mexico.
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 - e. Special Warranty Deed filed 02—27—2004, Book A73, Page 5617, Doc. #2004025689, Records of Bernalillo County, New Mexico.
 - f. Commitment for Title Insurance, File No. 239404DS, prepared by LandAmerica Albuquerque Title dated 03-01-2004.
- 13. Gross subdivision acreage = 3.0031 acres.

*****	KEYED NOTES
	VACATED PUBLIC RIGHT-OF-WAY
(1) SOUTH 2' OF HOLLY AVENUE N.E. VACATED BYDRB
	NEW EASEMENT
(2) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
\	VACATED EASEMENT

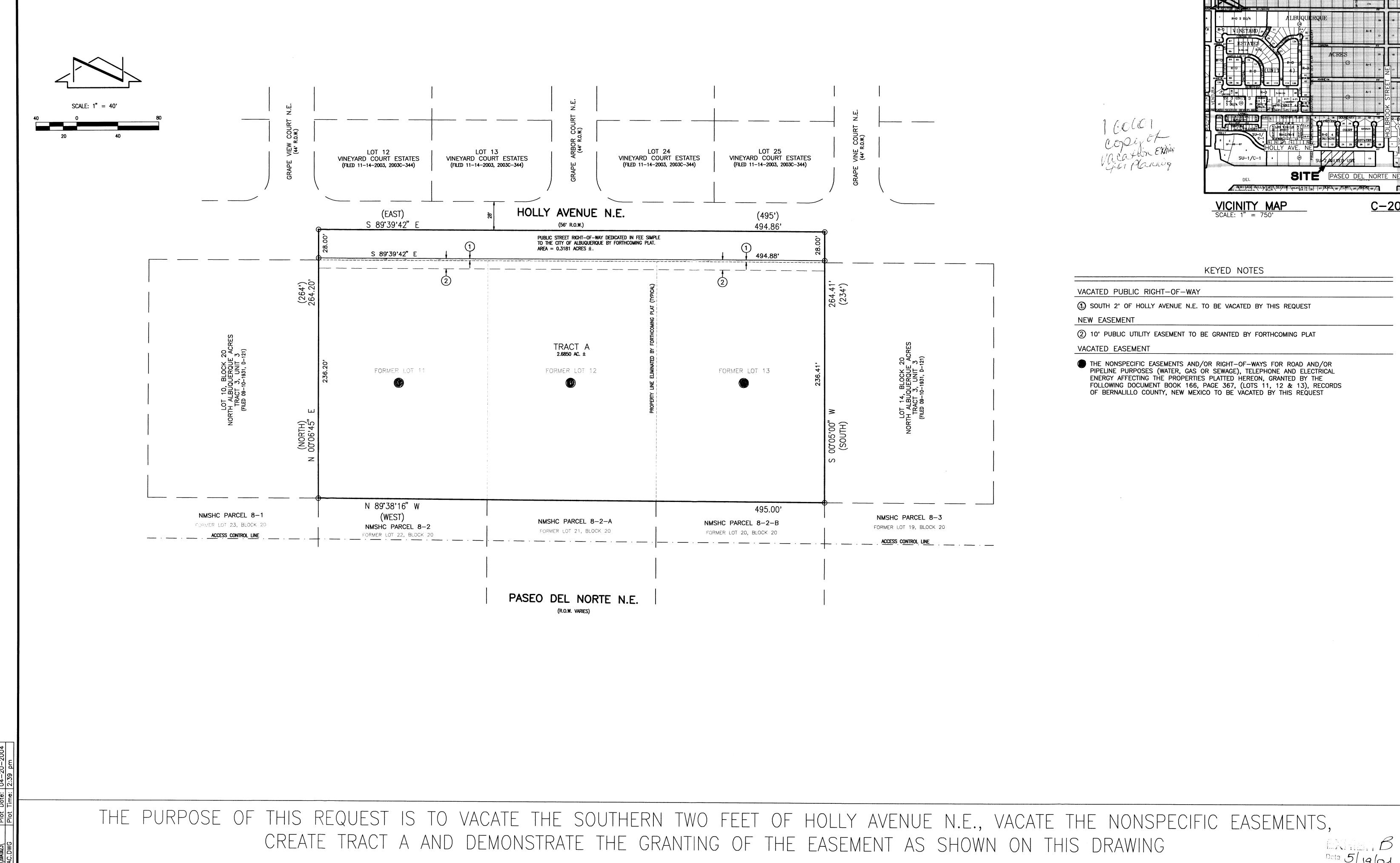
THE NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE FOLLOWING DOCUMENT BOOK 166, PAGE 367, (LOTS 11, 12 & 13), RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY _____DRB-____

3) 16' ×16' Quest telecoro exement granted hyplat

- A FOUND #5 REBAR W/CAP STAMPED "PS 10202"
- (B) FOUND 1" IRON PIPE, NOT HONORED
- C SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (D) FOUND #5 REBAR W/CAP STAMPED "PS 10202", NOT HONORED
- (E) FOUND #4 REBAR, NO I.D., NOT HONORED
- (F) FOUND #4 REBAR, NO I.D.
- (G) FOUND #4 REBAR W/CAP, ILLEGIBLE
- (H) FOUND #4 REBAR W/CAP STAMPED "LS 7909"
- (J) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (K) CALCULATED POSITION, POINT NOT SET

Jma

JEFF M□RTENSEN & ASS□CIATES, INC.
□ 6010-B MIDWAY PARK BLVD. N.E.
□ ALBUQUERQUE □ NEW MEXIC□ 87109
□ ENGINEERS □ SURVEY□RS (505) 345-4250
JOB #2004.002.3 FINAL



SKETCH PLAT AND VACATION REQUEST

TRACT A, DESERT RIDGE OFFICE PARK

REVISIONS

2004.002.3

04-2004

SURVEYED BY R.C.W.

APPROVED BY C.G.C.

File Path: E\MIN\AMDI4\2004.002.3\ Plot Date: