

PLAT FOR  
**LOT 25-A, BLOCK 26, TRACT A, UNIT B**  
**NORTH ALBUQUERQUE ACRES**  
 WITHIN THE ELENA GALLEGOS GRANT  
 PROJECTED SECTION 13, T11N, R3E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2007 SHEET 1 OF 1

PROJECT NO. 1003359

APPLICATION NO.

APPROVALS:

<i>[Signature]</i> CITY SURVEYOR	6-25-07 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
PARKS & RECREATION DEPARTMENT	DATE
UTILITIES DEVELOPMENT DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE

**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
 ON \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT NOTES:**

- DISCLOSURE STATEMENT: THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 6 LOTS INTO 1 LOT AND TO DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE.
- BEARINGS ARE NM S.P.C.S. GRID BEARINGS. DISTANCES ARE GROUND DISTANCES.
- UTILITY COUNCIL LOCATION SYSTEM LOG NO. 2007253644.
- ALL EASEMENTS SHOWN ON THE RECORD PLAT OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST ARE SHOWN HEREON.
- AREA OF SUBJECT LOT 25-A IS 6.0130 ACRES (GROSS).
- CITY OF ALBUQUERQUE ZONE ATLAS MAP C-18 SHOWS THE SUBJECT PROPERTY BEING ZONED "SU-2 IP".
- CLERKS' INDEXING INFO:  
 OWNER: KASSAM BUSINESS CENTER LLC  
 LOCATION: SEC. 13, T11N, R3E, NMPM

**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPLE MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING LOTS 8, 9, 10, 23, 24 AND 25 IN BLOCK 26, TRACT A, UNIT B OF OF NORTH ALBUQUERQUE ACRES, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936 IN VOLUME 'D', FOLIO 130, AND BEING MORE PARTICULARLY DESCRIBED IN TOTAL AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE CENTER LINE OF MODESTO AVENUE N.E., WHENCE THE CITY OF ALBUQUERQUE SURVEY CONTROL STATION '10-C18' (X=402319.45, Y=1524061.42, NM S.P.C.S., CENTRAL ZONE, NAD27) BEARS S.87°43'53" W., 1127.78 FEET DISTANT, AND RUNNING THENCE ALONG SAID CENTER LINE OF MODESTO AVENUE N.E., S.89°43'09" E., 496.22 FEET TO THE NORTHEAST CORNER; THENCE LEAVING SAID CENTER LINE OF MODESTO AVENUE N.E., S.00°16'50" W., 527.83 FEET TO THE SOUTHEAST CORNER, A POINT ON THE CENTER LINE OF EAGLE ROCK AVENUE N.E.; THENCE CONTINUING ALONG SAID CENTER LINE OF EAGLE ROCK AVENUE N.E., N.89°46'15" W., 495.83 FEET TO THE SOUTHWEST CORNER; THENCE, LEAVING SAID CENTER LINE OF EAGLE ROCK AVENUE N.E., N.00°14'20" E., 528.28 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING.

CONTAINING 6.0130 ACRES.

**BERNALILLO COUNTY TREASURER'S CERTIFICATE:**

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

LOT NO.	UPC	PROPERTY OWNER OF RECORD
8	101806438651210525	_____
9	101806440351210524	_____
10	101806442051210523	_____
23	101806442049010510	_____
24	101806440349010509	_____
25	101806438649010508	_____

BERNALILLO COUNTY TREASURER'S OFFICE:

By: \_\_\_\_\_ Date: \_\_\_\_\_

**OWNERS' FREE CONSENT, DEDICATION AND ACKNOWLEDGEMENT:**

THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON STATE THAT THIS PLAT IS EXECUTED WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES. SAID OWNERS HEREBY DEDICATE THE RIGHT-OF-WAY AS SHOWN HEREON FOR MODESTO AND EAGLE ROCK AVENUES TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE. SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER: KASSAM BUSINESS CENTER LLC

*[Signature]*  
 FAIZEL M. KASSAM, MANAGING PARTNER

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss  
 ON THIS 25<sup>TH</sup> DAY OF JUNE, 2007, THIS INSTRUMENT WAS EXECUTED BEFORE ME BY FAIZEL M. KASSAM AS HIS FREE ACT AND DEED ON BEHALF OF KASSAM BUSINESS CENTER LLC.

NOTARY PUBLIC: *[Signature]* MY COMMISSION EXPIRES: 3/29/09

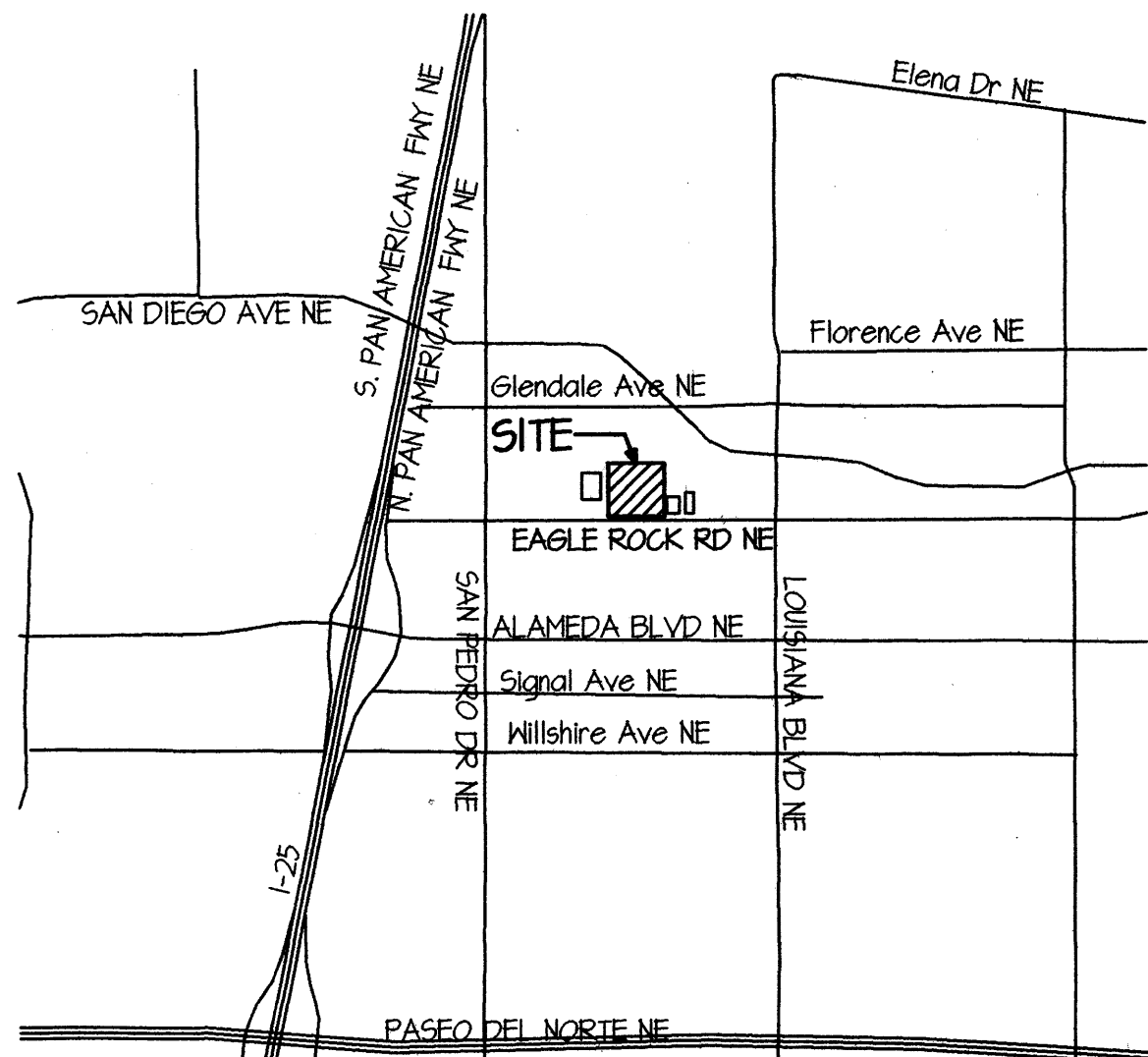
**SURVEYOR'S CERTIFICATION:**

I, REX J. VOGLER, A PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, CERTIFY THAT THIS PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS PREPARED BY ME AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYING IN NEW MEXICO AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

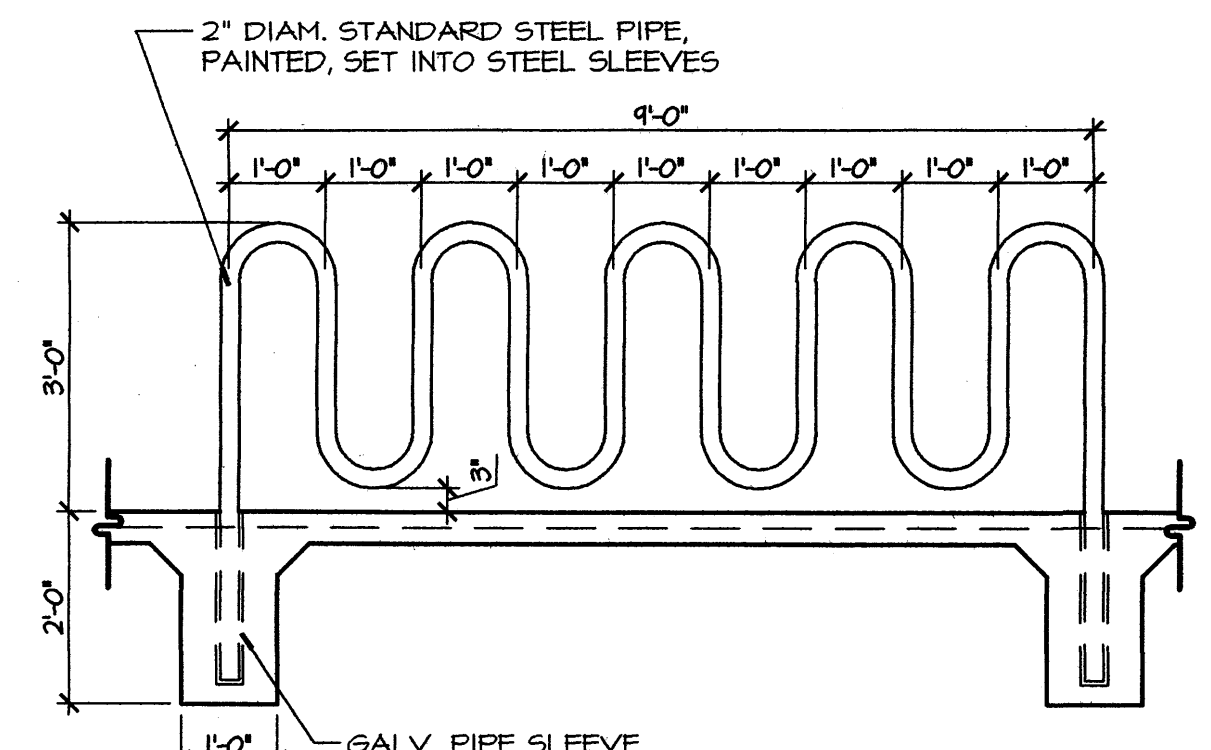
*[Signature]*  
 REX J. VOGLER  
 NM PS #10466  
 DATE: June 25, 2007



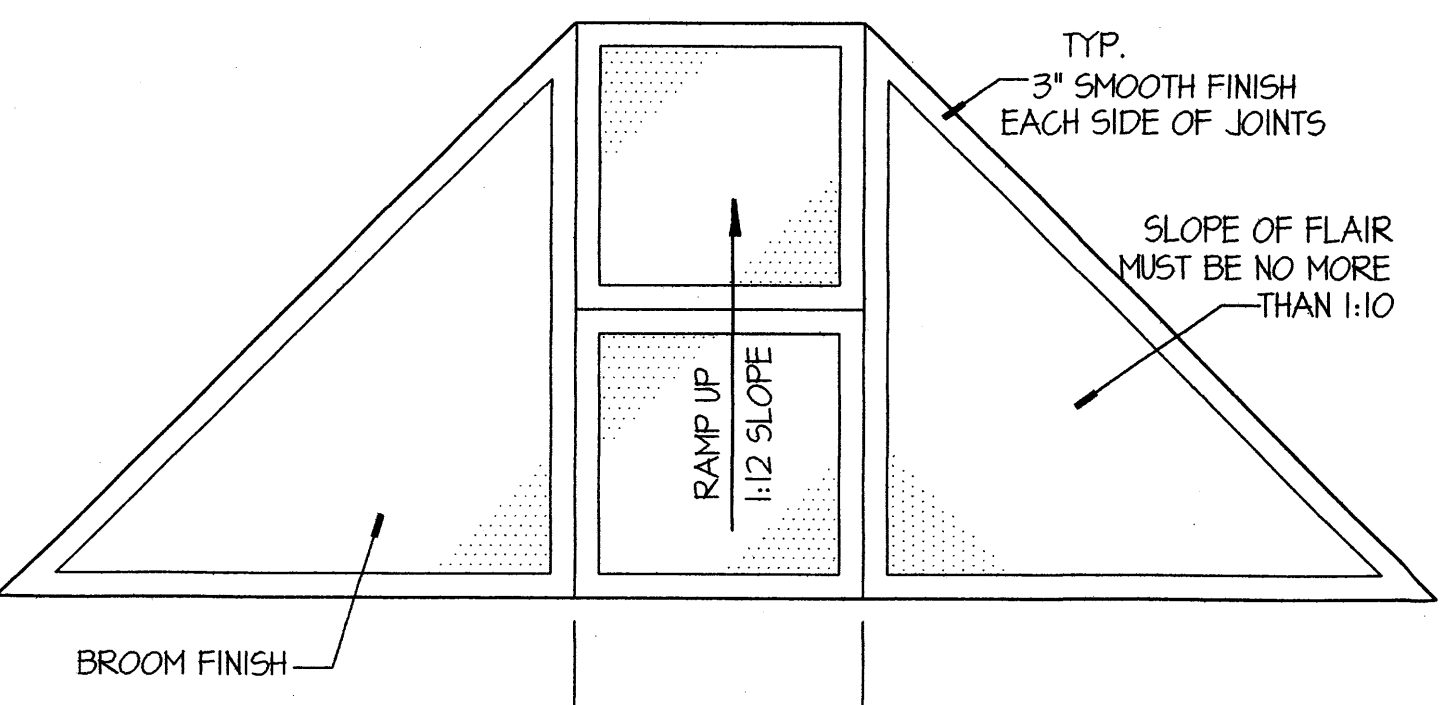
RIO GRANDE SURVEYING CO., PC  
 P.O. BOX 7155 ABO, NM 87194  
 PHONE & FAX (505) 764-8891



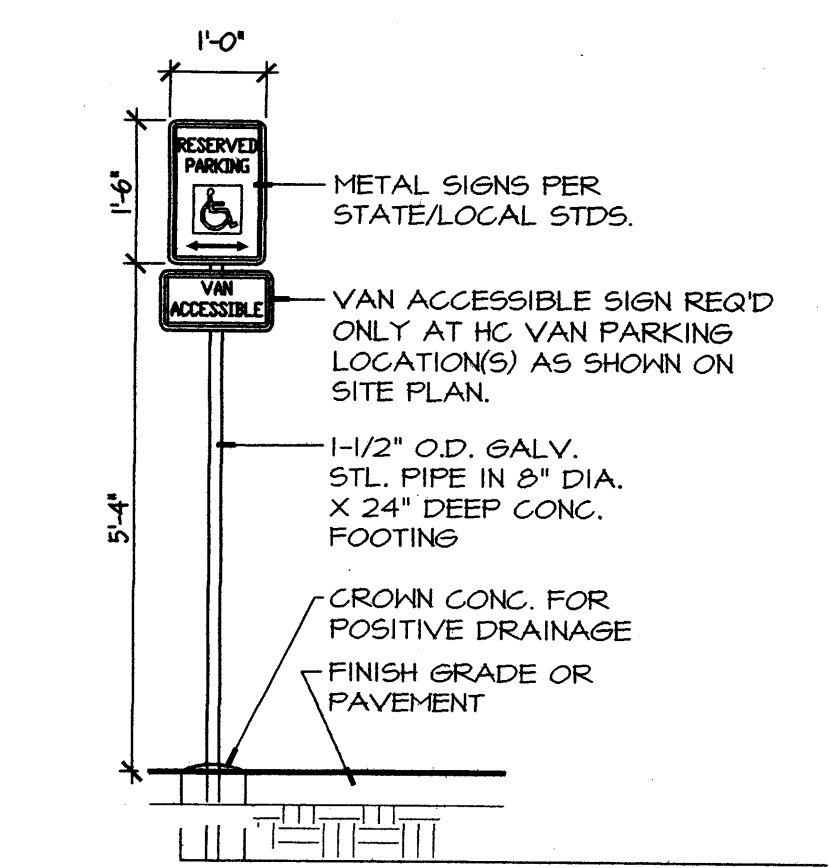
**C1 VICINITY MAP**  
1/2"=1'-0"



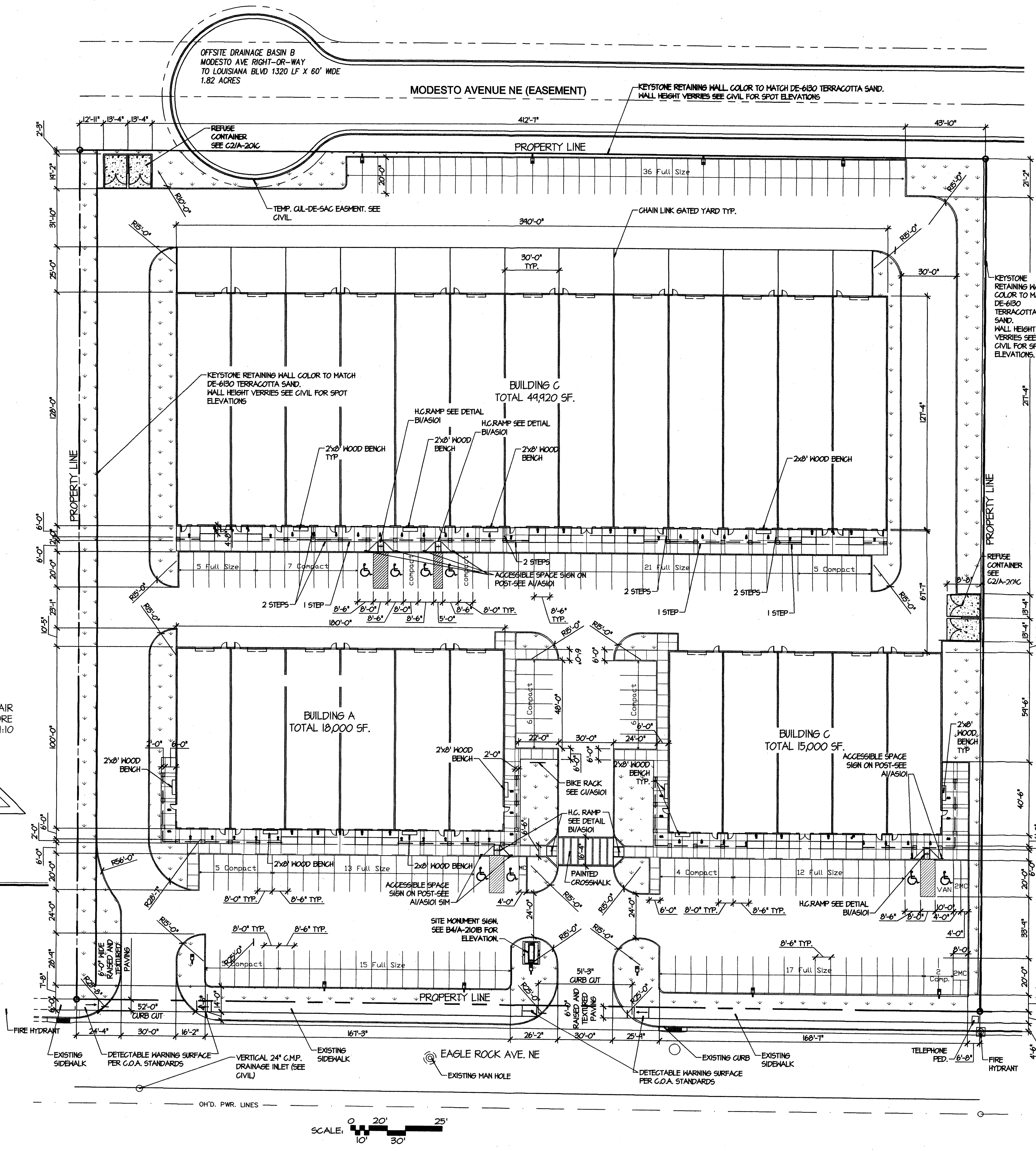
**C1 BIKE RACK DETAIL**  
1/2"=1'-0"



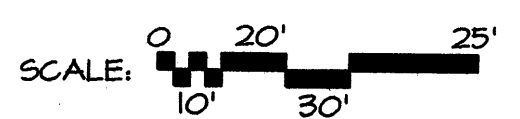
**B1 H.C. RAMP DETAIL**  
1/2"=1'-0"



**A1 H.C. SIGN DETAIL**  
1/2"=1'-0"



**A4 DRB SITE PLAN**



1" = 30'



**PROJECT NUMBER:** \_\_\_\_\_  
**Application Number:** \_\_\_\_\_

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

**DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:**

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

**DRAWING INDEX**

AS101	SITE PLAN FOR BUILDING PERMIT
L-1	LANDSCAPE PLAN
C-101	GRADING AND DRAINAGE PLAN
A-201A	BUILDING AND STRUCTURE ELEVATIONS A
A-201B	BUILDING AND STRUCTURE ELEVATIONS B
A-201C	BUILDING AND STRUCTURE ELEVATIONS C
C-102	SITE UTILITY PLAN

**SITE INFORMATION**

LOTS 6-10 AND 23-25 BLOCK 26, TRACT A, UNIT B,  
NORTH ALBUQUERQUE ACRES

ZONE- SU-2 IP (INDUSTRIAL PARK)  
SITE AREA = 6 ACRES

GROSS LEASABLE AREA = 21,780 SF, 'B' OCCUPANCY (OFFICE)  
GROSS LEASABLE AREA = 61,140 SF, 'F-1' OCCUPANCY (FACTORY)  
CONSTRUCTION TYPE = 2B  
NET LEASABLE AREA = 82,920 SF

**PARKING CALCULATIONS**

'B' OCCUPANCY PARKING: 1 SPACE/200 = 108 SPACES REQUIRED  
'F-1' OCCUPANCY PARKING: 1 SPACE/2000 = 30 SPACES REQUIRED  
TOTAL PARKING REQUIRED: = 138 SPACES REQUIRED  
TOTAL PARKING PROVIDED: = 168 SPACES REQUIRED

COMPACT SPACES PROVIDED = 41 < 20%  
FULL SIZE SPACES PROVIDED = 119

HC SPACE PROVIDED = 8  
HC SPACE PROVIDED = 8

MOTORCYCLE SPACES REQUIRED = 5  
MOTORCYCLE SPACES PROVIDED = 5

BIKE SPACE REQUIRED = 9 (# OF BIKES)  
BIKE SPACE PROVIDED = 10 (1 RACK WITH 10 BIKE CAPACITY)

**LEGEND**

[Symbol]	NEW CONCRETE PER CIVIL
[Symbol]	ASPHALT
[Symbol]	LANDSCAPED AREA

FULL CUT-OFF LIGHT POLE 15'-0" HIGH WITH 250 WATT METAL HALIDE BULB

**SPBP**  
PRELIMINARY PLAN  
APPROVED BY DRB  
ON \_\_\_\_\_

**EDI**  
N Y N  
V N C  
I A R  
M O I  
N C S  
E N T  
A L

142 TRUMAN STREET NE  
ALBUQUERQUE, NM 87108  
TEL: 505.242.2851 FAX: 505.242.2852

**EAGLE ROCK BUSINESS CENTER**  
6401 EAGLE ROCK AVE. NW  
ALBUQUERQUE NM, 87113

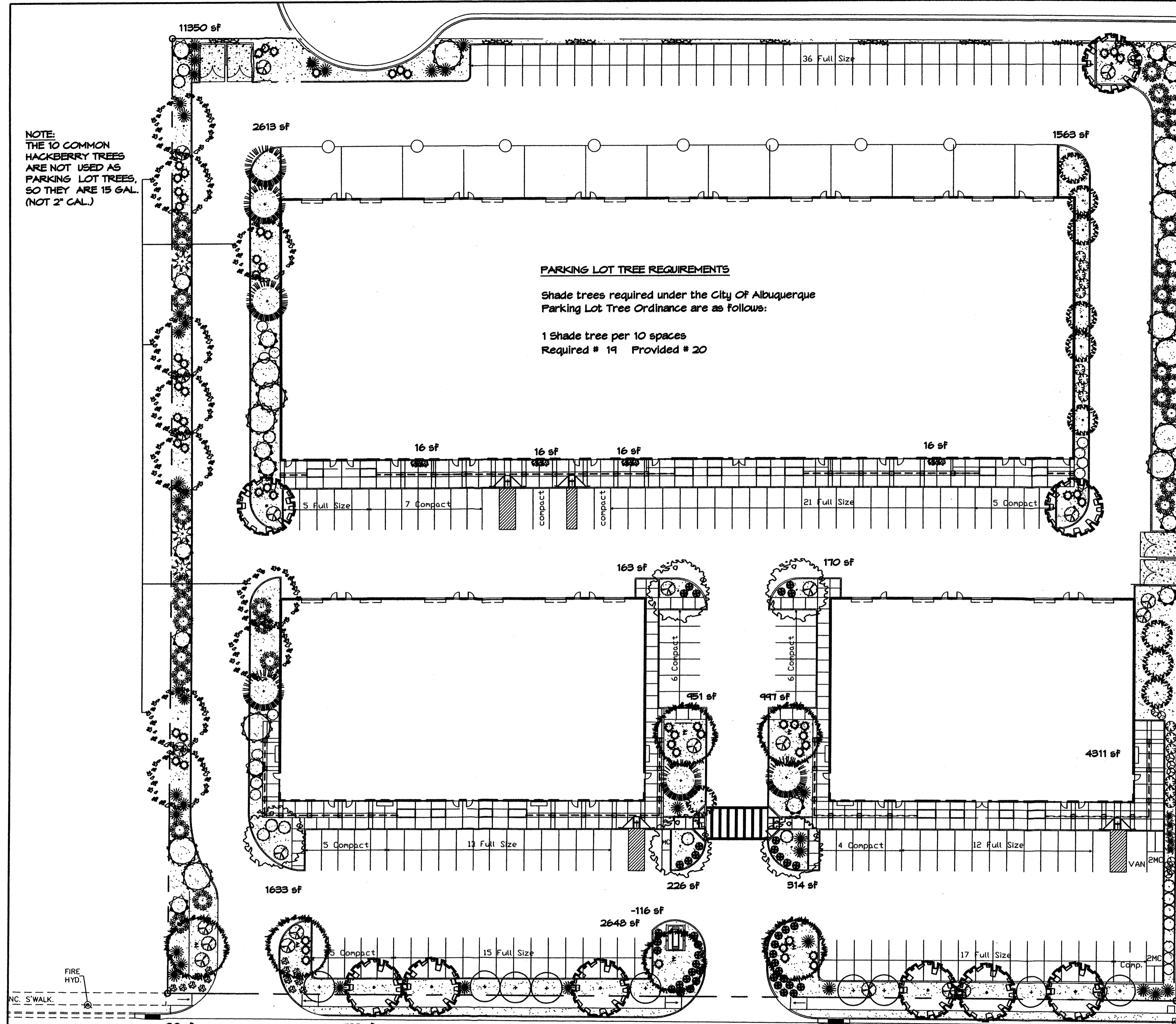
STATE OF NEW MEXICO  
CALORI B. CALORI  
REGISTERED ARCHITECT

ISSUE: DRB SET  
DRAWN: DMK  
CHECKED: KC  
DATE: 08.24.07

REVISIONS

SITEPLAN

0720  
AS101  
OF XX



NOTE:  
THE 10 COMMON HACKBERRY TREES ARE NOT USED AS PARKING LOT TREES, SO THEY ARE 15 GAL. (NOT 2" CAL.)

**PARKING LOT TREE REQUIREMENTS**

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

1 Shade tree per 10 spaces  
Required # 19 Provided # 20

**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. Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe 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.

**NOTE TO CLIENT:**

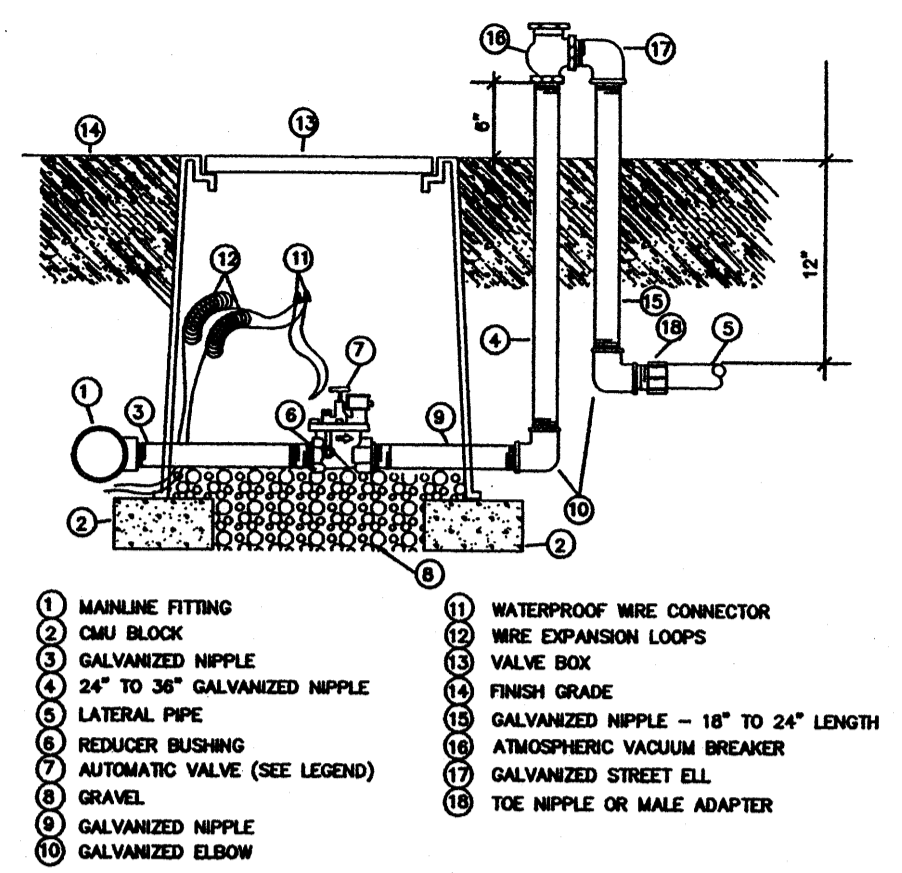
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" 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. 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.

**LANDSCAPE CALCULATIONS**

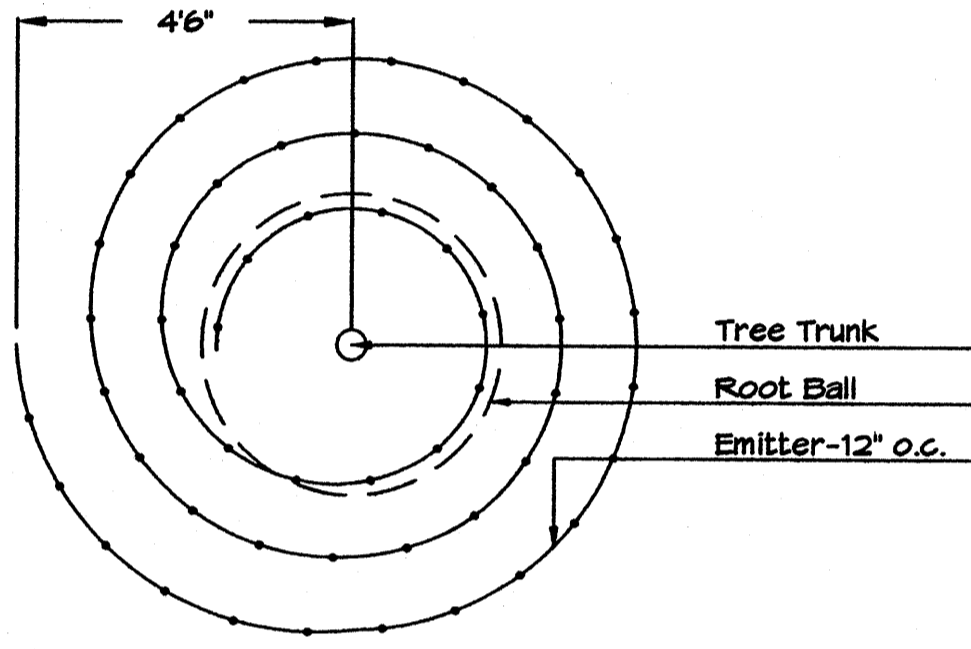
TOTAL LOT AREA	231922	square feet
TOTAL BUILDINGS AREA	82920	square feet
TOTAL OFFSITE	1475	square feet
NET LOT AREA	149002	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	22350	square feet
TOTAL BED PROVIDED	26687	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	20015	square feet
TOTAL GROUND COVER PROVIDED	20022 (75%)	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	28162	square feet

**PLANT LEGEND**

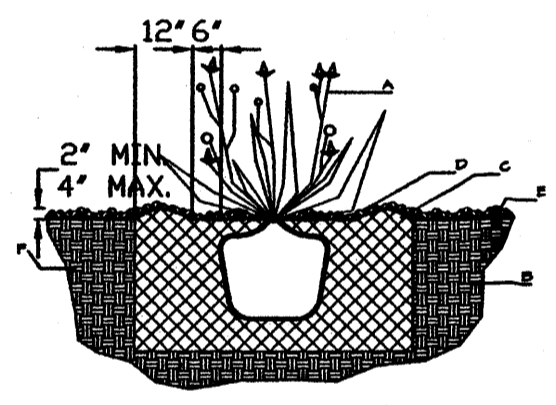
- CHINESE PISTACHE (M) 5  
*Platanus chinensis*  
2" Cal.
- SHUMARD OAK (M) 6  
*Quercus shumardii*  
2" Cal.
- CHITALPA (M) 9  
*Chilopsis x Catalpa*  
2" Cal.
- DESERT WILLOW (L) 15  
*Chilopsis linearis*  
5 Gal. 225sf
- ROSE OF SHARON (M) 3  
*Hibiscus syriacus*  
5 Gal. 100sf
- BROOM BACCHARIS (L+) 31  
*Baccharis sarothroides*  
5 Gal. 100sf
- LITTLELEAF SUMAC (L+) 15  
*Rhus microphylla*  
5 Gal. 81sf
- THREE-LEAF SUMAC (L) 13  
*Rhus trilobata*  
5 Gal. 36sf
- BEARGRASS (L+) 36  
*Nolina microcarpa*  
5 Gal. 36sf
- APACHE PLUME (L) 14  
*Fallugia paradoxa*  
5 Gal. 25sf
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- COMMON HACKBERRY (M) 10  
*Celtis occidentalis*  
15 Gal.
- AUSTRIAN PINE (M) 6  
*Pinus nigra*  
3-4"
- NEW MEXICO OLIVE (L) 9  
*Forestiera neomexicana*  
15 Gal. 225sf
- WASHINGTON HAWTHORN (M+) 10  
*Crataegus phaenopyrum*  
15 Gal. 225sf
- FERN BUSH (L+) 15  
*Chamaebatia millefolium*  
5 Gal. 25sf
- LENA'S BROOM (M) 60  
*Cytisus scoparius*  
5 Gal. 16sf
- WHIRLING BUTTERFLIES (M) 44  
*Gaura lindheimeri*  
1 Gal. 16sf
- MAIDENGRASS (M) 5  
*Miscanthus sinensis*  
1 Gal. 16sf
- MILDFLOWER 9  
1 Gal. 4sf
- THREADGRASS (M) 26  
*Stipa tenuissima*  
1 Gal. 4sf
- HONEYSUCKLE (M) 25  
*Lonicera japonica 'Halliana'*  
1 Gal. 144sf  
Unstaked-Groundcover
- TRUMPET VINE (M) 9  
*Campsis radicans*  
1 Gal. 20sf



AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER



Netafim Spiral Detail



**GENERAL NOTES:**

- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING FIT.

**SHRUB PLANTING DETAIL NTS**

**GENERAL NOTES:**

- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL 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.
- PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
- PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

**CONSTRUCTION NOTES:**

- SHRUB.
- BACKFILL WITH EXISTING SOIL.
- EARTH BERM AROUND WATER RETENTION BASIN.
- 4" DEPTH OF BARK MULCH.
- FINISH GRADE.
- UNDISTURBED SOIL.

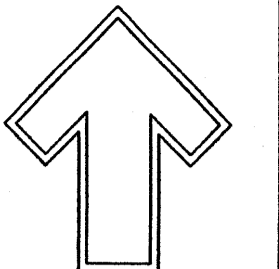
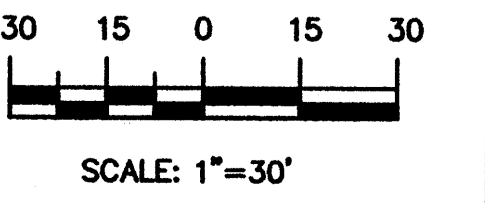
**CONSTRUCTION NOTES:**

- TREE
- BACKFILL WITH EXISTING SOIL.
- 4" DEPTH OF BARK MULCH.
- TURF AT FINISH GRADE.
- UNDISTURBED SOIL.

**TREE PLANTING DETAIL NTS**

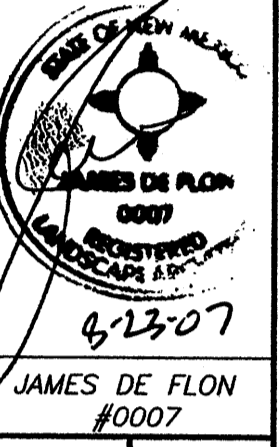
- 8-23-07 RMM SITE REVISION
- 8-2-07 RMM SITE REVISION
- 6-4-07 RMM SITE REVISION

**GRAPHIC SCALE**



Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 886-9680  
Fax (505) 886-7737  
cm@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

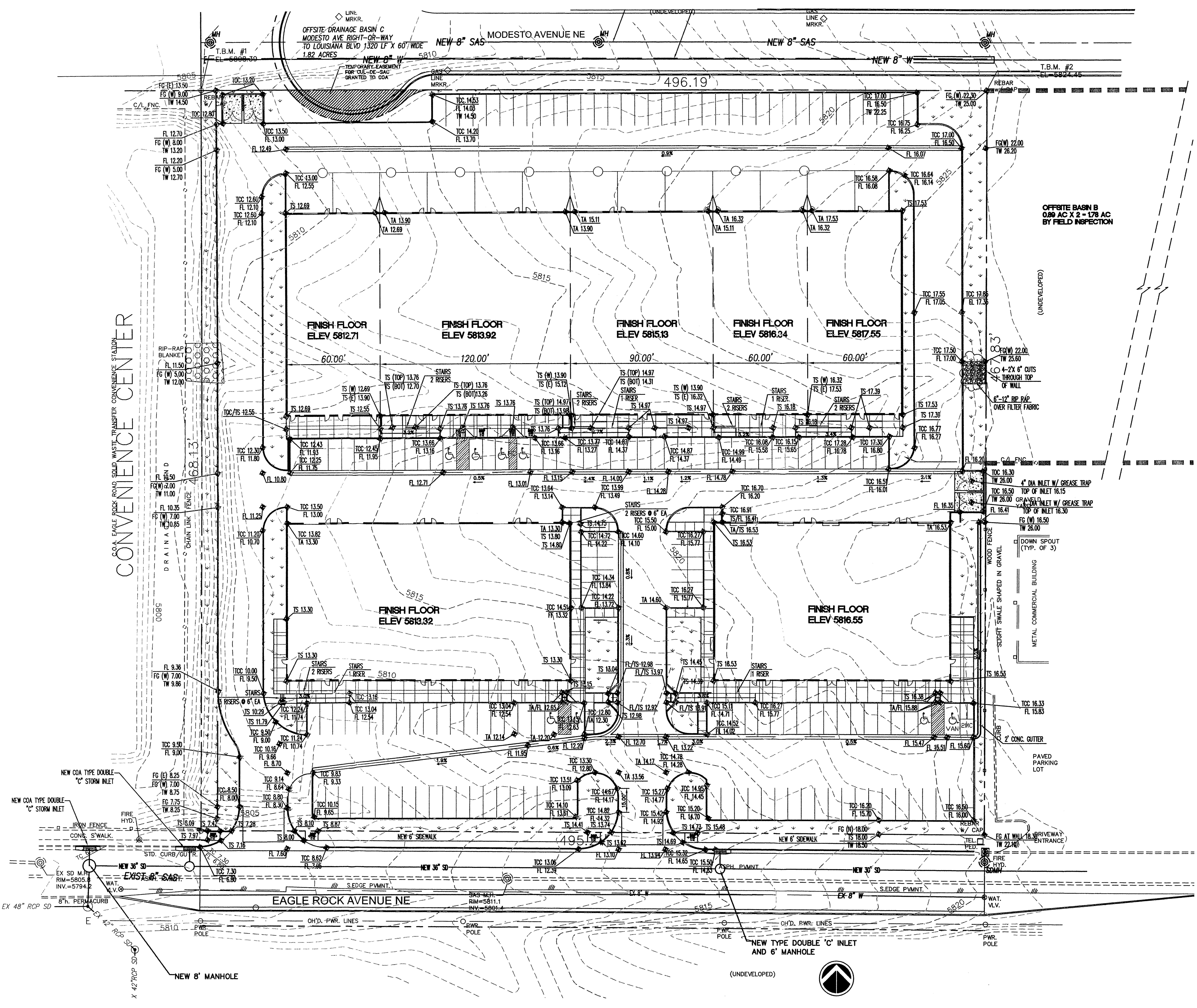


EAGLE ROCK OFFICE/WAREHOUSE  
ALBUQUERQUE, NM  
LANDSCAPE PLAN

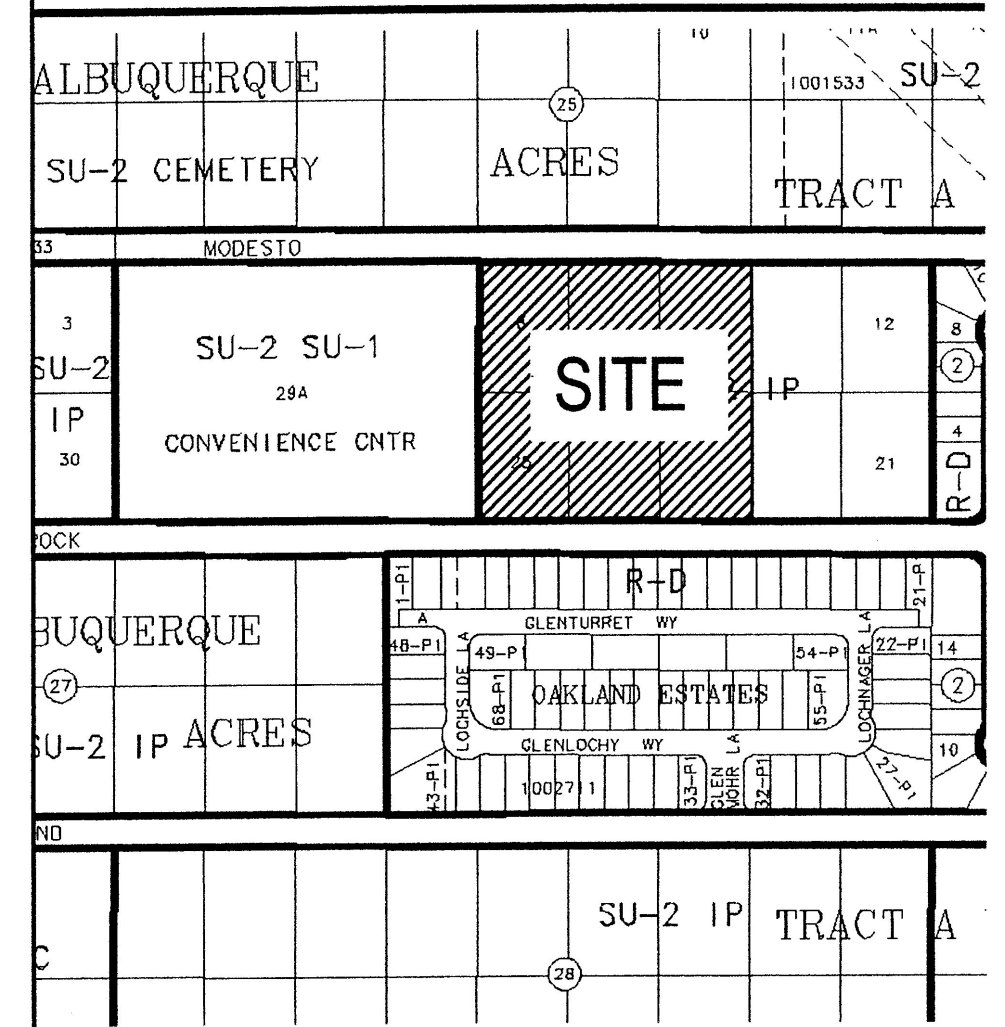
All sensitive data contained herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless approved in writing by the designer or other project.

**The Hilltop**  
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: RMM  
REVISION # 1  
DATE: 5-23-07  
SHEET # 11 OF 11



**CONCEPTUAL GRADING PLAN**  
SCALE 1" = 30'



**VICINITY MAP C-18-Z**

**LEGAL DESCRIPTION**  
LOTS 8 - 10 AND 23-25, BLOCK 26, TRACT A,  
UNIT B, NORTH ALBUQUERQUE ACRES  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

**ACS BENCHMARK**  
ACS MONUMENT "10-C18", BEING AN ACS MONUMENT, WITH  
AN ELEVATION OF 5774.67

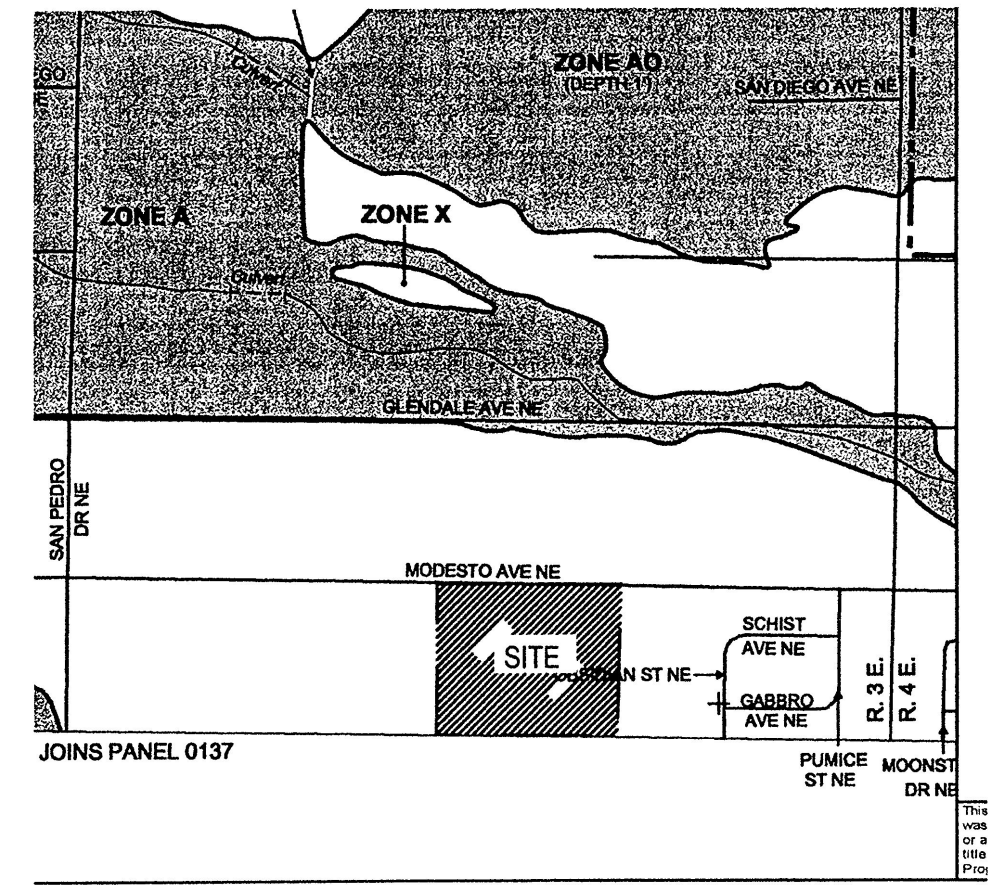
**SURVEY NOTES**  
FIELD SURVEY BY: RIO GRANDE SURVEYING CO., P. O. BOX 5177, ALBUQUERQUE, NM 87194  
SURVEY DATE: MARCH, 2003  
PHONE: (505) 764-8891  
FAX: (505) 764-8891

LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION SUPPLIED TO THE SURVEYOR BY THE APPROPRIATE UTILITY COMPANIES. SURVEYOR DOES NOT GUARANTEE THESE LOCATIONS NOR THE FACT THAT SOME UTILITIES MIGHT BE LEFT OUT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED BY THE OWNER AS SUCH.

**FLOODPLAIN**

THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY DESIGNATED FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMMUNITY-PANEL NO. 35001C0129 F, EFFECTIVE DATE NOVEMBER 19, 2003 AS SHOWN BELOW

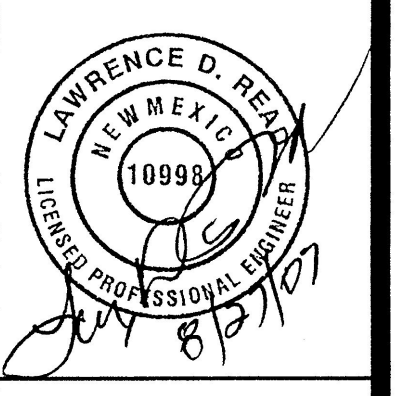


**FEMA PANEL 35001C0129 F**

**LARRY READ & ASSOCIATES**  
Civil Engineers  
2430 Midtown Place, NE, Suite C  
Albuquerque, New Mexico 87107  
(505) 345-0620 Fax (505) 237-8422

NO.	DATE	REVISIONS DESCRIPTION
1		
2		
3		
4		

**CONCEPTUAL GRADING PLAN**



**EAGLE ROCK BUSINESS**  
6700 EAGLE ROCK AVE  
ALBUQUERQUE, NM

DRAWING NAME: PROTEK\_PHL.DWG  
SHEET  
C101 OF 3

### GENERAL NOTES

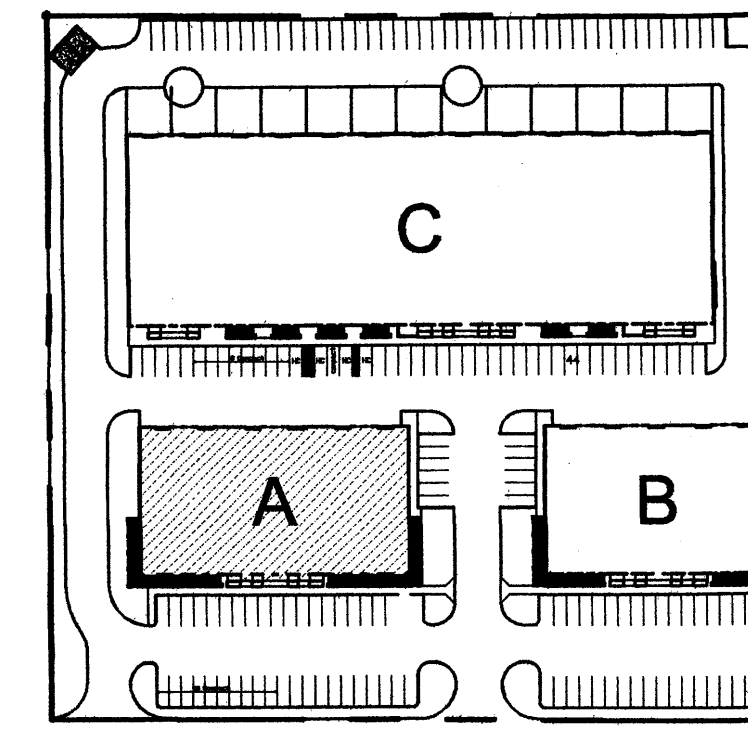
FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. SIGNAGE TO BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 100 SQ FT.

FINAL SELECTION OF MATERIAL MANUFACTURER TO BE DETERMINED. MANUFACTURERS ARE REFERENCED IN KEYED NOTES IN ORDER TO PROVIDE INFORMATION ON INTENDED COLOR OR PRODUCT TYPE.

EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND GUIDELINES

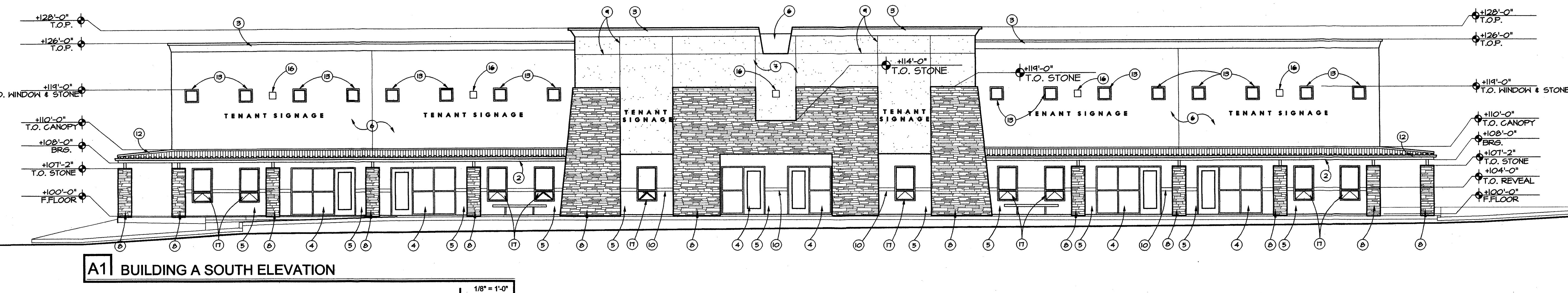
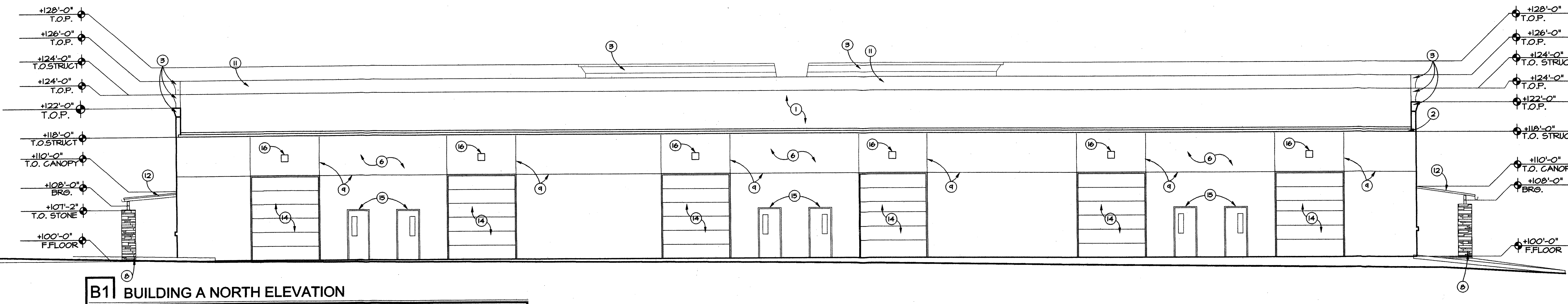
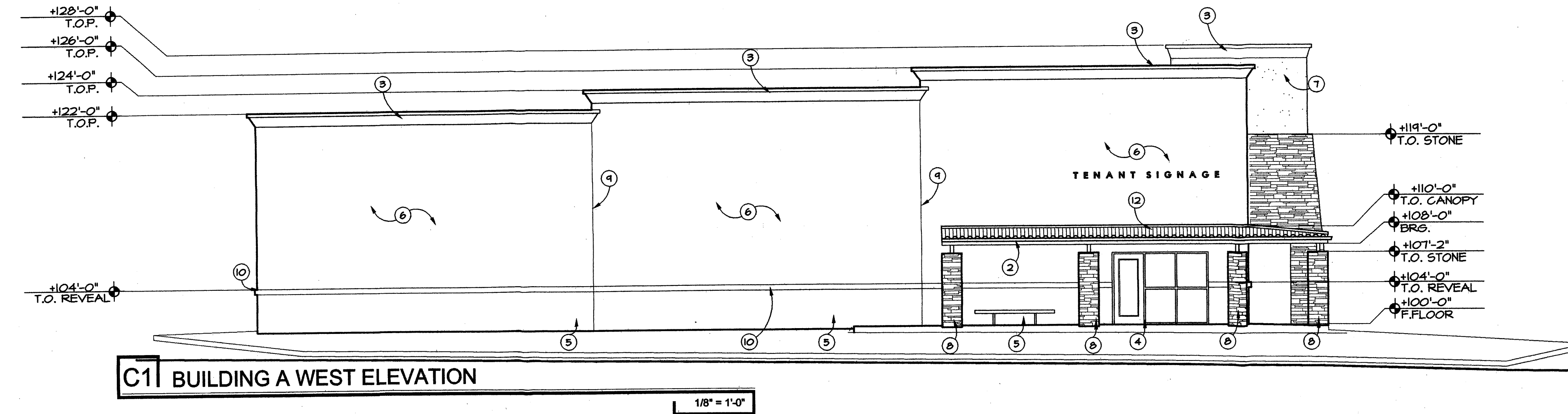
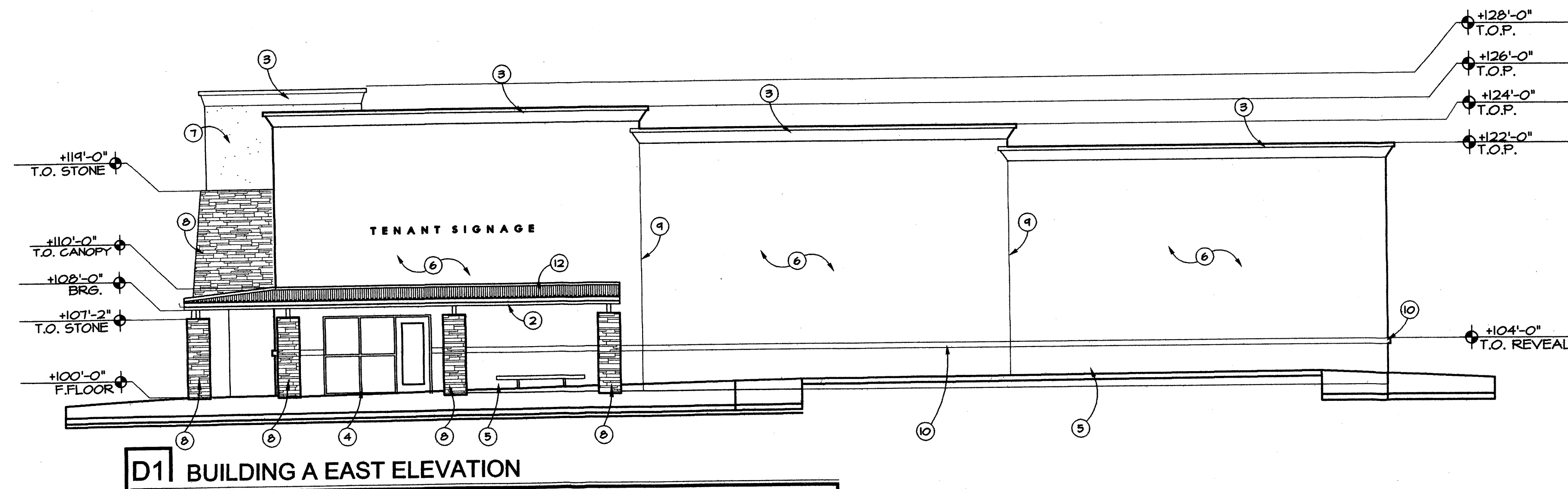
### KEYED NOTES

- FULLY ADHEARED TPO (WHITE) ROOFING SYSTEM.
- 4"x4" GUTTER AND DOWNSPOUT. COLOR TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- STUCCO LASER CUT STYROFOAM COPING, STUCCO COLOR TO MATCH DUNN EDWARDS DEC610 RICE BOWL.
- CLEAR ANODIZED ALUMINUM STOREFRONT FRAME CLEAR GLAZING WITH LOW E COATING SHADING COEFFICIENT = .71
- STUCCO COLOR #1 - COLOR TO MATCH DUNN EDWARDS DEC106 ROSE WOOD.
- STUCCO COLOR #2- COLOR TO MATCH DUNN EDWARDS DEC136 TERRACOTTA SAND.
- STUCCO COLOR #3- COLOR TO MATCH SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- "PECAN" COLORED CULTURED STONE VENEER BY PAINTED DESERT INDUSTRIES.
- CONTROL JOINT.
- REVEALS.
- PARAPET WALL BEYOND STUCCO TO MATCH COPING.
- 3" EXPOSED GALVANIZED METAL CANOPY WITH PAINTED STEEL BEAMS, COLUMNS, AND GUTTER. PAINT TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- 2'x2' ANODIZED ALUMINUM FIXED WINDOW FRAME WITH CLEAR GALAZING.
- 10' W X12' H METAL OVERHEAD SECTIONAL DOOR. HOLLOW METAL FAME TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- HOLLOW METAL DOOR AND FRAME WITH CLEAR GLAZING. DOOR AND FRAMES TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- FULL CUT-OFF WALL MOUNT LIGHT FIXTURE BY LUMARK. MHIP-T-175-120.
- 5'-2"H x 3'-0" FIXED WINDOW WITH AWNING BELOW. FRAME COLOR TO MATCH STOREFRONT, GLAZING TO BE CLEAR WITH LOW E COATING SHADING COEFFICIENT = .71



B4 KEY PLAN

NTS



**EDI**  
N Y N  
V N C  
I A  
R M O  
I N C S  
M E N T  
A L

142 TRUMAN STREET NE  
ALBUQUERQUE, NM 87108  
TEL: 505.242.2851 FAX: 505.242.2852

**EAGLE ROCK  
BUSINESS CENTER**

6401 EAGLE ROCK AVE. NW  
ALBUQUERQUE NM, 87113



ISSUE:	DRB SET
DRAWN:	DMK
CHECKED:	KC
DATE:	08.24.07

REVISIONS

EXTERIOR ELEVATIONS BUILDING A

0720  
A-201A  
OF XX

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**GENERAL NOTES**

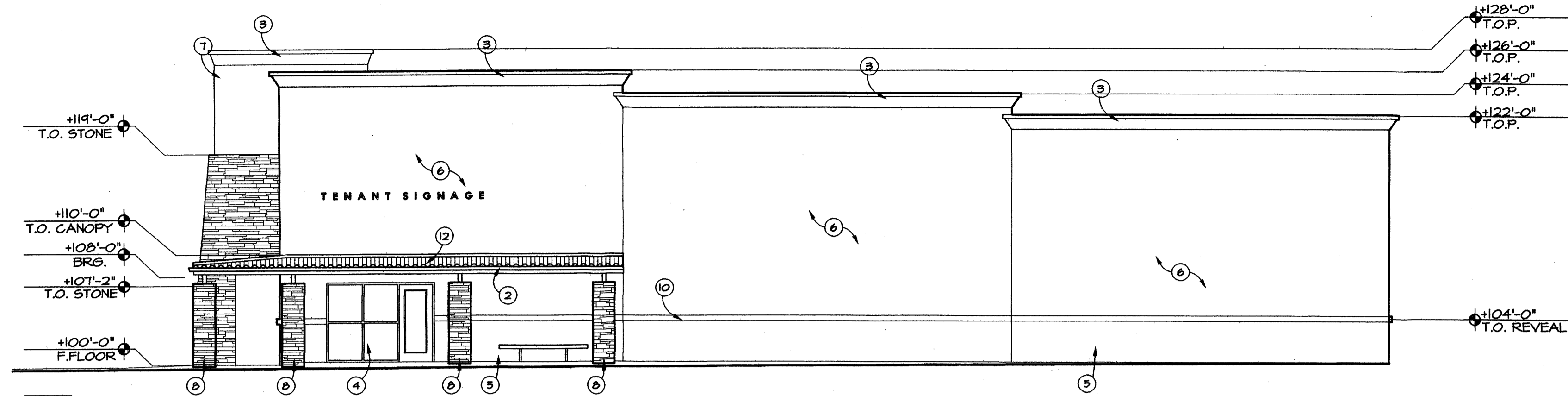
FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. TENANT SIGNS TO BE WALL MOUNTED AT A MIN 15'-0" A.F.F. EACH TENANT'S SIGNAGE WILL BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 40 SQ FT.

FINAL SELECTION OF MATERIAL MANUFACTURER TO BE DETERMINED. MANUFACTURERS ARE REFERENCED IN KEYED NOTES IN ORDER TO PROVIDE INFORMATION ON INTENDED COLOR OR PRODUCT TYPE.

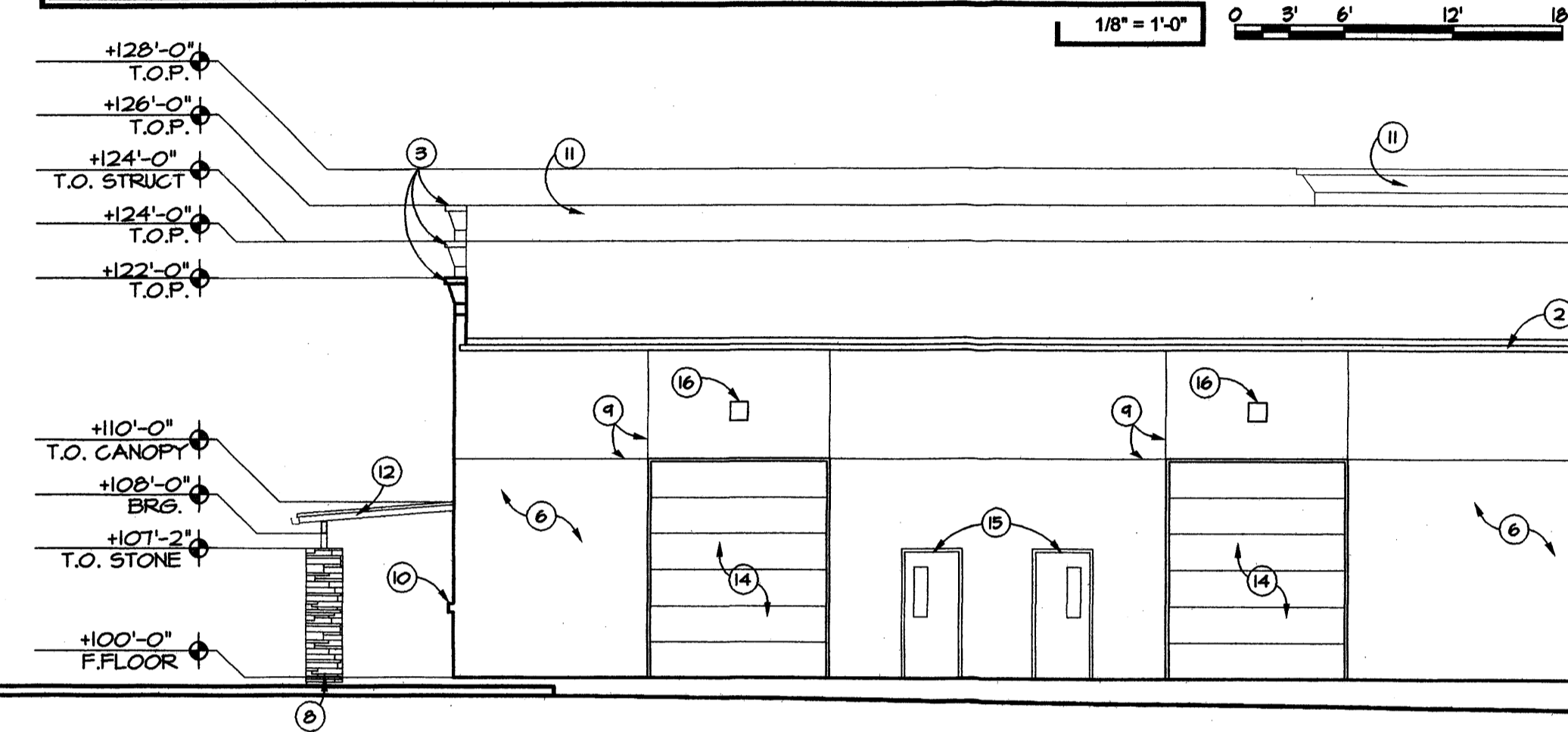
EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND GUIDELINES

**KEYED NOTES**

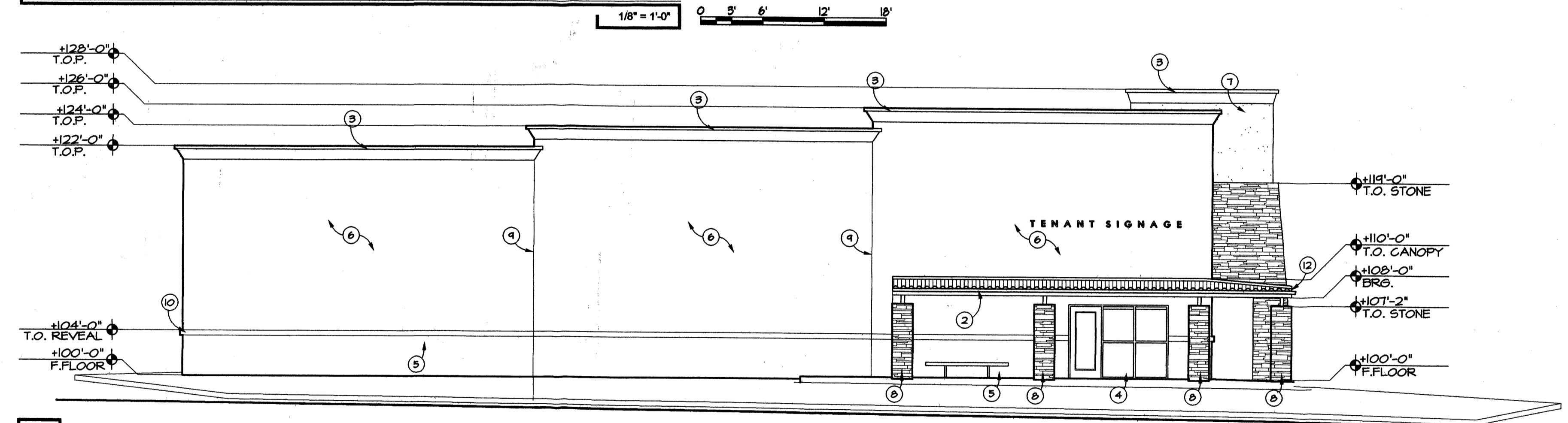
- FULLY ADHEARD TPO (WHITE) ROOFING SYSTEM.
- 4"x4" GUTTER AND DOWNSPOUT. COLOR TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- STUCCO LASER CUT STYROFOAM COPING, STUCCO COLOR TO MATCH DUNN EDWARDS DEC610 RICE BOWL.
- CLEAR ANODIZED ALUMINUM STOREFRONT FRAME CLEAR GLAZING WITH LOW E COATING SHADING COEFFICIENT = .71
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- HOLLOW METAL DOOR AND FRAME WITH CLEAR GLAZING. DOOR AND FRAMES TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
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- 5'-2 1/2" X 3'-0" FIXED WINDOW WITH AWNING BELOW. FRAME COLOR TO MATCH STOREFRONT, GLAZING TO BE CLEAR WITH LOW E COATING SHADING COEFFICIENT = .71



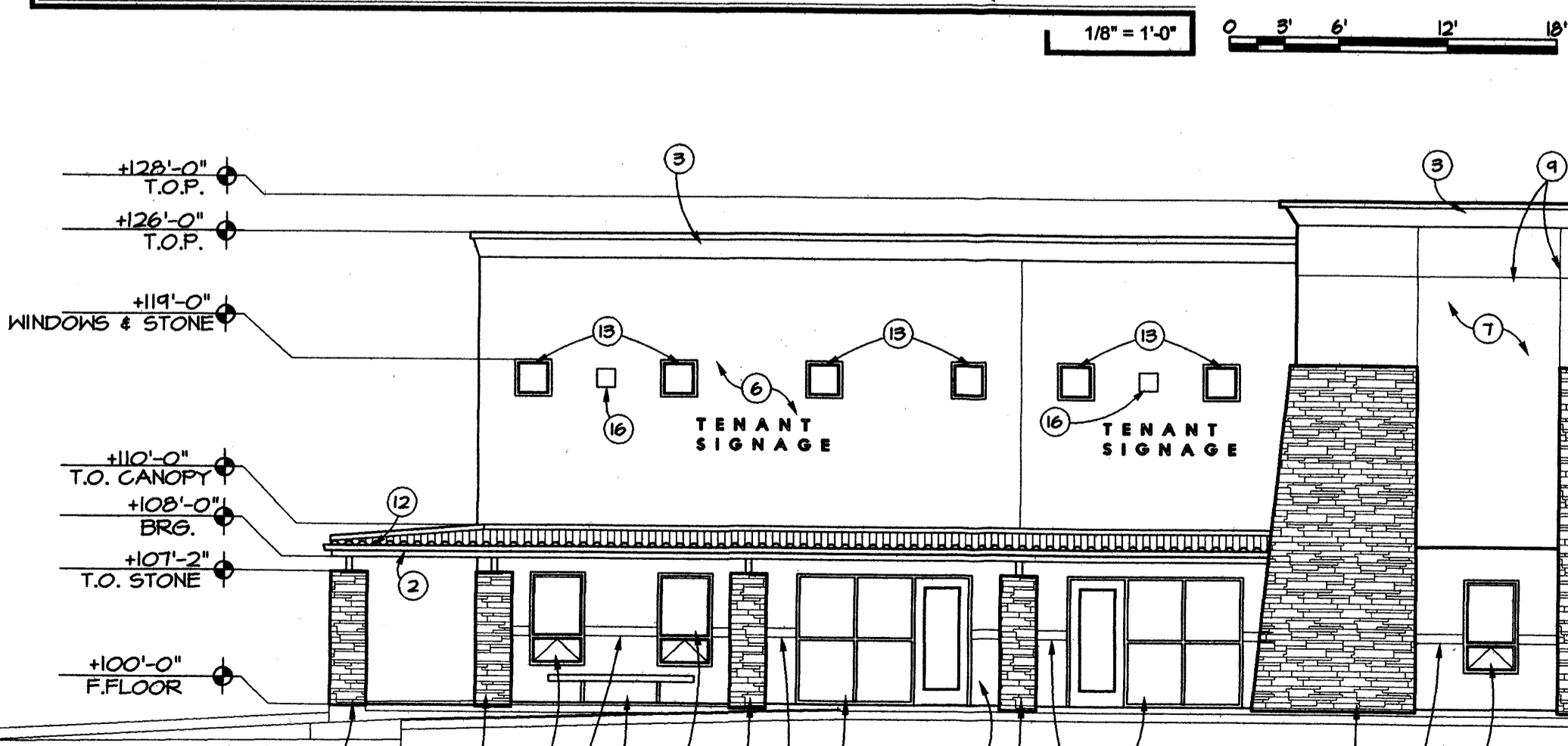
**D1 BUILDING B EAST ELEVATION**



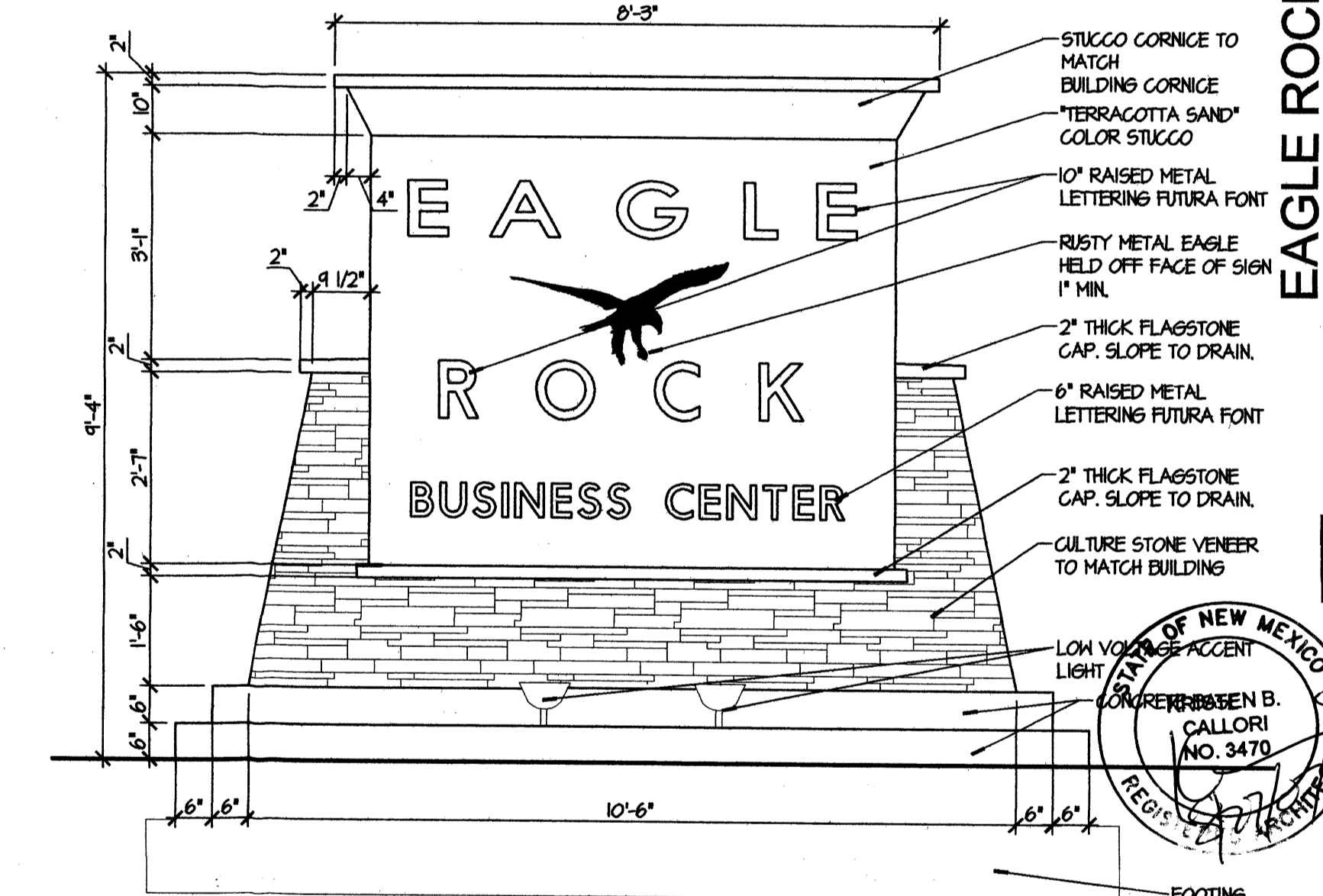
**C1 BUILDING B NORTH ELEVATION**



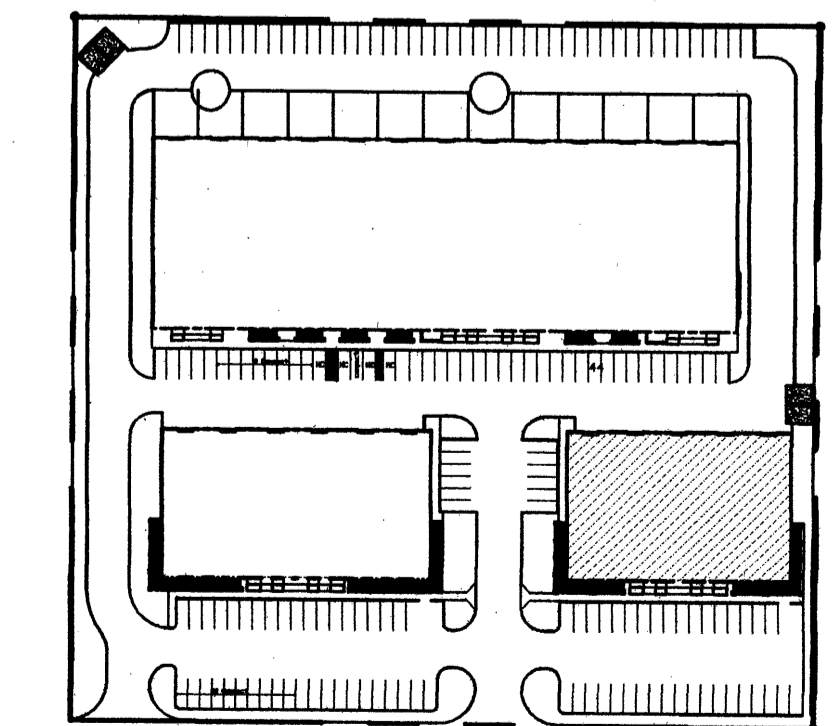
**B1 BUILDING B WEST ELEVATION**



**A1 BUILDING B SOUTH ELEVATION**



**B4 SIGNAGE ELEVATION**



**B4 KEY PLAN**

**EDINYNVNCIARMOINCSMENTAL**  
 142 TRUMAN STREET NE  
 ALBUQUERQUE, NM 87108  
 TEL: 505.242.2851 FAX: 505.242.2852

**EAGLE ROCK BUSINESS CENTER**  
 6401 EAGLE ROCK AVE. NW  
 ALBUQUERQUE, NM, 87113

ISSUE: DRB SET

DRAWN: DMK  
 CHECKED: KC  
 DATE: 08.24.07

REVISIONS

EXTERIOR ELEVATIONS BUILDING B

0720  
 A-201B  
 of XX

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**GENERAL NOTES**

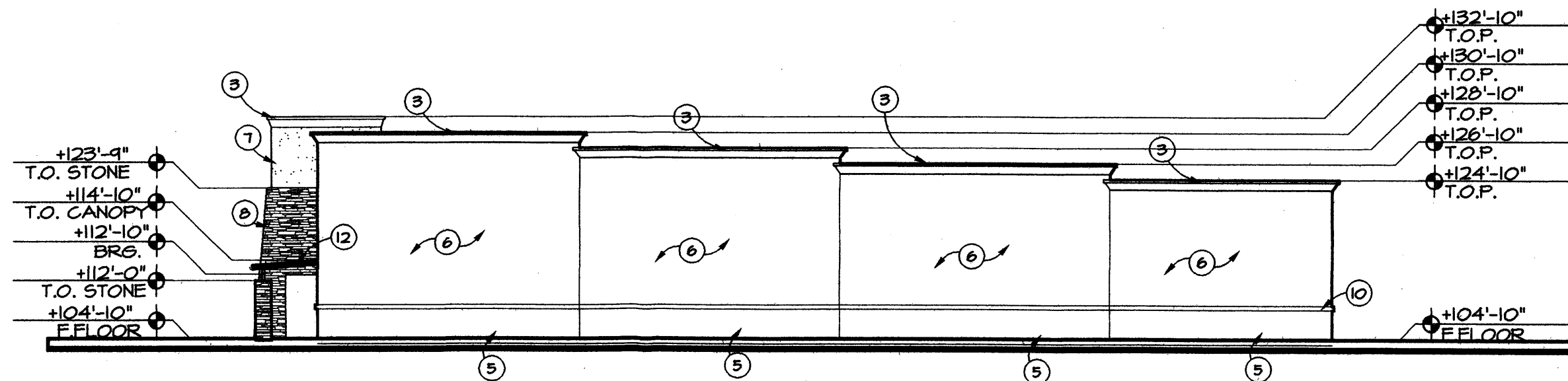
FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. SIGNAGE TO BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 100 SQ. FT.

FINAL SELECTION OF MATERIAL MANUFACTURER TO BE DETERMINED. MANUFACTURERS ARE REFERENCED IN KEYED NOTES IN ORDER TO PROVIDE INFORMATION ON INTENDED COLOR OR PRODUCT TYPE.

EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND GUIDELINES

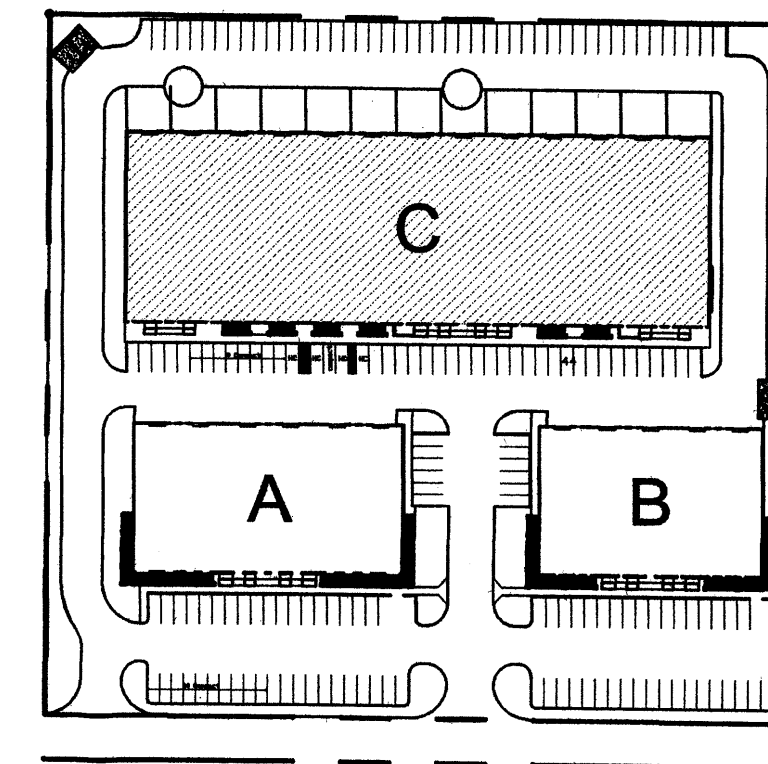
**KEYED NOTES**

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- 4"x4" GUTTER AND DOWNSPOUT. COLOR TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
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- CONTROL JOINT.
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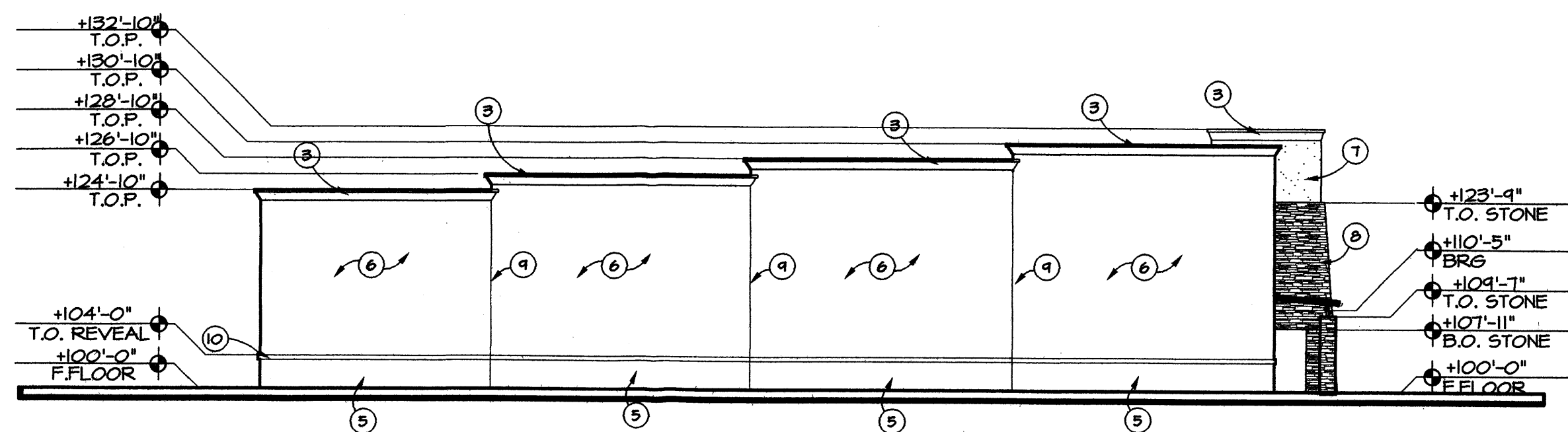
**D1** BUILDING C EAST ELEVATION

1/16" = 1'-0"



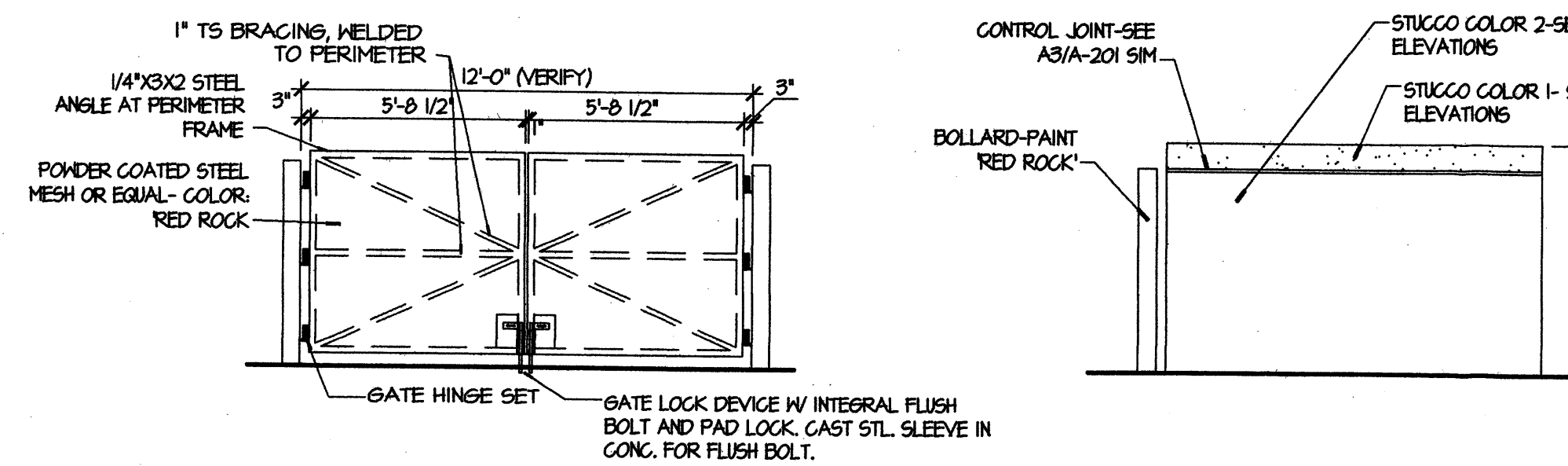
**B4** KEY PLAN

NTS



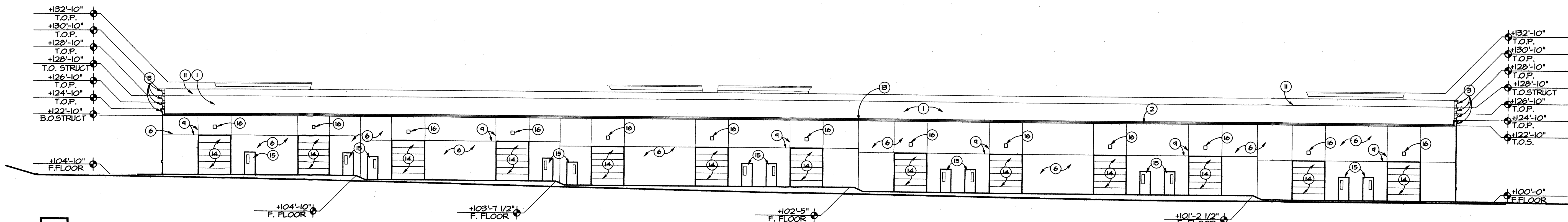
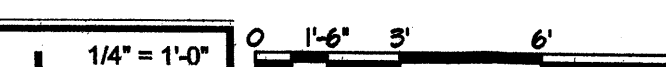
**C1** BUILDING C WEST ELEVATION

1/16" = 1'-0"



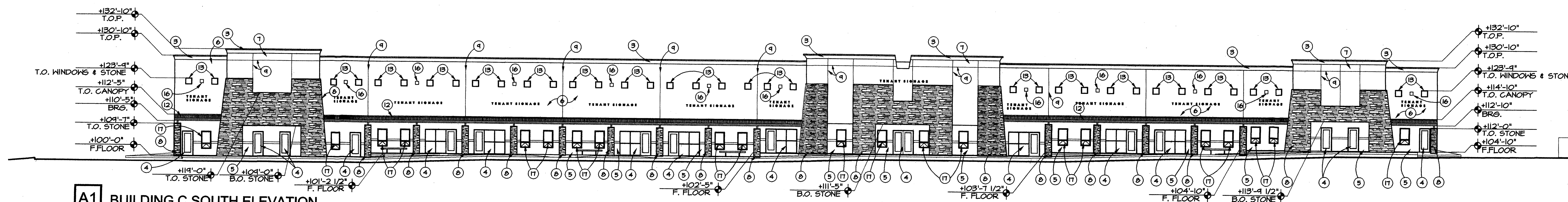
**C2** DUMPSTER ENCLOSURE GATE ELEVATION

1/4" = 1'-0"



**B1** BUILDING C NORTH ELEVATION

1/16" = 1'-0"



**A1** BUILDING C SOUTH ELEVATION

1/16" = 1'-0"



**EDI**  
N Y N C  
V N C  
I A  
R M  
O I N C S  
E N T A L

142 TRUMAN STREET NE  
ALBUQUERQUE, NM 87108  
TEL: 505.242.2681 FAX: 505.242.2682

**EAGLE ROCK  
BUSINESS CENTER**  
6401 EAGLE ROCK AVE. NW  
ALBUQUERQUE, NM, 87113

STATE OF NEW MEXICO  
KRISTEN B. CALLORI  
NO. 3470  
REGISTERED ARCHITECT

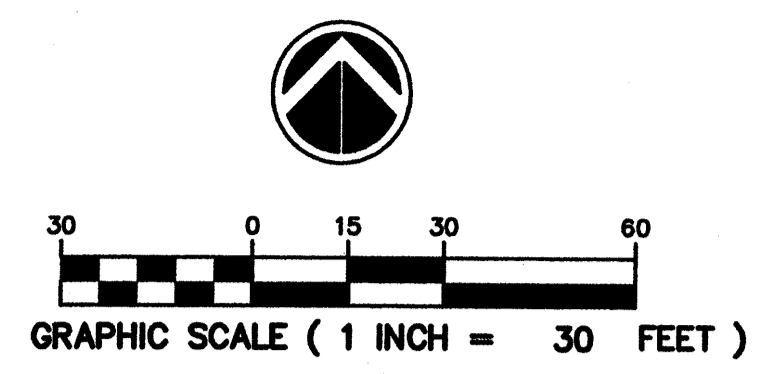
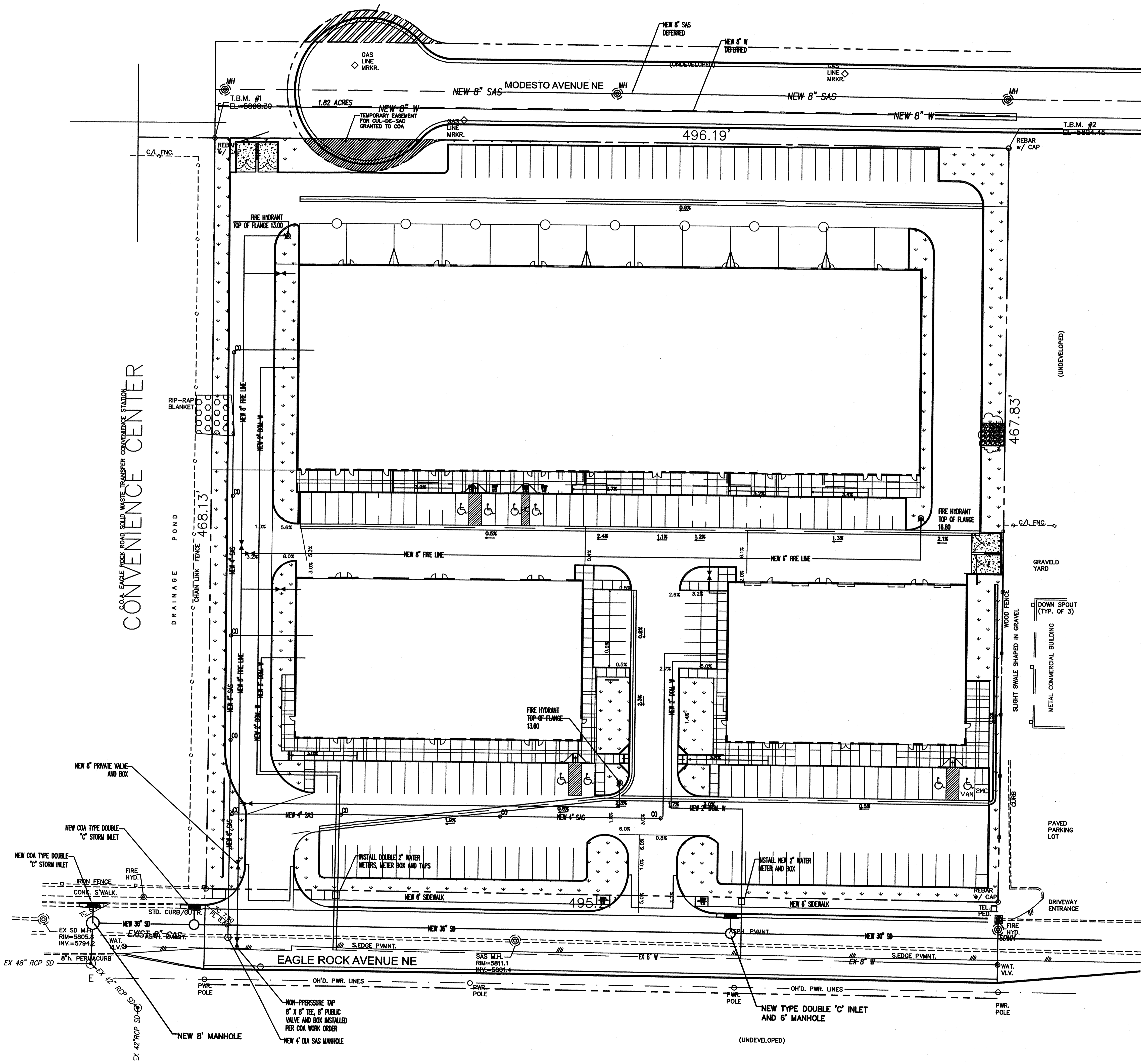
ISSUE: DRB SET  
DRAWN: DMK  
CHECKED: KC  
DATE: 08.24.07

REVISIONS

EXTERIOR ELEVATIONS  
BUILDING  
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0720  
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XX of XX

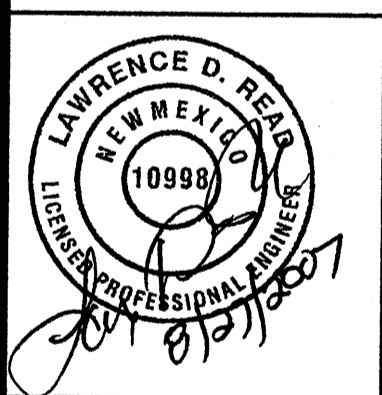
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**LARRY READ & ASSOCIATES**  
 Civil Engineers  
 2430 Midtown Place, NE Suite C  
 Albuquerque, New Mexico 87107  
 (505) 345-0620 Fax (505) 237-8422

NO.	DATE	REVISIONS DESCRIPTION	BY
1			
2			
3			
4			

CONCEPTUAL  
 UTILITY PLAN

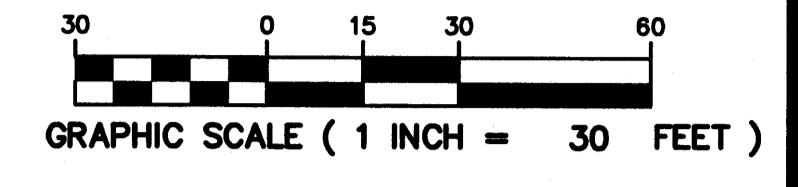


EAGLE ROCK BUSINESS  
 6700 EAGLE ROCK AVE  
 ALBUQUERQUE, NM

CONCEPTUAL UTILIT PLAN  
 SCALE 1" = 30'

DRAWING NAME: PROTEK\_PHD.DWG  
 SHEET: C102 OF 3





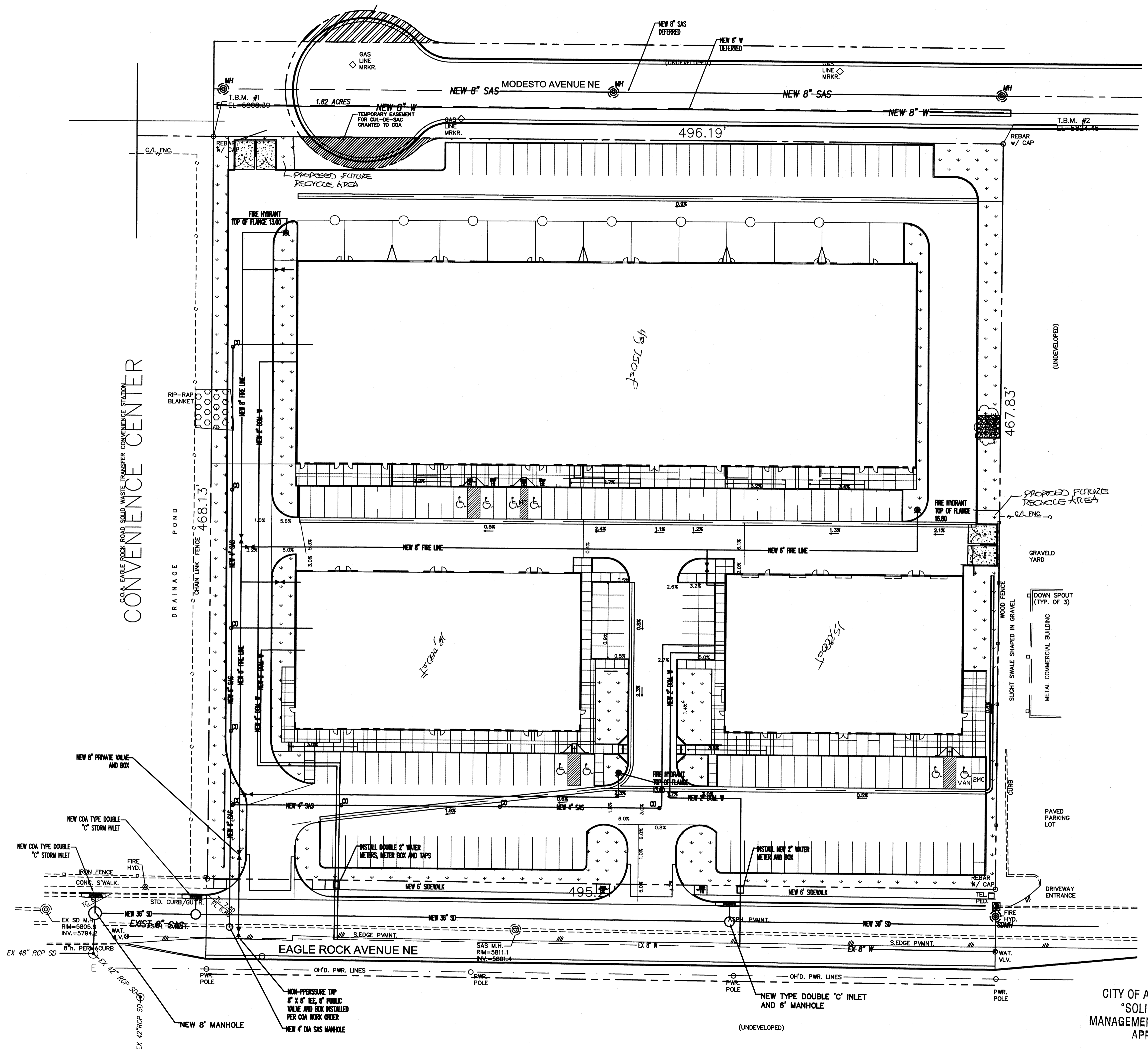
**LARRY READ & ASSOCIATES**  
 Civil Engineers  
 2430 Midtown Place, NE, Suite C  
 Albuquerque, New Mexico 87107  
 (505) 345-0620 Fax (505) 237-8422

NO.	DATE	REVISIONS DESCRIPTION	BY
1			
2			
3			
4			

CONCEPTUAL UTILITY PLAN

EAGLE ROCK BUSINESS  
 6700 EAGLE ROCK AVE  
 ALBUQUERQUE, NM

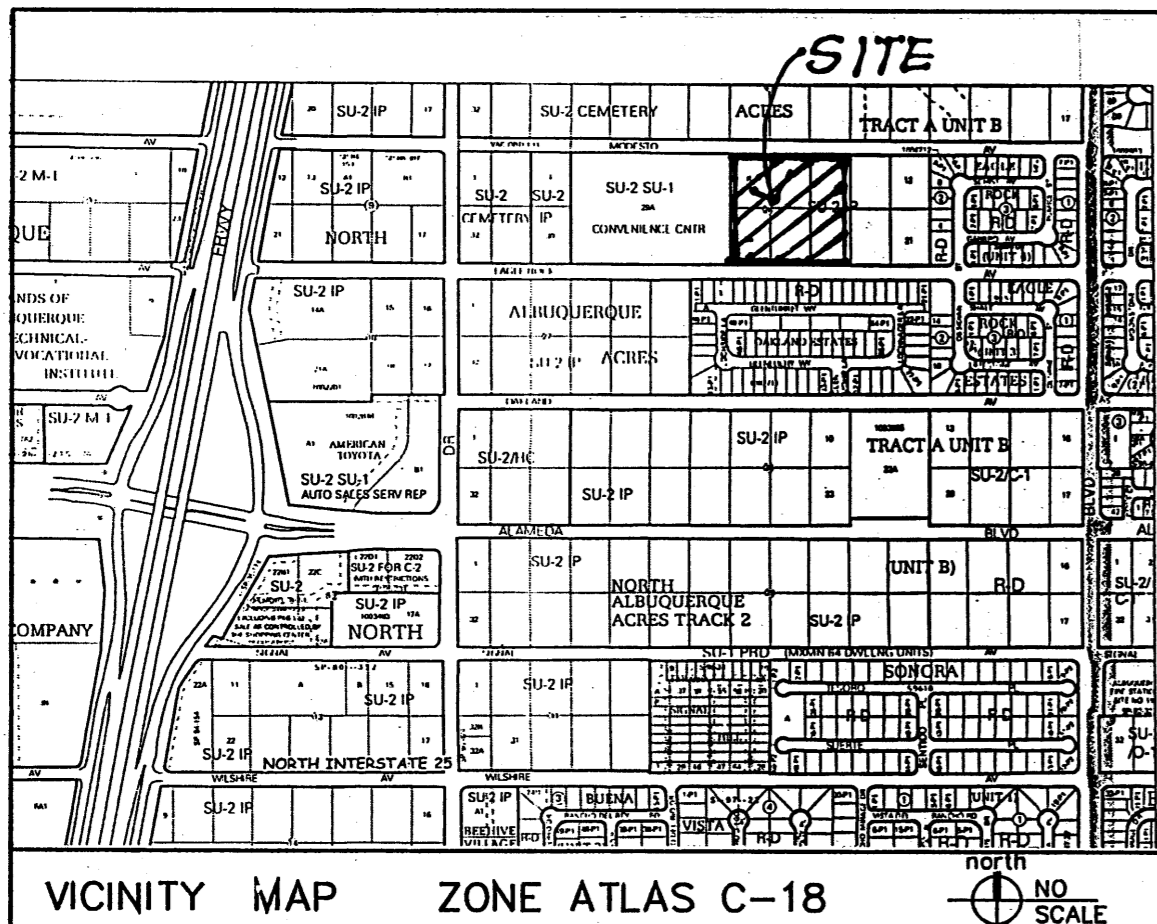
DRAWING NAME: PROTECT BUILDING SHEET  
 C102 OF 3



CITY OF ALBUQUERQUE  
 "SOLID WASTE"  
 MANAGEMENT DEPARTMENT  
 APPROVED 8/28/07  
 M.H.

1003359

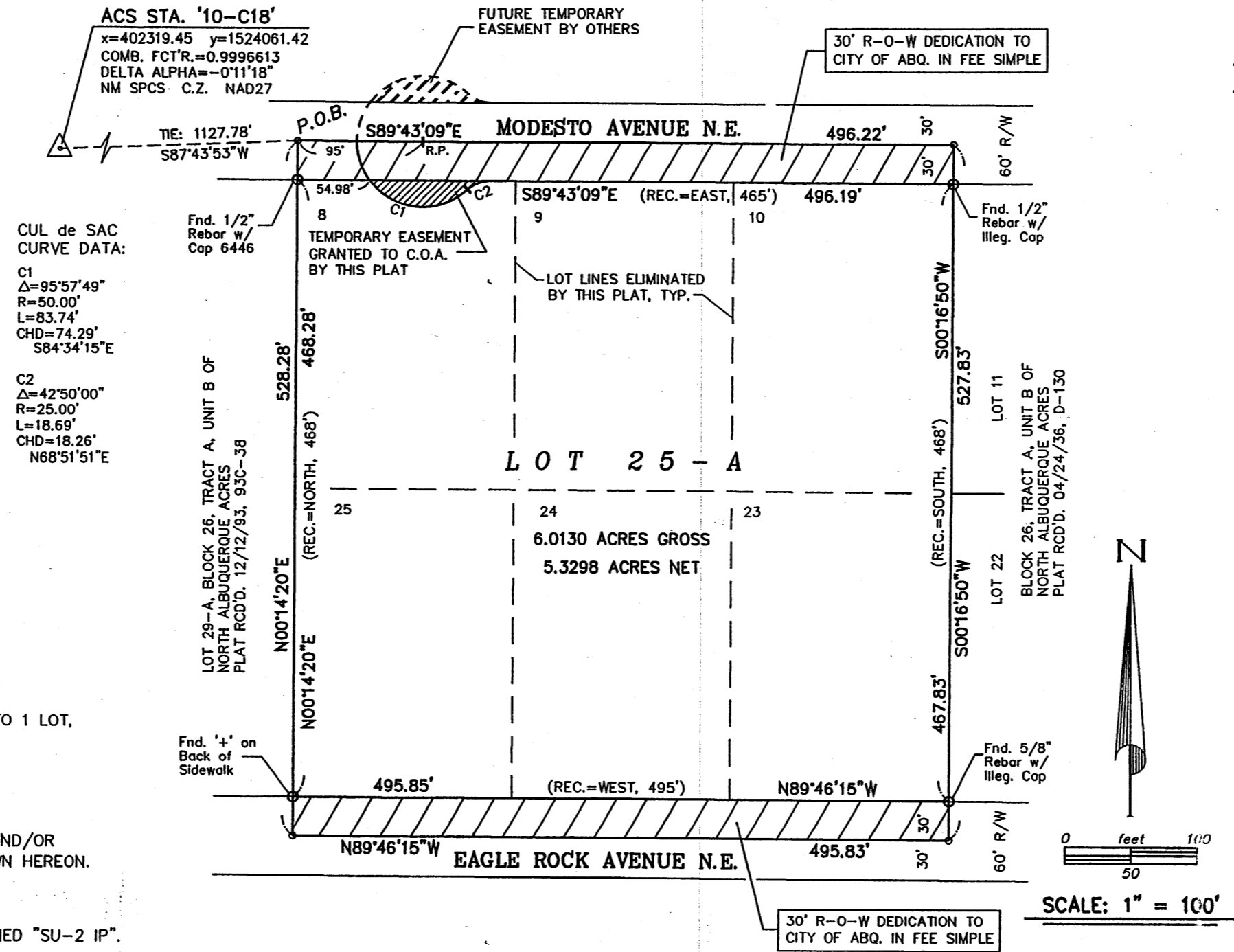
CONCEPTUAL UTILIT PLAN  
 SCALE 1" = 30'



VICINITY MAP ZONE ATLAS C-18

**PLAT NOTES:**

- DISCLOSURE STATEMENT: THE PURPOSE OF THIS PLAT IS TO: a) CONSOLIDATE 6 LOTS INTO 1 LOT, b) DEDICATE RIGHT-OF-WAY AND GRANT EASEMENT TO THE CITY OF ALBUQUERQUE.
- BEARINGS ARE NM S.P.C.S. GRID BEARINGS. DISTANCES ARE GROUND DISTANCES.
- UTILITY COUNCIL LOCATION SYSTEM LOG NO. 2007253644.
- ALL EASEMENTS SHOWN ON THE RECORD PLAT OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST ARE SHOWN HEREON.
- AREA OF SUBJECT LOT 25-A IS 6.0130 ACRES (GROSS).
- CITY OF ALBUQUERQUE ZONE ATLAS MAP C-18 SHOWS THE SUBJECT PROPERTY BEING ZONED "SU-2 IP".
- CLERKS' INDEXING INFO:  
OWNER: KASSAM BUSINESS CENTER LLC  
LOCATION: SEC. 13, T11N, R3E, NMPM



**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPLE MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING LOTS 8, 9, 10, 23, 24 AND 25 IN BLOCK 26, TRACT A, UNIT B OF NORTH ALBUQUERQUE ACRES, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936 IN VOLUME 'D', FOLIO 130, AND BEING MORE PARTICULARLY DESCRIBED IN TOTAL AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE CENTER LINE OF MODESTO AVENUE N.E., WHENCE THE CITY OF ALBUQUERQUE SURVEY CONTROL STATION '10-C18' (X=402319.45, Y=1524061.42, NM S.P.C.S., CENTRAL ZONE, NAD27) BEARS S.87°43'53" W., 1127.78 FEET DISTANT, AND RUNNING THENCE ALONG SAID CENTER LINE OF MODESTO AVENUE N.E.,

S.89°43'09" E., 496.22 FEET TO THE NORTHEAST CORNER; THENCE LEAVING SAID CENTER LINE OF MODESTO AVENUE N.E.,

S.00°16'50" W., 527.83 FEET TO THE SOUTHEAST CORNER, A POINT ON THE CENTER LINE OF EAGLE ROCK AVENUE N.E.; THENCE CONTINUING ALONG SAID CENTER LINE OF EAGLE ROCK AVENUE N.E.,

N.89°46'15" W., 495.83 FEET TO THE SOUTHWEST CORNER; THENCE, LEAVING SAID CENTER LINE OF EAGLE ROCK AVENUE N.E.,

N.00°14'20" E., 528.28 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING.

CONTAINING 6.0130 ACRES.

**BERNALILLO COUNTY TREASURER'S CERTIFICATE:**

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

LOT NO.	UPC	PROPERTY OWNER OF RECORD
8	101806438651210525	
9	101806440351210524	
10	101806442051210523	
23	101806442049010510	
24	101806440349010509	
25	101806438649010508	

BERNALILLO COUNTY TREASURER'S OFFICE:  
By: \_\_\_\_\_ Date: \_\_\_\_\_

PLAT FOR  
**LOT 25-A, BLOCK 26, TRACT A, UNIT B**  
**NORTH ALBUQUERQUE ACRES**

WITHIN THE ELENA GALLEGOS GRANT  
PROJECTED SECTION 13, T11N, R3E, N.M.P.M.  
CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO  
AUGUST 27, 2007

**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
ON PROJECT NO. 1005359

APPROVALS: APPLICATION NO. \_\_\_\_\_  
CITY SURVEYOR: *[Signature]* DATE: 8-28-07

- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_
- PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_
- UTILITIES DEVELOPMENT DIVISION \_\_\_\_\_ DATE \_\_\_\_\_
- A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_
- CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_
- DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_
- REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_
- ENVIRONMENTAL HEALTH DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**OWNERS' FREE CONSENT, DEDICATION AND ACKNOWLEDGEMENT:**

THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON STATE THAT THIS PLAT IS EXECUTED WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES. SAID OWNERS HEREBY DEDICATE THE RIGHT-OF-WAY AS SHOWN HEREON FOR MODESTO AND EAGLE ROCK AVENUES TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE, AND GRANT THE TEMPORARY EASEMENT TO THE CITY OF ALBUQUERQUE. SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER: KASSAM BUSINESS CENTER LLC  
*[Signature]*  
FAIZEL M. KASSAM, MANAGING PARTNER

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss  
ON THIS 27 DAY OF AUGUST, 2007, THIS INSTRUMENT WAS EXECUTED BEFORE ME BY FAIZEL M. KASSAM AS HIS FREE ACT AND DEED ON BEHALF OF KASSAM BUSINESS CENTER LLC.

NOTARY PUBLIC: *[Signature]* MY COMMISSION EXPIRES: 3/29/09

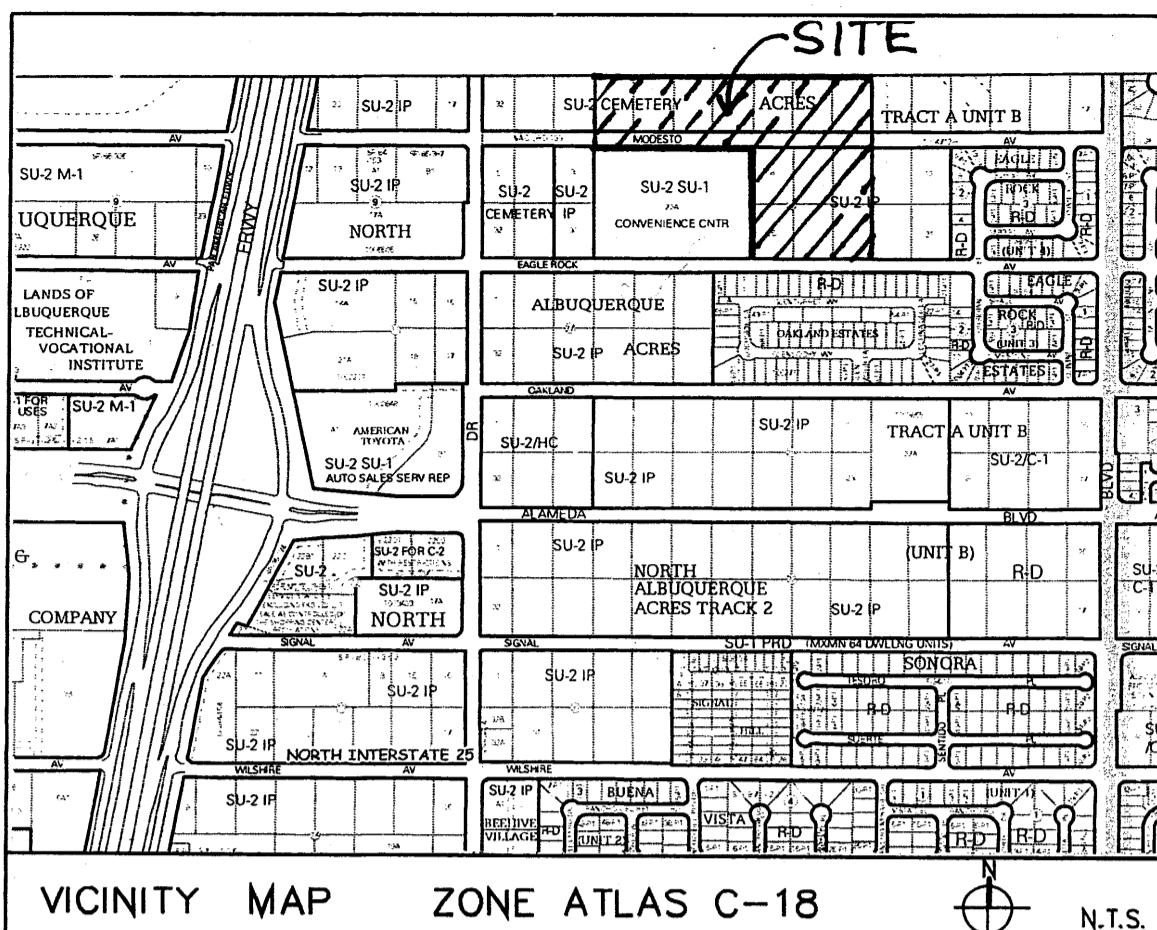
**SURVEYOR'S CERTIFICATION:**

I, REX J. VOGLER, A PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, CERTIFY THAT THIS PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS PREPARED BY ME AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYING IN NEW MEXICO AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Signature]*  
REX J. VOGLER  
NM PS #10466  
DATE: Aug. 27, 2007



**RIO GRANDE SURVEYING CO., PC**  
P.O. BOX 7155 ABO, NM 87194  
PHONE & FAX (505) 764-8891



PLAT FOR  
**LOTS 23-A, 24-A, 25-A & 26-A IN BLOCK 25  
 AND LOT 10-A IN BLOCK 26  
 ALL IN TRACT A, UNIT B OF  
 NORTH ALBUQUERQUE ACRES**

WITHIN THE ELENA GALLEGOS GRANT  
 PROJECTED SECTION 13, T11N, R3E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2009 SHEET 1 OF 2

**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING LOTS 23 THROUGH 29, INCLUSIVE, IN BLOCK 25, AND LOTS 8, 9, 10, 23, 24 AND 25 IN BLOCK 26, ALL IN TRACT A, UNIT B OF OF NORTH ALBUQUERQUE ACRES, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936 IN VOLUME "D", FOLIO 130, AND BEING MORE PARTICULARLY DESCRIBED IN TOTAL AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING ALSO THE NORTHWEST CORNER OF AFORESAID LOT 29 IN BLOCK 25, WHENCE THE CITY OF ALBUQUERQUE SURVEY CONTROL STATION '10-C18' (N=1524123.885, E=1542565.263, NM S.P.C.S., CENTRAL ZONE, NAD83) BEARS S.56°15'41" W., 562.41 FEET DISTANT, AND RUNNING THENCE,  
 S.89°41'05" E., 660.20 FEET; THENCE,  
 S.89°41'00" E., 165.09 FEET; THENCE,  
 S.89°45'39" E., 165.35 FEET; THENCE,  
 S.89°38'26" E., 164.79 FEET TO THE NORTHEAST CORNER; THENCE,  
 S.00°10'06" W., 234.09 FEET; THENCE,  
 S.00°31'24" E., 59.80 FEET; THENCE,  
 S.00°16'50" W., 497.83 FEET TO THE SOUTHEAST CORNER, A POINT ON THE CENTER LINE OF EAGLE ROCK AVENUE N.E.; THENCE CONTINUING ALONG SAID CENTER LINE OF EAGLE ROCK AVENUE N.E.,  
 N.89°46'15" W., 495.83 FEET; THENCE, LEAVING SAID CENTERLINE OF EAGLE ROCK AVENUE N.E.,  
 N.00°14'20" E., 498.28 FEET; THENCE,  
 N.89°40'24" W., 659.87 FEET; THENCE,  
 N.00°08'58" E., 293.96 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING.  
 CONTAINING 13.4705 ACRES.

PROJECT NO. 1003359

**PLAT NOTES AND DATA:**

- UTILITY COUNCIL LOCATION SYSTEM LOG NO. 2007253644.
- ALL EASEMENTS SHOWN ON THE RECORD PLAT OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST ARE SHOWN HEREON.
- AREA OF SUBJECT LAND IS 13.4705 ACRES (GROSS).  
 NUMBER OF EXISTING LOTS - 13  
 NUMBER OF PROPOSED LOTS - 5  
 LENGTH OF STREETS OR ALLEYS CREATED - 0  
 LENGTH OF STREETS OR ALLEY VACATED - 0.219 mi.
- CITY OF ALBUQUERQUE ZONE ATLAS MAP C-18 SHOWS THE SUBJECT PROPERTY BEING ZONED 'SU-2 CEMETERY' (LOTS w/i BLOCK 25) AND 'SU-2 IP' (LOTS w/i BLOCK 26).
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING SHALL BE A CONDITION OF APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

**BERNALILLO COUNTY TREASURER'S CERTIFICATE:**

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

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 DEPUTY, BERNALILLO COUNTY TREASURER'S OFFICE:

**OWNER'S FREE CONSENT, DEDICATION AND ACKNOWLEDGEMENT:**

THE UNDERSIGNED OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON STATE THAT THIS PLAT IS EXECUTED WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES. SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNERS GRANT THE EASEMENTS SHOWN FOR THE PURPOSES NOTED. THE UNDERSIGNED OWNER OF LOTS 23, 24 AND 25 IN BLOCK 26 HEREBY DEDICATES THE RIGHT-OF-WAY AS SHOWN HEREON FOR EAGLE ROCK AVENUE N.E. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

OWNER, LOT 23 IN BLOCK 25:

*Scott B. Clark* **Scott B. Clark**  
 Owner's Signature Owner's Print Name

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

ON THIS 2 DAY OF FEBRUARY, 2009, THIS INSTRUMENT WAS EXECUTED BEFORE ME BY  
**SCOTT B. CLARK**

NOTARY PUBLIC: *Felice G. Wheeler* MY COMMISSION EXPIRES: 9/8/12

OWNER, LOT 24 IN BLOCK 25:

*Scott B. Clark* **Scott B. Clark**  
 Owner's Signature Owner's Print Name

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

ON THIS 2 DAY OF FEBRUARY, 2009, THIS INSTRUMENT WAS EXECUTED BEFORE ME BY  
**SCOTT B. CLARK**

NOTARY PUBLIC: *Felice G. Wheeler* MY COMMISSION EXPIRES: 9/8/12

OWNER, LOT 25 IN BLOCK 25:

*Carlton P. Davenport* **Carlton P. Davenport**  
 Owner's Signature Owner's Print Name

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

ON THIS 2 DAY OF FEBRUARY, 2009, THIS INSTRUMENT WAS EXECUTED BEFORE ME BY  
**CARLTON P. DAVENPORT**

NOTARY PUBLIC: *Felice G. Wheeler* MY COMMISSION EXPIRES: 9/8/12

OWNER, LOTS 26-29 IN BLOCK 25:

*Kevin R. Daniels* **KEVIN R. DANIELS**  
 Owner's Signature Owner's Print Name

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

ON THIS 27 DAY OF JANUARY, 2009, THIS INSTRUMENT WAS EXECUTED BEFORE ME BY  
**KEVIN DANIELS**

NOTARY PUBLIC: *Suzette M. Fielder* MY COMMISSION EXPIRES: 3/30/11

OWNER, LOTS 8-10 & 23-25 IN BLOCK 26:

*Faizel Kassam* **Faizel Kassam**  
 Owner's Signature Owner's Print Name

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

ON THIS 2 DAY OF FEBRUARY, 2009, THIS INSTRUMENT WAS EXECUTED BEFORE ME BY  
**FAIZEL KASSAM**

NOTARY PUBLIC: *Suek & Kessie* MY COMMISSION EXPIRES: 3/29/09

**APPROVALS:**

APPLICATION NO.

*[Signature]* 2-2-09  
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

PARKS & RECREATION DEPARTMENT DATE

A.B.C.W.U.A. DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

ENVIRONMENTAL HEALTH DEPARTMENT DATE

PNM ELECTRIC SERVICES DATE

PNM GAS SERVICES DATE

QUEST COMMUNICATIONS DATE

*[Signature]* 1-28-09  
 COMCAST CABLE DATE

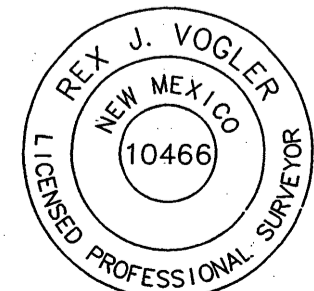
**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO: 1) VACATE MODESTO AVENUE N.E. PURSUANT TO "07DRB-70422 VACATION OF PUBLIC RIGHT-OF-WAY", AND REPLAT THE VACATED AREA INTO THE ADJOINING LOTS; 2) DEDICATE RIGHT-OF-WAY FOR A PORTION OF EAGLE ROCK AVENUE N.E.; 3) GRANT EASEMENTS, AND 4) COMBINE SEVERAL LOTS INTO ONE LOT, SHOWN OCCURRING TWICE ON THIS PLAT AS LOT 10-A, BLOCK 26 & LOT 26-A, BLOCK 25.

**SURVEYOR'S CERTIFICATION:**

I, REX J. VOGLER, A PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, CERTIFY THAT THIS PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS PREPARED BY ME AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYING IN NEW MEXICO AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Signature]* 01/27/09  
 REX J. VOGLER DATE  
 NM PS #10466

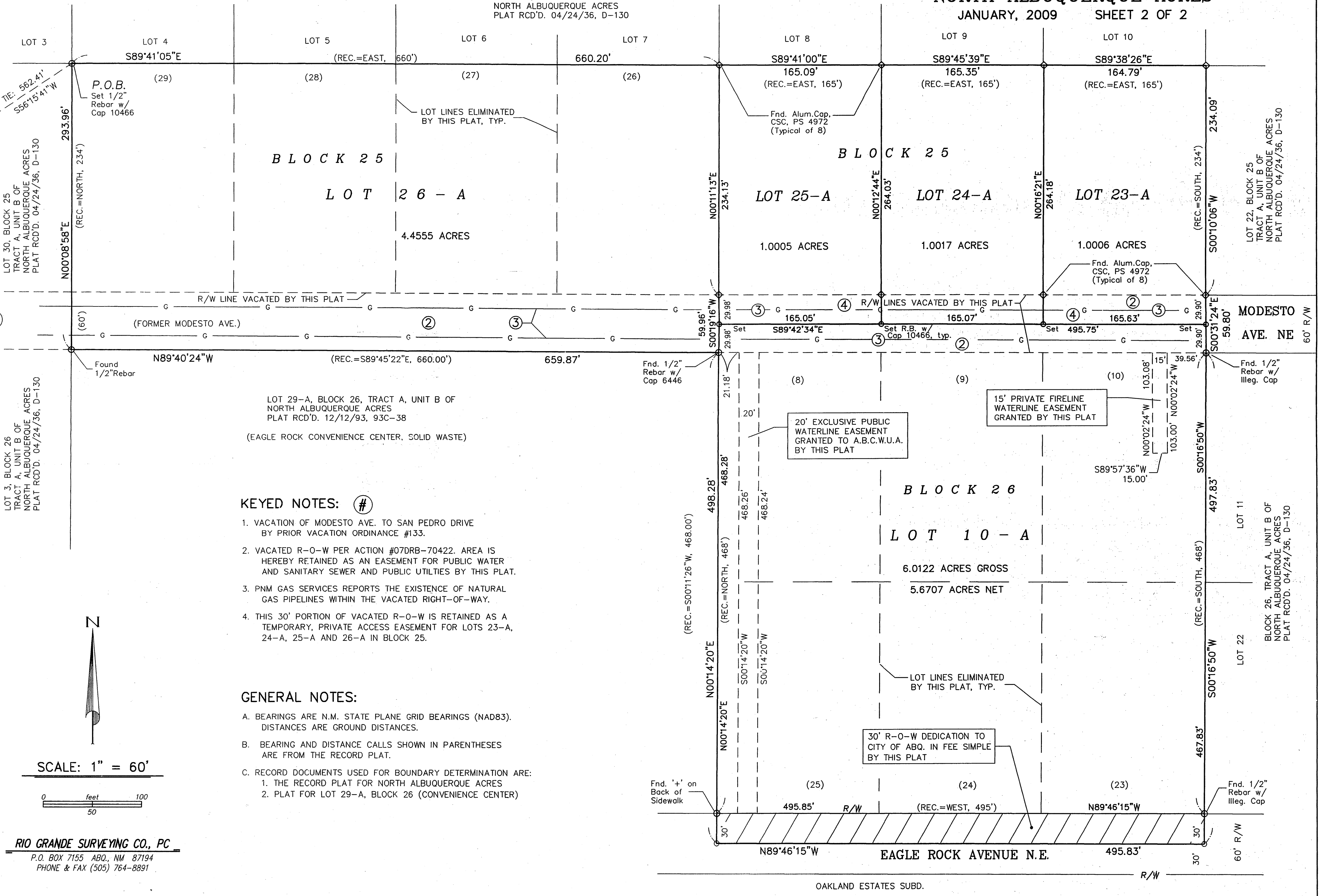


**RIO GRANDE SURVEYING CO., PC**  
 P.O. BOX 7155 ABQ, NM 87194  
 PHONE & FAX (505) 764-8891

PLAT FOR  
**LOTS 23-A, 24-A, 25-A & 26-A IN BLOCK 25**  
**AND LOT 10-A IN BLOCK 26**  
**ALL IN TRACT A, UNIT B OF**  
**NORTH ALBUQUERQUE ACRES**  
 JANUARY, 2009 SHEET 2 OF 2

ACS STA. '10-C18'  
 N=1524123.885 E=1542565.263  
 COMB. FCT'R.=0.999665042  
 DELTA ALPHA=-0'11'19.43"  
 NM SPCS CENTRAL ZONE, NAD83

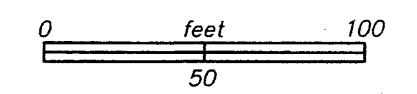
BLOCK 25  
 TRACT A, UNIT B OF  
 NORTH ALBUQUERQUE ACRES  
 PLAT RCD'D. 04/24/36, D-130



- KEYED NOTES:** #
- VACATION OF MODESTO AVE. TO SAN PEDRO DRIVE BY PRIOR VACATION ORDINANCE #133.
  - VACATED R-O-W PER ACTION #07DRB-70422. AREA IS HEREBY RETAINED AS AN EASEMENT FOR PUBLIC WATER AND SANITARY SEWER AND PUBLIC UTILITIES BY THIS PLAT.
  - PNM GAS SERVICES REPORTS THE EXISTENCE OF NATURAL GAS PIPELINES WITHIN THE VACATED RIGHT-OF-WAY.
  - THIS 30' PORTION OF VACATED R-O-W IS RETAINED AS A TEMPORARY, PRIVATE ACCESS EASEMENT FOR LOTS 23-A, 24-A, 25-A AND 26-A IN BLOCK 25.

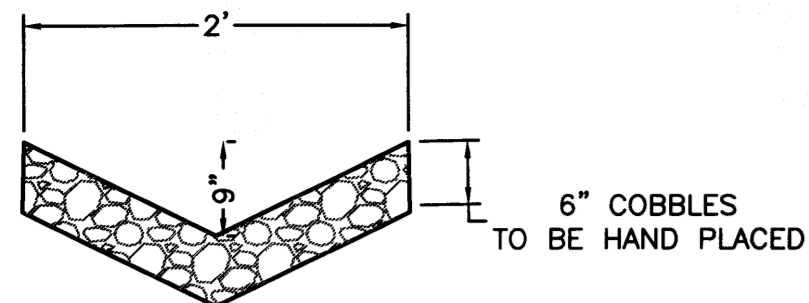
- GENERAL NOTES:**
- BEARINGS ARE N.M. STATE PLANE GRID BEARINGS (NAD83). DISTANCES ARE GROUND DISTANCES.
  - BEARING AND DISTANCE CALLS SHOWN IN PARENTHESES ARE FROM THE RECORD PLAT.
  - RECORD DOCUMENTS USED FOR BOUNDARY DETERMINATION ARE:
    - THE RECORD PLAT FOR NORTH ALBUQUERQUE ACRES
    - PLAT FOR LOT 29-A, BLOCK 26 (CONVENIENCE CENTER)

SCALE: 1" = 60'



**RIO GRANDE SURVEYING CO., PC**  
 P.O. BOX 7155 ABO., NM 87194  
 PHONE & FAX (505) 764-8891

OAKLAND ESTATES SUBD.



**COBBLE SWALE DETAIL**  
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.

ALBUQUERQUE

SU-2 CEMETERY ACRES TRACT

VAC. GRD. 1.33 MODESTO

SU-2 SU-2 SU-2 SU-1

CEMETERY IP 284

CONVENIENCE CNTR

ALBUQUERQUE

SU-2 IP

ALBUQUERQUE

MODESTO AVE NE

SCHIST AVE NE

ORISDIAN ST NE

CABRERO AVE NE

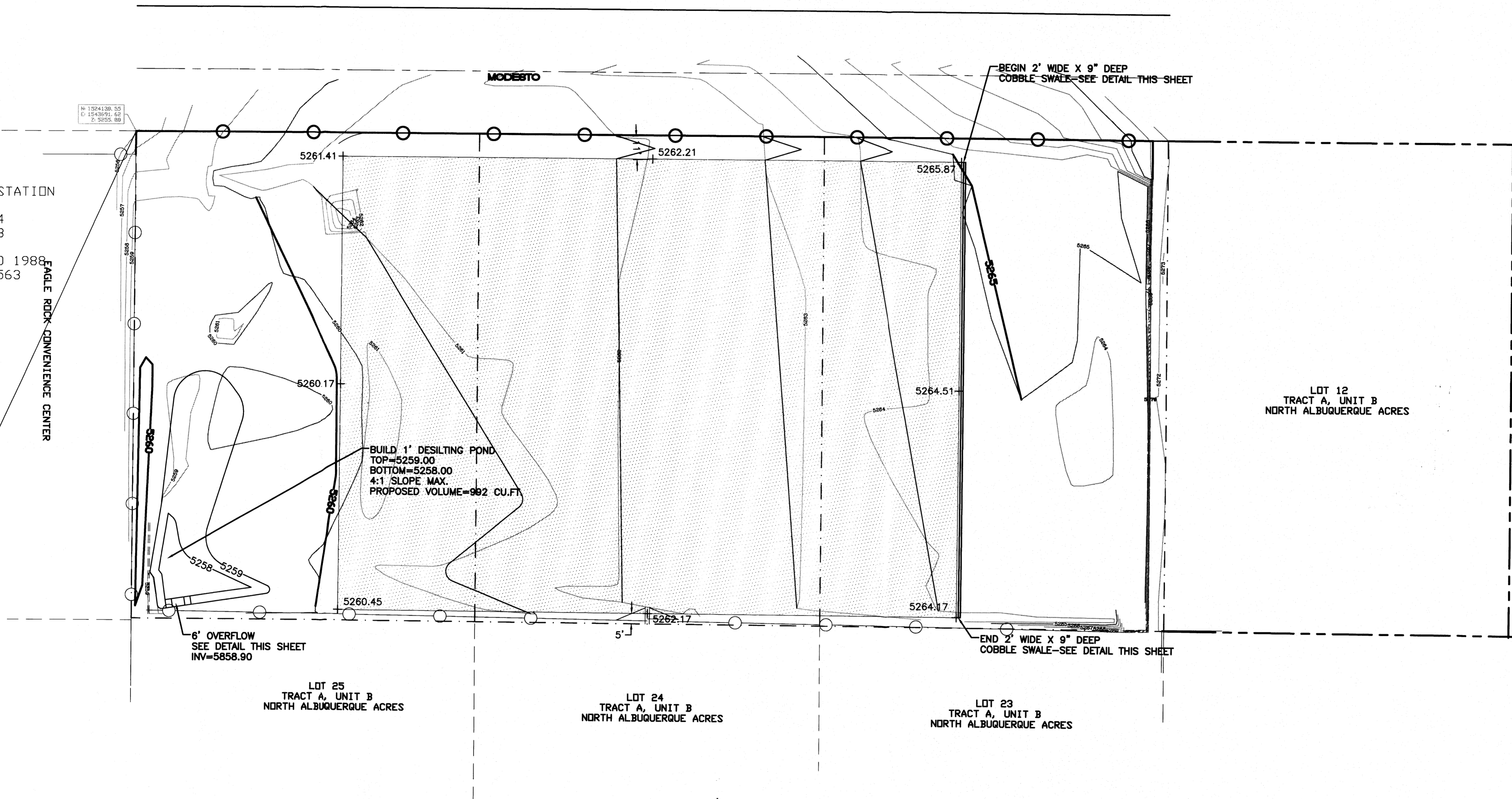
JOINS PANEL 0137

**ZONE ATLAS: C-18-Z**

**FIRM MAP: 35001C0129F**

ACS CONTROL STATION  
"9-C18"  
N 1524797.624  
E 1542501.428  
Z 5232.470  
NAD 1983 NAVD 1988  
G-G 0.999664563

EAGLE ROCK CONVENIENCE CENTER



BUILD 1' DESILTING POND  
TOP=5259.00  
BOTTOM=5258.00  
4:1 SLOPE MAX.  
PROPOSED VOLUME=892 CU.FT.

LOT 12  
TRACT A, UNIT B  
NORTH ALBUQUERQUE ACRES

LOT 25  
TRACT A, UNIT B  
NORTH ALBUQUERQUE ACRES

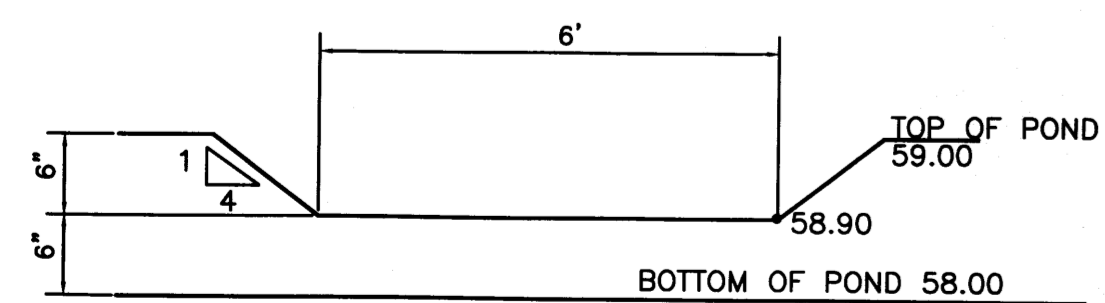
LOT 24  
TRACT A, UNIT B  
NORTH ALBUQUERQUE ACRES

LOT 23  
TRACT A, UNIT B  
NORTH ALBUQUERQUE ACRES

6' OVERFLOW  
SEE DETAIL THIS SHEET  
INV=5858.90

END 2' WIDE X 9" DEEP  
COBBLE SWALE-SEE DETAIL THIS SHEET

BEGIN 2' WIDE X 9" DEEP  
COBBLE SWALE-SEE DETAIL THIS SHEET



**6' OVERFLOW DETAIL**  
NTS

**LEGAL DESCRIPTION:**

LT 8,9,10, TRACT A, UNIT B, NORTH ALB ACRES

**NOTES:**

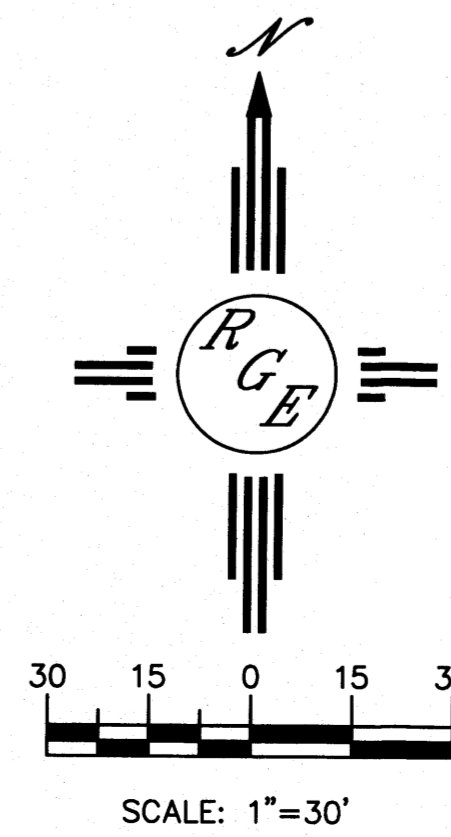
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

**LEGEND**

- 5414 — EXISTING CONTOUR
- 5415 — EXISTING INDEX CONTOUR
- 5414 — PROPOSED CONTOUR
- 5418 — PROPOSED INDEX CONTOUR
- ▲— SLOPE TIE
- × 4048.25 EXISTING SPOT ELEVATION
- × 4048.25 PROPOSED SPOT ELEVATION
- BOUNDARY
- - - LOT LINE
- ===== EXISTING RETAINING WALL
- - - EXISTING EDGE OF ROAD
- - - EXISTING BUILDING
- █ FLOODPLAIN
- █ PROPOSED 2" AC PAVING OVER 12" SUBGRADE PREP

**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.



I DAVID SOULE, HAVE PERSONALLY INSPECTED THE PROPERTY ON 12-02-11. NO EARTHWORK HAS BEEN PERFORMED AND THE SITE IS CONSISTENT WITH THE TOPO SHOWN.

DAVID SOULE P.E. #14522		DATE
ENGINEER'S SEAL	HARLEY DAVIDSON TEST TRACT	DRAWN BY WCUJ
	GRADING AND DRAINAGE PLAN	DATE 12-12-11
	<i>Rio Grande Engineering</i>	21142-LAYOUT-12-12-11
	1605 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0899	SHEET #
DAVID SOULE P.E. #14522		JOB # 21142

**SITE DATA**

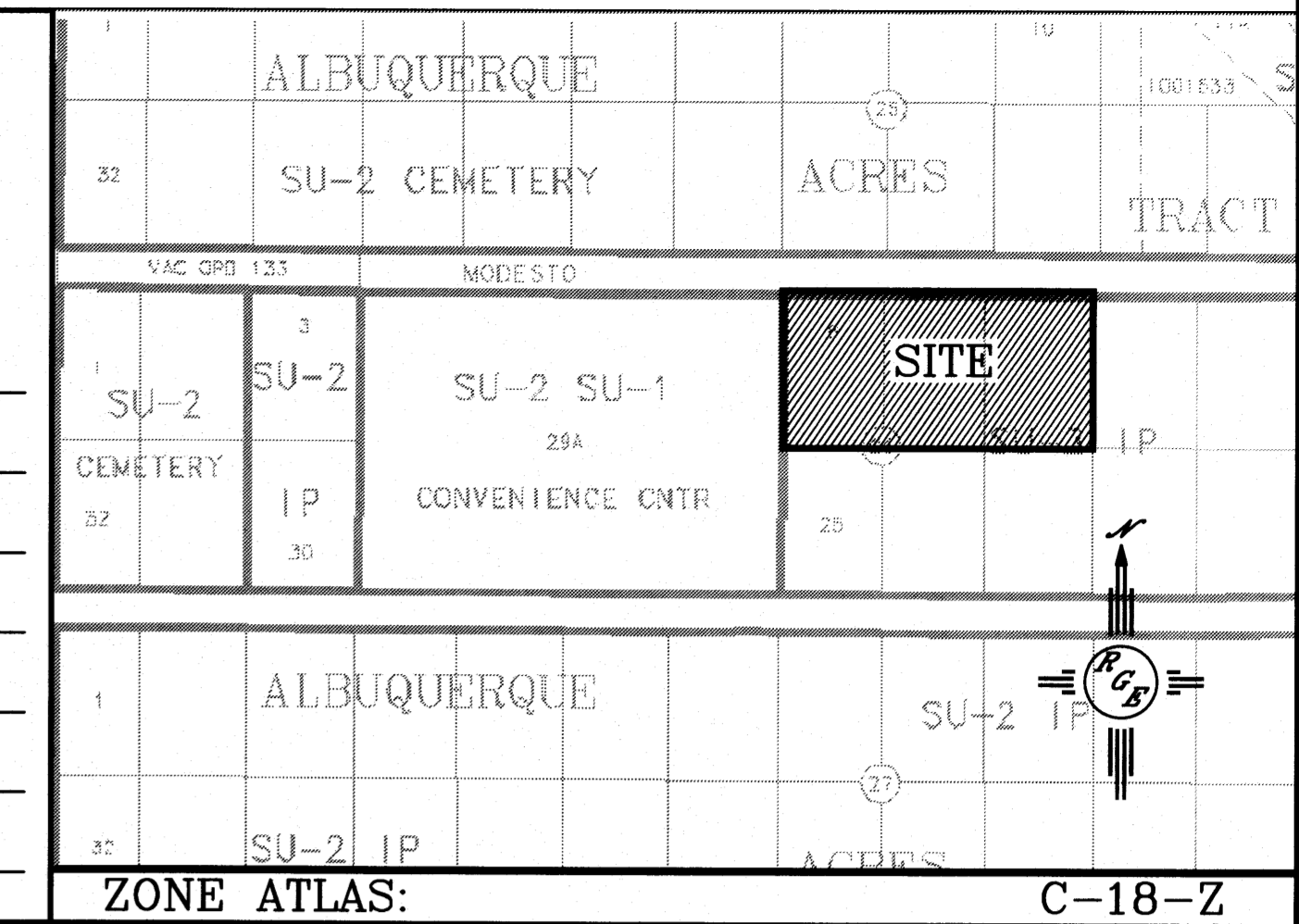
TOTAL ACREAGE: 2.6622 AC±  
 BUILDING SF: 24798 SF (3140 SF OFFICE/21658 SF WAREHOUSE)  
 FAR: .35  
 EXISTING ZONING: SU-2 FOR IP  
 PROPOSED ZONING: SU-2 FOR IP  
 EXISTING USE: VACANT  
 PROPOSED USE: TEMPORARY ASPHALT MOTORCYCLE TRAINING

PROJECT NUMBER: \_\_\_\_\_  
 APPLICATION NUMBER: \_\_\_\_\_

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

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

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

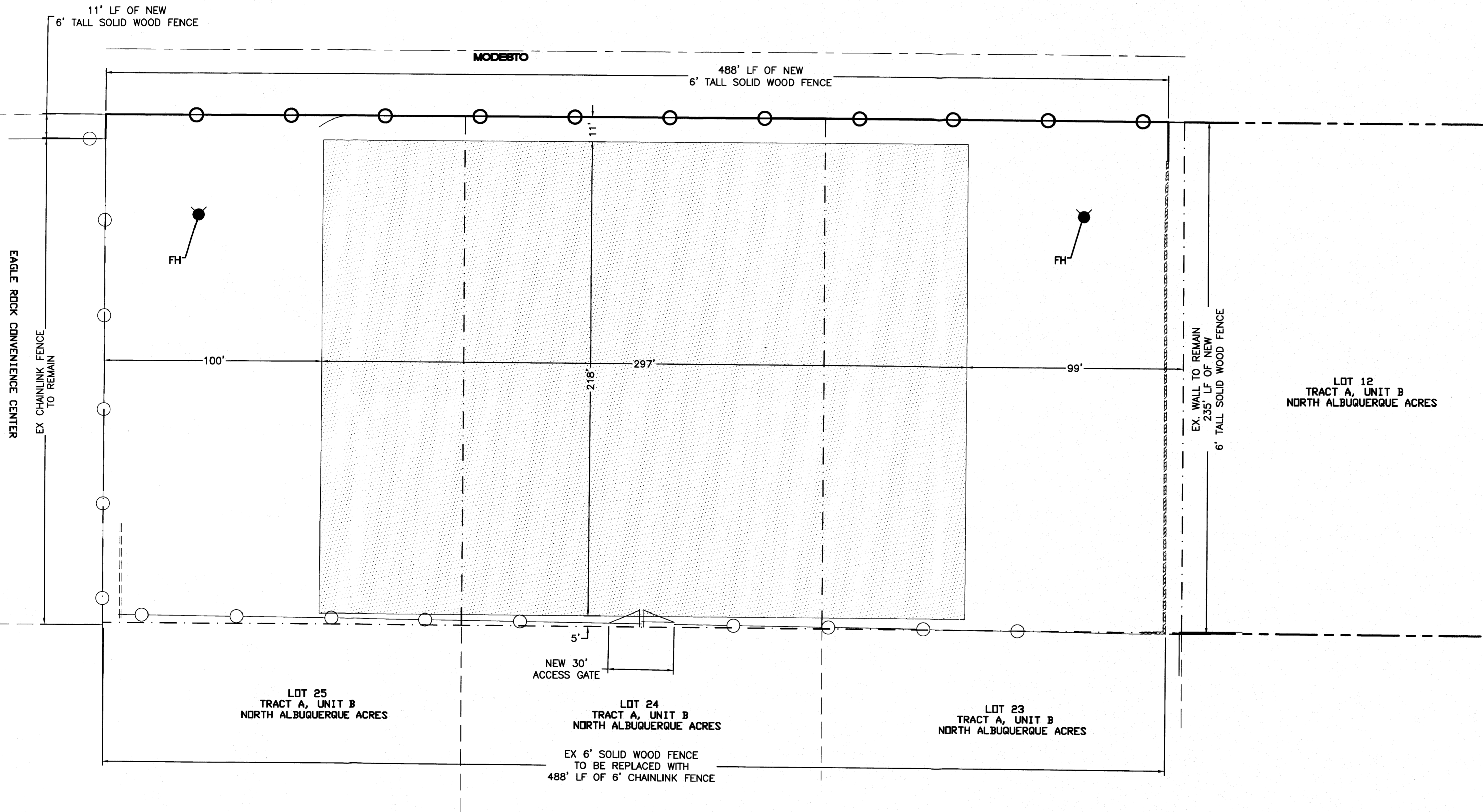


**LEGAL DESCRIPTION:**

LT 8,9,10, TRACT A, UNIT B, NORTH ALB ACRES

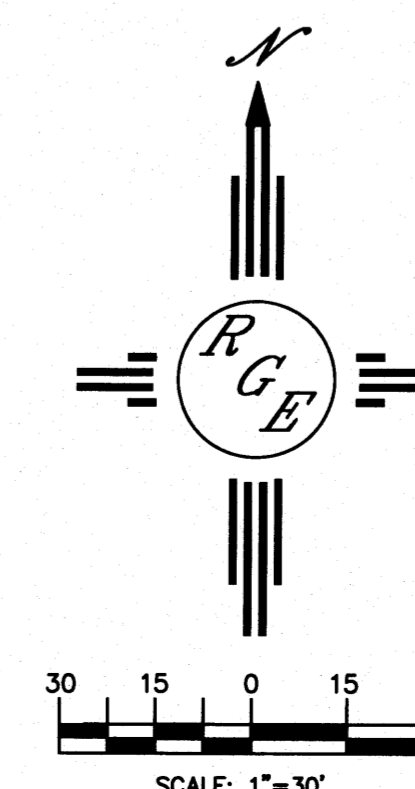
**GENERAL NOTES:**

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
- CROSS ACCESS & DRAINAGE EASEMENTS FOR ALL PARCELS WILL BE GRANTED WITH THE SITE PLAN AND THE REPLAT.
- NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
- ALL WIRELESS TELECOMMUNICATION FACILITIES SHALL BE CONCEALED AND ARCHITECTURALLY INTEGRATED WITH THE SITE AND SURROUNDING AREA.
- FREE STANDING LIGHTING SHALL INCLUDE UNIFORM 16' HIGH POLES WITH FULLY SHIELDED FIXTURES. ALL FIXTURES SHOULD BE HORIZONTALLY-MOUNTED LENSES SHOULD NOT PROJECT BELOW THE HOUSING. LIGHTING LEVELS MUST CONFORM TO ZONING CODE LIMITATIONS.
- NO ACCESS SHALL BE PROVIDED FROM MODESTO.



**LEGEND**

=====	EXISTING CURB & GUTTER
-----	PROPOSED EDGE OF NEW PAVING
-----	BOUNDARY LINE
-----	EXISTING BOUNDARY LINE
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	PROPOSED BUILDING
-----	EXISTING BUILDING
-----	EXISTING CHAIN LINK FENCE
=====	PROPOSED 2" AC PAVING OVER 12" SUBGRADE PREP



ENGINEER'S SEAL	HARLEY DAVIDSON TEST TRACT	DRAWN BY WCWJ
	SITE PLAN FOR BUILDING PERMIT	DATE 12-12-11
DAVID SOULE P.E. #14522	 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	21142-LAYOUT-12-12-11
		SHEET # —
		JOB # 21142

**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.

Brown 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" poly pipe 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.

**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.

**NATIVE SEED MIX-STANDARD COA MIX**

COMMON NAME	PLS/ACRE
"PALOMA" INDIAN RICE GRASS	2.0
"YIVA" GALLETIA GRASS	2.0
"NINER" SIDICATS GRAMA	2.0
"HATCHITA" BLUE GRAMA	3.0
SAND DROPSSEED	1.0
FOURWIND SALTBUUSH	1.0
<b>TOTAL RATE</b>	<b>11.0 LBS/AC</b>

**STREET TREE REQUIREMENTS - Minimum 2" Caliper**

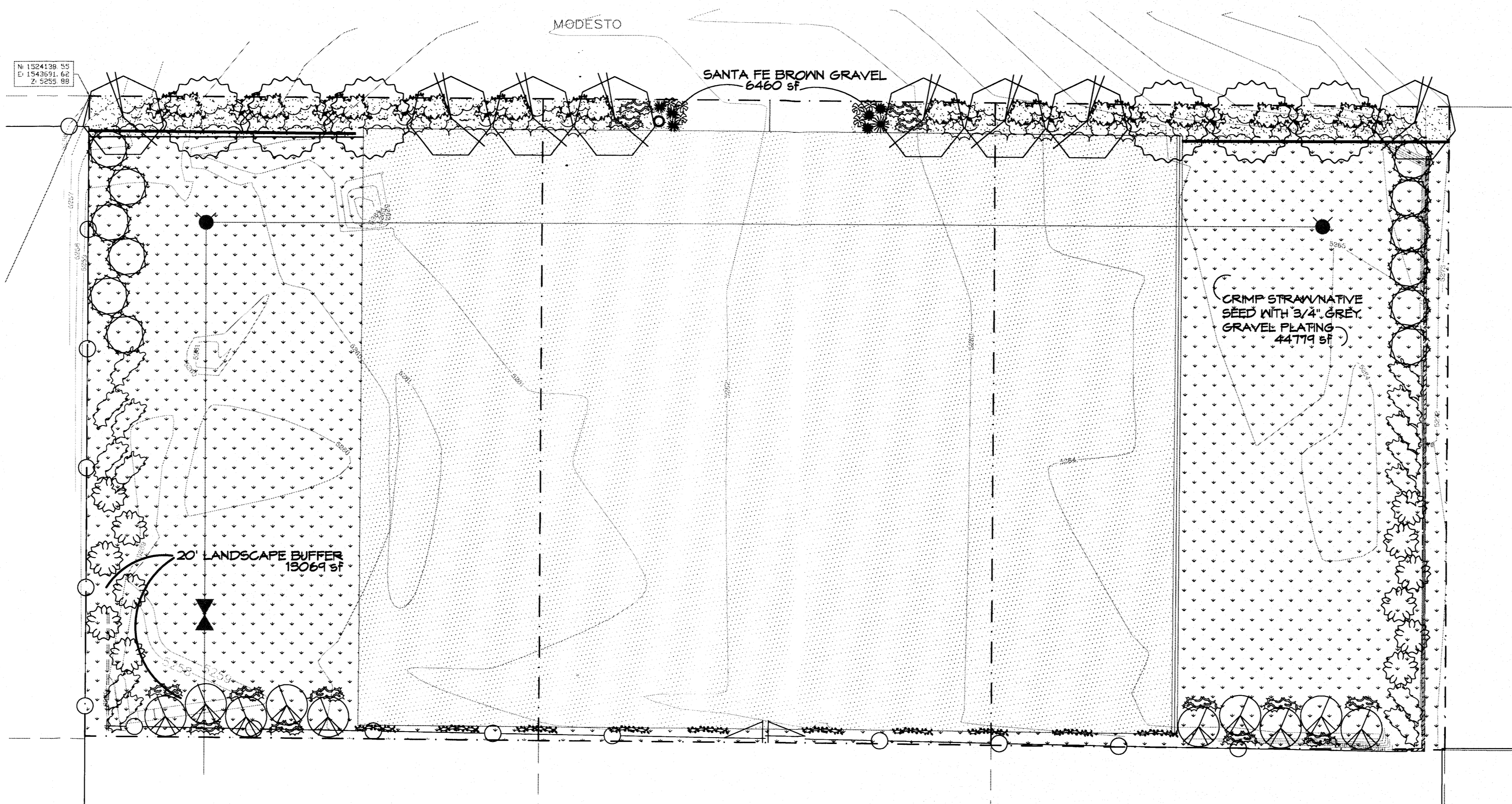
Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Name of Street: **MODESTO**

Required 14 Provided 14

**LANDSCAPE CALCULATIONS**

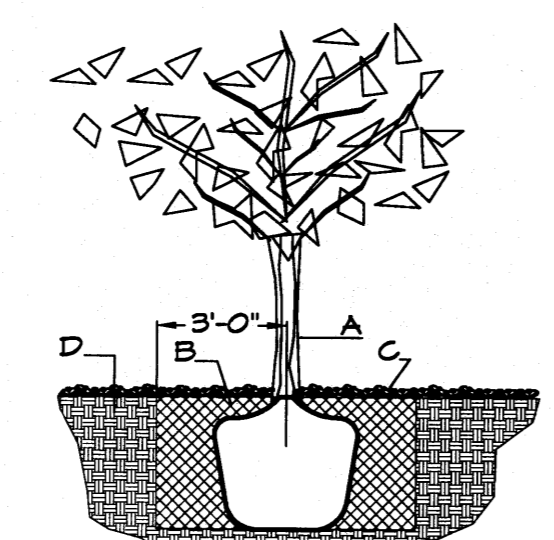
TOTAL LOT AREA	116476	square feet
TOTAL BUILDINGS AREA	0	square feet
NET LOT AREA	116476	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	17546	square feet
TOTAL BED PROVIDED (including all buffers)	14524	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	14646	square feet
TOTAL GROUNDCOVER PROVIDED	14766	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		
TOTAL NATIVE SEED AREA	3110	square feet
TOTAL LANDSCAPE PROVIDED	14524	square feet



**PLANT LEGEND**

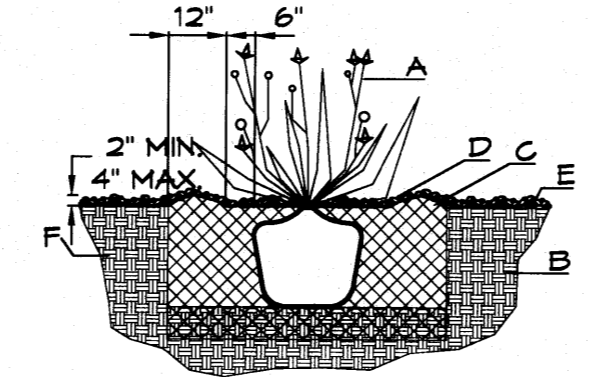
All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

- SHADE TREES**
  - AUTUMN PURPLE ASH 8 Fraxinus americana 2" Cal., 12-14" Inst./ 60' x 60' maturity Water (M) Allergy (H) Osf
  - BUR OAK 6 Quercus macrocarpa 2" Cal., 12-14" Inst./ 60' x 60' maturity Water (M) Allergy (M) Osf
- DESERT ACCENTS**
  - BEARGRASS 1 Nolina microcarpa 5 Gal., 16-3" Inst./ 5' x 6' maturity Water (L+) Allergy (L) 36sf
  - BLUE SOTOL 3 Dasylirion wheeleri 18-3" Inst./ 5' x 5' maturity Water (L+) Allergy (L) 25sf
  - AGAVE 6 Agave spp. 14-18" Inst./ 4' x 4' maturity Water (L+) Allergy (L) 16sf
  - RED YUCCA 3 Hesperaloe parviflora 5 Gal., 18-3" Inst./ 3' x 4' maturity Water (L+) Allergy (L) 16sf
  - MUGO PINE 1 Pinus mugo 5 Gal., 12-3" Inst./ 3' x 3' maturity Water (M) Allergy (L) 4sf
- LARGE SHRUBS**
  - WESTERN RED CEDAR 20 Thuja plicata Green Giant 15 Gal., 4-10" Inst./ 40' x 15' maturity Water (M) Allergy (L) 225sf
  - DESERT WILLOW 12 Chilopsis linearis 18-3" Inst./ 20' x 25' maturity Water (L+) Allergy (L) 225sf
  - VITEX 12 Vitex agnus-castus 15 Gal., 4-10" Inst./ 20' x 20' maturity Water (M) Allergy (L) 225sf
- GROUNDCOVERS**
  - LADY BANK'S ROSE 12 Rosa banksiae 5 Gal., 24-4" Inst./ 3' x 20' maturity Water (M) Allergy (L) 400sf Unstaked Groundcover
  - TAM JUNIPER 12 Juniperus sabinia Tamariscifolia 1 Gal., 6-15" Inst./ 4' x 15' maturity Water (L+) Allergy (L) 225sf Symbol indicates 3 plants
  - HONEYSUCKLE 14 Lonicera japonica Halliana 1 Gal., 6-15" Inst./ 3' x 12' maturity Water (M) Allergy (L) 144sf Unstaked-Groundcover
  - WINTER JASMINE 14 Jasminum nudiflorum 1 Gal., 6-15" Inst./ 4' x 12' maturity Water (L+) Allergy (L) 144sf
- VINES**
  - TRUMPET VINE 10 Campsis radicans 1 Gal., 6-15" Inst./ climbing to 40' Water (M) Allergy (L)
- HARDSCAPES**
  - COMMERCIAL GRADE STEEL EDGING
  - SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
  - CRIMP STRAW/NATIVE SEED WITH 3/4" GREY GRAY PLATING



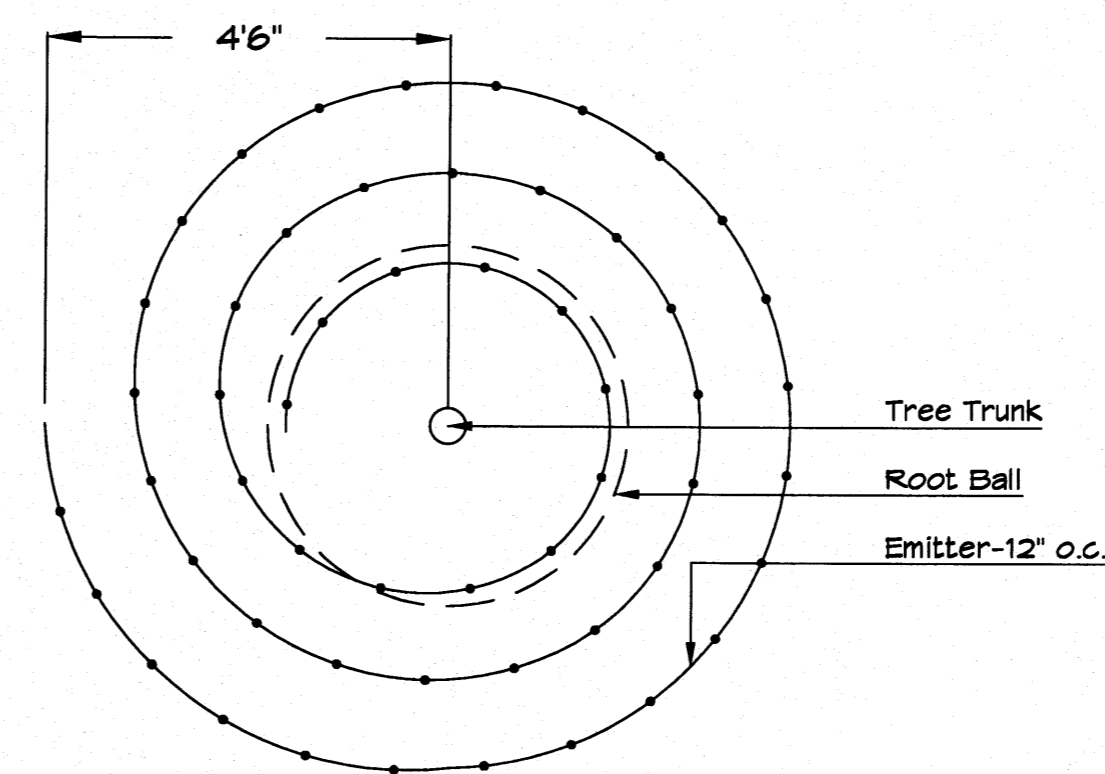
**TREE PLANTING DETAIL**

- GENERAL NOTES:**
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
  - 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.
  - PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
  - PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:**
- TREE
  - BACKFILL WITH EXISTING SOIL.
  - 3" DEPTH OF GRAVEL MULCH.
  - UNDISTURBED SOIL.

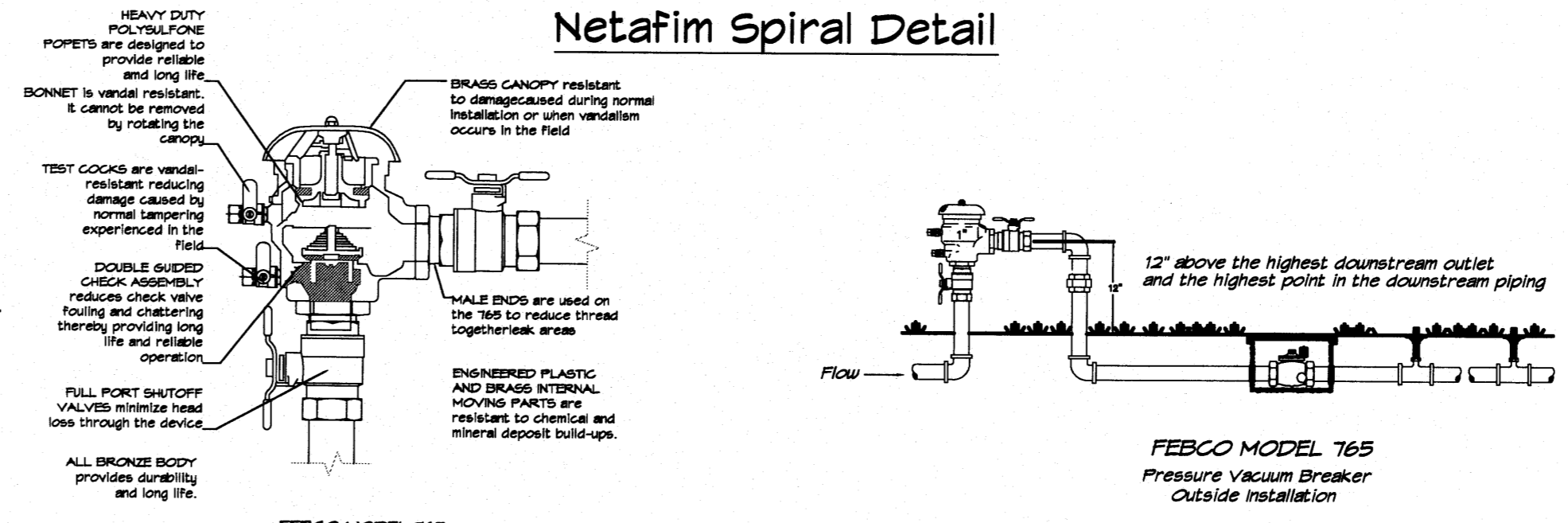


**SHRUB PLANTING DETAIL**

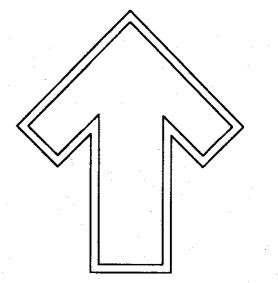
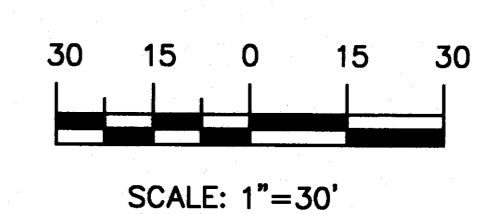
- GENERAL NOTES:**
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:**
- SHRUB.
  - BACKFILL WITH EXISTING SOIL.
  - EARTH BERM AROUND WATER RETENTION BASIN.
  - 3" DEPTH OF GRAVEL MULCH.
  - FINISH GRADE.
  - UNDISTURBED SOIL.



**Netafim Spiral Detail**

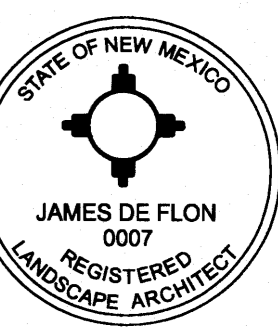


**GRAPHIC SCALE**



Cont. Lic. #26458  
7909 Edin N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmj@hilltoplandscaping.com

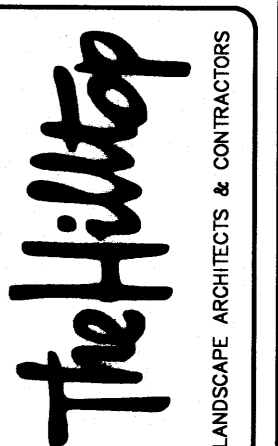
LANDSCAPE ARCHITECT'S SEAL



JAMES DE FLON #0007

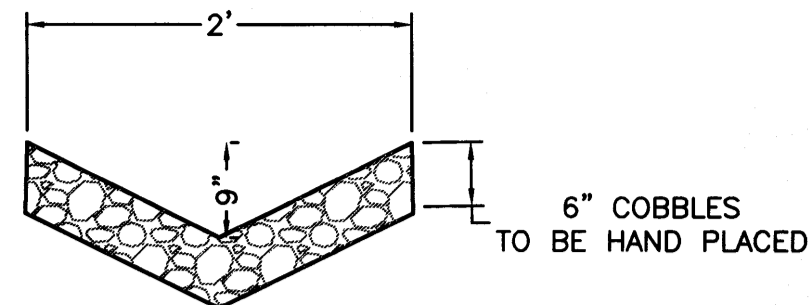
HARLEY DAVIDSON REST TRACK LANDSCAPE PLAN

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DRAWN BY CMJ  
REVISION #  
DATE 12-15-11

SHEET # 11 OF 11



COBBLE SWALE DETAIL  
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.

ALBUQUERQUE ACRES TRACT

SU-2 CEMETERY

VAC. GR. 1.33 MODESTO

SU-2 SU-2 SU-2 SU-1

CEMETERY IP 28A

CONVENIENCE CNTR

SITE

ALBUQUERQUE

SU-2 IP

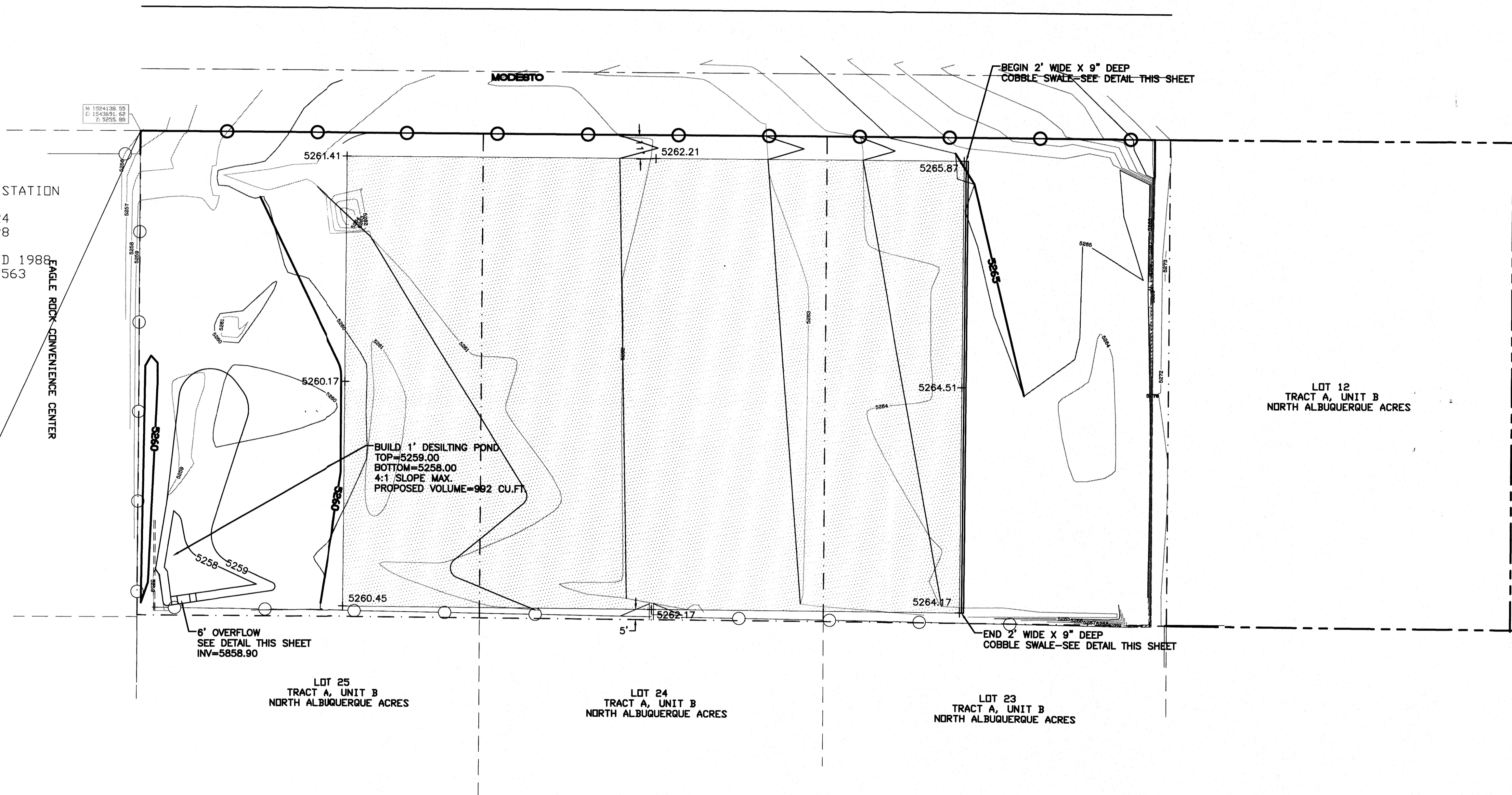
ZONE ATLAS: C-18-7

JOINS PANEL 0137

FIRM MAP: 35001C0129F

ACS CONTROL STATION  
"9-C18"  
N 1524797.624  
E 1542501.428  
Z 5232.470  
NAD 1983 NAVD 1988  
G-G 0.999664563

EAGLE ROCK CONVENIENCE CENTER



**LEGAL DESCRIPTION:**

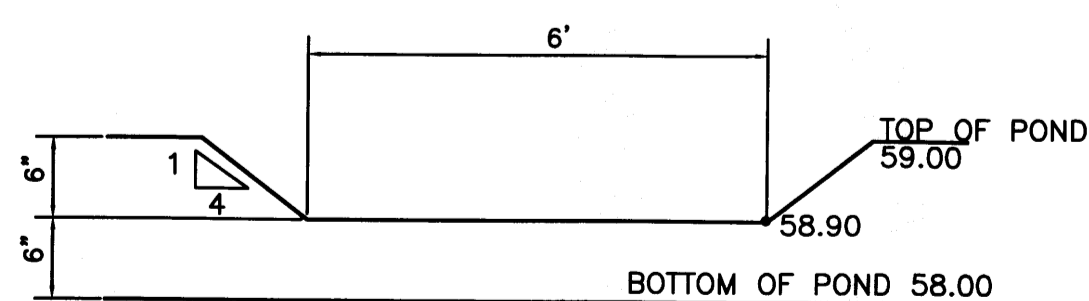
LT 8,9,10, TRACT A, UNIT B, NORTH ALB ACRES

**NOTES:**

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

**LEGEND**

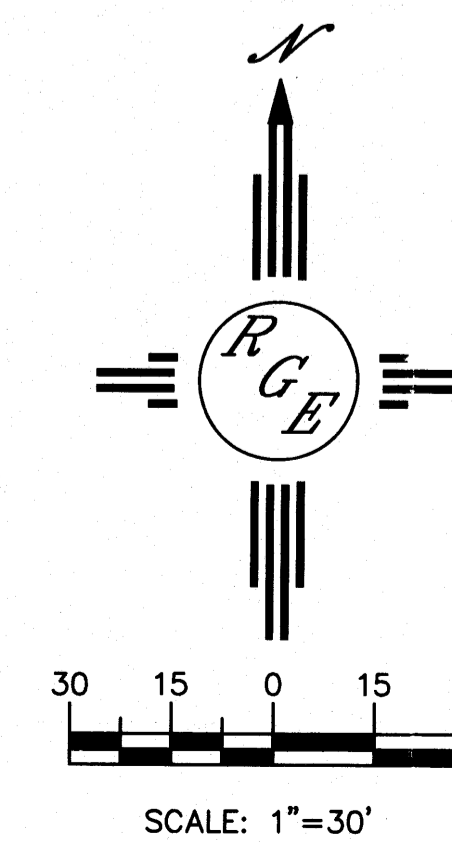
- 5414- EXISTING CONTOUR
- 5415- EXISTING INDEX CONTOUR
- 5414- PROPOSED CONTOUR
- 5418- PROPOSED INDEX CONTOUR
- ▲ SLOPE TIE
- X 4048.25 EXISTING SPOT ELEVATION
- X 4048.25 PROPOSED SPOT ELEVATION
- BOUNDARY
- - - - - LOT LINE
- EXISTING RETAINING WALL
- EXISTING EDGE OF ROAD
- EXISTING BUILDING
- FLOODPLAIN
- PROPOSED 2' AC PAVING OVER 12" SUBGRADE PREP



6' OVERFLOW DETAIL  
NTS

**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.



I DAVID SOULE, HAVE PERSONALLY INSPECTED THE PROPERTY ON 12-02-11. NO EARTHWORK HAS BEEN PERFORMED AND THE SITE IS CONSISTENT WITH THE TOPO SHOWN.

DAVID SOULE P.E. #14522		DATE
ENGINEER'S SEAL	HARLEY DAVIDSON TEST TRACT	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 12-12-11
	<i>Rio Grande Engineering</i>	21142-LAYOUT-12-12-11
	1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET #
DAVID SOULE P.E. #14522		JOB # 21142



**SITE DATA**

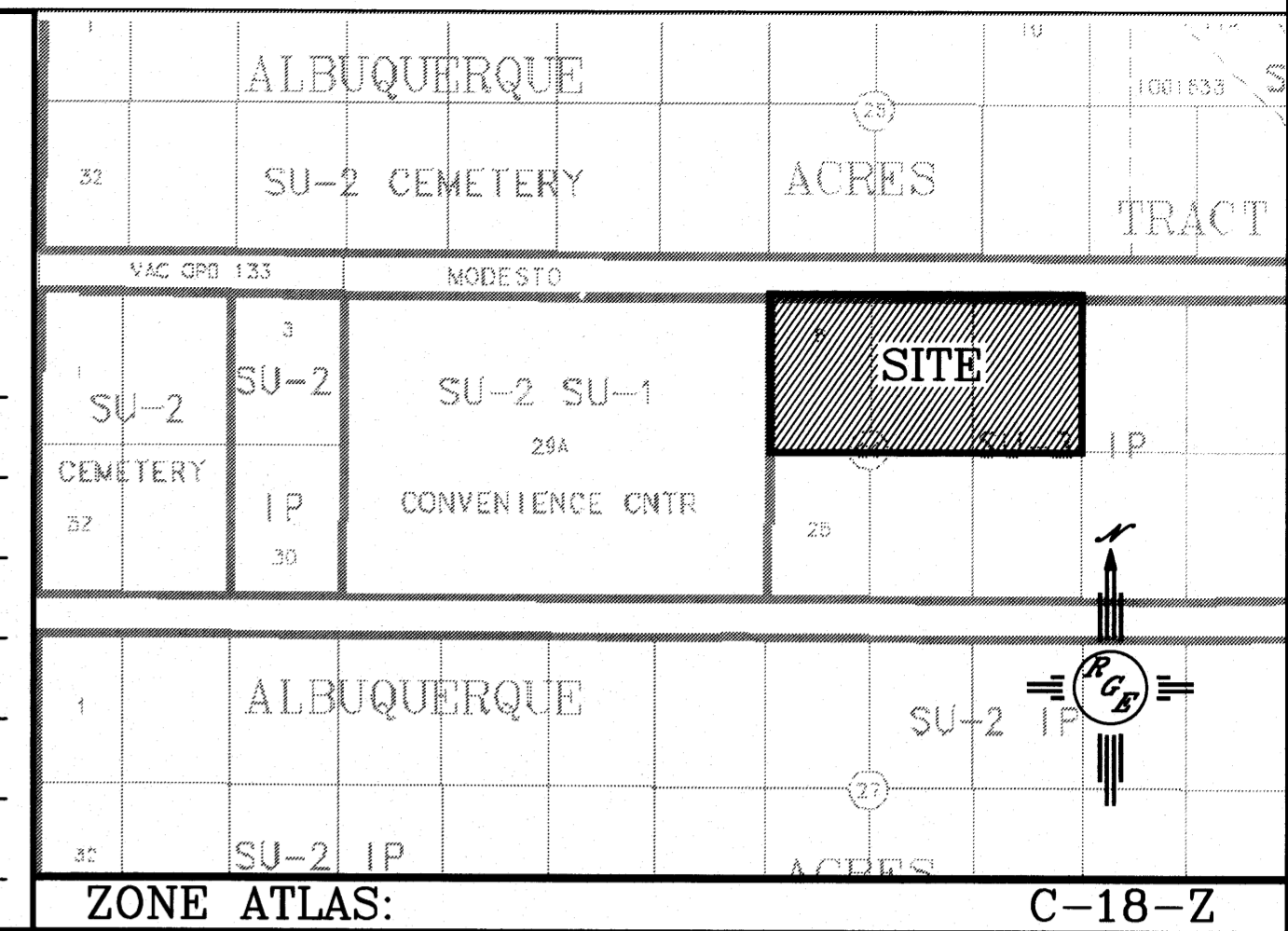
TOTAL ACREAGE: 2.6622 AC±  
 BUILDING SF: 24798 SF (3140 SF OFFICE/21658 SF WAREHOUSE)  
 FAR: .35  
 EXISTING ZONING: SU-2 FOR IP  
 PROPOSED ZONING: SU-2 FOR IP  
 EXISTING USE: VACANT  
 PROPOSED USE: TEMPORARY ASPHALT MOTORCYCLE TRAINING

PROJECT NUMBER: \_\_\_\_\_  
 APPLICATION NUMBER: \_\_\_\_\_

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

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

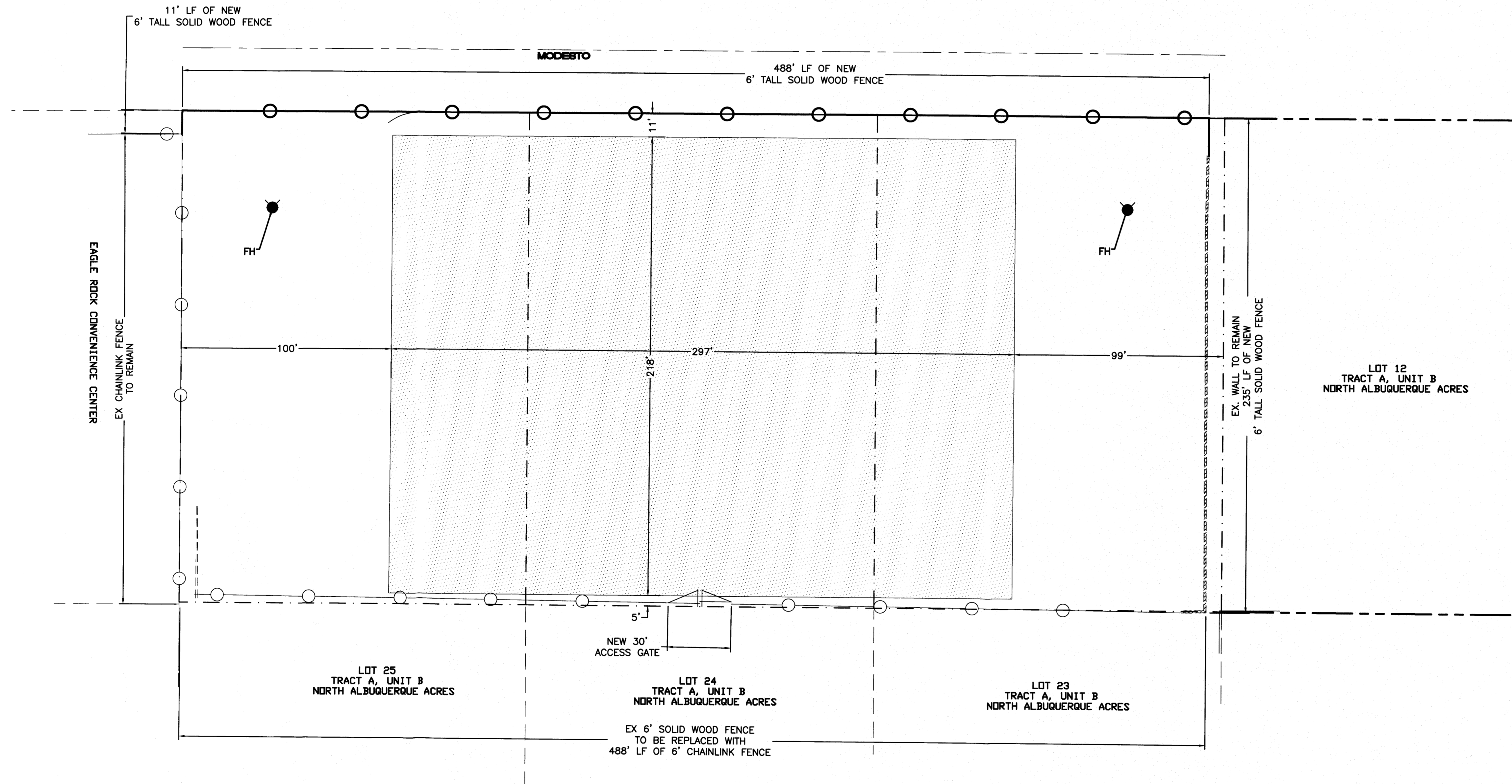
Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



**LEGAL DESCRIPTION:**  
 LT 8,9,10, TRACT A, UNIT B, NORTH ALB ACRES

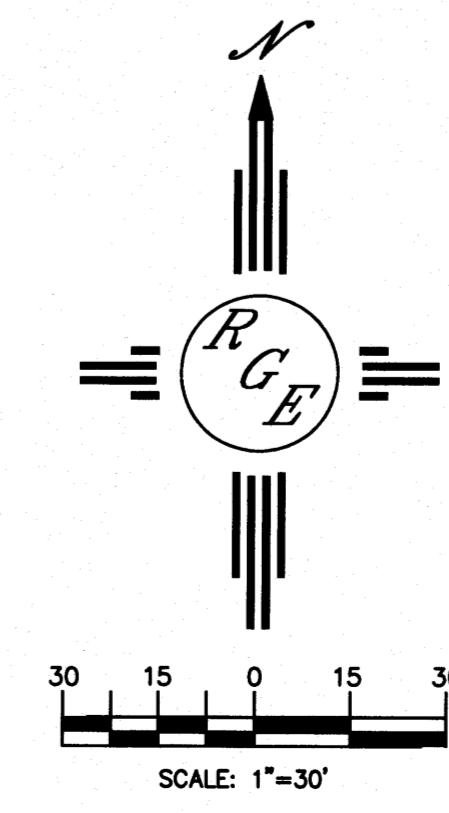
**GENERAL NOTES:**

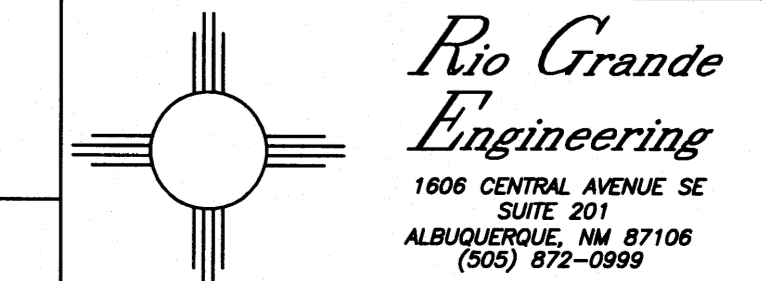
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
- CROSS ACCESS & DRAINAGE EASEMENTS FOR ALL PARCELS WILL BE GRANTED WITH THE SITE PLAN AND THE REPLAT.
- NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
- ALL WIRELESS TELECOMMUNICATION FACILITIES SHALL BE CONCEALED AND ARCHITECTURALLY INTEGRATED WITH THE SITE AND SURROUNDING AREA.
- FREE STANDING LIGHTING SHALL INCLUDE UNIFORM 16' HIGH POLES WITH FULLY SHIELDED FIXTURES. ALL FIXTURES SHOULD BE HORIZONTALLY-MOUNTED LENSES SHOULD NOT PROJECT BELOW THE HOUSING. LIGHTING LEVELS MUST CONFORM TO ZONING CODE LIMITATIONS.
- NO ACCESS SHALL BE PROVIDED FROM MODESTO.



**LEGEND**

=====	EXISTING CURB & GUTTER
-----	PROPOSED EDGE OF NEW PAVING
-----	BOUNDARY LINE
-----	EXISTING BOUNDARY LINE
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	PROPOSED BUILDING
-----	EXISTING BUILDING
-----	EXISTING CHAIN LINK FENCE
[Hatched Box]	PROPOSED 2" AC PAVING OVER 12" SUBGRADE PREP



ENGINEER'S SEAL	HARLEY DAVIDSON TEST TRACT	DRAWN BY WCVJ
	SITE PLAN FOR BUILDING PERMIT	DATE 12-12-11
 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0889		SHEET # -
	DAVID SOULE P.E. #14522	

**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.

Brown 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" poly pipe 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.

**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.

**NATIVE SEED MIX-STANDARD COA MIX**

COMMON NAME	PLS/ACRE
'PALOMA' INDIAN RICE GRASS	2.0
'VIVA' GALLETIA GRASS	2.0
'NINER' SIDEOATS GRAMA	2.0
'HATCHITA' BLUE GRAMA	3.0
SAND DROPSEED	1.0
FOURWIND SALT BUSH	1.0
<b>TOTAL RATE</b>	<b>11.0 LBS/AC</b>

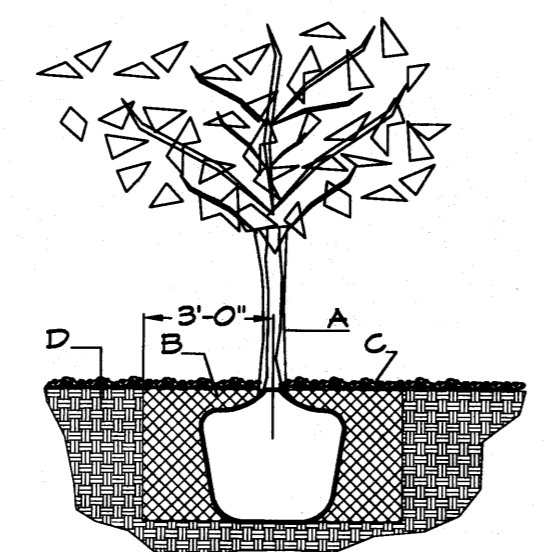
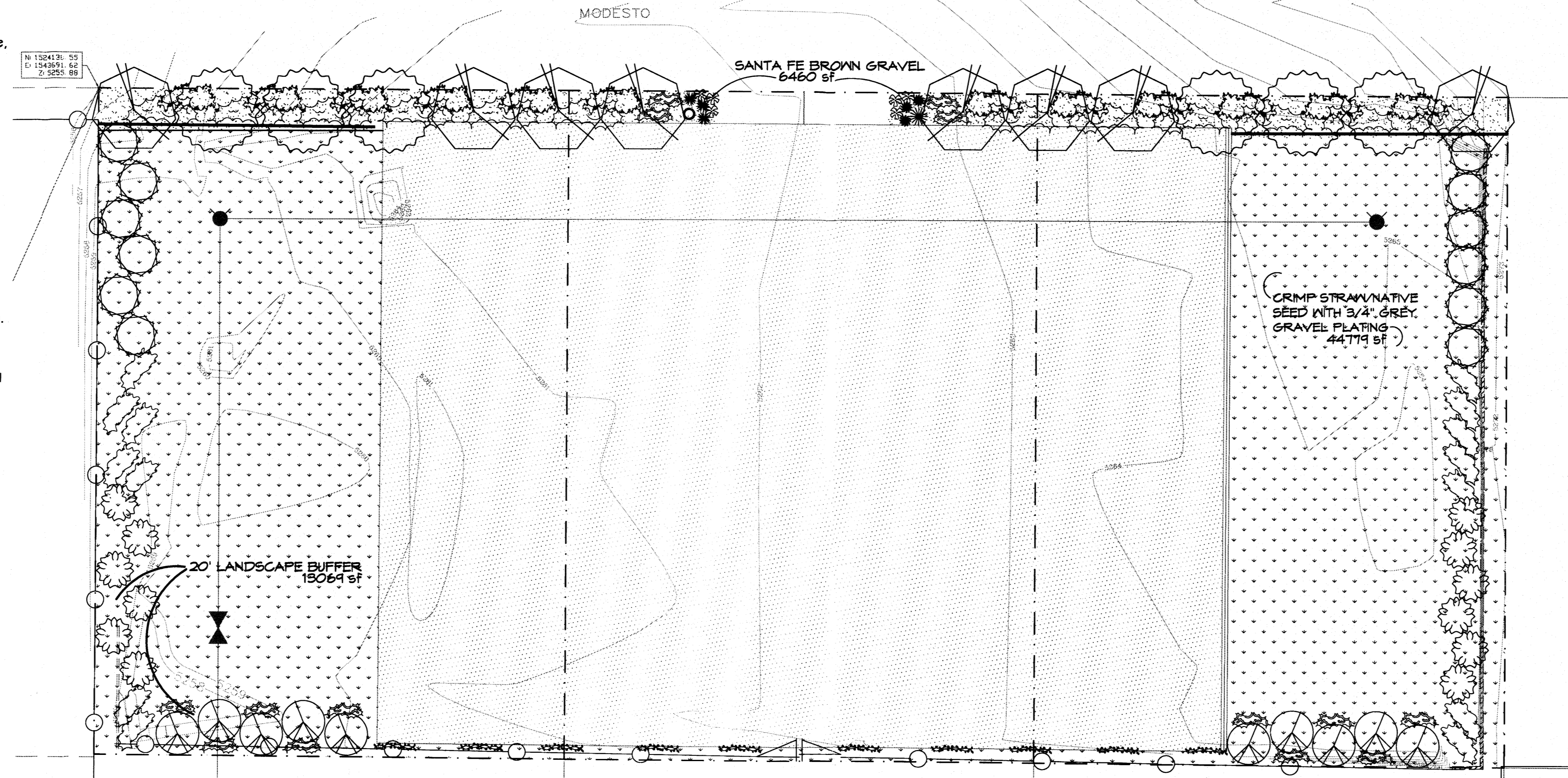
**STREET TREE REQUIREMENTS - Minimum 2" Caliper**

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

Name of Street: **MODESTO**  
Required 14 Provided 14

**LANDSCAPE CALCULATIONS**

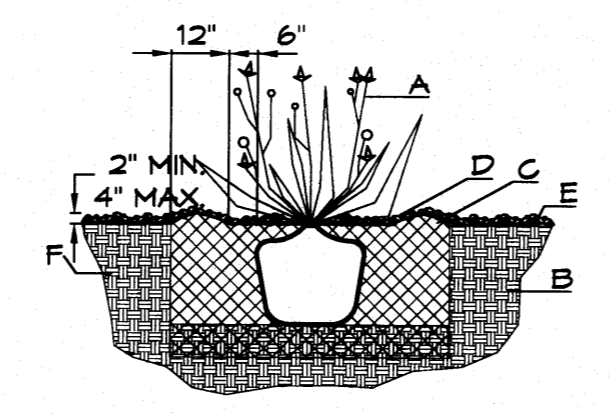
TOTAL LOT AREA	116976	square feet
TOTAL BUILDINGS AREA	0	square feet
NET LOT AREA	116976	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	17546	square feet
TOTAL BED PROVIDED (including all buffers)	19529	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	14646	square feet
TOTAL GROUND COVER PROVIDED	14766	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL NATIVE SEED AREA	31110	square feet
TOTAL LANDSCAPE PROVIDED	19529	square feet



**TREE PLANTING DETAIL**

**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 BACKFILLING 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.

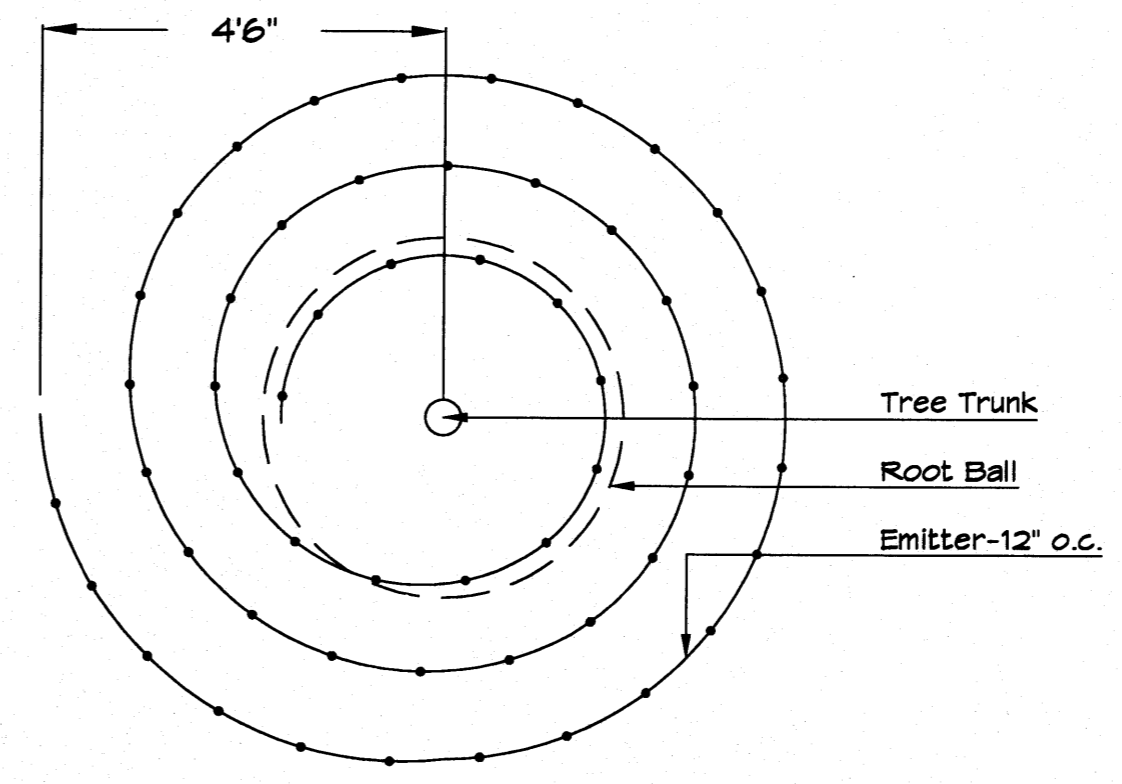
**CONSTRUCTION NOTES:**  
A. TREE  
B. BACKFILL WITH EXISTING SOIL.  
C. 3" DEPTH OF GRAVEL MULCH.  
D. UNDISTURBED SOIL.



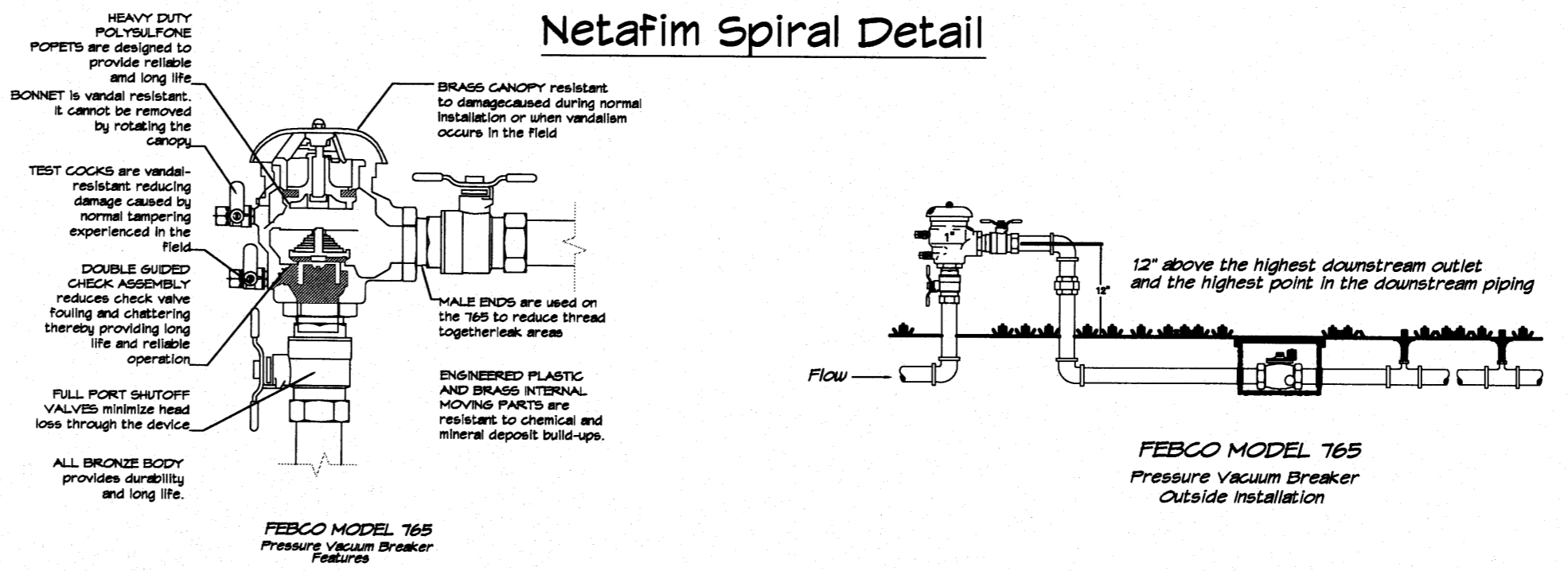
**SHRUB PLANTING DETAIL**

**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.



**Netafim Spiral Detail**



**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.

- SHADE TREES**
- AUTUMN PURPLE ASH 8  
Fraxinus americana  
2" Cal., 12-14' Inst./60' x 60' maturity  
Water (M) Allergy (H) Osf
  - BUR OAK 6  
Quercus macrocarpa  
2" Cal., 12-14' Inst./60' x 60' maturity  
Water (M) Allergy (M) Osf

- DESERT ACCENTS**
- BEARGRASS 1  
Nolina microcarpa  
15 Gal., 18-3' Inst./5' x 6' maturity  
Water (L+) Allergy (L) 36sf
  - BLUE SOTOL 3  
Dasylirion wheeleri  
18-3' Inst./5' x 5' maturity  
Water (L+) Allergy (L) 25sf
  - AGAVE 6  
Agave spp.  
14-18' Inst./4' x 4' maturity  
Water (L+) Allergy (L) 16sf
  - RED YUCCA 3  
Hesperaloe parviflora  
5 Gal., 18-3' Inst./3' x 4' maturity  
Water (L+) Allergy (L) 16sf
  - MUGO PINE 1  
Pinus mugo  
5 Gal., 12-3' Inst./3' x 3' maturity  
Water (M) Allergy (L) 4sf

- LARGE SHRUBS**
- WESTERN RED CEDAR 20  
Thuja plicata 'Green Giant'  
15 Gal., 4-10' Inst./40' x 15' maturity  
Water (M) Allergy (L) 225sf
  - DESERT MILLOW 12  
Chilopsis linearis  
15 Gal., 4-10' Inst./20' x 25' maturity  
Water (L+) Allergy (L) 225sf
  - VITEX 12  
Vitex agnus-castus  
15 Gal., 4-10' Inst./20' x 20' maturity  
Water (M) Allergy (L) 225sf

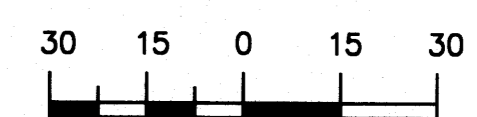
- GROUNDCOVERS**
- LADY BANK'S ROSE 12  
Rosa banksiae  
5 Gal., 24-4' Inst./3' x 20' maturity  
Water (M) Allergy (L) 400sf  
Unstaked Groundcover
  - TAM JUNIPER 12  
Juniperus sabinia 'Tamariscifolia'  
1 Gal., 6-15' Inst./4' x 15' maturity  
Water (L+) Allergy (L) 225sf  
Symbol indicates 3 plants
  - HONEYSUCKLE 14  
Lonicera japonica 'Halliana'  
1 Gal., 6-15' Inst./3' x 12' maturity  
Water (M) Allergy (L) 144sf  
Unstaked Groundcover
  - WINTER JASMINE 14  
Jasminum nudiflorum  
1 Gal., 6-15' Inst./4' x 12' maturity  
Water (L+) Allergy (L) 144sf

- VINES**
- TRUMPET VINE 10  
Campsis radicans  
1 Gal., 6-15' Inst./climbing to 40'  
Water (M) Allergy (L)

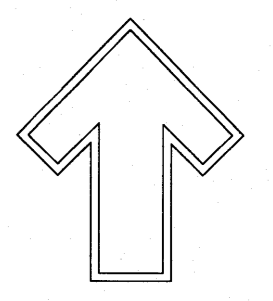
- HARDSCAPES**
- COMMERCIAL GRADE STEEL EDGING
  - SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
  - CRIMP STRAW/NATIVE SEED WITH 3/4" GREY GRAVEL PLATING

\* DENOTES EVERGREEN PLANT MATERIAL

**GRAPHIC SCALE**

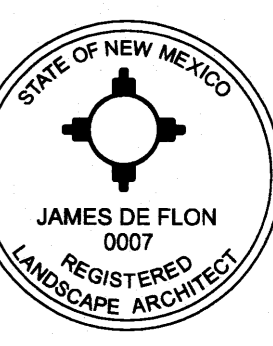


SCALE: 1"=30'



Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87118  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmj@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



JAMES DE FLON #0007

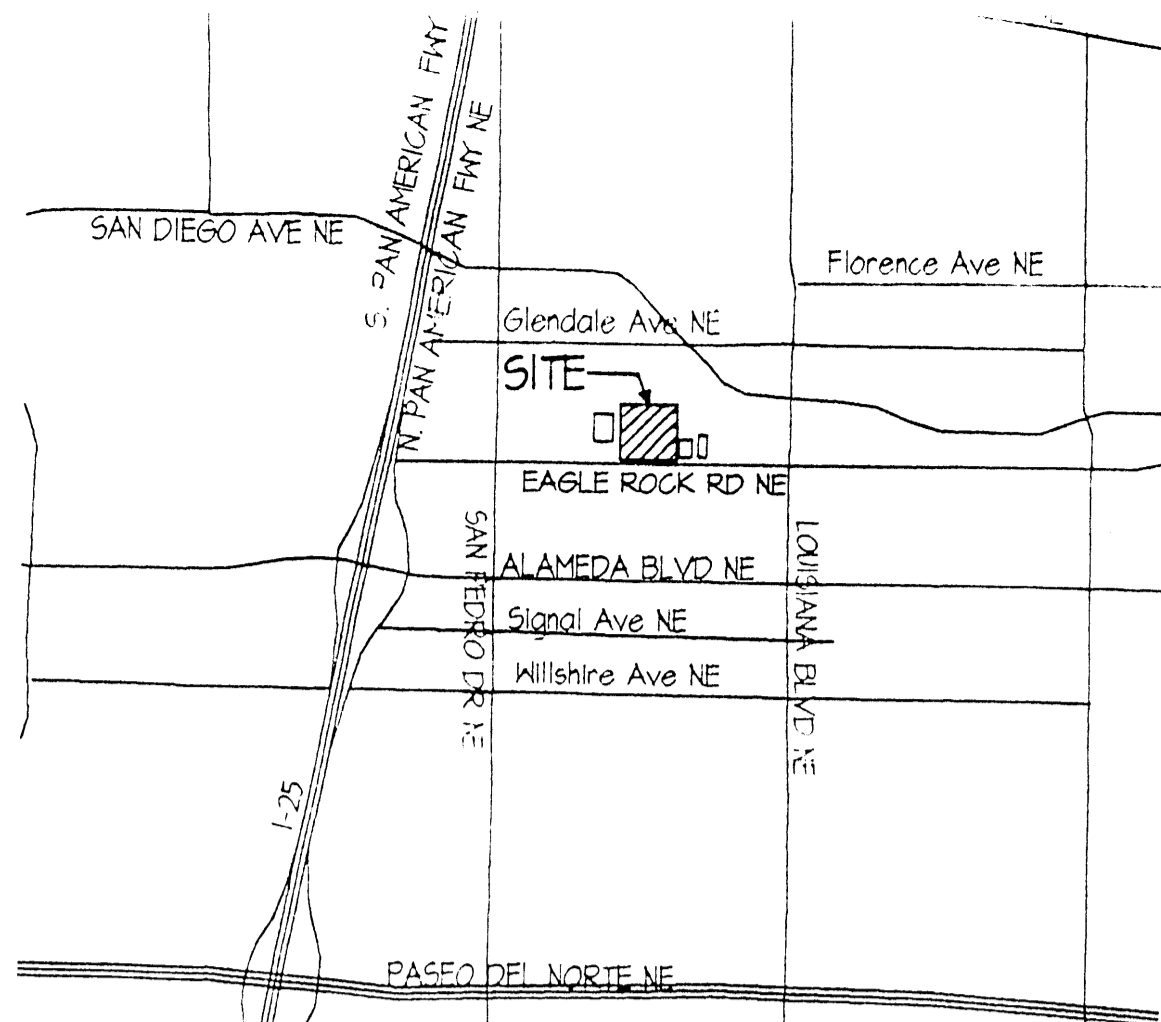
HARLEY DAVIDSON REST TRACK  
LANDSCAPE PLAN

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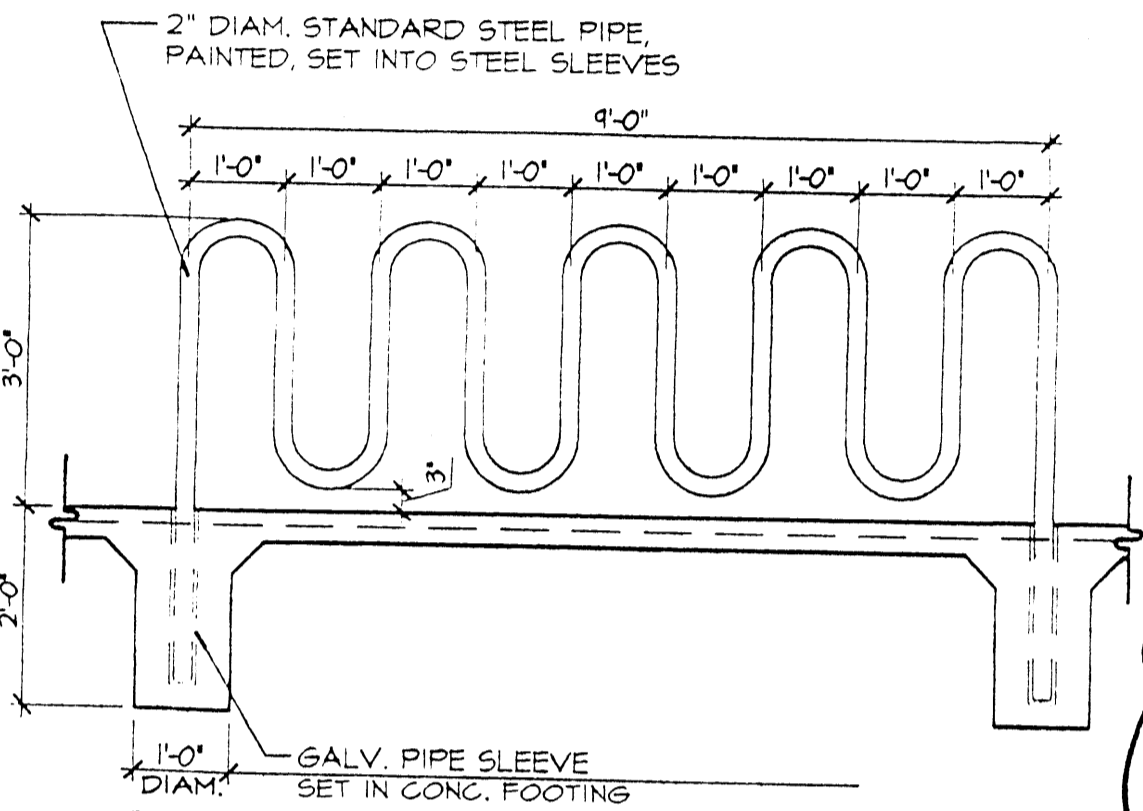


DRAWN BY CMU  
REVISION #  
DATE 12-15-11

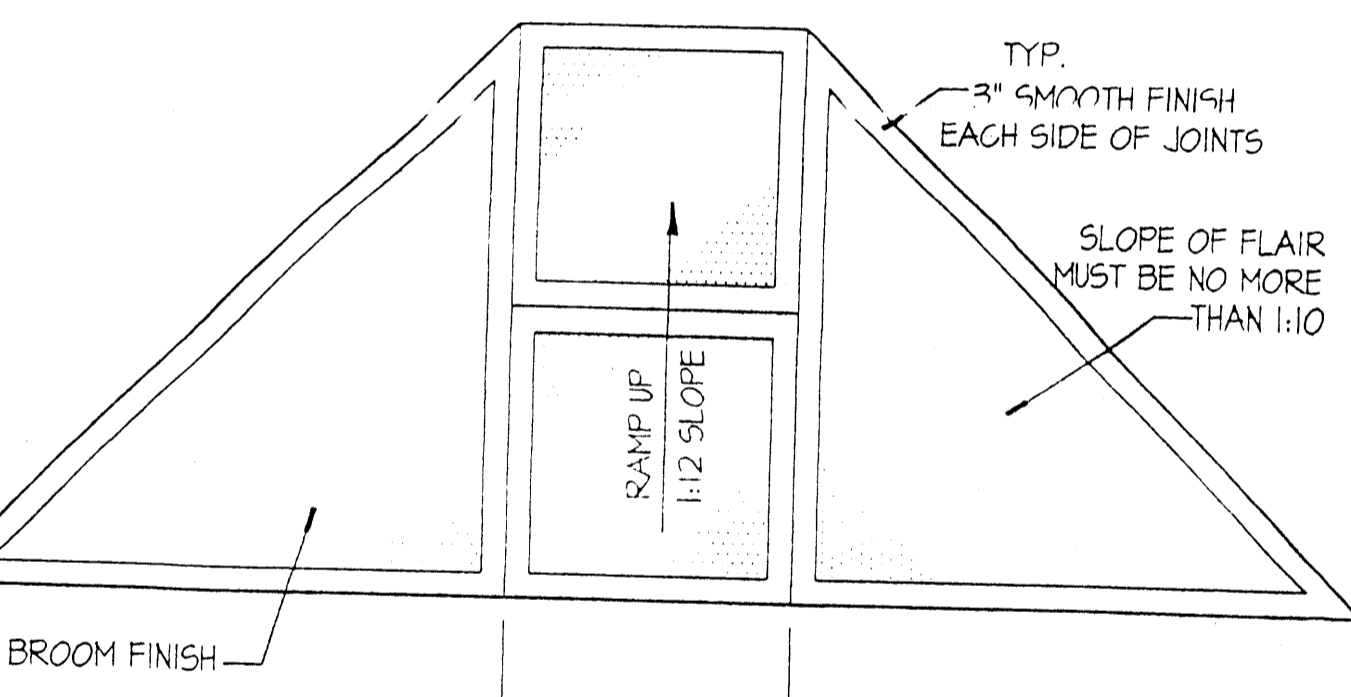
SHEET #  
L1 OF L1



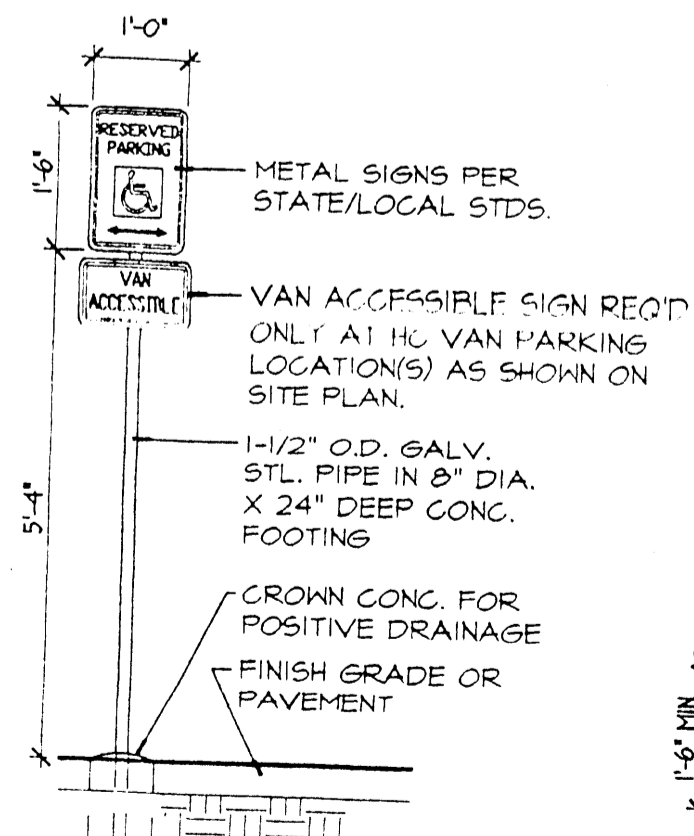
**C1 VICINITY MAP**  
1/2"=1'-0"



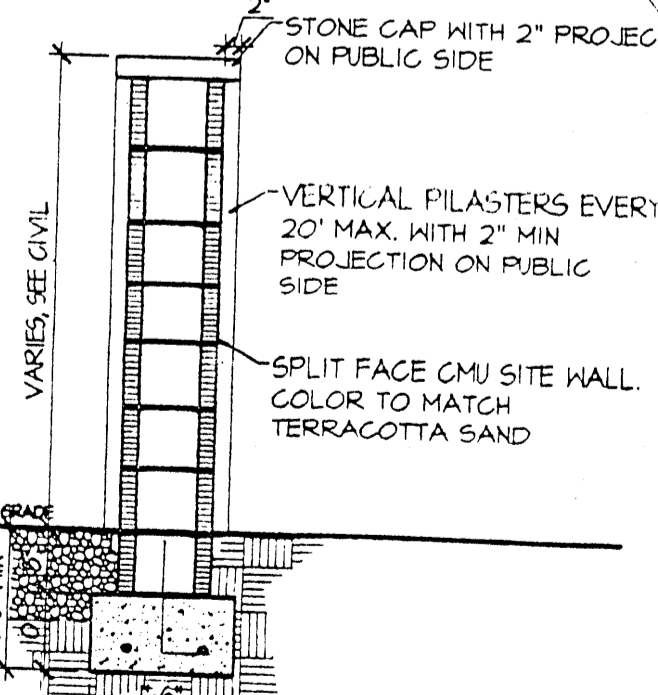
**C1 BIKE RACK DETAIL**  
1/2"=1'-0"



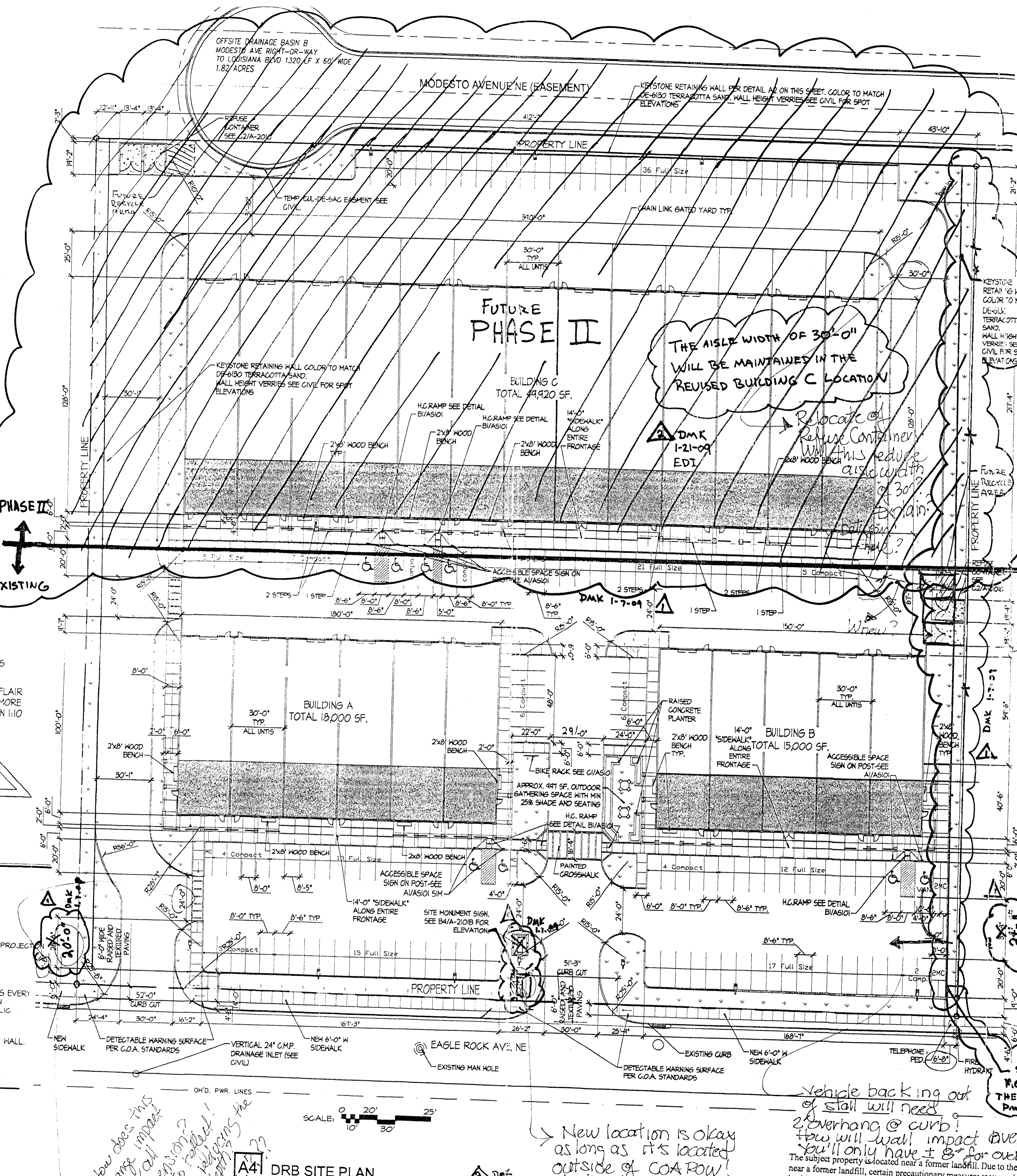
**B1 H.C. RAMP DETAIL**  
1/2"=1'-0"



**A1 H.C. SIGN DETAIL**  
1/2"=1'-0"



**A2 SITE WALL DETAIL**  
1/2"=1'-0"



**A4 DRB SITE PLAN**

How does this change impact over all dimensions? Are you reducing the throat depth? Any shading or impact? Explain.

THE DIMENSION CHANGE IS A RESULT OF THE AREA BETWEEN THE THROAT AND SOUTH CURB BEING REDUCED TO 20'. THE 24' THROAT AND DRIVE AISLE ARE STILL COMPLIANT.

Sign is outside of city ROW.

Vehicle backing out of stall will need 2' overhang @ curb! How will wall impact overhang? You'll only have 18" for overhang.

THE LOCATION OF THE WALL DOES NOT CAUSE AN OBSTRUCTION. THE VEHICLE HAS THE BACKUP SPACE REQUIRED.

PROJECT NUMBER: 1003359

Application Number: 07DRB-70227

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

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

<i>Richard D. ...</i>	9-19-07
<i>Robert ...</i>	9-19-07
<i>Christina ...</i>	9/14/07
<i>Budley ...</i>	9/19/07
<i>... ..</i>	9-25-07
<i>Michael ...</i>	9/19/07
<i>... ..</i>	9/25/07

DRAWING INDEX

AS101	SITE PLAN FOR BUILDING PERMIT
L-1	LANDSCAPE PLAN
C-101	GRADING AND DRAINAGE PLAN
A-201A	BUILDING AND STRUCTURE ELEVATIONS A
A-201B	BUILDING AND STRUCTURE ELEVATIONS B
A-201C	BUILDING AND STRUCTURE ELEVATIONS C
C-102	SITE UTILITY PLAN

SITE / BUILDING INFORMATION

LOTS 6-10 AND 23-25 BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES  
 ZONE- SU-2 IP (INDUSTRIAL PARK)  
 SITE AREA = 6 ACRES  
 CONSTRUCTION TYPE = 2B

PARKING CALCULATIONS

BUILDINGS A&B TOTAL 11 UNITS	
BUILDINGS A&B UNIT SIZE	= 3,000 SF.
BUILDINGS A&B UNIT WAREHOUSE SIZE	= 2,082 SF.
BUILDINGS A&B UNIT OFFICE SIZE	= 918 SF.
BUILDING C TOTAL 13 UNITS	
BUILDING C UNIT SIZE	= 2,940 SF.
BUILDING C UNIT WAREHOUSE SIZE	= 2,922 SF.
BUILDING C UNIT OFFICE SIZE	= 918 SF.
GROSS LEASABLE AREA OFFICE SPACE	= 22,032 SF.
GROSS LEASABLE AREA WAREHOUSE SPACE	= 60,888 SF.
NET LEASABLE AREA	= 82,920 SF.

OFFICE SPACE PARKING:	22,032/200	= 110 SPACES REQUIRED
WAREHOUSE PARKING:	60,888/2000	= 31 SPACES REQUIRED
TOTAL PARKING REQUIRED:		= 141 SPACES REQUIRED
TOTAL PARKING PROVIDED:		= 167 SPACES PROVIDED

COMPACT SPACES PROVIDED	= 40 <20% NOTE: ALL COMPACT SPACES TO BE DESIGNATED WITH PAINT ON THE PAVEMENT.
FULL SIZE SPACES PROVIDED	= 119
HC SPACE PROVIDED	= 8
MOTORCYCLE SPACES PROVIDED	= 5
BIKE SPACE PROVIDED	= 10 (1 RACK WITH 10 BIKE CAPACITY)

ISSUE: BUILDING PERMIT SET  
 DRAWN: DMK  
 CHECKED: KC  
 DATE: 00.06.07

REVISIONS  
 1-7-09 AS BUILT REVISION  
 1-21-09

LEGEND  
 NEW CONCRETE PER CIVIL  
 ASPHALT  
 LANDSCAPED AREA Approved for 2 phases  
 FULL CUT-OFF LIGHT POLE 15'-0" HIGH WITH 250 WATT METAL HALIDE BULB 02-12-09 TYP.

SCALE: 1"=30'

DATE: 01/14/09

PROJECT NUMBER: 1003359

ISSUE: BUILDING PERMIT SET

DATE: 00.06.07

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

0720

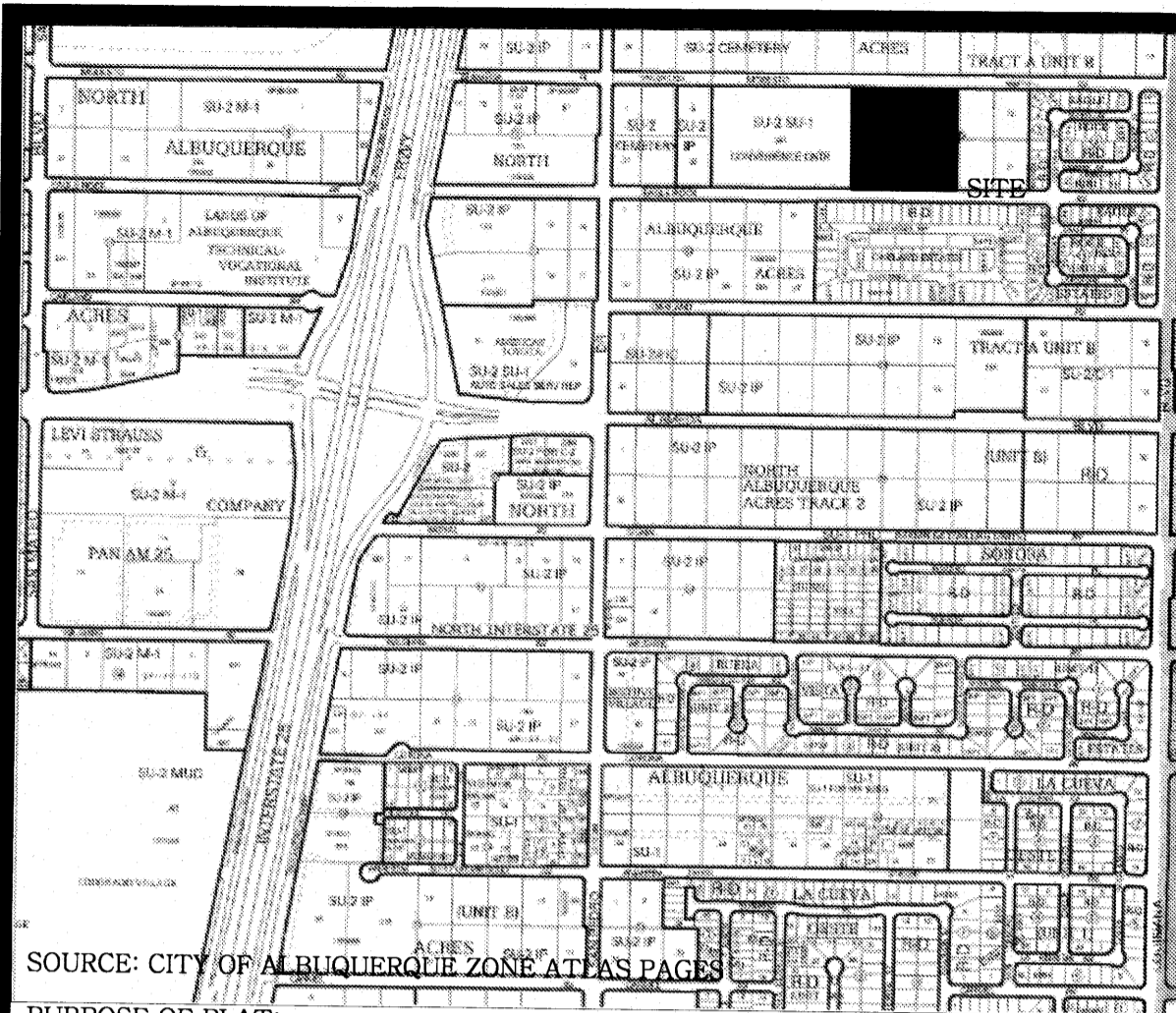
AS101

EDIN VNC IARINCS ENZIAL

142 TULSAH STREET, N.E. ALBUQUERQUE, NM 87104 TEL: 505 242 2851 FAX: 505 242 2632

EAGLE ROCK BUSINESS CENTER

STATE OF NEW MEXICO  
 KRISTEN B. CALLORI  
 NO. 3470  
 9/16/07  
 REGISTERED ARCHITECT



**LEGAL DESCRIPTION:**

LOT 23, 24 AND 25, TRACT "A", UNIT "B", BLOCK 26, NORTH ALBUQUERQUE ACRES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN VOLUME D, FOLIO 133

**PLAT OF  
LOT 23-A  
EAGLE ROCK  
BEING A REPLAT OF LOTS 23, 24, 25  
TRACT "A", UNIT "B", BLOCK "26"  
NORTH ALBUQUERQUE ACRES  
WITHIN PROJECTED  
SECTION 13, TOWNSHIP 11N, R 3 EAST, N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY 2012**

**PUBLIC UTILITY EASEMENTS**

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

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

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

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

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

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

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

**Disclaimer**

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**FREE CONSENT AND DEDICATION:**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON AND HEREBY GRANT ALL EASEMENTS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: \_\_\_\_\_  
MANAGING MEMEBER

ACKNOWLEDGMENT ) SS.

STATE OF )

COUNTY OF )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, BY \_\_\_\_\_

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

MY COMMISSION EXPIRES: \_\_\_\_\_

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**

UNIFORM PROPERTY CODE #: 10180644064951070  
LOTS 8, 9, 10, 23, 24, 25, TRACT "A" UNIT "B", BLOCK 26, NORTH ALBUQUERQUE ACRES

PROPERTY OWNER OF RECORD: KASSAM BUSINESS CENTER LLC, 6501 AMERICAS PARKWAY NE SUITE 1050, ALBUQUERQUE, NM 87110

BERNALILLO COUNTY TREASURE'S OFFICE: \_\_\_\_\_

PROJECT NUMBER: \_\_\_\_\_

CITY APPROVALS:

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

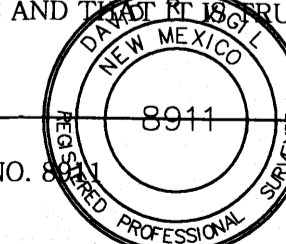
NEW MEXICO GAS \_\_\_\_\_ DATE \_\_\_\_\_

QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

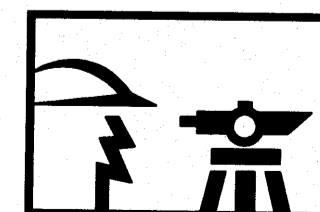
COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



DAVID R. VIGIL, NMPLS NO. 8911 DATE \_\_\_\_\_



**CONSTRUCTION SURVEY TECHNOLOGIES, INC**

PO BOX 65395, ALBUQUERQUE, NM 87193, 505-917-8921

SOURCE: CITY OF ALBUQUERQUE ZONE ATLAS PAGES

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TOP CREATE ONE (1) LOT FROM SIX (6) LOTS AND GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS.

**SUBDIVISION DATA:**

DRB# \_\_\_\_\_  
ZONE ATLAS INDEX NO. B-18-Z  
DATE OF FIELD SURVEY: JANUARY 2012  
TOTAL NO. OF LOTS EXISTING: 6  
TOTAL NO. OF LOTS CREATED: 1  
TOTAL MILEAGE OF PUBLIC STREETS CREATED: NONE  
GROSS SUBDIVISION ACREAGE: 5.3203  
CURRENT ZONING: SU-2  
TALOS LOG NO. 2011032655  
TOTAL MILEAGE OF PRIVATE STREETS CREATED: 0.0 MILES

**SOLAR COLLECTION NOTE:**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

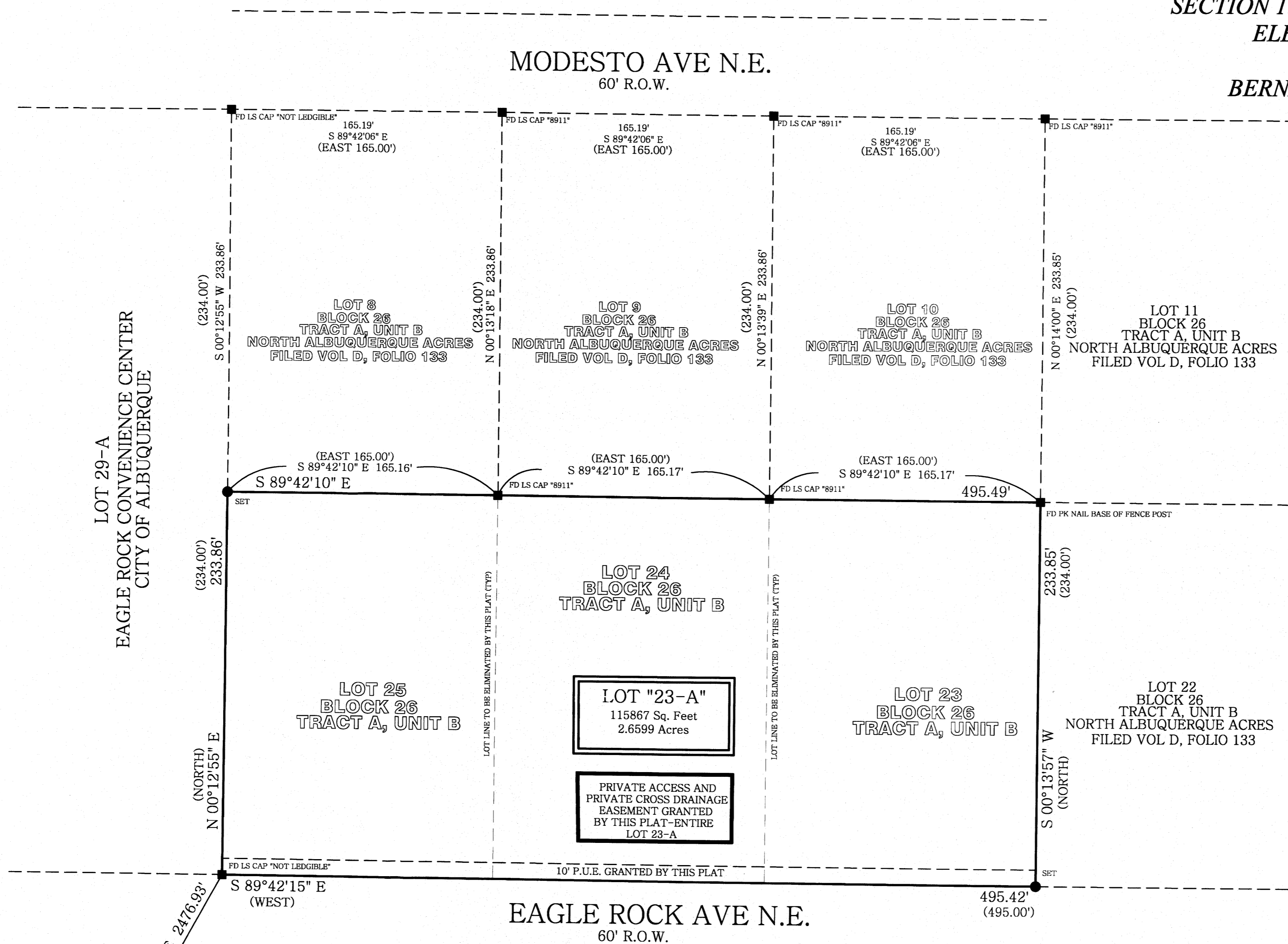
**NOTES:**

- ALBUQUERQUE CONTROL STATIONS USED:  
"9-C18"  
N 1524797.624  
E 1542501.428  
Z 5232.470  
NAD 1983 NAVD 1987  
NEW MEXICO STATE PLANE  
CENTRAL ZONE  
G-G 0.999664563  
DELTA-ALPHA= -00°11'19.69"
- FIELD SURVEY PERFORMED IN JANUARY 2012
- BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 8911", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES IN "O" ARE RECORD
- SUBJECT TRACTS ARE LOCATED WITHIN ZONE X (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP BERNALILLO COUNTY, NEW MEXICO PANEL 142 OF 825, MAP NO. 35001C0142F, EFFECTIVE DATE NOVEMBER 19, 2003.

**DOCUMENTS USED:**

- PLAT OF NORTH ALBUQUERQUE ACRES VOL D33, FOLIO 132

**PLAT OF**  
**LOT 23-A**  
**EAGLE ROCK**  
 BEING A REPLAT OF LOTS 23, 24, 25  
 TRACT "A", UNIT "B", BLOCK "26"  
 NORTH ALBUQUERQUE ACRES  
 WITHIN PROJECTED  
 SECTION 13, TOWNSHIP 11N, R 3 EAST, N.M.P.M.  
 ELENA GALLEGOS LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2012

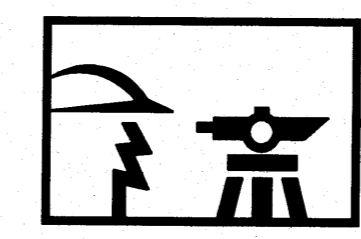


LOT 29-A  
 EAGLE ROCK CONVENIENCE CENTER  
 CITY OF ALBUQUERQUE

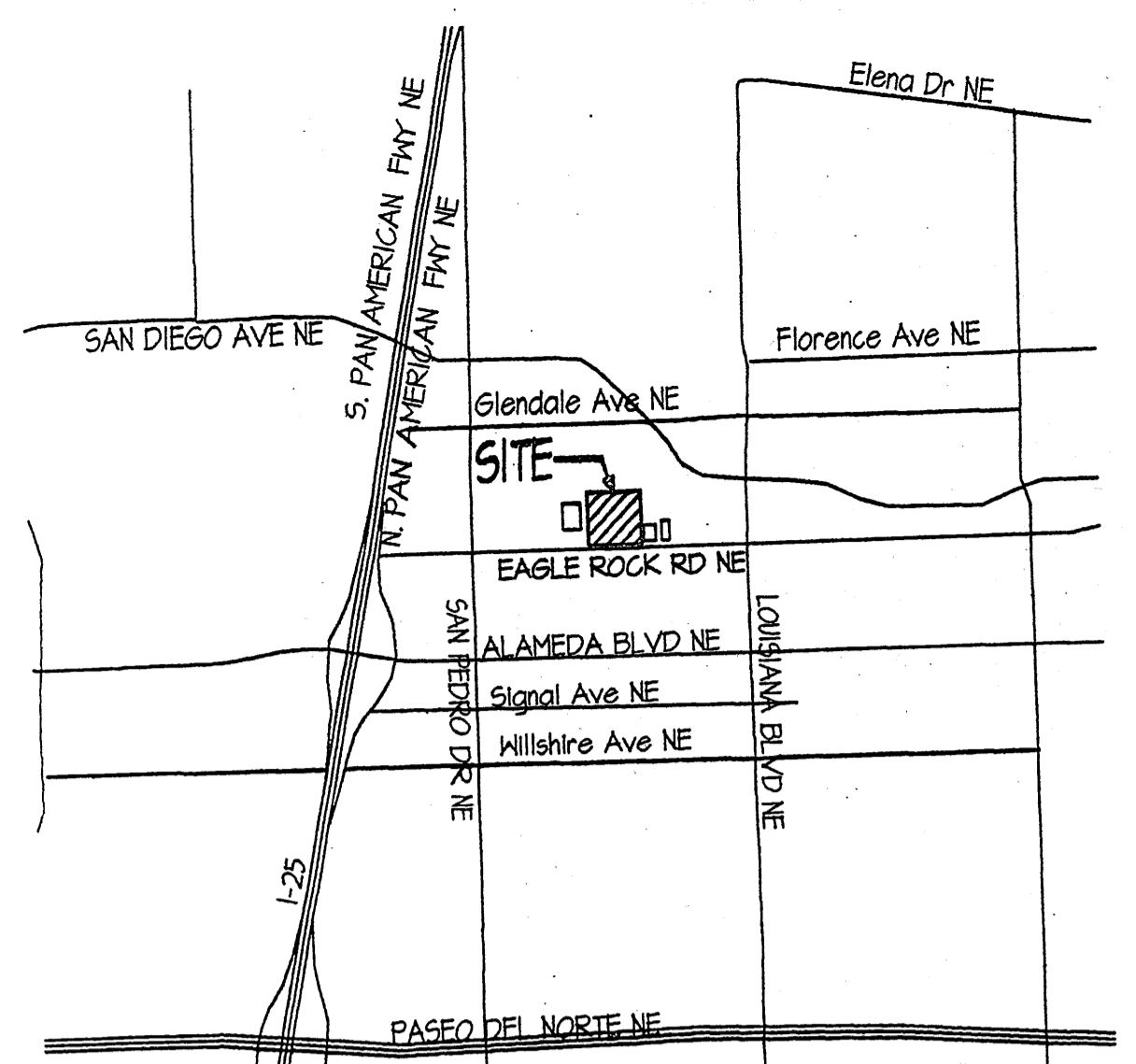
ACS CONTROL STATION  
 "9-C18"  
 N 1524797.624  
 E 1542501.428  
 Z 5232.470  
 NAD 1983 NAVD 1988  
 G-G 0.999864563

**LOT "23-A"**  
 115867 Sq. Feet  
 2.6599 Acres

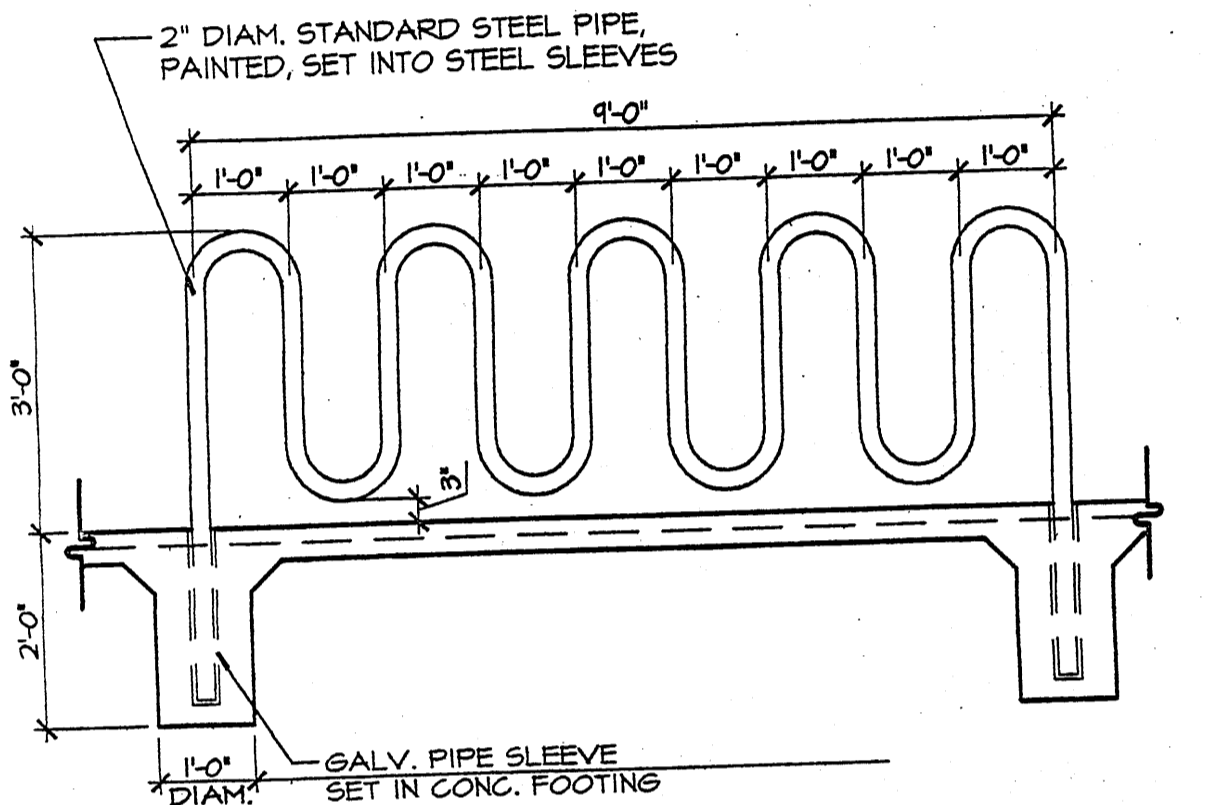
PRIVATE ACCESS AND  
 PRIVATE CROSS DRAINAGE  
 EASEMENT GRANTED  
 BY THIS PLAT-ENTIRE  
 LOT 23-A



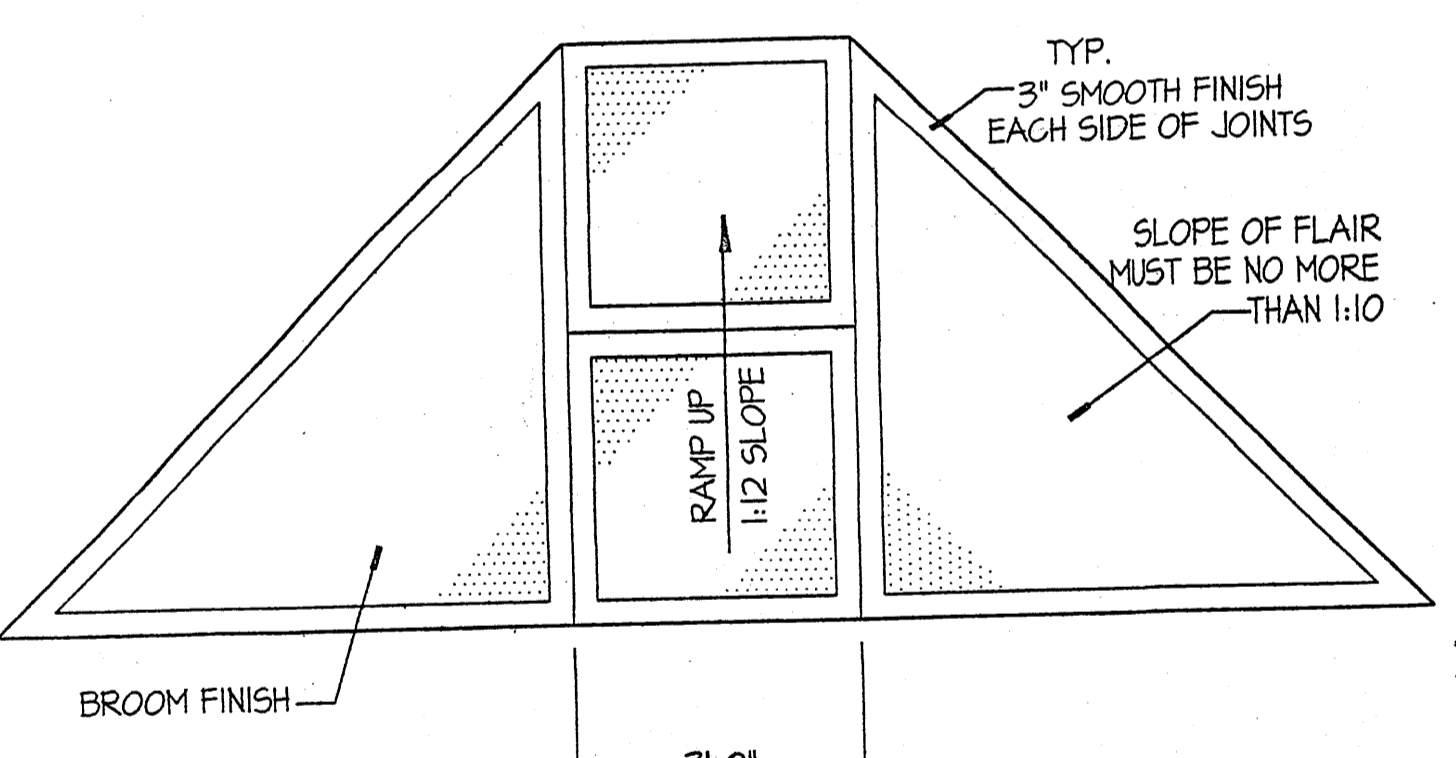
**CONSTRUCTION SURVEY TECHNOLOGIES, INC**  
 PO BOX 65395, ALBUQUERQUE, NM 87193, 505-917-8921



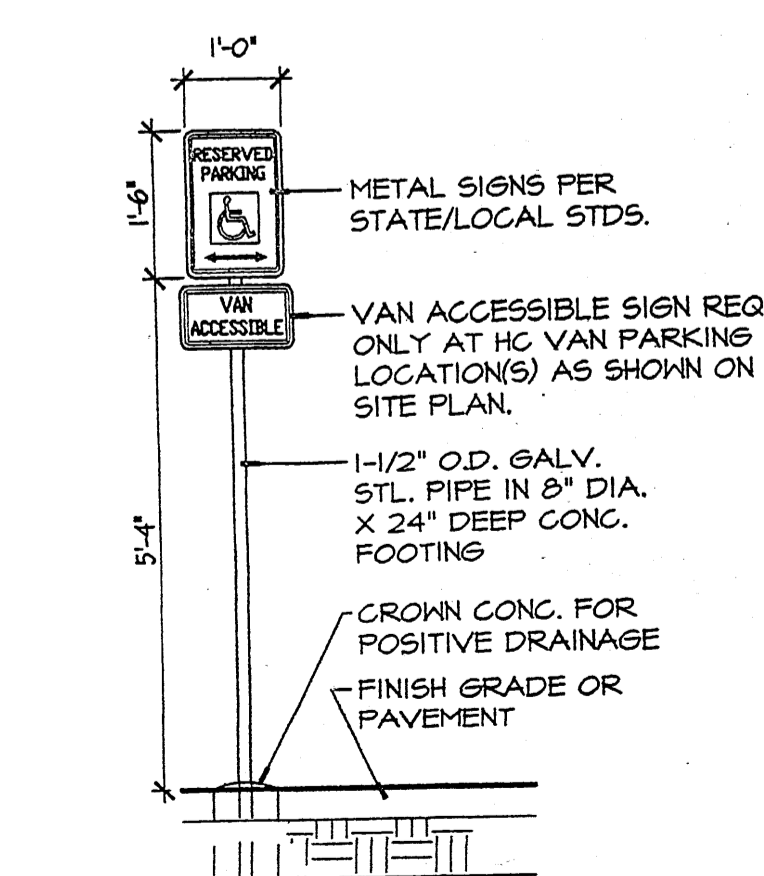
**C1 VICINITY MAP**  
1/2"=1'-0"



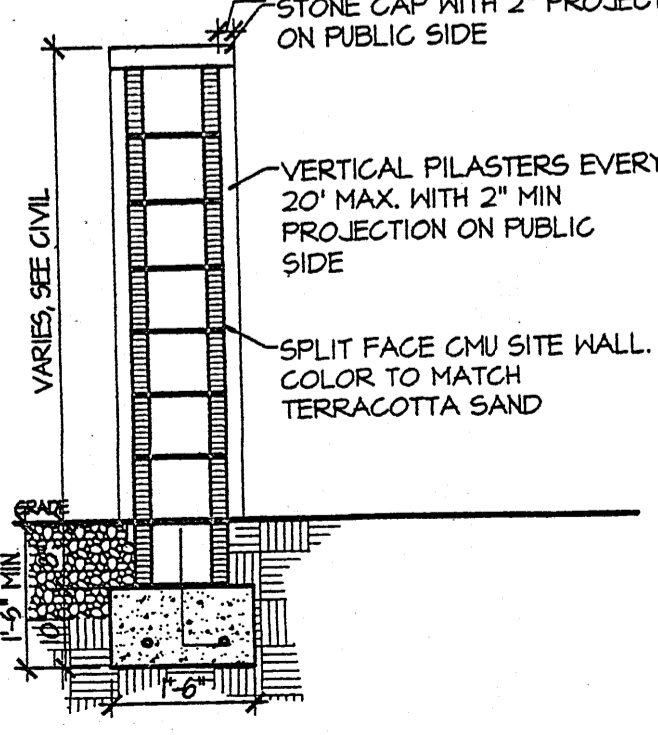
**C1 BIKE RACK DETAIL**  
1/2"=1'-0"



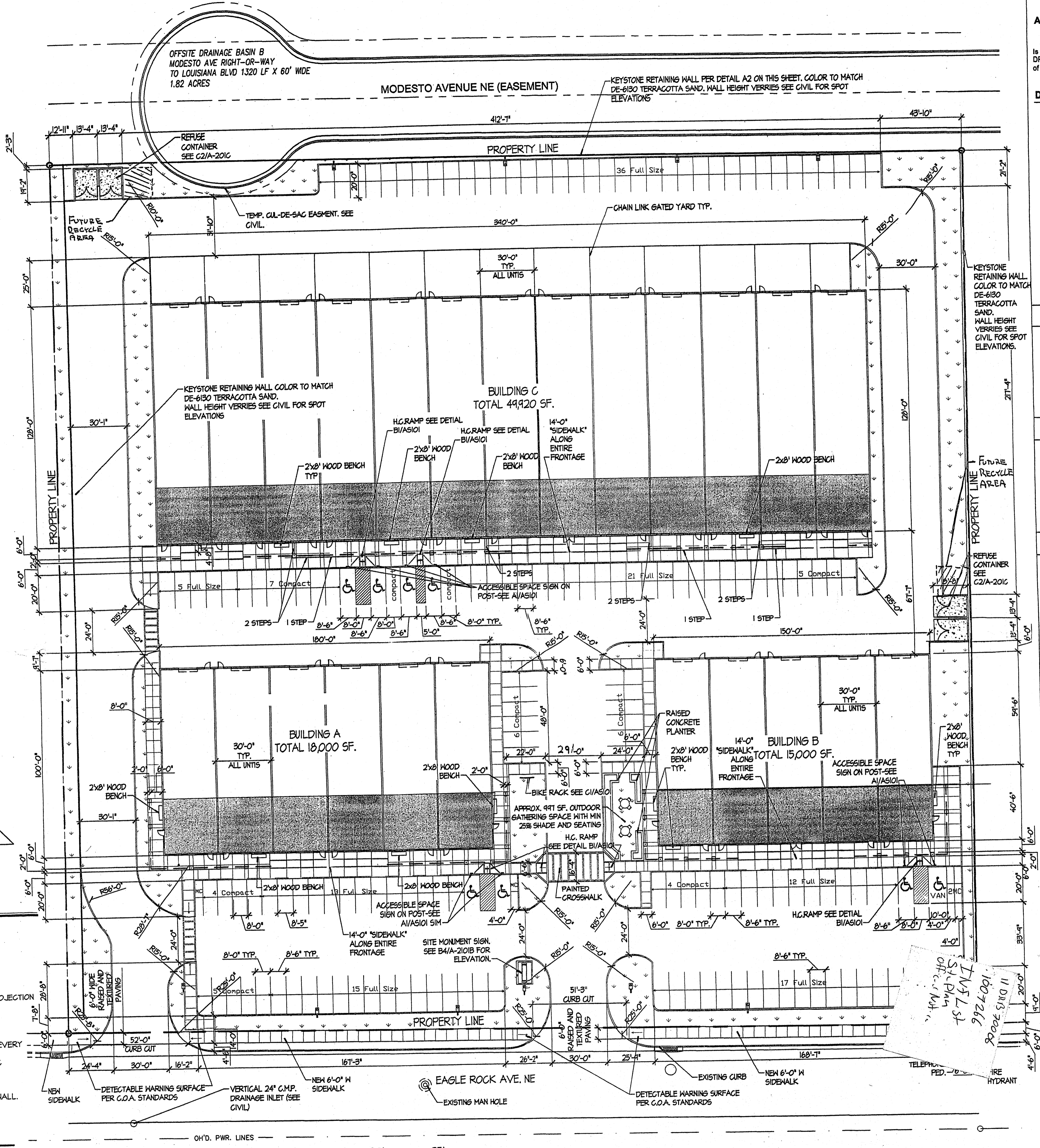
**B1 H.C. RAMP DETAIL**  
1/2"=1'-0"



**A1 H.C. SIGN DETAIL**  
1/2"=1'-0"



**A2 SITE WALL DETAIL**  
1/2"=1'-0"



**A4 DRB SITE PLAN**  
1"=30'

PROJECT NUMBER: 1003359  
Application Number: 07DRB-70227

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

**DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:**

<i>Richard Davis</i> Traffic Engineering, Transportation Division	7-19-07 Date
<i>Ronald Khan</i> ABCWMA	7-19-07 Date
<i>Christina Sandoval</i> Parks & Recreation Department	9/19/07 Date
<i>Bradley S. Bingham</i> City Engineer	9/19/07 Date
<i>Jananne Bush</i> Environmental Health Department (conditional)	9-25-07 Date
<i>Michael Holton</i> Solid Waste Management	9/19/07 Date
<i>Blaine Nelson</i> DRB Chairperson, Planning Department	9/25/07 Date

**DRAWING INDEX**

- AS101 SITE PLAN FOR BUILDING PERMIT
- L-1 LANDSCAPE PLAN
- C-101 GRADING AND DRAINAGE PLAN
- A-201A BUILDING AND STRUCTURE ELEVATIONS A
- A-201B BUILDING AND STRUCTURE ELEVATIONS B
- A-201C BUILDING AND STRUCTURE ELEVATIONS C
- C-102 SITE UTILITY PLAN

**SITE / BUILDING INFORMATION**

LOTS 6-10 AND 23-25 BLOCK 26, TRACT A, UNIT B,  
NORTH ALBUQUERQUE ACRES  
ZONE- SU-2 IP (INDUSTRIAL PARK)  
SITE AREA = 6 ACRES  
CONSTRUCTION TYPE = 2B

**PARKING CALCULATIONS**

BUILDINGS A&B TOTAL 11 UNITS	= 3,000 SF.
BUILDINGS A&B UNIT WAREHOUSE SIZE	= 2,082 SF.
BUILDINGS A&B UNIT OFFICE SIZE	= 918 SF.
BUILDING C TOTAL 13 UNITS	
BUILDING C UNIT SIZE	= 3,840 SF.
BUILDING C UNIT WAREHOUSE SIZE	= 2,922 SF.
BUILDING C UNIT OFFICE SIZE	= 918 SF.
GROSS LEASABLE AREA OFFICE SPACE	= 22,032 SF.
GROSS LEASABLE AREA WAREHOUSE SPACE	= 60,888 SF.
NET LEASABLE AREA	= 82,920 SF.
OFFICE SPACE PARKING: 22,032/200	= 110 SPACES REQUIRED
WAREHOUSE PARKING: 60,888/2000	= 31 SPACES REQUIRED
TOTAL PARKING REQUIRED:	= 141 SPACES REQUIRED
TOTAL PARKING PROVIDED:	= 167 SPACES PROVIDED
COMPACT SPACES PROVIDED = 40 (<20% FULL SIZE SPACES PROVIDED = 119	NOTE: ALL COMPACT SPACES TO BE DESIGNATED WITH PAINT ON THE PAVEMENT.
HC SPACE PROVIDED = 8	
MOTORCYCLE SPACES PROVIDED = 8	
MOTORCYCLE SPACES REQUIRED = 5	
MOTORCYCLE SPACES PROVIDED = 6	
BIKE SPACE REQUIRED = 9 (# OF BIKES)	
BIKE SPACE PROVIDED = 10 (1 RACK WITH 10 BIKE CAPACITY)	

**LEGEND**

- NEW CONCRETE PER CIVIL
- ASPHALT
- LANDSCAPED AREA
- FULL CUT-OFF LIGHT POLE 15'-0" HIGH WITH 250 WATT METAL HALIDE BULB TYP.
- PROPOSED OFFICE AREA

**ED I**  
N Y N  
V N C  
I A R  
M O I  
N C M S  
E N T A L

142 TRUMAN STREET NE  
ALBUQUERQUE, NM 87108  
TEL: 505.242.2851 FAX: 505.242.2852

**EAGLE ROCK BUSINESS CENTER**  
6401 EAGLE ROCK AVE. NW  
ALBUQUERQUE, NM, 87113

STATE OF NEW MEXICO  
REGISTERED ARCHITECT  
KRISTEN B. CALLORI  
NO. 3470  
9/16/07

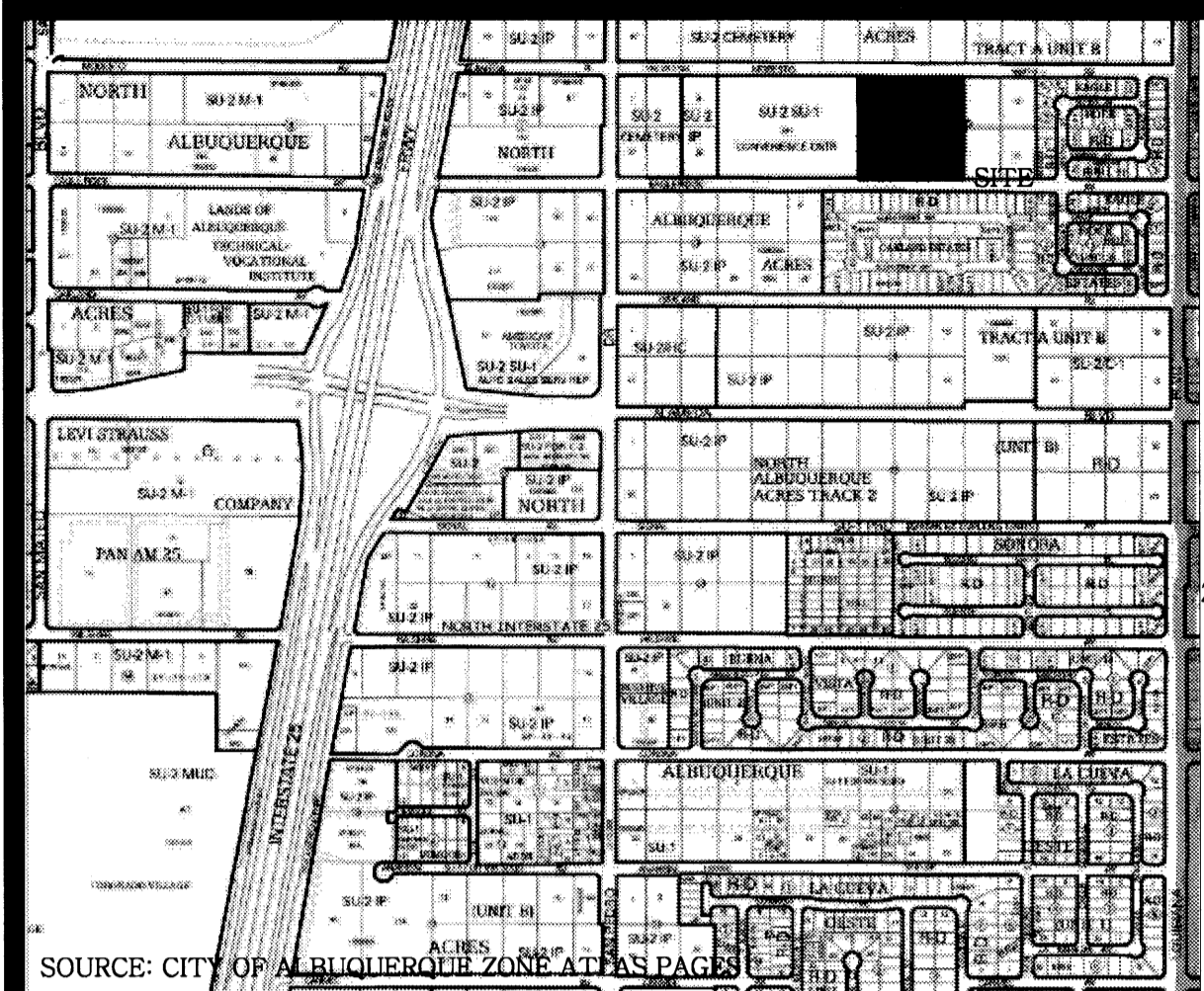
ISSUE: BUILDING PERMIT SET  
DRAWN: DMK  
CHECKED: KC  
DATE: 08.06.07

REVISIONS

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
0720  
AS101  
OF XX

The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.

*Jananne Bush* 9-25-07  
Albuquerque Environmental Health Department



SOURCE: CITY OF ALBUQUERQUE ZONE ATLAS PAGES

**PURPOSE OF PLAT:**  
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**SUBDIVISION DATA:**  
 DRB# \_\_\_\_\_ GROSS SUBDIVISION ACREAGE: 5.3203  
 ZONE ATLAS INDEX NO. B-18-Z CURRENT ZONING: SU-2  
 DATE OF FIELD SURVEY: JANUARY 2012 TALOS LOG NO. 2011032655  
 TOTAL NO. OF LOTS EXISTING: 6 TOTAL MILEAGE OF PRIVATE STREETS CREATED: 0.0 MILES  
 TOTAL NO. OF LOTS CREATED: 1 TOTAL MILEAGE OF PUBLIC STREETS CREATED: NONE

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 E 1542501.428  
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 NAD 1983 NAVD 1987  
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BY: \_\_\_\_\_  
 MANAGING MEMBER

ACKNOWLEDGMENT ) SS.  
 STATE OF )  
 COUNTY OF )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, BY \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**

UNIFORM PROPERTY CODE #:  
10180644064951070  
LOTS 8, 9, 10, 23, 24, 25, TRACT "A" UNIT "B", BLOCK 26, NORTH ALBUQUERQUE ACRES

PROPERTY OWNER OF RECORD: KASSAM BUSINESS CENTER LLC, 6501 AMERICAS PARKWAY NE SUITE 1050, ALBUQUERQUE, NM 87110

BERNALILLO COUNTY TREASURE'S OFFICE: \_\_\_\_\_

**PLAT OF  
 LOT 23-A  
 EAGLE ROCK  
 BEING A REPLAT OF LOTS 23, 24, 25  
 TRACT "A", UNIT "B", BLOCK "26"  
 NORTH ALBUQUERQUE ACRES  
 WITHIN PROJECTED  
 SECTION 13, TOWNSHIP 11N, R 3 EAST, N.M.P.M.  
 ELENA GALLEGOS LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2012**

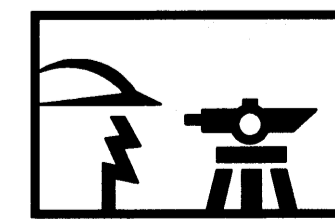
PROJECT NUMBER: \_\_\_\_\_

CITY APPROVALS: *for reference only*

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABCWUA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE
<b>UTILITY APPROVALS:</b>	
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

**SURVEYOR'S CERTIFICATE:**  
 I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID R. VIGIL, NMPLS NO. 8911 DATE \_\_\_\_\_

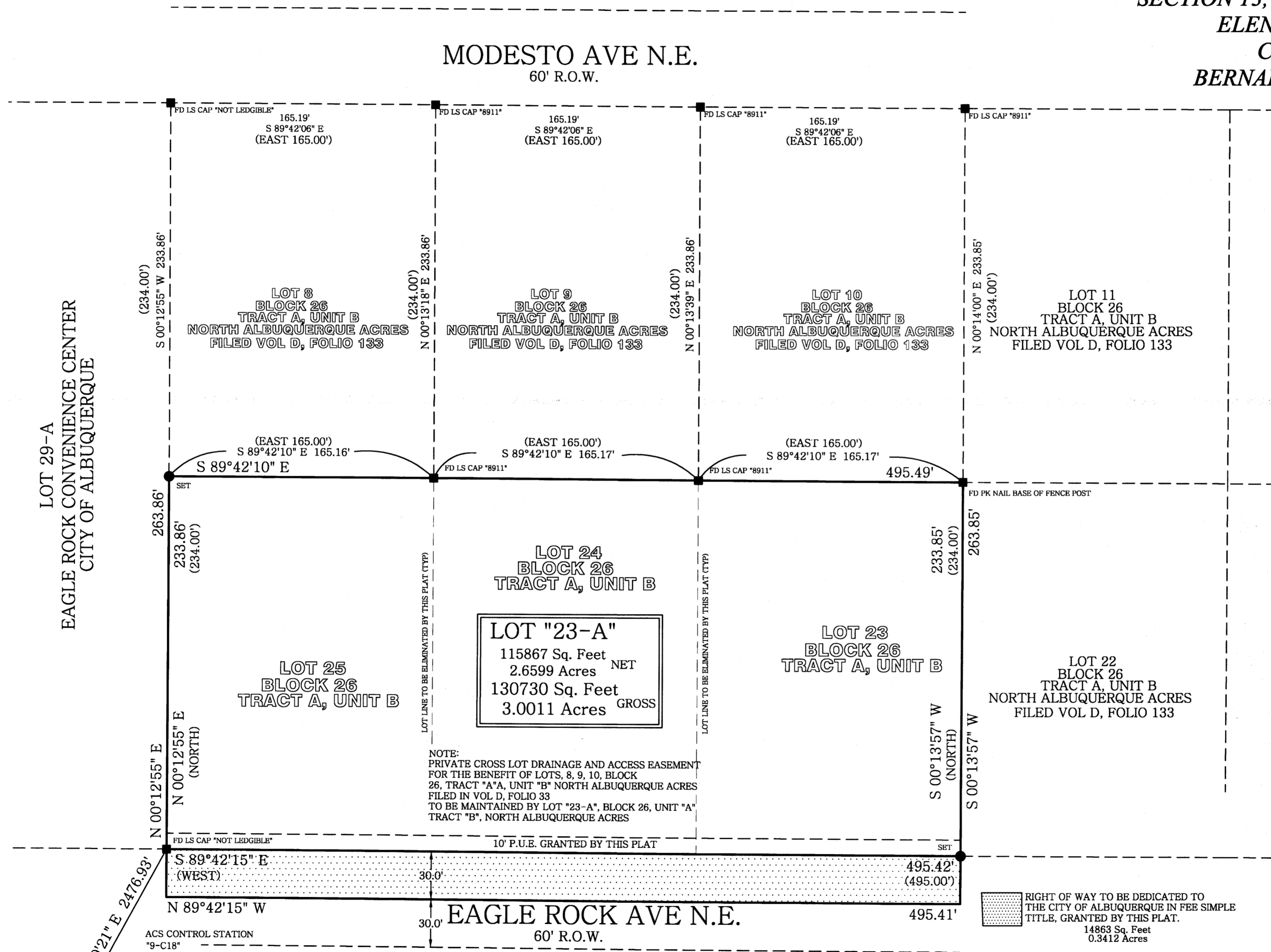


**CONSTRUCTION SURVEY TECHNOLOGIES, INC**

PO BOX 65395, ALBUQUERQUE, NM 87193, 505-917-8921

- DOCUMENTS USED:**
- PLAT OF NORTH ALBUQUERQUE ACRES VOL D33, FOLIO 132

PLAT OF  
**LOT 23-A**  
**EAGLE ROCK**  
 BEING A REPLAT OF LOTS 23, 24, 25  
 TRACT "A", UNIT "B", BLOCK "26"  
 NORTH ALBUQUERQUE ACRES  
 WITHIN PROJECTED  
 SECTION 13, TOWNSHIP 11N, R 3 EAST, N.M.P.M.  
 ELENA GALLEGOS LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2012

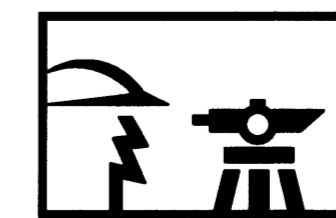


LOT 29-A  
 EAGLE ROCK CONVENIENCE CENTER  
 CITY OF ALBUQUERQUE

ACS CONTROL STATION  
 "9-C18"  
 N 1524797.624  
 E 1542501.428  
 Z 5232.470  
 NAD 1983 NAVD 1987  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE  
 G-G 0.999664563  
 DELTA-ALPHA = -00°11'19.69"

NOTE:  
 PRIVATE CROSS LOT DRAINAGE AND ACCESS EASEMENT  
 FOR THE BENEFIT OF LOTS, 8, 9, 10, BLOCK  
 26, TRACT "A", UNIT "B" NORTH ALBUQUERQUE ACRES  
 FILED IN VOL D, FOLIO 33  
 TO BE MAINTAINED BY LOT "23-A", BLOCK 26, UNIT "A"  
 TRACT "B", NORTH ALBUQUERQUE ACRES

RIGHT OF WAY TO BE DEDICATED TO  
 THE CITY OF ALBUQUERQUE IN FEE SIMPLE  
 TITLE, GRANTED BY THIS PLAT.  
 14863 Sq. Feet  
 0.3412 Acres



CONSTRUCTION SURVEY TECHNOLOGIES, INC

PO BOX 65395, ALBUQUERQUE, NM 87193, 505-917-8921



**SITE DATA**

TOTAL ACREAGE: 2.6622 AC±(NET)  
 BUILDING SF: 24798 SF (3140 SF OFFICE/21658 SF WAREHOUSE)  
 FAR: .35  
 EXISTING ZONING: SU-2 FOR IP  
 PROPOSED ZONING: SU-2 FOR IP  
 EXISTING USE: INDUSTRIAL  
 PROPOSED USE: TEMPORARY ASPHALT MOTORCYCLE TRAINING FOR LOTS 8, 9, 10

**TABLE OF CONTENTS:**

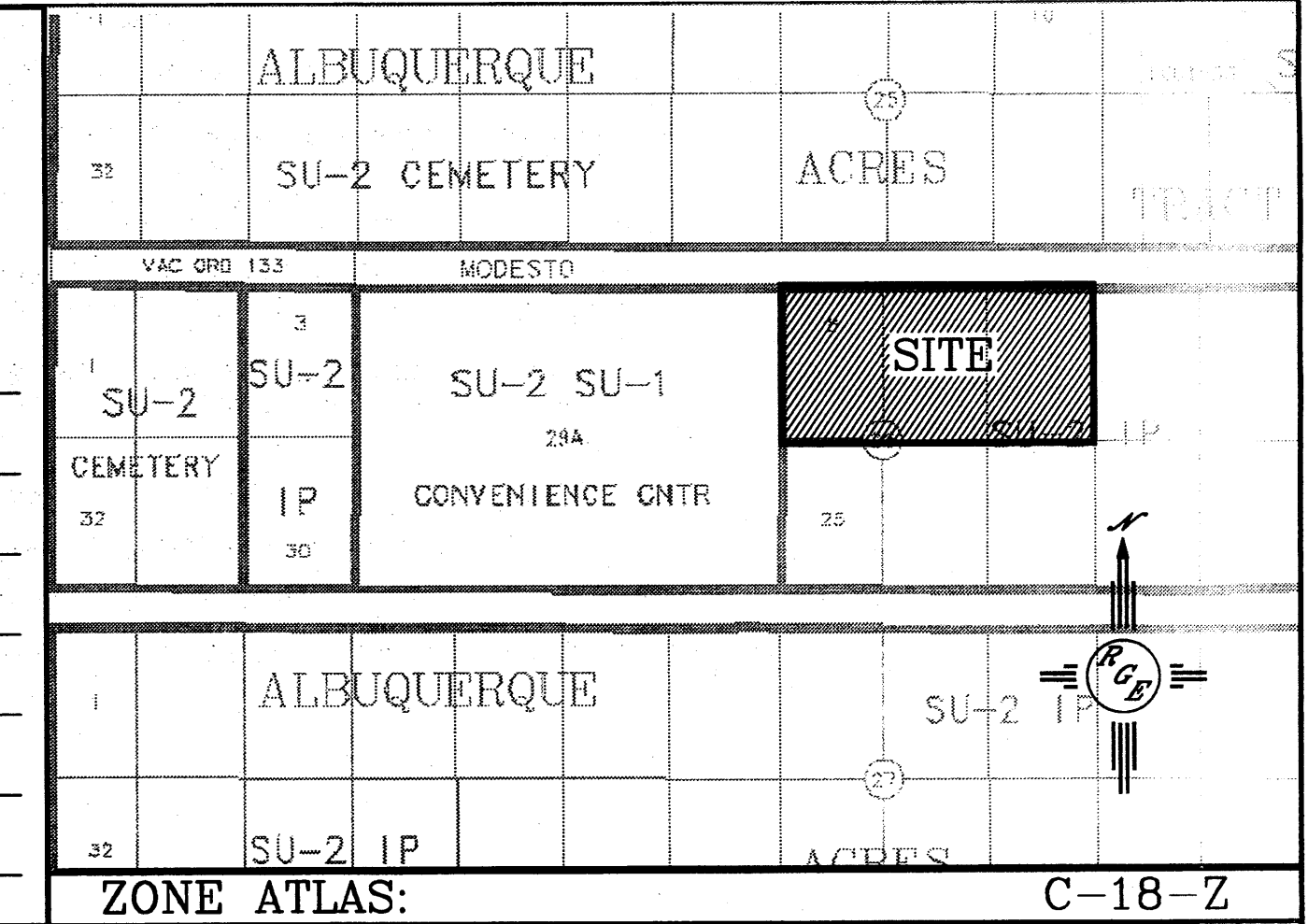
INTERMEDIATE USE	
INTERMEDIATE SITE PLAN FOR BUILDING PERMIT	1
INTERMEDIATE GRADING PLAN	2
INTERMEDIATE LANDSCAPE PLAN	3
ULTIMATE USE	
SITE PLAN FOR BUILDING PERMIT	4
GRADING PLAN	5
LANDSCAPE PLAN	6
ELEVATIONS A	7
ELEVATIONS B	8
ELEVATIONS C	9
UTILITY PLAN	10
HYDROLOGIC INFORMATION	11

PROJECT NUMBER: 1003359  
 APPLICATION NUMBER: \_\_\_\_\_

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

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

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



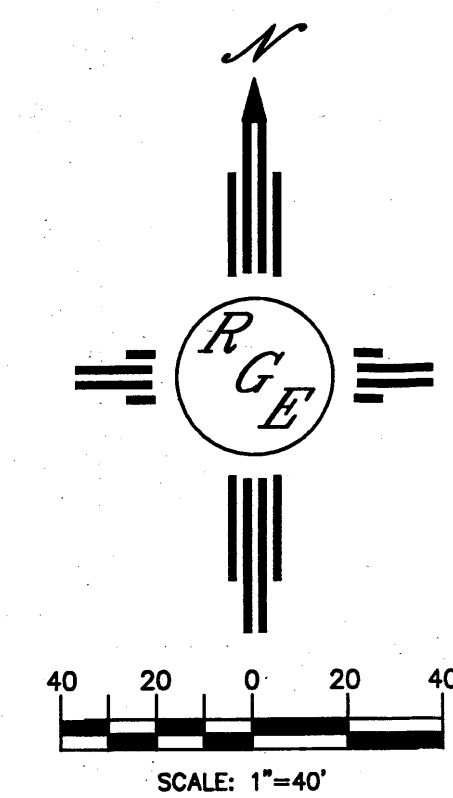
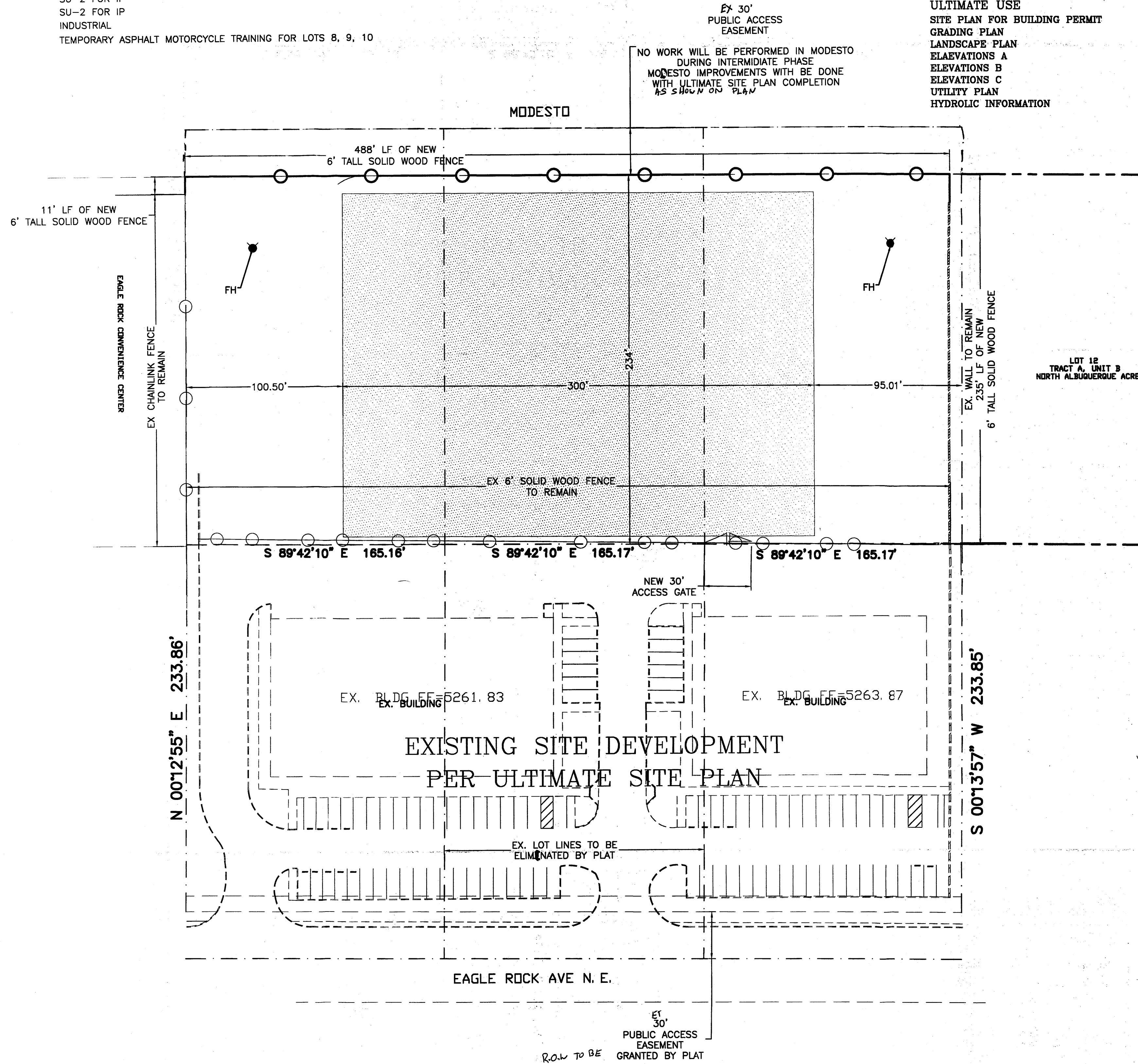
**LEGAL DESCRIPTION:**  
 LT 8,9,10, TRACT A, UNIT B, NORTH ALB ACRES

**GENERAL NOTES:**

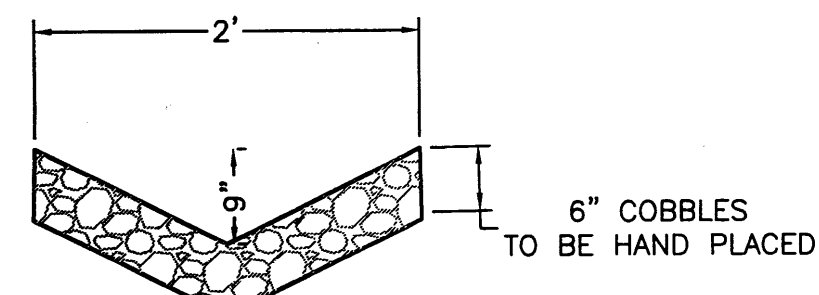
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
- CROSS ACCESS & DRAINAGE EASEMENTS FOR ALL PARCELS WILL BE GRANTED WITH THE SITE PLAN AND THE REPLAT.
- NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
- ALL WIRELESS TELECOMMUNICATION FACILITIES SHALL BE CONCEALED AND ARCHITECTURALLY INTEGRATED WITH THE SITE AND SURROUNDING AREA.
- FREE STANDING LIGHTING SHALL INCLUDE UNIFORM 16' HIGH POLES WITH FULLY SHIELDED FIXTURES. ALL FIXTURES SHOULD BE HORIZONTALLY-MOUNTED LENSES SHOULD NOT PROJECT BELOW THE HOUSING. LIGHTING LEVELS MUST CONFORM TO ZONING CODE LIMITATIONS.
- NO ACCESS SHALL BE PROVIDED FROM MODESTO.
- NO OUTDOOR NIGHTTIME ACTIVITY SHALL BE ALLOWED.
- CROSS ACCESS AND DRAINAGE EASEMENTS SHALL BE GRANTED ON
- INTERMEDIATE USE SHALL BE FOR A 5 YEAR DURATION FROM APPROVAL.

**LEGEND**

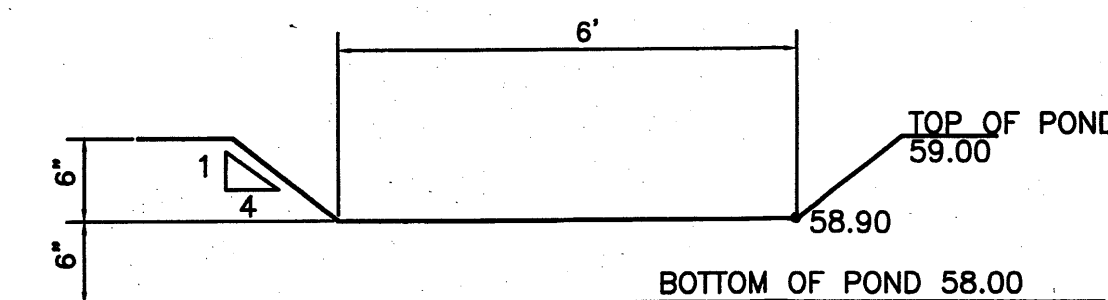
-----	EXISTING CURB & GUTTER
=====	PROPOSED EDGE OF NEW PAVING
-----	BOUNDARY LINE
-----	EXISTING BOUNDARY LINE
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	PROPOSED BUILDING
-----	EXISTING BUILDING
-----	EXISTING CHAIN LINK FENCE
-----	PROPOSED 2" AC PAVING OVER 12" SUBGRADE PREP



ENGINEER'S SEAL	HARLEY DAVIDSON TEST TRACT	DRAWN BY: WCVJ
	INTERMEDIATE SITE PLAN FOR BUILDING PERMIT	DATE: 12-12-11
DAVID SOULE P.E. #14522	 Rio Grande Engineering 1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87108 (505) 972-0889	21142-LAYOUT-12-12-11
		SHEET # 1
		JOB # 21142



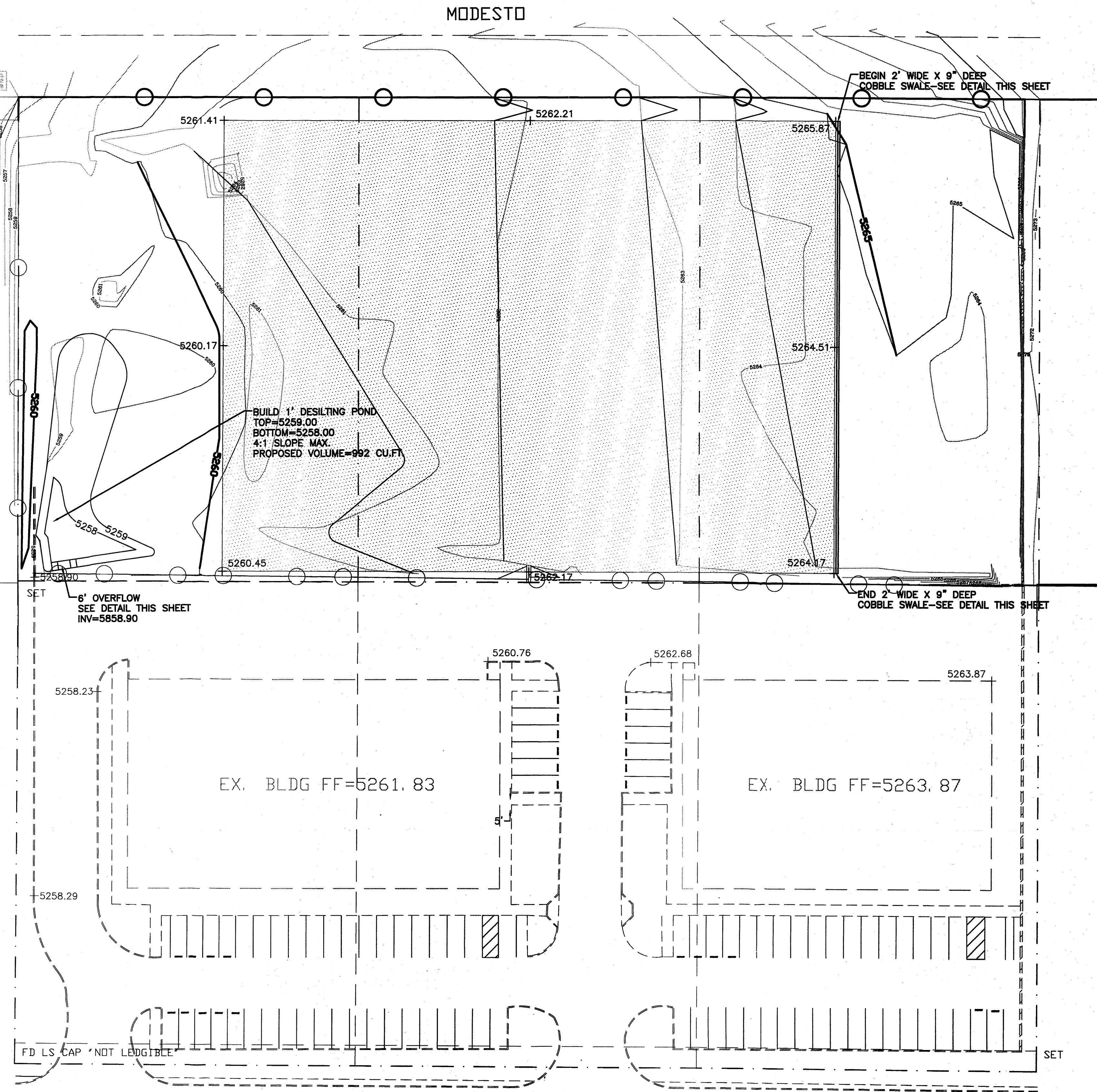
COBBLE SWALE DETAIL



6' OVERFLOW DETAIL

ACS CONTROL STATION  
"9-C18"  
N 1524797.624  
E 1542501.428  
Z 5232.470  
NAD 1983 NAVD 1988  
G-G 0.999664563

EAGLE ROCK CONVENIENCE CENTER



ALBUQUERQUE

SU-2 CEMETERY ACRES TRACT

MAC GRD 13.3 MODESTO

SU-2 SU-2 SU-2, SU-1

CEMETERY IP 28A

CONVENIENCE CNTR

ALBUQUERQUE

SU-2 IP ACRES

ZONE ATLAS: C-18-7

SITE

MODESTO AVENUE

SAN PEDRO DRIVE

JOINS PANEL 0137

FIRM MAP: 35001C0129F

LEGAL DESCRIPTION:  
LT 8,9,10, TRACT A, UNIT B, NORTH ALB ACRES

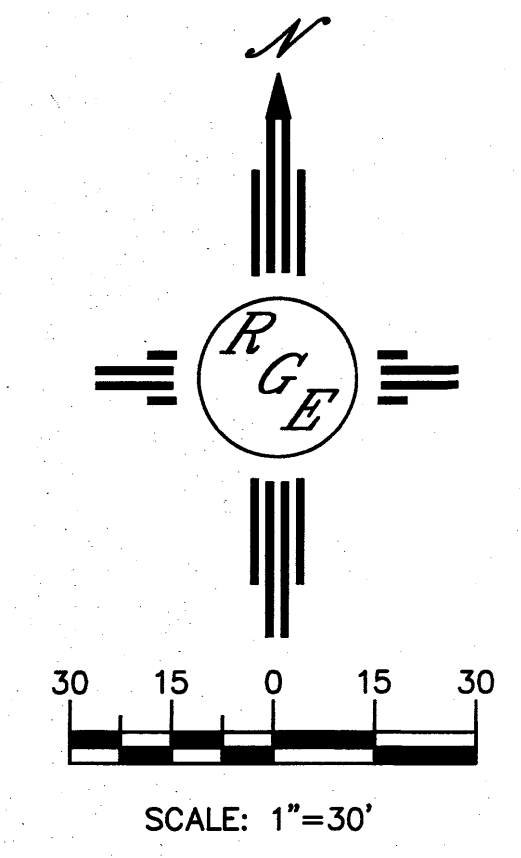
NOTES:  
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

— 5414 —	EXISTING CONTOUR
— 5415 —	EXISTING INDEX CONTOUR
— 5414 —	PROPOSED CONTOUR
— 5415 —	PROPOSED INDEX CONTOUR
▲	SLOPE TIE
x 4048.25	EXISTING SPOT ELEVATION
x 4048.25	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	LOT LINE
---	EXISTING RETAINING WALL
---	EXISTING EDGE OF ROAD
---	EXISTING BUILDING
---	FLOODPLAIN
---	PROPOSED 2" AC PAVING OVER 12" SUBGRADE PREP

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

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.



I DAVID SOULE, HAVE PERSONALLY INSPECTED THE PROPERTY ON 12-02-11. NO EARTHWORK HAS BEEN PERFORMED AND THE SITE IS CONSISTENT WITH THE TOPO SHOWN.

DAVID SOULE P.E. #14522 DATE

ENGINEER'S SEAL	HARLEY DAVIDSON TEST TRACT	DRAWN BY: WCWJ
	GRADING AND DRAINAGE PLAN	DATE: 12-12-11
		21142-LAYOUT-12-12-11
	Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87108 (505) 972-0988	SHEET #
		JOB # 21142

**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.

Brown 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 Bubble systems to be tied to 1/2" poly pipe 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.

**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.

**NATIVE SEED MIX-STANDARD COA MIX**

COMMON NAME	PLS./ACRE
"PALOMA" INDIAN RICE GRASS	2.0
"VIVA" GALLETIA GRASS	2.0
"NINER" SIDCOATS GRAMA	2.0
"HATCHITA" BLUE GRAMA	3.0
SAND DROPSSEED	1.0
FOURWIND SALTBUSH	1.0
<b>TOTAL RATE</b>	<b>11.0 LBS/AC</b>

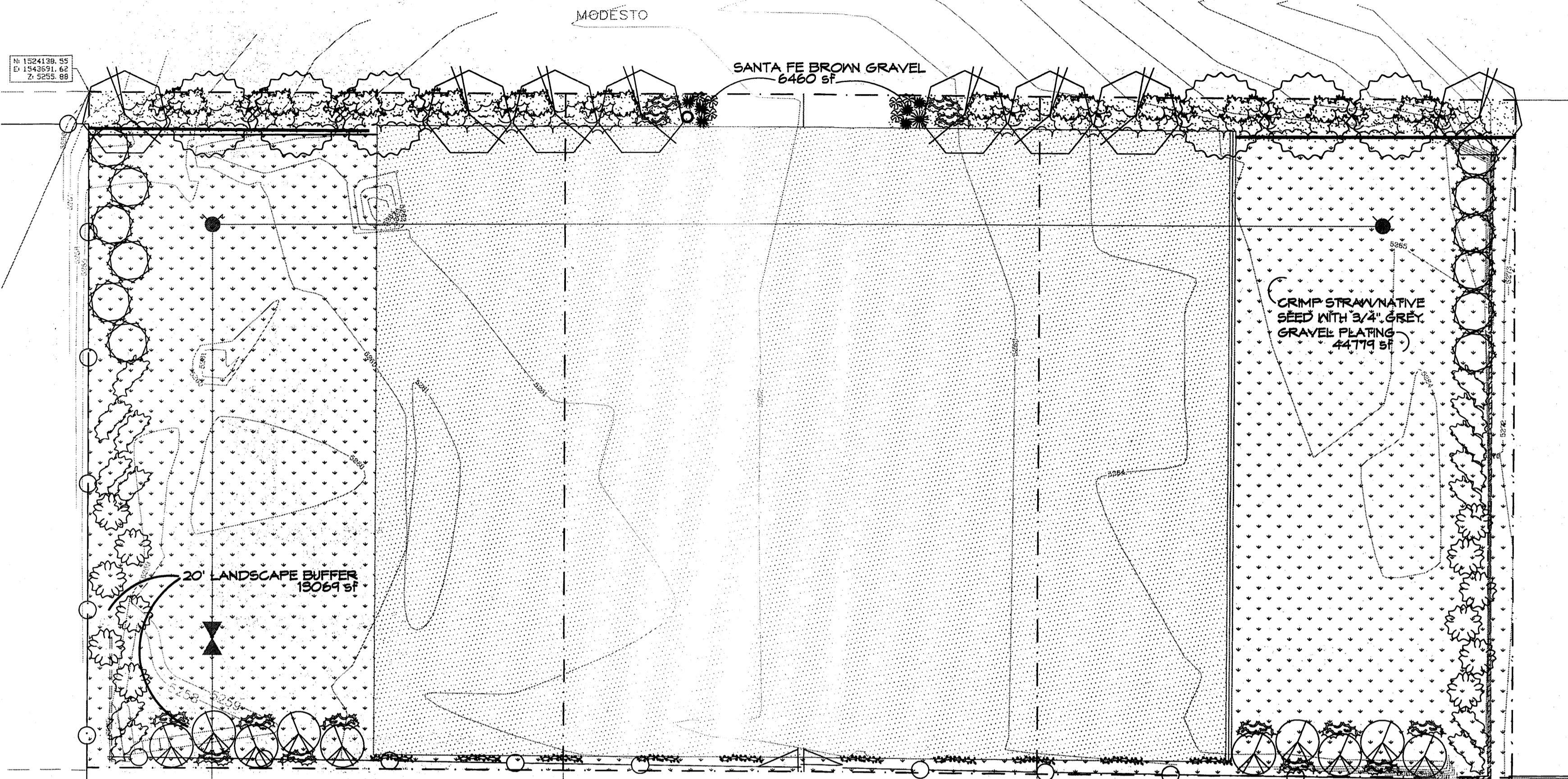
**STREET TREE REQUIREMENTS - Minimum 2" Caliper**

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

Name of Street: **MODESTO**  
Required 14 Provided 14

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	116976	square feet
TOTAL BUILDINGS AREA	0	square feet
NET LOT AREA	116976	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	17546	square feet
TOTAL BED PROVIDED (including all buffers)	19529	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	14646	square feet
TOTAL GROUNDCOVER PROVIDED	14766	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL NATIVE SEED AREA	31710	square feet
TOTAL LANDSCAPE PROVIDED	19529	square feet



**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.

- SHADE TREES**
- AUTUMN PURPLE ASH 8  
*Fraxinus americana*  
2" Gal., 12'-14" Inst./60' x 60' maturity  
Water (M) Allergy (H) Osf
  - BUR OAK 6  
*Quercus macrocarpa*  
2" Gal., 12'-14" Inst./60' x 60' maturity  
Water (M) Allergy (M) Osf

- DESERT ACCENTS**
- BEARGRASS 1  
*Nolina microcarpa*  
5 Gal., 18'-3' Inst./3' x 6' maturity  
Water (L+) Allergy (L) 36sf
  - BLUE SOTOL 3  
*Dasyllion wheeleri*  
18'-3' Inst./3' x 5' maturity  
Water (L+) Allergy (L) 25sf
  - AGAVE 6  
Agave spp.  
14'-18" Inst./4' x 4' maturity  
Water (L+) Allergy (L) 16sf
  - RED YUCCA 3  
*Hesperaloe parviflora*  
5 Gal., 4'-10" Inst./3' x 4' maturity  
Water (L+) Allergy (L) 16sf
  - MUGO PINE 1  
*Pinus mugo*  
5 Gal., 12'-3' Inst./3' x 3' maturity  
Water (M) Allergy (L) 4sf

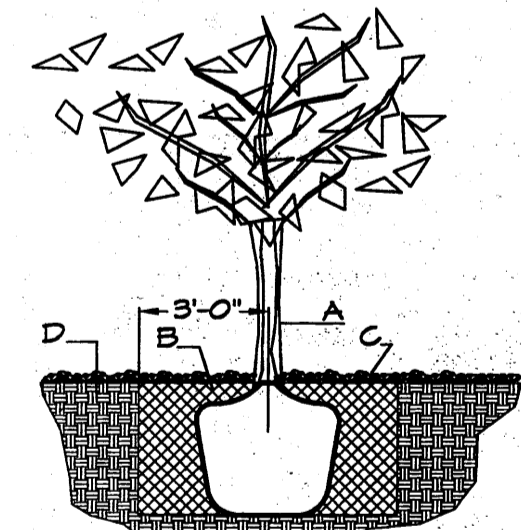
- LARGE SHRUBS**
- WESTERN RED CEDAR 20  
*Thuja plicata 'Green Giant'*  
15 Gal., 4'-10" Inst./40' x 15' maturity  
Water (M) Allergy (L) 225sf
  - DESERT WILLOW 12  
*Chilopsis linearis*  
15 Gal., 4'-10" Inst./20' x 25' maturity  
Water (L+) Allergy (L) 225sf
  - VITEX 12  
*Vitex agnus-castus*  
15 Gal., 4'-10" Inst./20' x 20' maturity  
Water (M) Allergy (L) 225sf

- GROUNDCOVERS**
- LADY BANK'S ROSE 12  
*Rosa banksiae*  
5 Gal., 24"-4' Inst./3' x 20' maturity  
Water (M) Allergy (L) 400sf  
Unstaked Groundcover
  - TAM JUNIPER 12  
*Juniperus sabina 'Tamariscifolia'*  
1 Gal., 6'-15" Inst./4' x 15' maturity  
Water (L+) Allergy (L) 225sf  
Symbol indicates 3 plants
  - HONEYSUCKLE 14  
*Lonicera japonica 'Halliana'*  
1 Gal., 6'-15" Inst./3' x 12' maturity  
Water (M) Allergy (L) 144sf  
Unstaked Groundcover
  - WINTER JASMINE 14  
*Jasminum nudiflorum*  
1 Gal., 6'-15" Inst./4' x 12' maturity  
Water (L+) Allergy (L) 144sf

- VINES**
- TRUMPET VINE 10  
*Campsis radicans*  
1 Gal., 6'-15" Inst./climbing to 40'  
Water (M) Allergy (L)

- HARDSCAPES**
- COMMERCIAL GRADE STEEL EDGING
  - SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
  - CRIMP STRAW/NATIVE SEED WITH 3/4" GREY GRAVEL PLATING

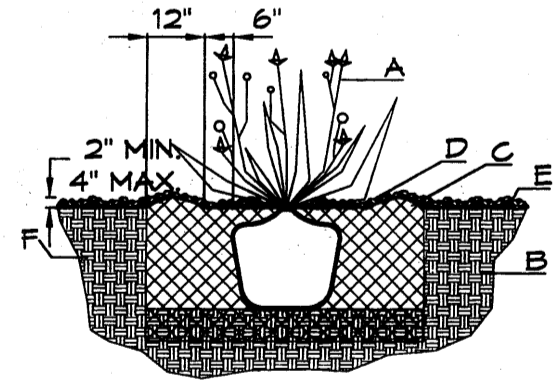
\* DENOTES EVERGREEN PLANT MATERIAL



**TREE PLANTING DETAIL**

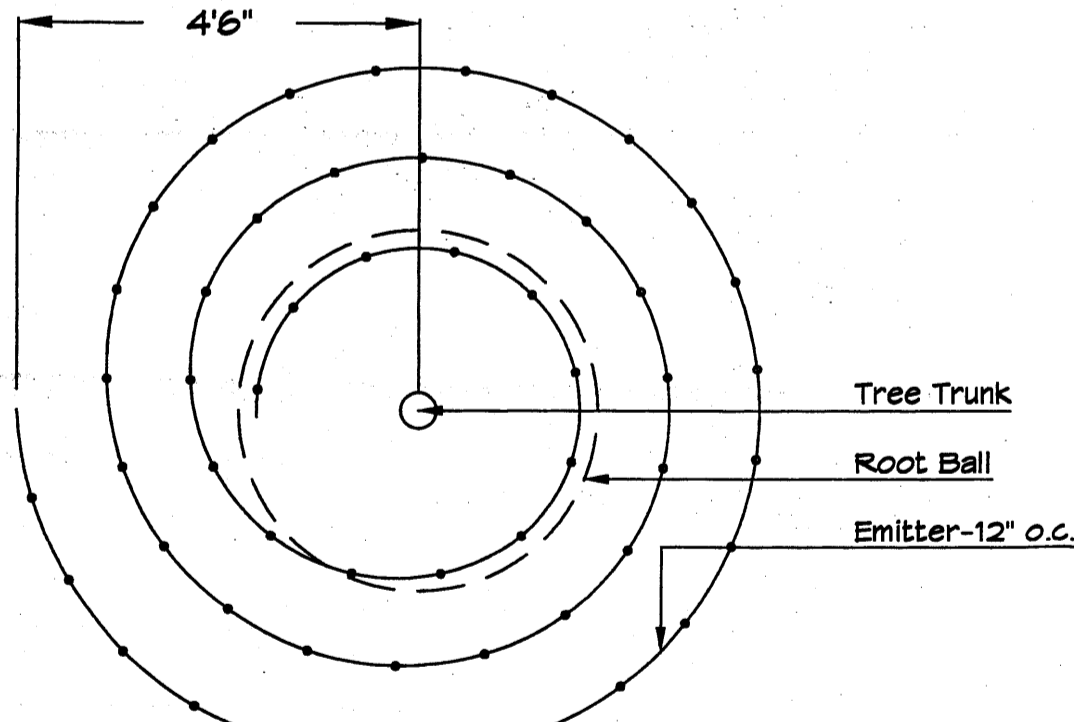
- GENERAL NOTES:**
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
  - TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
  - PRIOR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

- CONSTRUCTION NOTES:**
- TREE
  - BACKFILL WITH EXISTING SOIL.
  - 3" DEPTH OF GRAVEL MULCH.
  - UNDISTURBED SOIL.

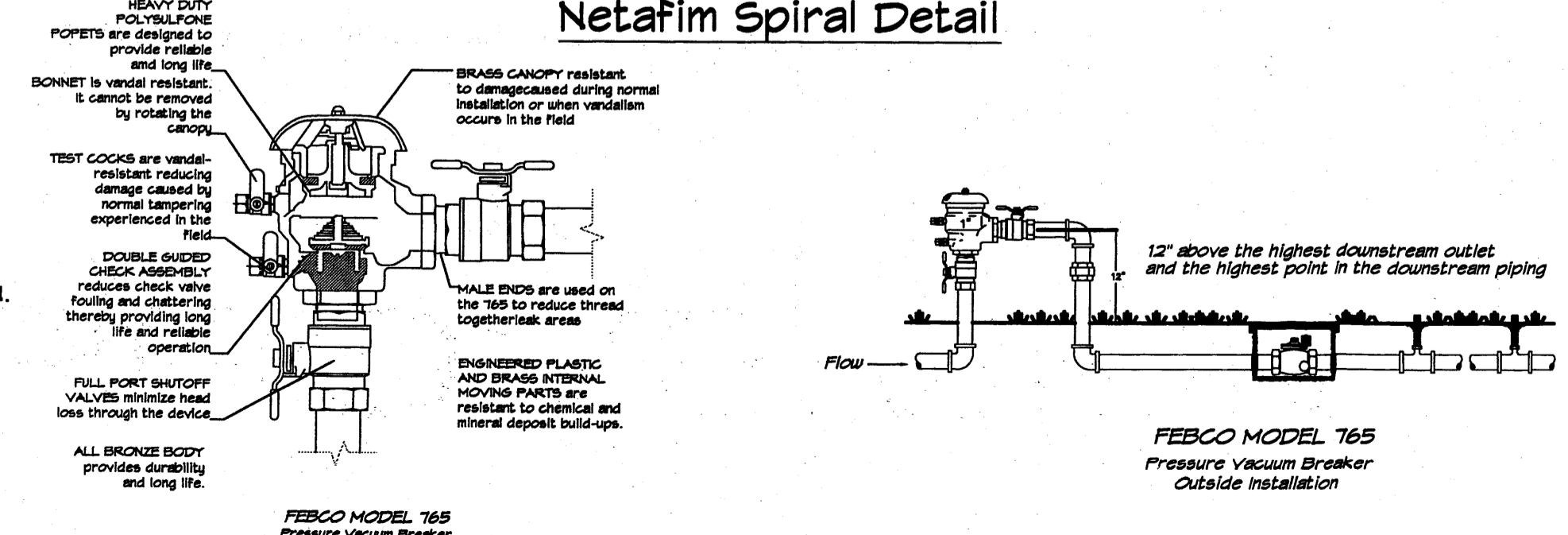


**SHRUB PLANTING DETAIL**

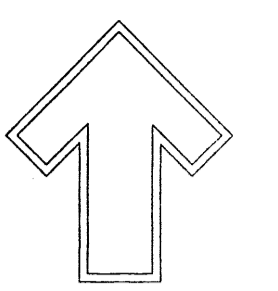
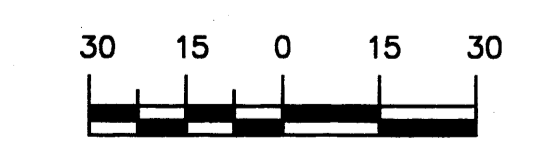
- GENERAL NOTES:**
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:**
- SHRUB.
  - BACKFILL WITH EXISTING SOIL.
  - EARTH BERM AROUND WATER RETENTION BASIN.
  - 3" DEPTH OF GRAVEL MULCH.
  - FINISH GRADE.
  - UNDISTURBED SOIL.



**Netafim Spiral Detail**



**GRAPHIC SCALE**



Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cm@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



JAMES DE BLON #0007

JAMES DE FLON #0007

INTERMEDIATE HARLEY DAVIDSON REST TRACK LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and are provided for your information only. This plan is an original design and shall not be used or copied unless applicable fees have been paid or job order placed.



DRAWN BY: CHW  
REVISION #:  
DATE: 12-15-11  
SHEET # 3 OF 11



EDI  
NYN  
VNC  
IARMO  
INCS  
ENTAL

EAGLE ROCK  
BUSINESS CENTER

6501

STATE OF NEW MEXICO  
KRISTEN B. CALLORI  
NO. 3470  
REGISTERED ARCHITECT

ISSUE:  
BUILDING PERMIT SET

DRAWN: DMK  
CHECKED: KC  
DATE: 09.08.07

REVISIONS

ULTIMATE  
SITE DEVELOPMENT  
PLAN FOR BUILDING  
PERMIT

0720

AS101

4

PROJECT NUMBER: 1003359

Application Number: 07 DRB - 70227

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

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

<i>Richard D. Davis</i> Traffic Engineering, Transportation Division	Date 9-19-07
<i>Randy Green</i> ABCWA	Date 7-19-07
<i>Christina Sandoval</i> Parks & Recreation Department	Date 9/19/07
<i>Bradley D. Bingham</i> City Engineer	Date 9/19/07
<i>William E. Burch</i> Environmental Health Department (conditional)	Date 9-25-07
<i>Michael Holton</i> Solid Waste Management	Date 9/19/07
<i>DM Jackson</i> DRB Chairperson, Planning Department	Date 9/25/07

DRAWING INDEX

AS101	SITE PLAN FOR BUILDING PERMIT
L-1	LANDSCAPE PLAN
C-101	GRADING AND DRAINAGE PLAN
A-201A	BUILDING AND STRUCTURE ELEVATIONS A
A-201B	BUILDING AND STRUCTURE ELEVATIONS B
A-201C	BUILDING AND STRUCTURE ELEVATIONS C
C-102	SITE UTILITY PLAN

SITE / BUILDING INFORMATION

LOTS 6-10 AND 23-25 BLOCK 26, TRACT A, UNIT B,  
NORTH ALBUQUERQUE ACRES

ZONE- SU-2 IP (INDUSTRIAL PARK)  
SITE AREA = 6 ACRES

CONSTRUCTION TYPE = 2B

PARKING CALCULATIONS

BUILDINGS A&B TOTAL 11 UNITS	
BUILDINGS A&B UNIT SIZE	= 3,000 SF.
BUILDINGS A&B UNIT WAREHOUSE SIZE	= 2,082 SF.
BUILDINGS A&B UNIT OFFICE SIZE	= 918 SF.
BUILDING C TOTAL 13 UNITS	
BUILDING C UNIT SIZE	= 3,840 SF.
BUILDING C UNIT WAREHOUSE SIZE	= 2,922 SF.
BUILDING C UNIT OFFICE SIZE	= 918 SF.
GROSS LEASABLE AREA OFFICE SPACE	= 22,032 SF.
GROSS LEASABLE AREA WAREHOUSE SPACE	= 60,888 SF.
NET LEASABLE AREA	= 82,920 SF

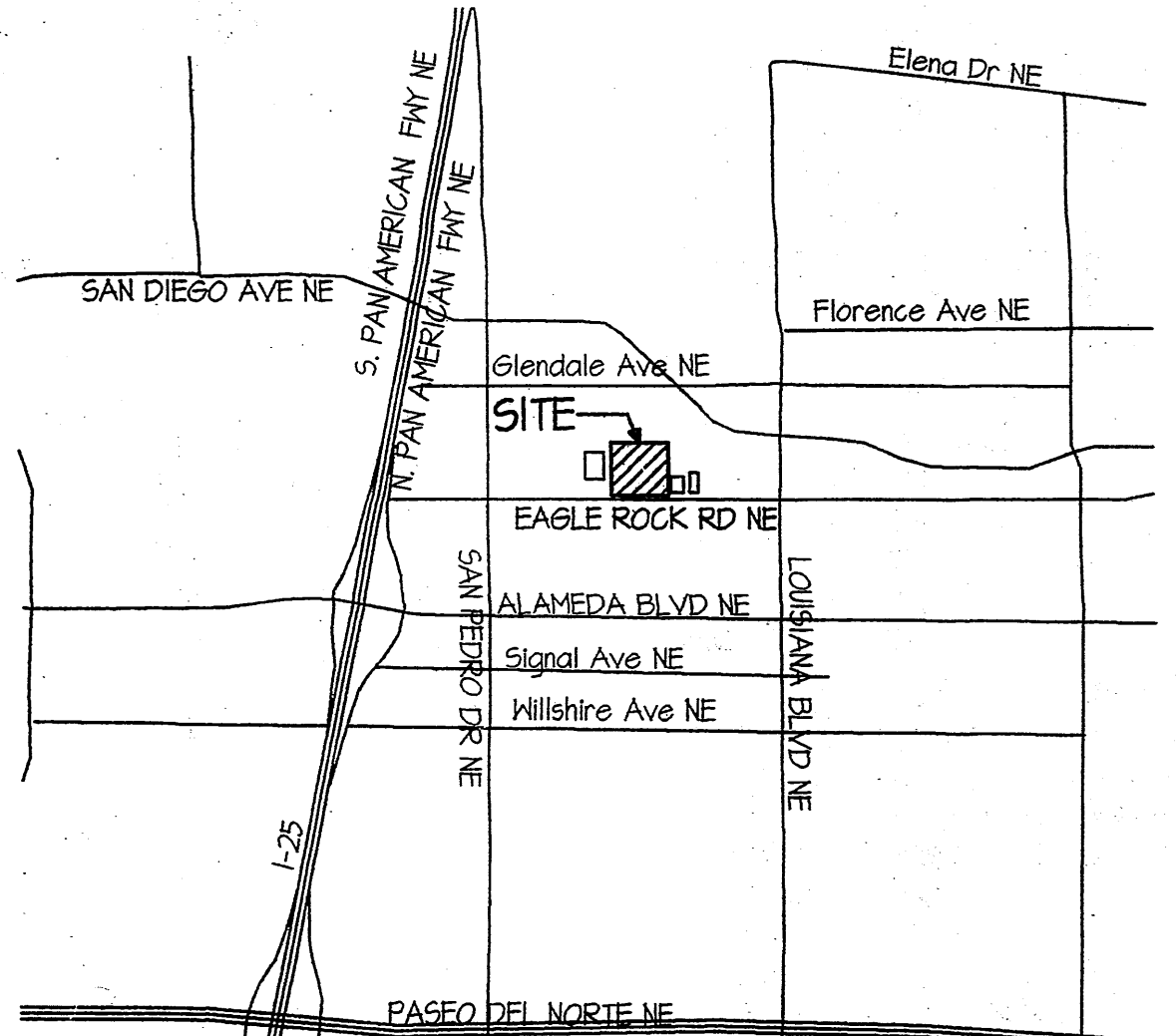
OFFICE SPACE PARKING:	22,032/200	= 110 SPACES REQUIRED
WAREHOUSE PARKING:	60,888/2000	= 31 SPACES REQUIRED
TOTAL PARKING REQUIRED:		=141 SPACES REQUIRED
TOTAL PARKING PROVIDED:		=167 SPACES PROVIDED

COMPACT SPACES PROVIDED	= 40	NOTE: ALL COMPACT SPACES TO BE DESIGNATED WITH PAINT ON THE PAVEMENT.
FULL SIZE SPACES PROVIDED	= 119	
HC SPACE PROVIDED	= 8	
HC SPACE PROVIDED	= 8	
MOTORCYCLE SPACES REQUIRED	= 5	
MOTORCYCLE SPACES PROVIDED	= 6	
BIKE SPACE REQUIRED	= 9 (# OF BIKES)	
BIKE SPACE PROVIDED	= 10 (1 RACK WITH 10 BIKE CAPACITY)	

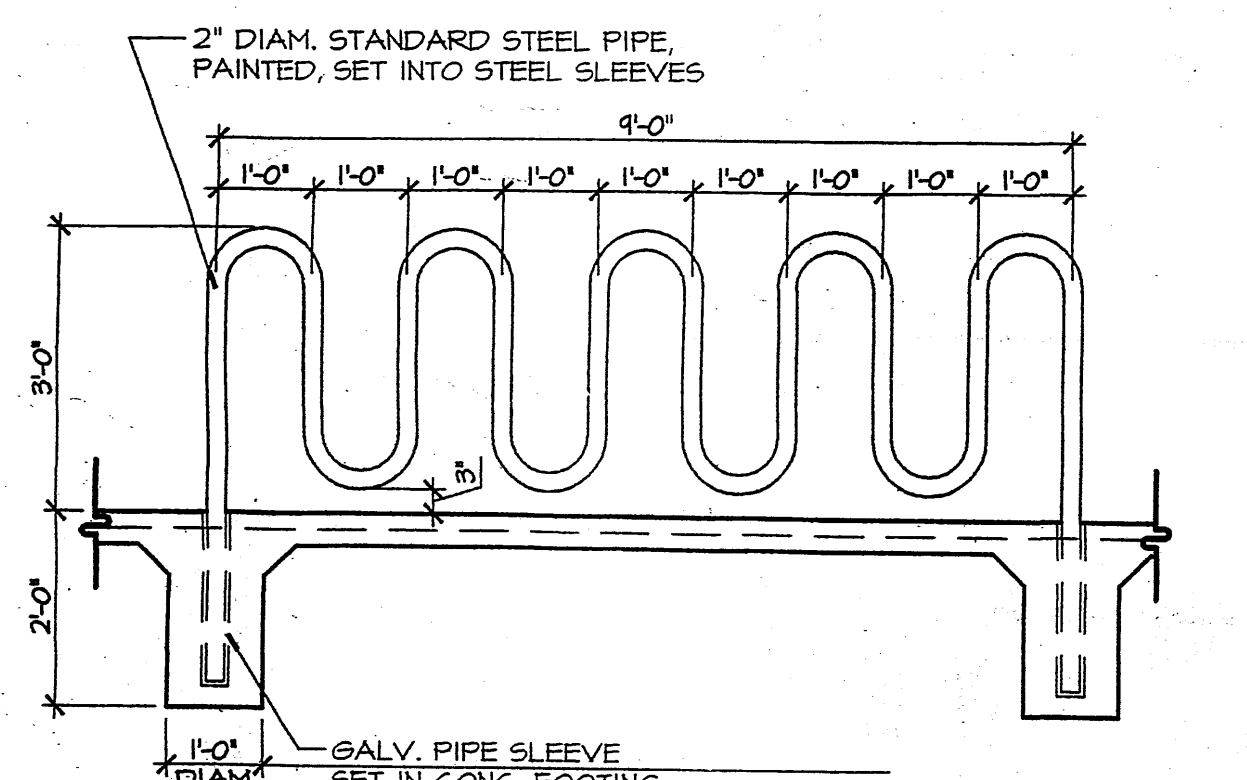
6501 Eagle Rock Ave NW

LEGEND

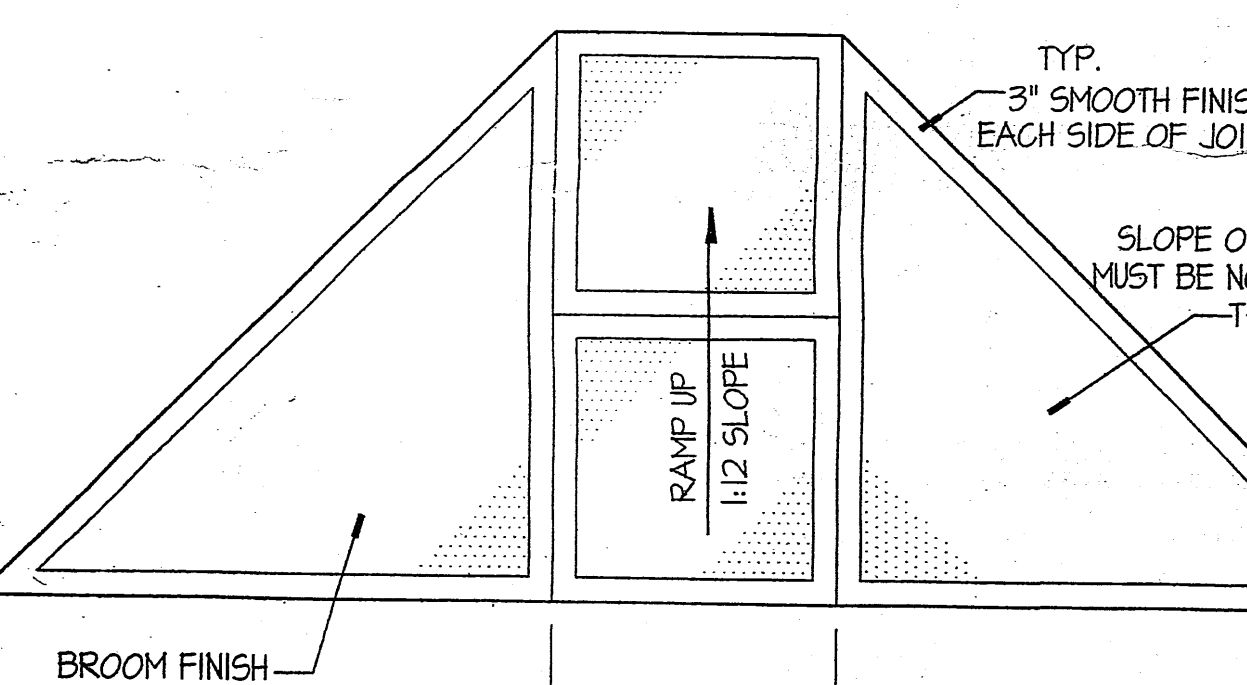
[Symbol]	NEW CONCRETE PER CIVIL
[Symbol]	ASPHALT
[Symbol]	LANDSCAPED AREA
[Symbol]	FULL CUT-OFF LIGHT POLE 15'-0" HIGH WITH 250 WATT METAL HALIDE BULB TYP.
[Symbol]	PROPOSED OFFICE AREA



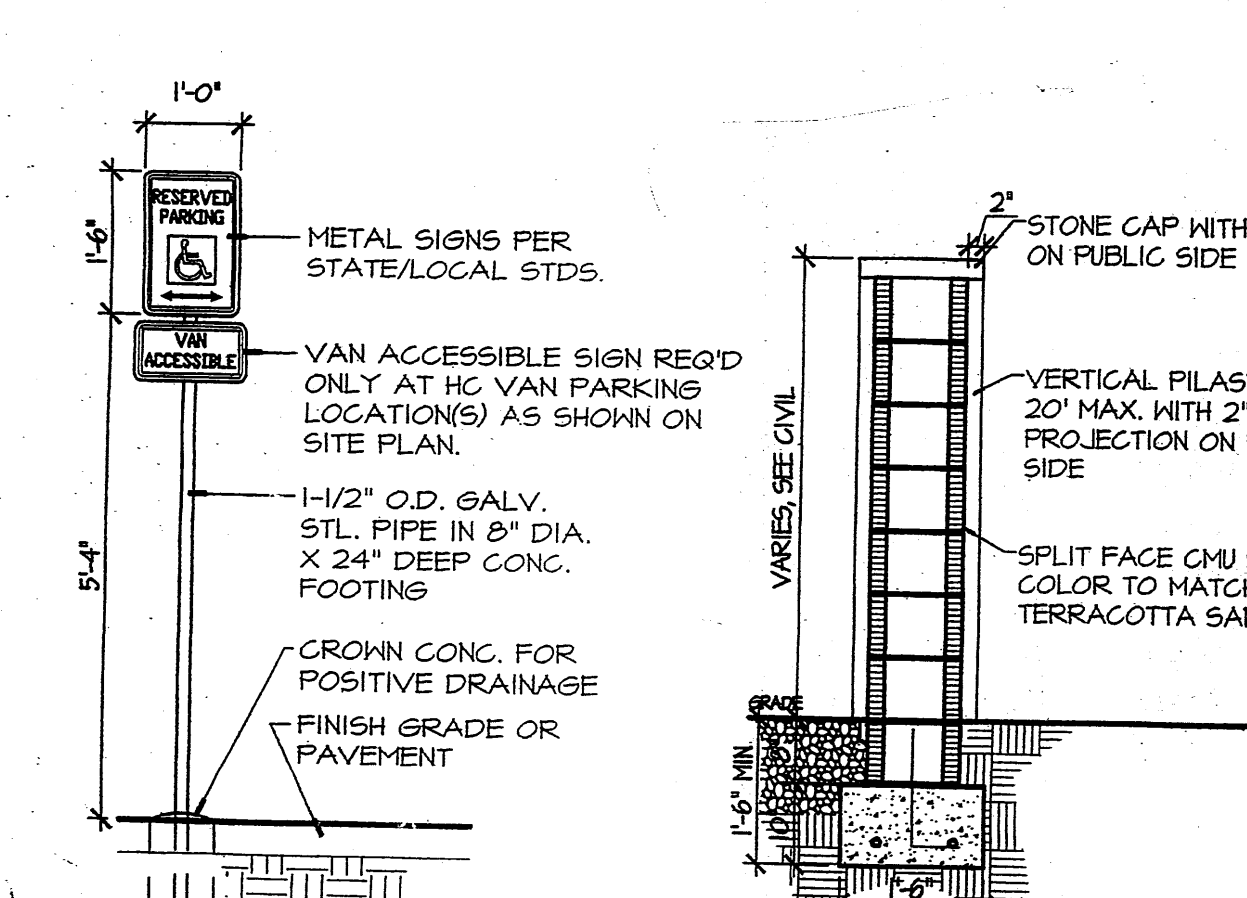
C1 VICINITY MAP  
1/2"=1'-0"



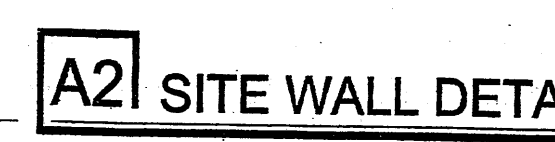
C1 BIKE RACK DETAIL  
1/2"=1'-0"



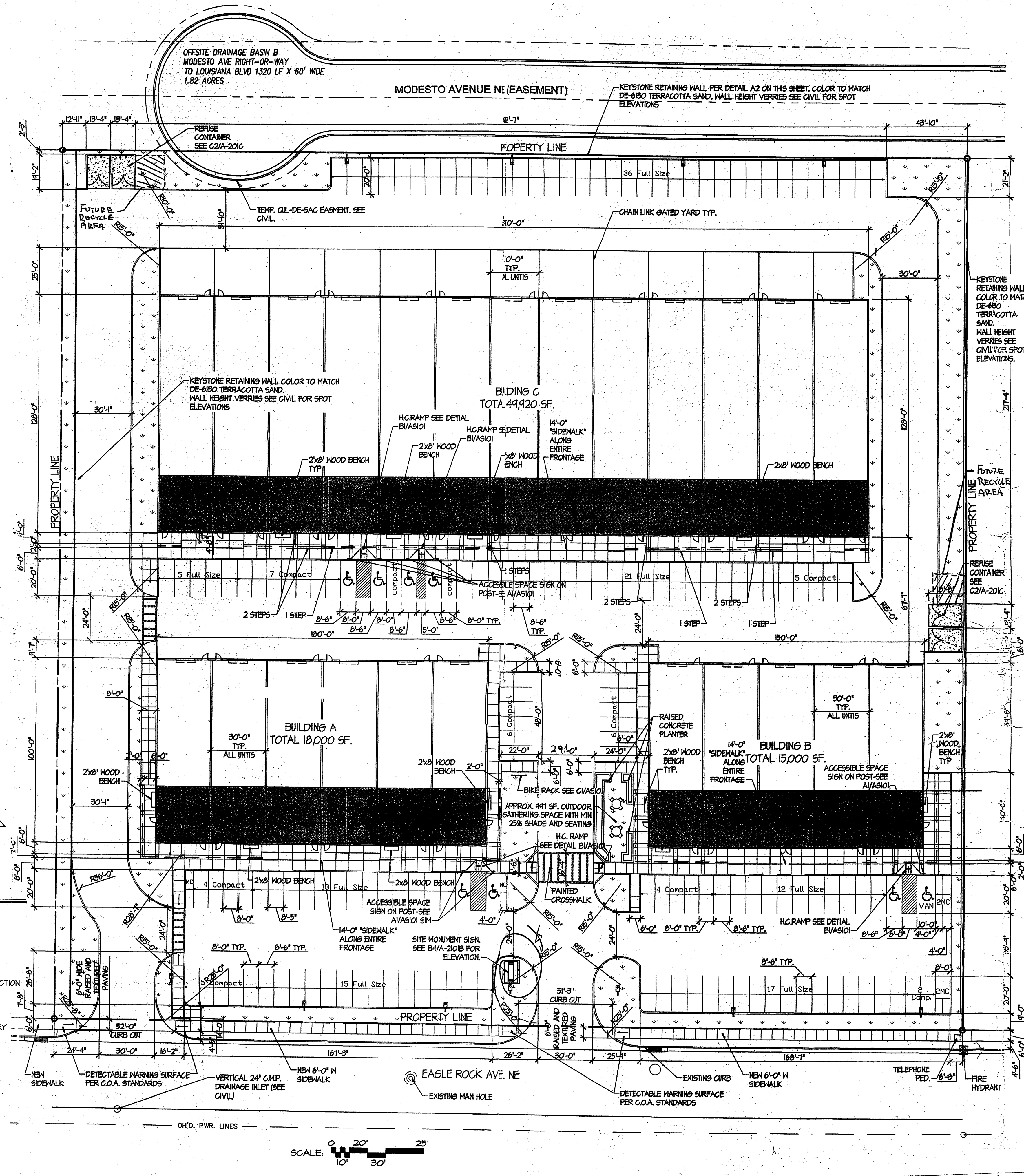
B1 H.C. RAMP DETAIL  
1/2"=1'-0"



A1 H.C. SIGN DETAIL  
1/2"=1'-0"



A2 SITE WALL DETAIL  
1/2"=1'-0"



A4 DRB SITE PLAN  
1"=30'

The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.

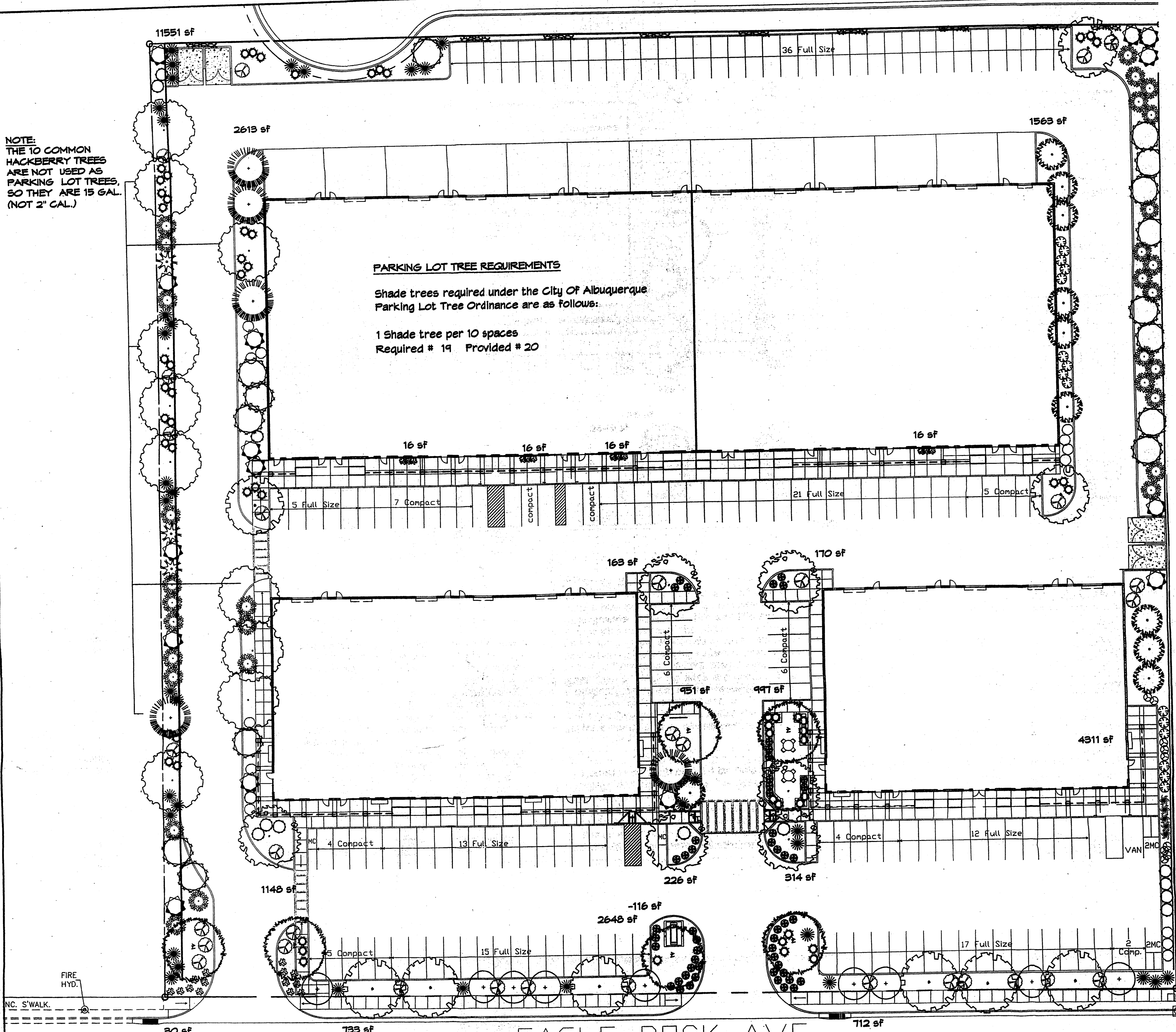
William E. Burch 9-25-07  
Albuquerque Environmental Health Department



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NOTE:  
THE 10 COMMON  
HACKBERRY TREES  
ARE NOT USED AS  
PARKING LOT TREES,  
SO THEY ARE 15 GAL.  
(NOT 2" CAL.)

**PARKING LOT TREE REQUIREMENTS**  
Shade trees required under the City of Albuquerque  
Parking Lot Tree Ordinance are as follows:  
1 Shade tree per 10 spaces  
Required # 19 Provided # 20

**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. Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

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

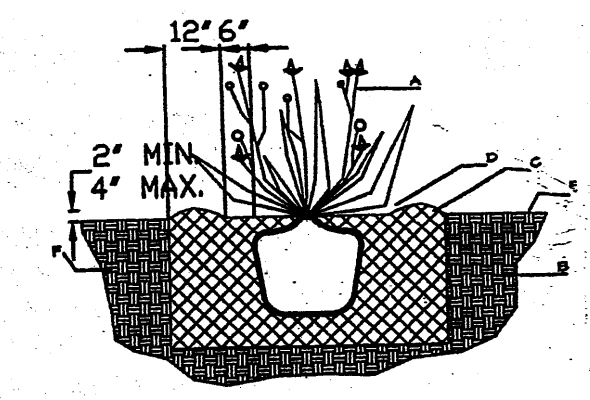
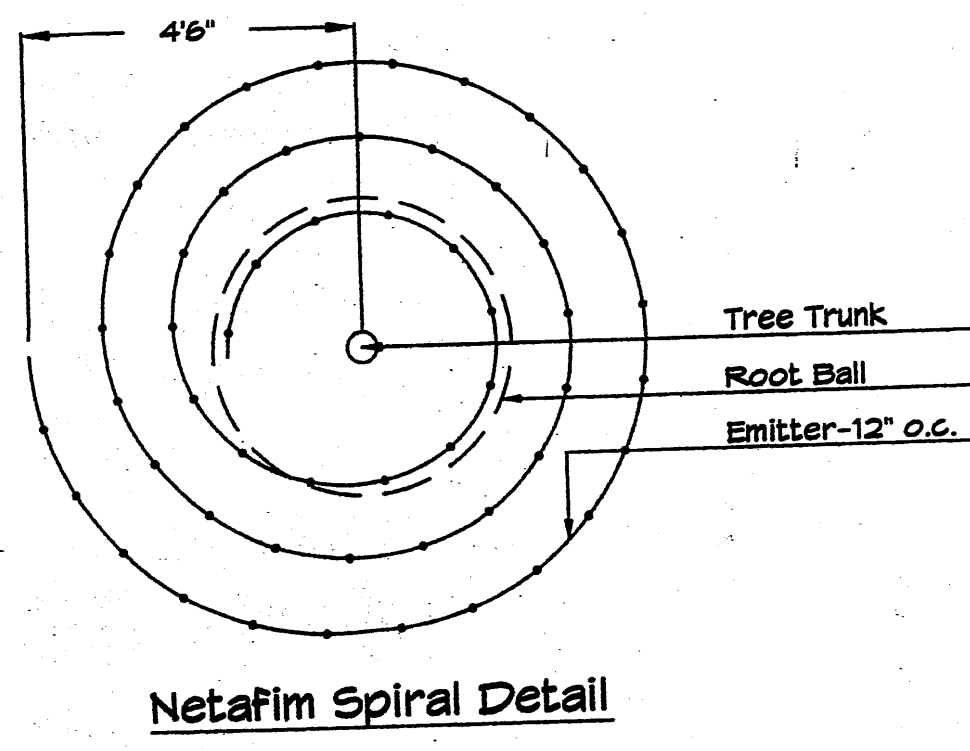
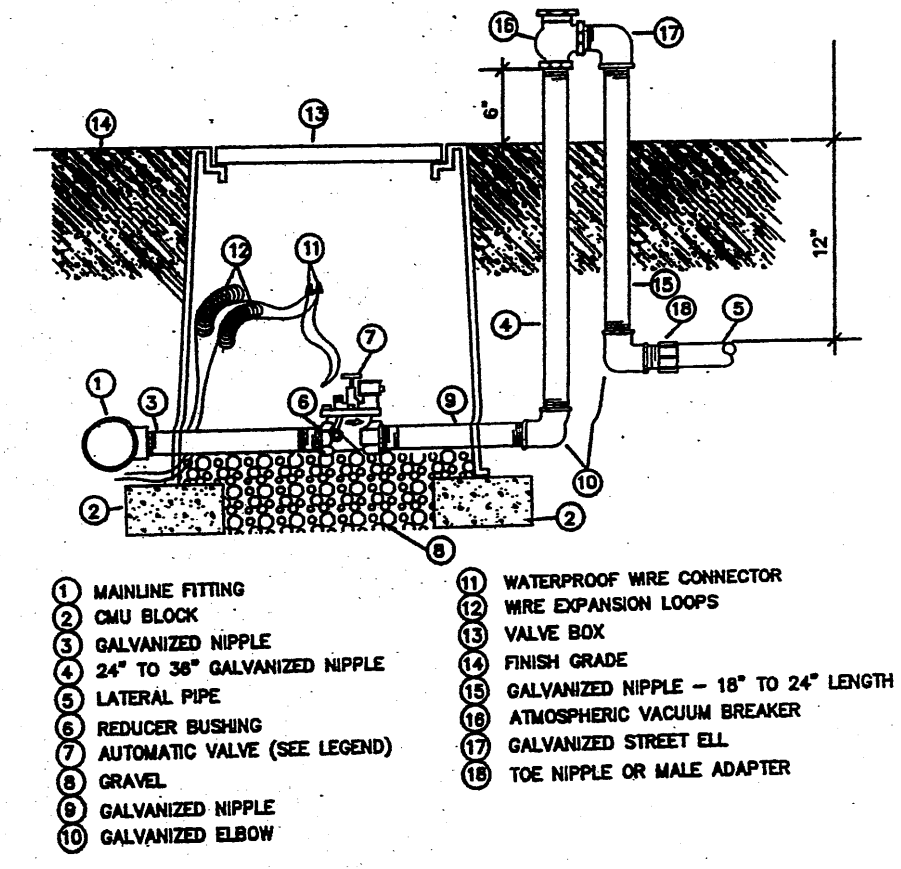
**NOTE TO CLIENT:**  
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel 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. 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.

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	231922	square feet
TOTAL BUILDINGS AREA	82920	square feet
NET LOT AREA	149002	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	22350	square feet
TOTAL BED PROVIDED	28078	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	21058	square feet
TOTAL GROUND COVER PROVIDED	21062 (75%)	square feet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		
TOTAL LANDSCAPE PROVIDED	28078	square feet

**PLANT LEGEND**

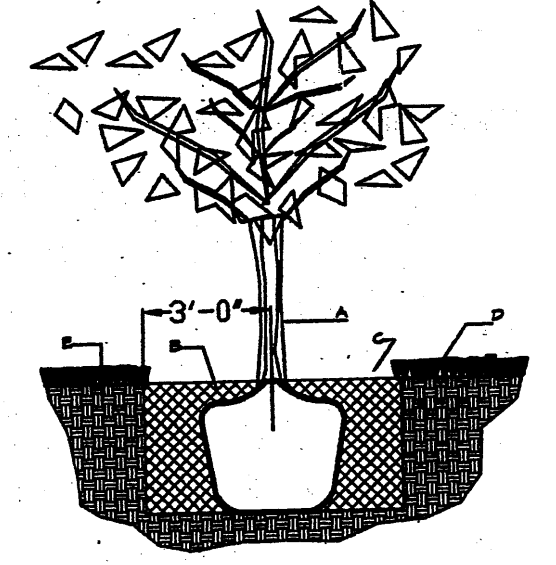
- CHINESE PISTACHE (M) 6  
*Pistacia chinensis*  
2" Cal.
- SHUMARD OAK (M) 6  
*Quercus shumardii*  
2" Cal.
- CHITALPA (M) 9  
*Chitalpa x Catalpa*  
2" Cal.
- DESERT WILLOW (L) 15  
*Chilopsis linearis*  
5 Gal. 225ef
- ROSE OF SHARON (M) 3  
*Hibiscus syriacus*  
5 Gal. 100ef
- BROOM BACCHARIS (L+) 31  
*Baccharis sarothroides*  
5 Gal. 100ef
- LITTLELEAF SUMAC (L+) 15  
*Rhus microphylla*  
5 Gal. 21ef
- THREE-LEAF SUMAC (L) 13  
*Rhus trilobata*  
5 Gal. 36ef
- BEARGRASS (L+) 36  
*Nolina microcarpa*  
5 Gal. 36ef
- APACHE PLUME (L) 14  
*Fallugia paradoxa*  
5 Gal. 25ef
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- COMMON HACKBERRY (M) 10  
*Celtis occidentalis*  
15 Gal.
- AUSTRIAN PINE (M) 5  
*Pinus nigra*  
3-4"
- NEW MEXICO OLIVE (L) 9  
*Forestiera neomexicana*  
15 Gal. 225ef
- WASHINGTON HAWTHORN (M+) 10  
*Crataegus phaenopyrum*  
15 Gal. 225ef
- FERN BUSH (L+) 15  
*Chamaebotaria millefolium*  
5 Gal. 25ef
- LENA'S BROOM (M) 60  
*Cytisus scoparius*  
5 Gal. 16ef
- WHIRLING BUTTERFLIES (M) 52  
*Gaura lindheimeri*  
1 Gal. 16ef
- MAIDENGRASS (M) 5  
*Miscanthus sinensis*  
1 Gal. 16ef
- WILDFLOWER 9  
1 Gal. 4ef
- THREADGRASS (M) 26  
*Stipa tenuissima*  
1 Gal. 4ef
- HONEYSUCKLE (M) 31  
*Lonicera japonica Halliana*  
1 Gal. 44ef  
Unstaked-groundcover
- TRUMPET VINE (M) 9  
*Campsis radicans*  
1 Gal. 20ef



**GENERAL NOTES:**

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

**SHRUB PLANTING DETAILS**



**GENERAL NOTES:**

- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL 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.
- PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
- PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

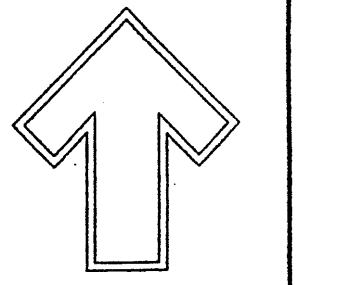
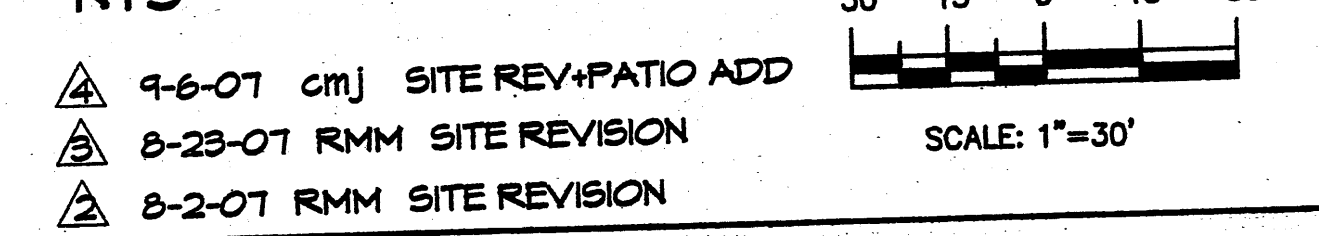
**CONSTRUCTION NOTES:**

- SHRUB.
- BACKFILL WITH EXISTING SOIL.
- EARTH BERM AROUND WATER RETENTION BASIN.
- 4" DEPTH OF BARK MULCH.
- FINISH GRADE.
- UNDISTURBED SOIL.

**CONSTRUCTION NOTES:**

- TREE
- BACKFILL WITH EXISTING SOIL.
- 4" DEPTH OF BARK MULCH.
- TURF AT FINISH GRADE.
- UNDISTURBED SOIL.

**TREE PLANTING DETAIL GRAPHIC SCALE**



Cont. Lic. #26458  
7009 Edin N.E.  
Albuquerque, NM 87184  
Ph: (505) 898-8690  
Fax: (505) 898-7377  
cmj@hilltoplandscaping.com

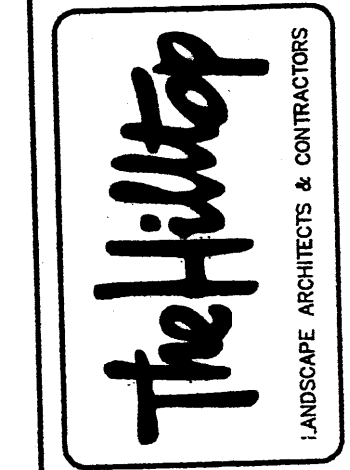
LANDSCAPE ARCHITECT'S SEAL



JAMES DE FLON #0007

EAGLE ROCK WAREHOUSE OFFICE/WAREHOUSE ALBUQUERQUE, NM LANDSCAPE PLAN

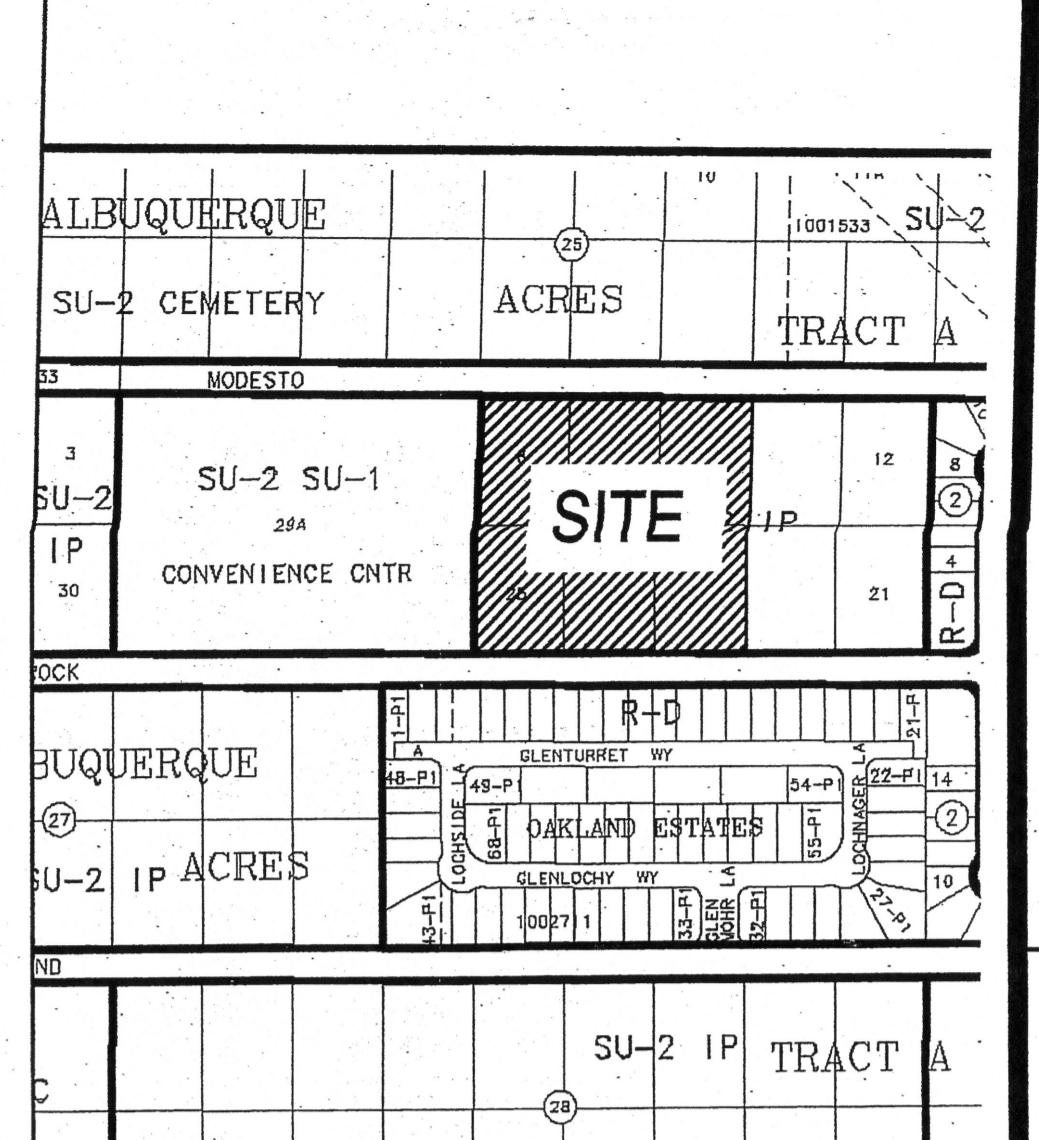
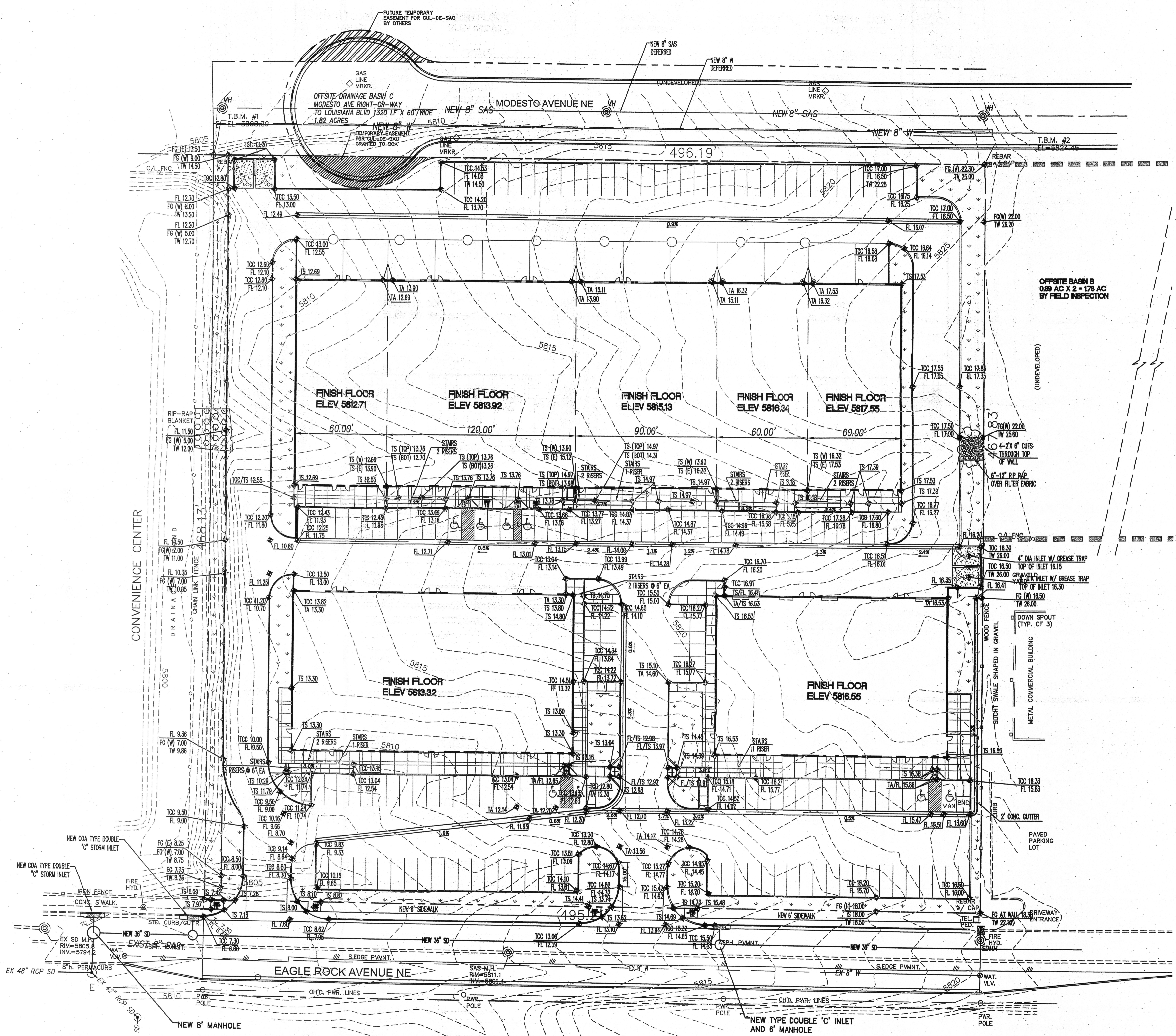
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DRAWN BY RMM  
REVISION # 4  
DATE 9-6-07  
5-23-07

SHEET # 5 OF 11

- 9-6-07 cmj SITE REV+PATIO ADD
- 8-23-07 RMM SITE REVISION
- 8-2-07 RMM SITE REVISION



**VICINITY MAP C-18-Z**

**LEGAL DESCRIPTION**

LOTS 8 - 10 AND 23-25, BLOCK 26, TRACT A,  
UNIT B, NORTH ALBUQUERQUE ACRES  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

**ACS BENCHMARK**

ACS MONUMENT "10-C18", BEING AN ACS MONUMENT, WITH  
AN ELEVATION OF 5774.67

**SURVEY NOTES**

FIELD SURVEY BY: RIO GRANDE SURVEYING CO.  
P. O. BOX 5177  
ALBUQUERQUE, NM 87194

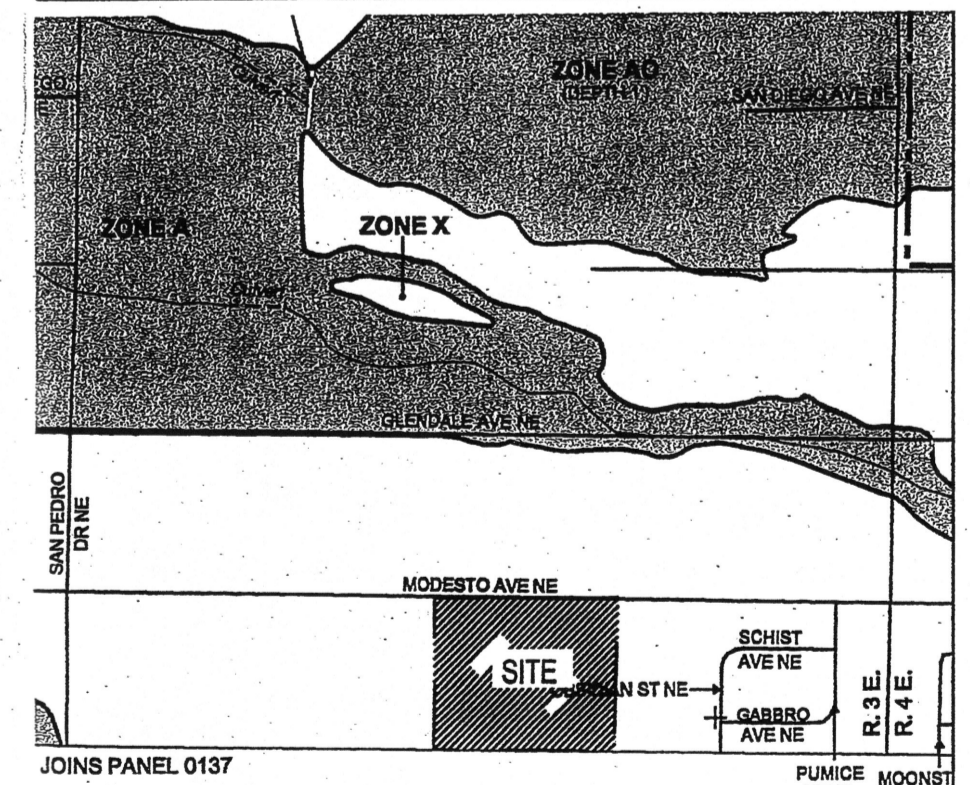
SURVEY DATE: MARCH, 2003  
PHONE: (505) 764-8891  
FAX: (505)

LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE  
BASED ON INFORMATION SUPPLIED TO THE SURVEYOR BY THE  
APPROPRIATE UTILITY COMPANIES. SURVEYOR DOES NOT  
GUARANTEE THESE LOCATIONS NOR THE FACT THAT SOME  
UTILITIES MIGHT BE LEFT OUT. IT IS THE RESPONSIBILITY OF  
THE CONTRACTOR TO CONTACT BLUE STAKE AND ANY OTHER  
INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO  
CONSTRUCTION.

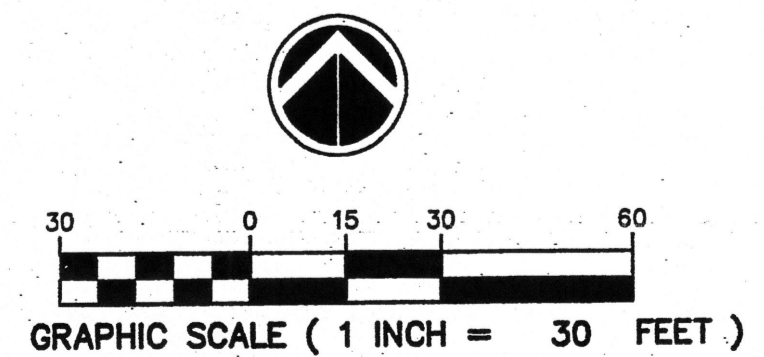
THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE  
USED BY THE OWNER AS SUCH.

**FLOODPLAIN**

THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY  
DESIGNATED FLOODPLAIN PER THE FLOOD INSURANCE RATE  
MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY,  
NEW MEXICO, COMMUNITY-PANEL NO. 35001C0129 F;  
EFFECTIVE DATE NOVEMBER 19, 2003 AS SHOWN BELOW



**FEMA PANEL 35001C0129 F**



**LARRY READ & ASSOCIATES**  
Civil Engineers  
2430 Midtown Place, NE, Suite C  
Albuquerque, New Mexico 87107  
(505) 345-0620 Fax (505) 237-8422

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

**CONCEPTUAL  
GRADING PLAN**



**EAGLE ROCK BUSINESS  
6700 EAGLE ROCK AVE  
ALBUQUERQUE, NM**

DRAWING NAME: PROTEK PHLDING  
SHEET: 61 OF 4

**GENERAL NOTES**

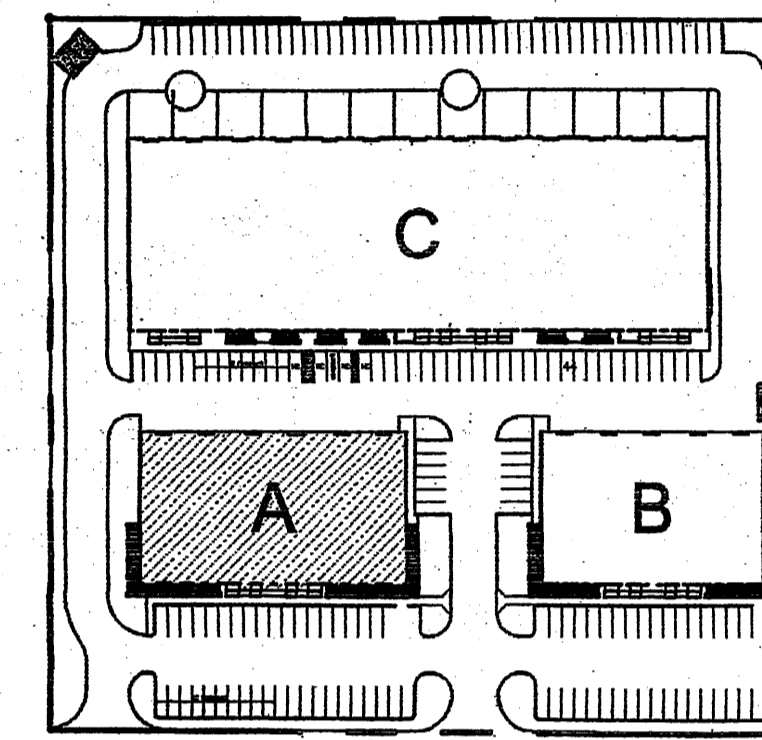
FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. SIGNAGE TO BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 100 SQ. FT.

FINAL SELECTION OF MATERIAL MANUFACTURER TO BE DETERMINED. MANUFACTURERS ARE REFERENCED IN KEYED NOTES IN ORDER TO PROVIDE INFORMATION ON INTENDED COLOR OR PRODUCT TYPE.

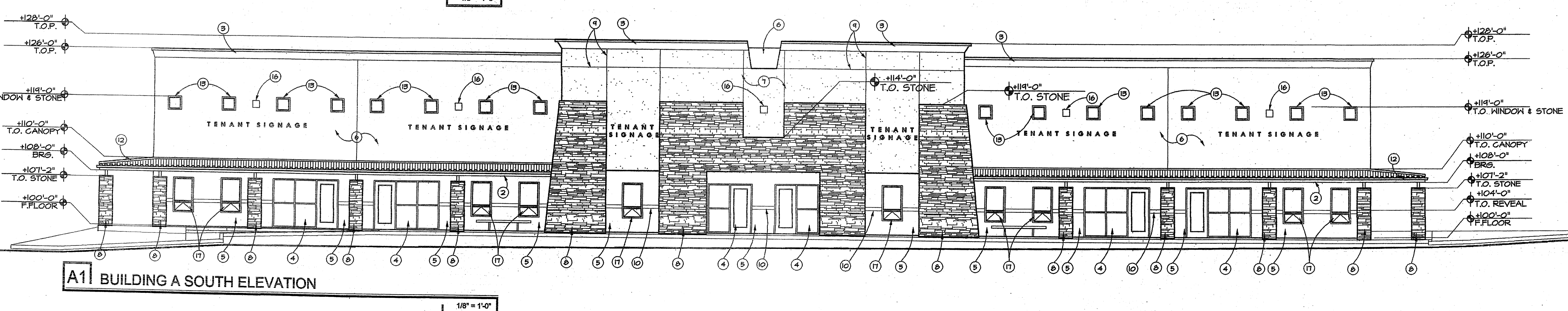
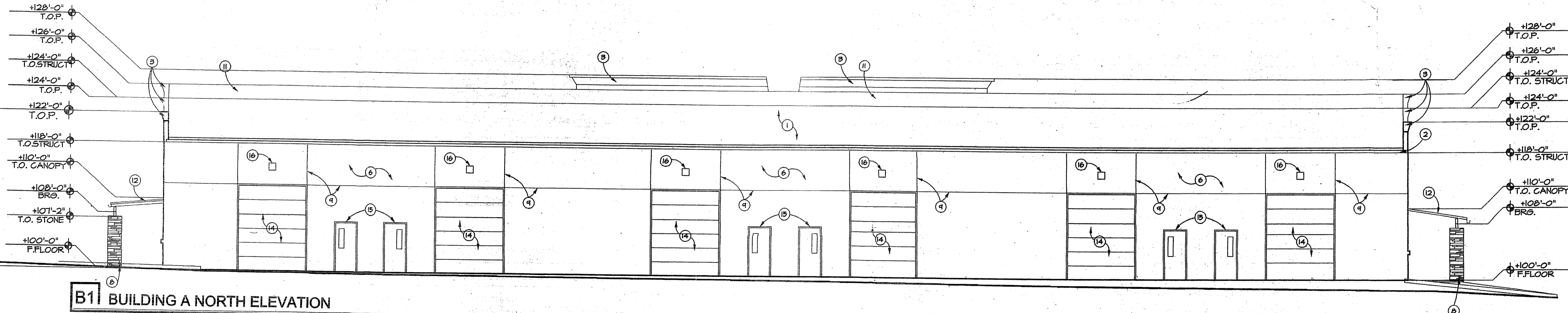
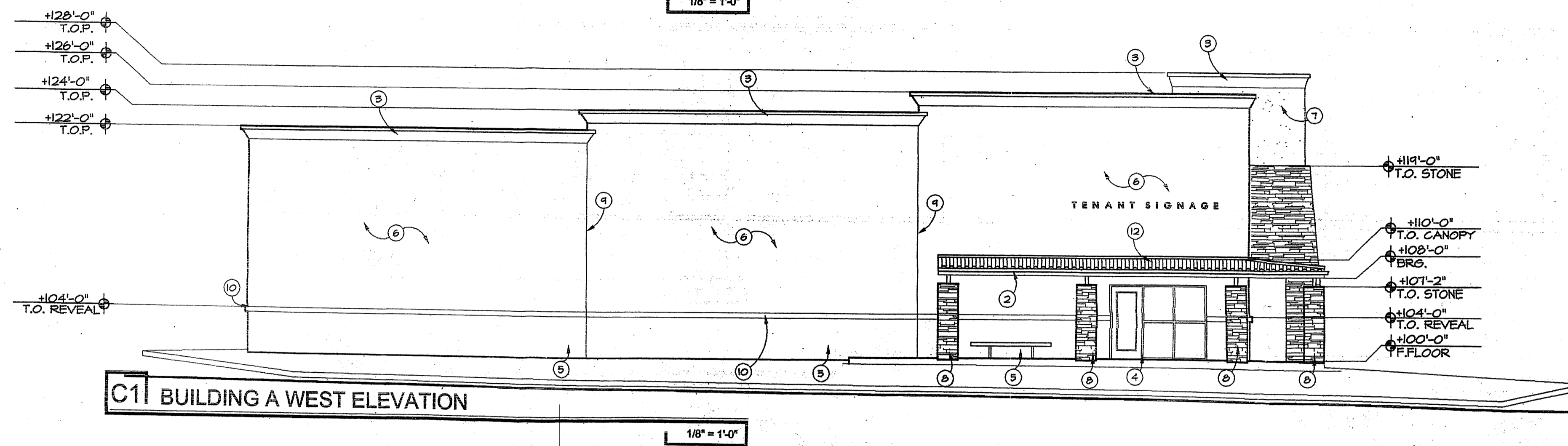
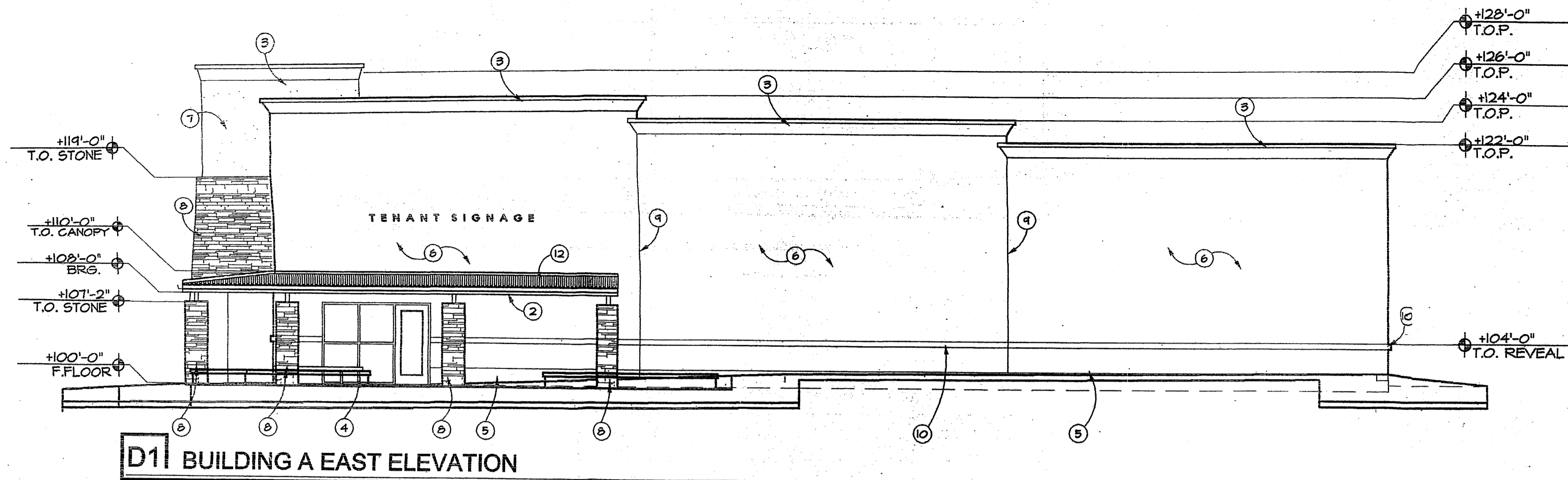
EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND GUIDELINES

**KEYED NOTES**

1. FULLY ADHEARED TPO (WHITE) ROOFING SYSTEM.
2. 4"x4" GUTTER AND DOWNSPOUT. COLOR TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
3. STUCCO LASER CUT STYROFOAM COPING, STUCCO COLOR TO MATCH DUNN EDWARDS DE6160 RICE BOWL.
4. CLEAR ANODIZED ALUMINUM STOREFRONT FRAME CLEAR GLAZING WITH LOW E COATING SHADING COEFFICIENT = .71
5. STUCCO COLOR #1 - COLOR TO MATCH DUNN EDWARDS DECT06 ROSE WOOD.
6. STUCCO COLOR #2- COLOR TO MATCH DUNN EDWARDS DE6136 TERRACOTTA SAND.
7. STUCCO COLOR #3- COLOR TO MATCH SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
8. "PEGAN" COLORED CULTURED STONE VENEER BY PAINTED DESERT INDUSTRIES.
9. CONTROL JOINT.
10. REVEALS.
11. PARAPET WALL BEYOND STUCCO TO MATCH COPING.
12. 3" EXPOSED GALVANIZED METAL CANOPY WITH PAINTED STEEL BEAMS, COLUMNS, AND GUTTER. PAINT TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
13. 2'X2' ANODIZED ALUMINUM FIXED WINDOW FRAME WITH CLEAR GALAZING.
14. 10' W X 12' H METAL OVERHEAD SECTIONAL DOOR. HOLLOW METAL FRAME TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
15. HOLLOW METAL DOOR AND FRAME WITH CLEAR GLAZING. DOOR AND FRAMES TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
16. FULL CUT-OFF WALL, MOUNT LIGHT FIXTURE BY LUMARK. MHIP-T-115-120.
17. 5'-2 1/4" X 3'-0" FIXED WINDOW WITH AWNING BELOW. FRAME COLOR TO MATCH STOREFRONT, GLAZING TO BE CLEAR WITH LOW E COATING SHADING COEFFICIENT = .71



**B4** KEY PLAN



**ED**  
NYNC  
IA  
RM  
OINCS  
MENTAL

142 TRUMAN STREET NE  
ALBUQUERQUE, NM 87103  
TEL: 505.242.2851 FAX: 505.242.2852

**EAGLE ROCK  
BUSINESS CENTER**  
6401 EAGLE ROCK AVE. NW  
ALBUQUERQUE, NM 87113



ISSUE:	BUILDING PERMIT SET
DRAWN:	DMK
CHECKED:	KC
DATE:	09.06.07

NO.	REVISIONS

EXTERIOR ELEVATIONS  
BUILDING A

0720  
A-201A  
3 of 11

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**GENERAL NOTES**

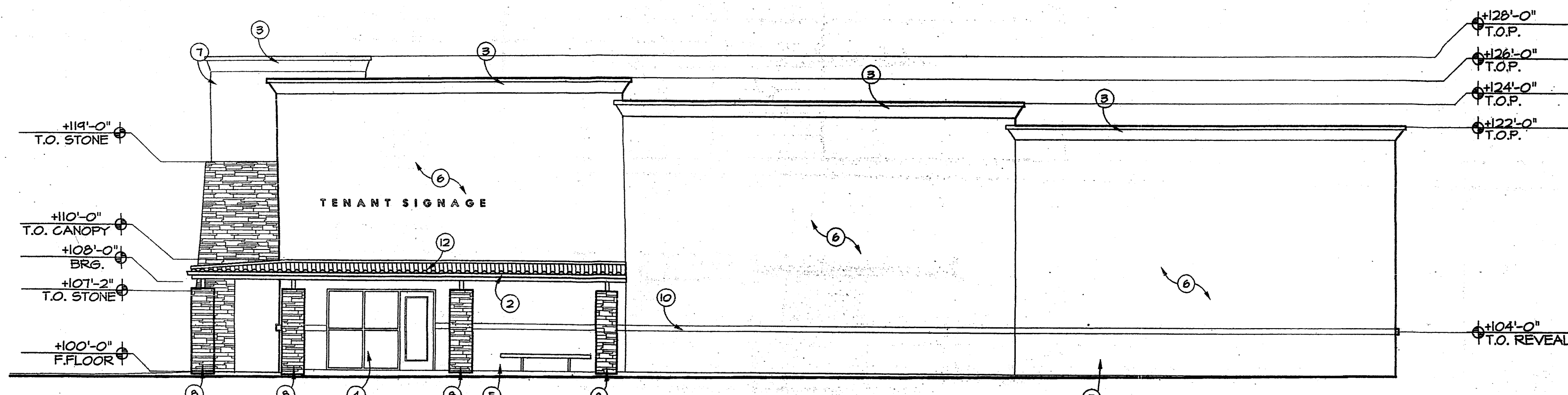
FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. TENANT SIGNS TO BE WALL MOUNTED AT A MIN 15'-0" A.F.F. EACH TENANTS SIGNAGE WILL BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 40 SQ FT.

FINAL SELECTION OF MATERIAL MANUFACTURER TO BE DETERMINED. MANUFACTURERS ARE REFERENCED IN KEYED NOTES IN ORDER TO PROVIDE INFORMATION ON INTERIOR COLOR OR PRODUCT TYPE.

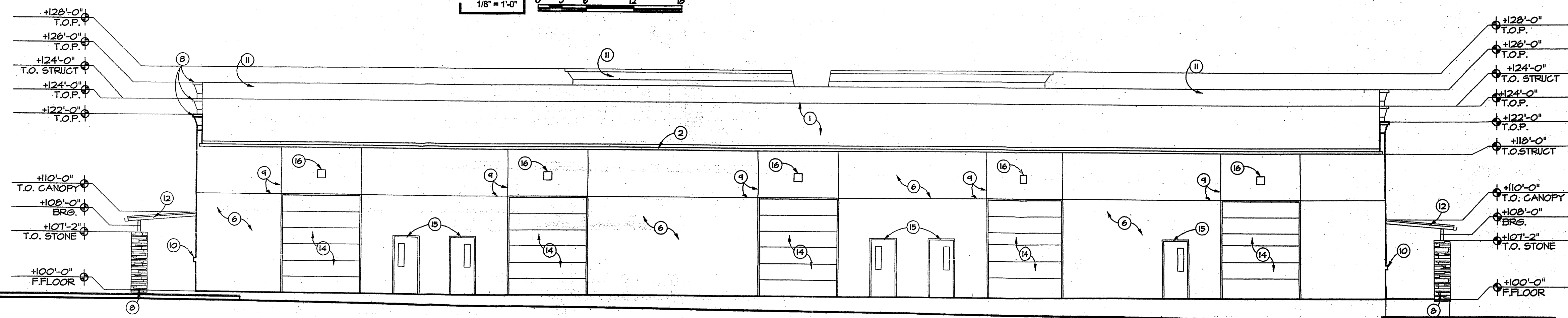
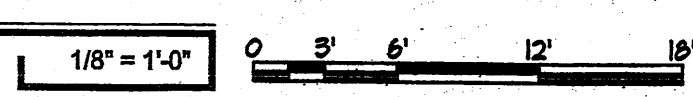
EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND GUIDELINES

**KEYED NOTES**

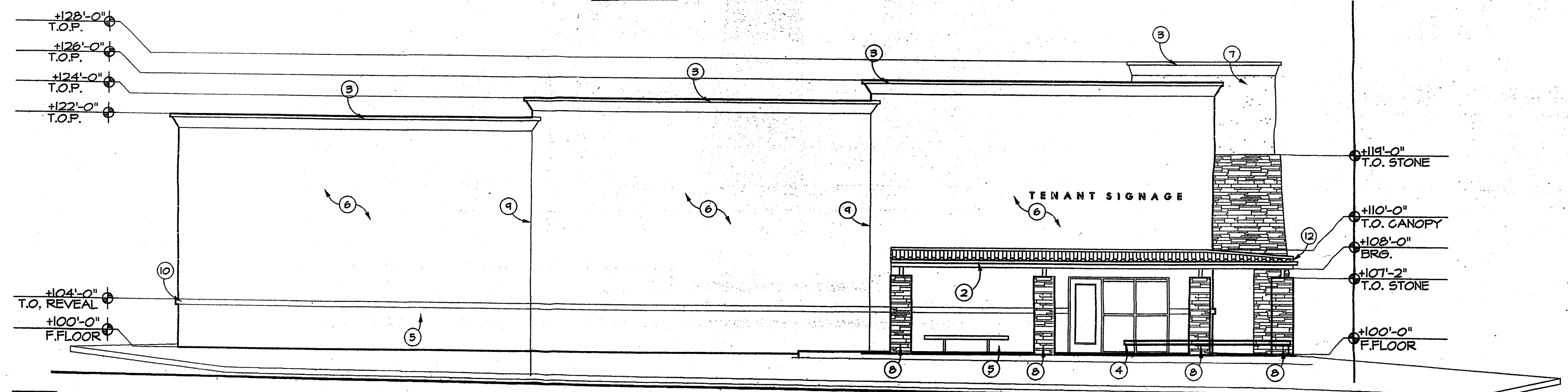
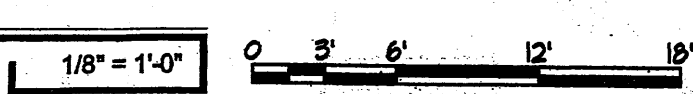
- FULLY ADHEARED TPO (WHITE) ROOFING SYSTEM.
- 4"x4" GUTTER AND DOWNSPOUT. COLOR TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- STUCCO LASER CUT STYROFOAM COPING, STUCCO COLOR TO MATCH DUNN EDWARDS DEC610 RICE BOWL.
- CLEAR ANODIZED ALUMINUM STOREFRONT FRAME CLEAR GLAZING WITH LOW E COATING SHADING COEFFICIENT = .71.
- STUCCO COLOR #1 - COLOR TO MATCH DUNN EDWARDS DEC706 ROSE WOOD.
- STUCCO COLOR #2- COLOR TO MATCH DUNN EDWARDS DE6136 TERRACOTTA SAND.
- STUCCO COLOR #3- COLOR TO MATCH SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- "PECAN" COLORED CULTURED STONE VENEER BY PAINTED DESERT INDUSTRIES.
- CONTROL JOINT.
- REVEALS.
- PARAPET WALL BEYOND STUCCO TO MATCH COPING.
- 3" EXPOSED GALVANIZED METAL CANOPY WITH PAINTED STEEL BEAMS, COLUMNS, AND GUTTER. PAINT TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- 2"x2" ANODIZED ALUMINUM FIXED WINDOW FRAME WITH CLEAR GALAZING.
- 10' W X12' H METAL OVERHEAD SECTIONAL DOOR. HOLLOW METAL FRAME TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- HOLLOW METAL DOOR AND FRAME WITH CLEAR GLAZING. DOOR AND FRAMES TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- FULL CUT-OFF WALL MOUNT LIGHT FIXTURE BY LUMARK. MHIP-T-175-120.
- 5'-2 1/4" x 3'-0" FIXED WINDOW WITH AWNING BELOW. FRAME COLOR TO MATCH STOREFRONT, GLAZING TO BE CLEAR WITH LOW E COATING SHADING COEFFICIENT = .71.



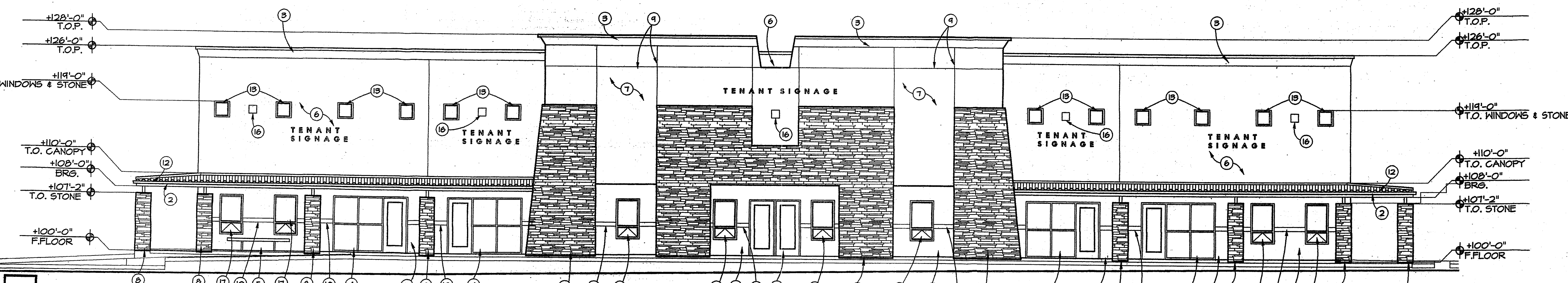
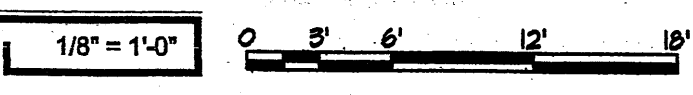
**D1 BUILDING B EAST ELEVATION**



**C1 BUILDING B NORTH ELEVATION**



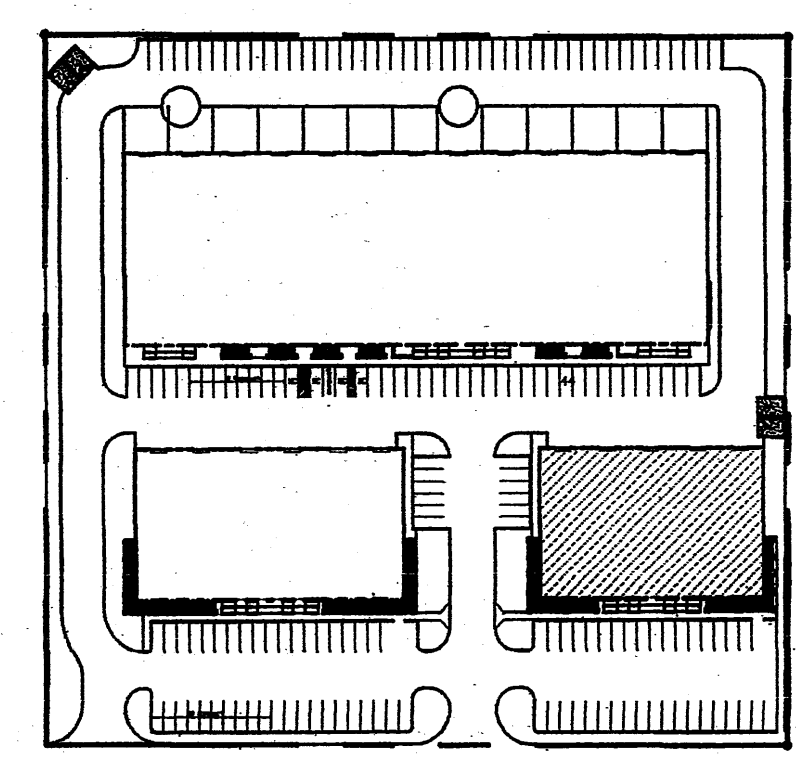
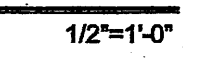
**B1 BUILDING B WEST ELEVATION**



**A1 BUILDING B SOUTH ELEVATION**



**B4 SIGNAGE ELEVATION**



**B4 KEY PLAN**

NTS

**EDI**  
N Y N  
V N C  
I A R  
M O I  
N C M  
S E N  
T A L



142 TRUMAN STREET NE  
ALBUQUERQUE, NM 87108  
TEL: 505.242.2851 FAX: 505.242.2852

**EAGLE ROCK  
BUSINESS CENTER**  
6401 EAGLE ROCK AVE. NW  
ALBUQUERQUE NM, 87113



ISSUE:  
BUILDING PERMIT SET

DRAWN: DMK  
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DATE: 09.06.07

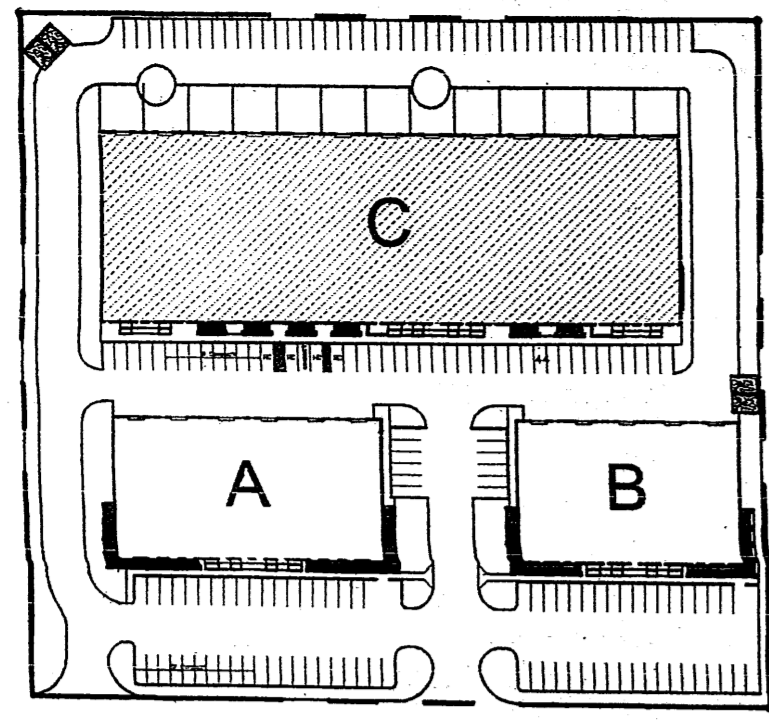
REVISIONS

EXTERIOR ELEVATIONS  
BUILDING  
B

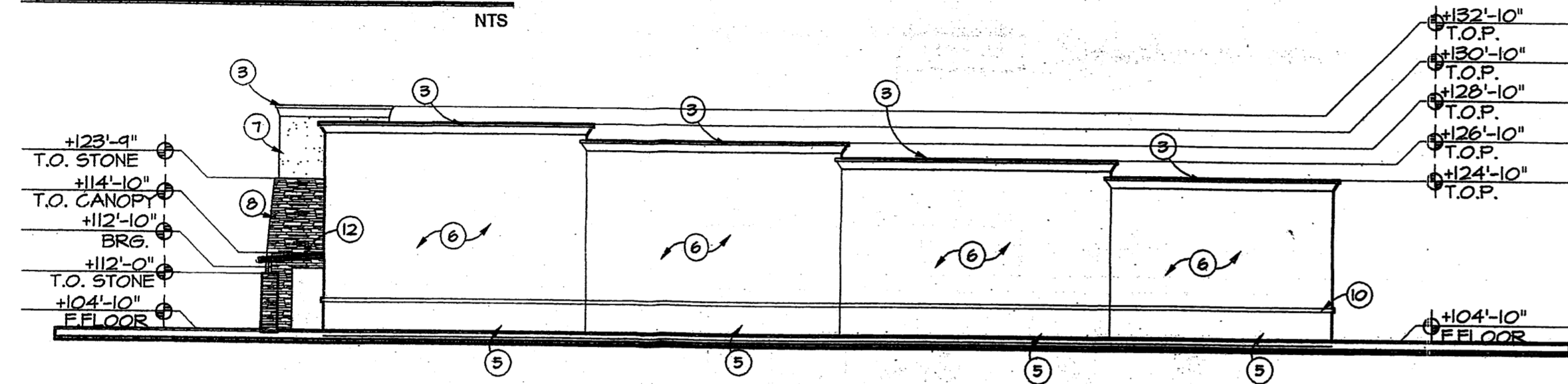
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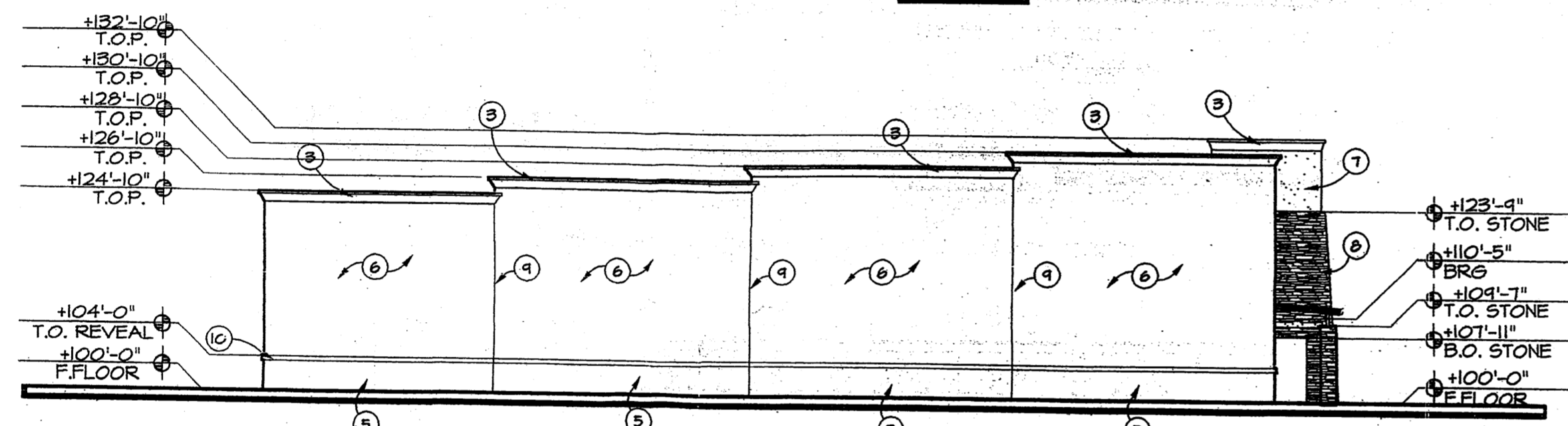




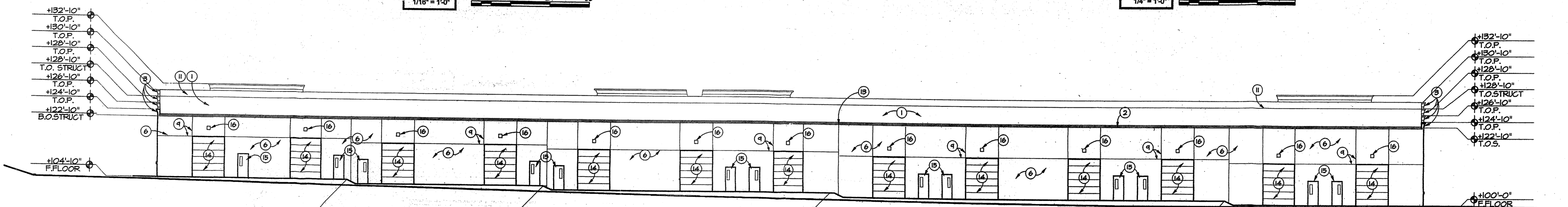
E1 KEY PLAN



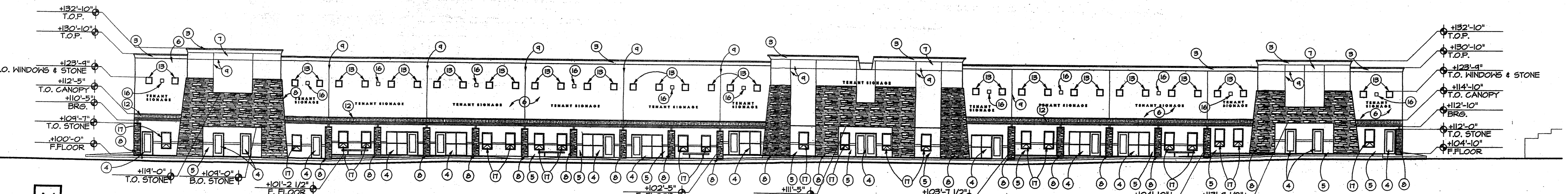
D1 BUILDING C EAST ELEVATION



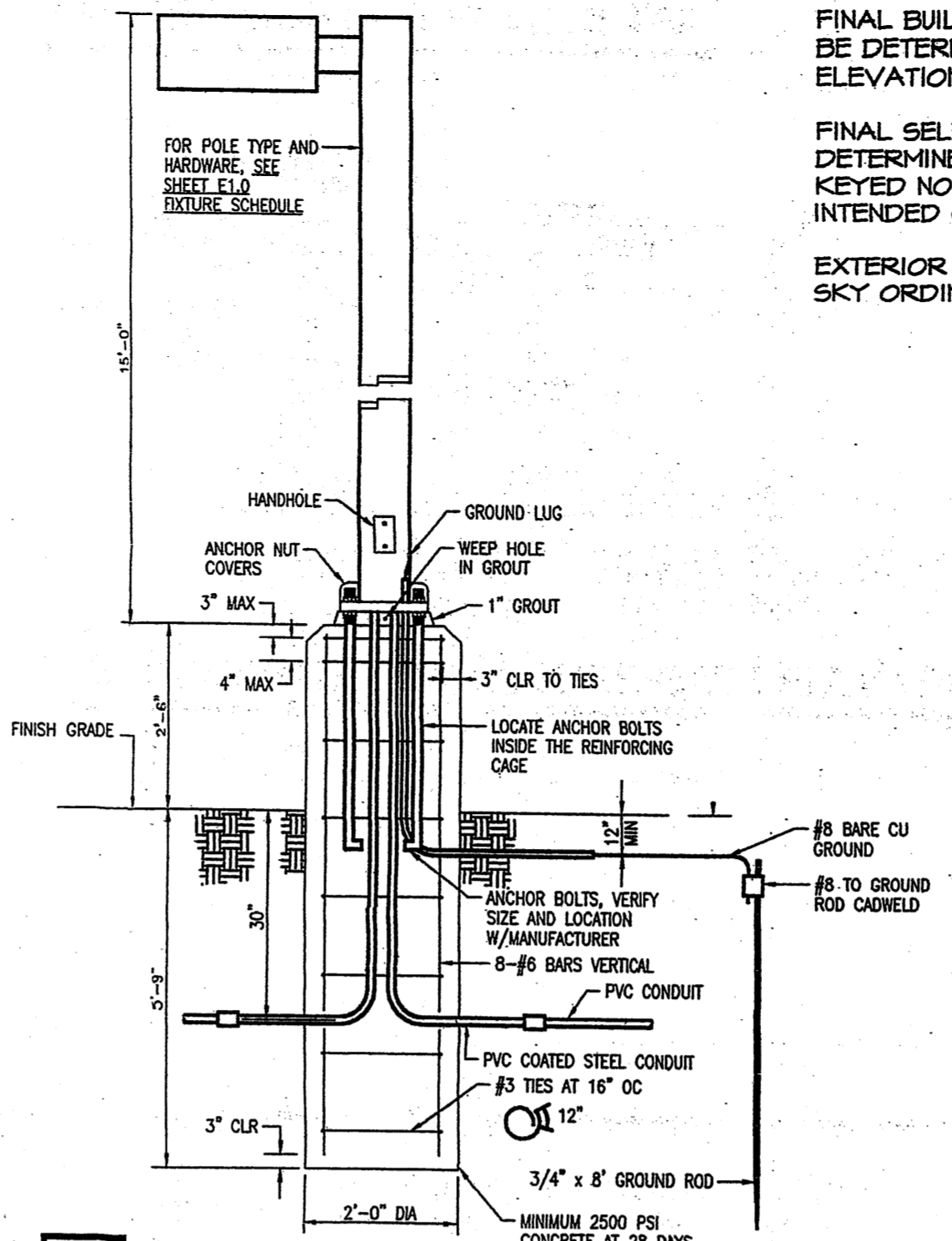
C1 BUILDING C WEST ELEVATION



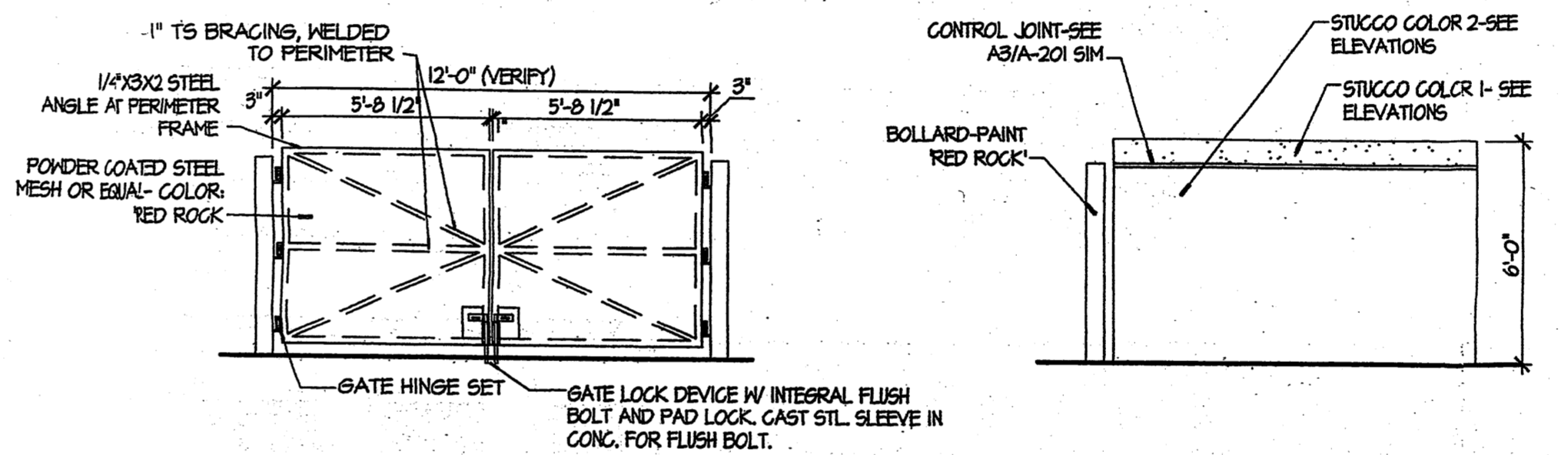
B1 BUILDING C NORTH ELEVATION



A1 BUILDING C SOUTH ELEVATION



D2 SITE LIGHTING POLE DETAIL



C2 DUMPSTER ENCLOSURE GATE ELEVATION

GENERAL NOTES

FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. SIGNAGE TO BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 100 SQ FT.  
 FINAL SELECTION OF MATERIAL MANUFACTURER TO BE DETERMINED. MANUFACTURERS ARE REFERENCED IN KEYED NOTES IN ORDER TO PROVIDE INFORMATION ON INTENDED COLOR OR PRODUCT TYPE.  
 EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND GUIDELINES

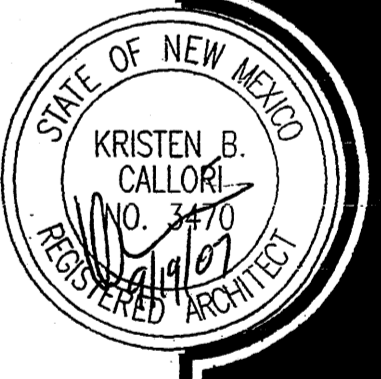
KEYED NOTES

- FULLY ADHESIVE TPO (WHITE) ROOFING SYSTEM.
- 4"x4" GUTTER AND DOWNSPOUT. COLOR TO BE SH 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- STUCCO LASER CUT STYROFOAM COPING, STUCCO COLOR TO MATCH DUNN EDWARDS DEC610 RICE BOWL.
- CLEAR ANODIZED ALUMINUM STOREFRONT FRAME CLEAR GLAZING WITH LOW E COATING SHADING COEFFICIENT = .71
- STUCCO COLOR #1 - COLOR TO MATCH DUNN EDWARDS DEC706 ROSE WOOD.
- STUCCO COLOR #2 - COLOR TO MATCH DUNN EDWARDS DEC616 TERRACOTTA SAND.
- STUCCO COLOR #3 - COLOR TO MATCH SH 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- "PECAN" COLORED CULTURED STONE VENEER BY PAINTED DESERT INDUSTRIES.
- CONTROL JOINT.
- REVEALS.
- PARAPET WALL BEYOND STUCCO TO MATCH COPING.
- 3" EXPOSED GALVANIZED METAL CANOPY WITH PAINTED STEEL BEAMS, COLUMNS, AND GUTTER. PAINT TO BE SH 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- 2'x2' ANODIZED ALUMINUM FIXED WINDOW FRAME WITH CLEAR GLAZING.
- 10' W X 12' H METAL OVERHEAD SECTIONAL DOOR. HOLLOW METAL FRAME TO BE PAINTED SH 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- HOLLOW METAL DOOR AND FRAME WITH CLEAR GLAZING. DOOR AND FRAMES TO BE PAINTED SH 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- FULL CUT-OFF WALL MOUNT LIGHT FIXTURE BY LUMARK. MHIP-T-175-120.
- 5'-2 1/4" x 3'-0" FIXED WINDOW WITH AWNING BELOW. FRAME COLOR TO MATCH STOREFRONT, GLAZING TO BE CLEAR WITH LOW E COATING SHADING COEFFICIENT = .71



EDI  
 NYN  
 VNC  
 IAR  
 MOINS  
 ENTAL  
 142 TRUMAN STREET NE  
 ALBUQUERQUE, NM 87108  
 TEL: 505.242.2851 FAX: 505.242.2852

EAGLE ROCK  
 BUSINESS CENTER  
 6401 EAGLE ROCK AVE. NW  
 ALBUQUERQUE, NM, 87113



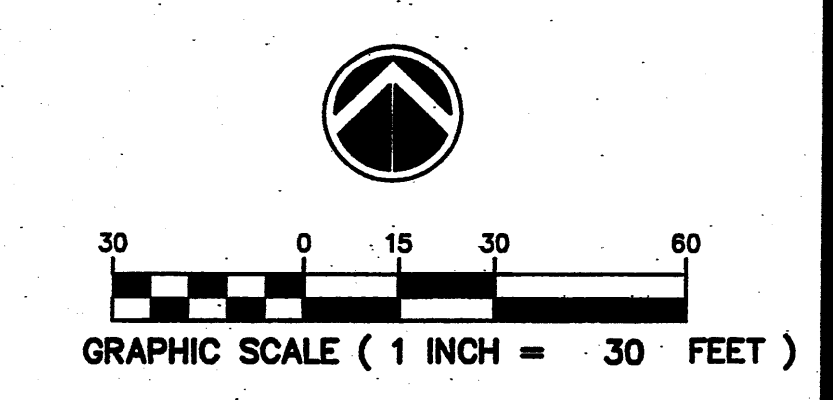
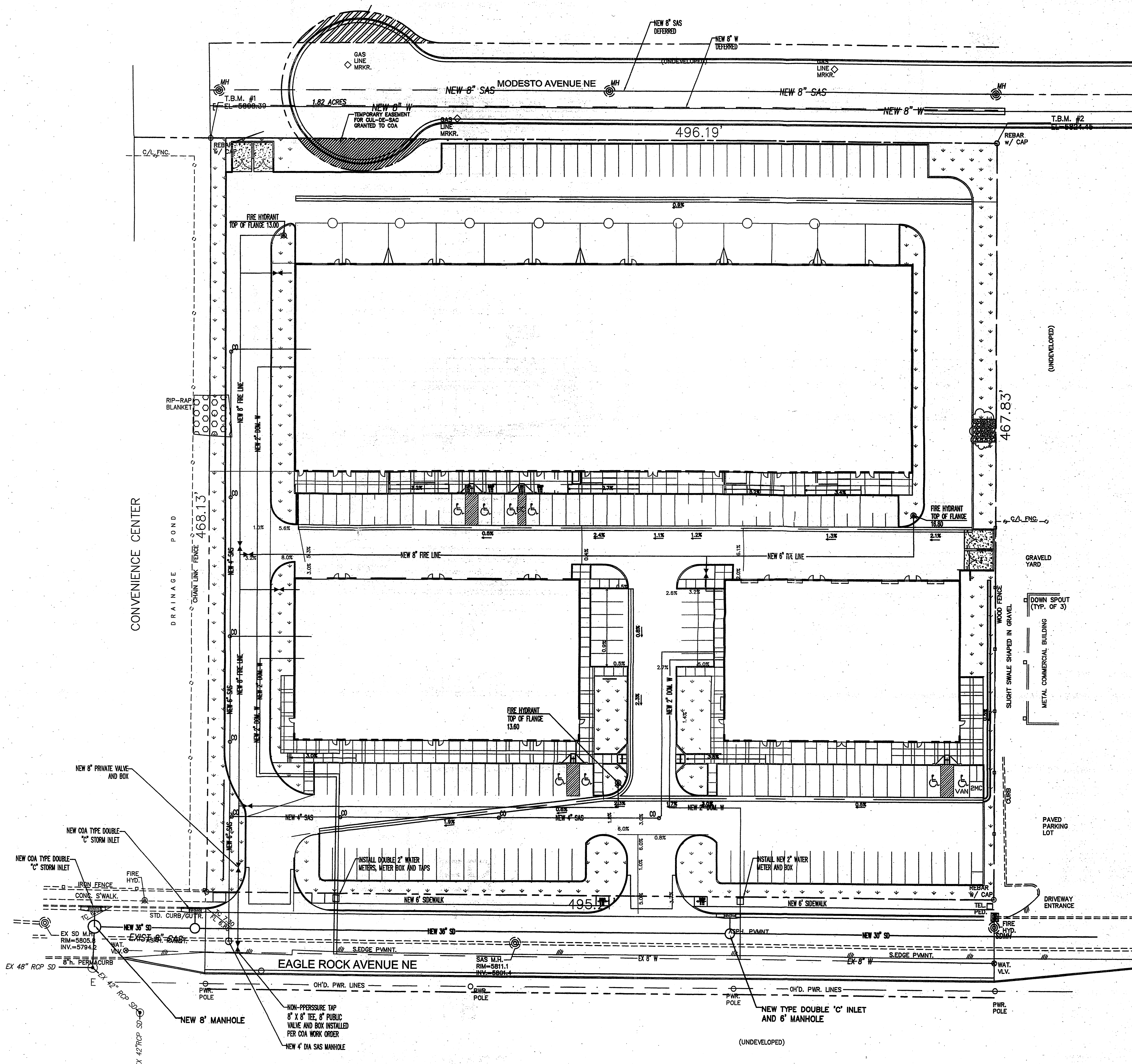
ISSUE:  
 BUILDING PERMIT SET  
 DRAWN: DMK  
 CHECKED: KC  
 DATE: 09.06.07

NO.	REVISIONS

EXTERIOR  
 ELEVATIONS  
 BUILDING  
 C

0720  
 A-2010

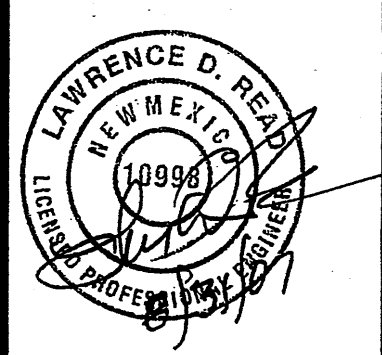
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**LARRY READ & ASSOCIATES**  
 Civil Engineers  
 2430 Midtown Place, NE, Suite C  
 Albuquerque, New Mexico 87110  
 (505) 345-0620 Fax (505) 237-8422

NO.	DATE	REVISIONS DESCRIPTION
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2		
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CONCEPTUAL  
 UTILITY PLAN



EAGLE ROCK BUSINESS  
 6700 EAGLE ROCK AVE  
 ALBUQUERQUE, NM

CONCEPTUAL UTILITY PLAN  
 SCALE 1" = 30'

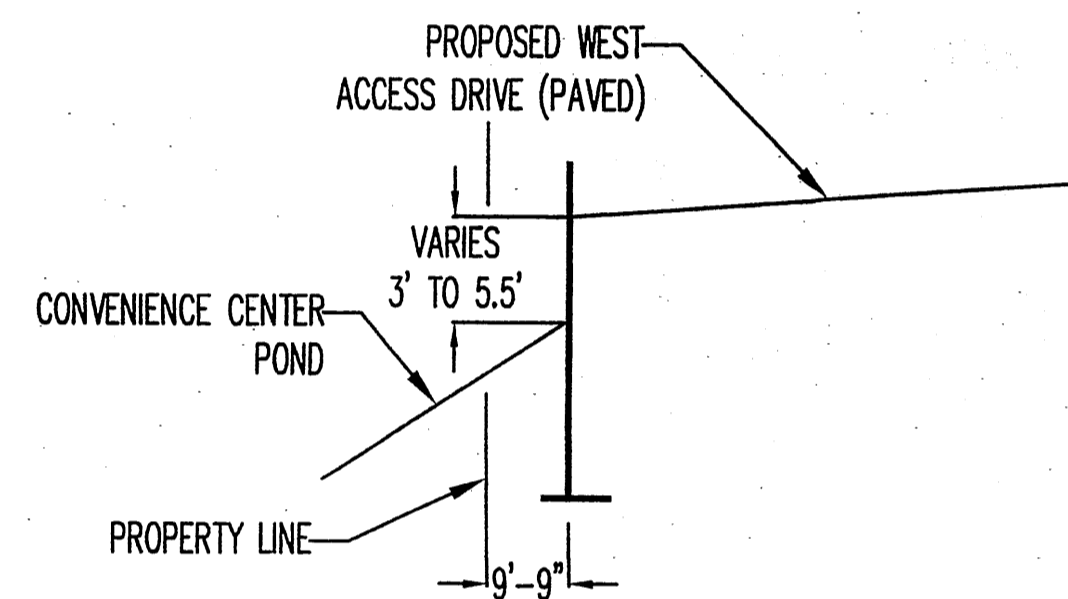
DRAWING NAME: PROJEK\_PHL.DWG  
 SHEET 10 OF 11

# EAGLE ROCK BUSINESS CENTER

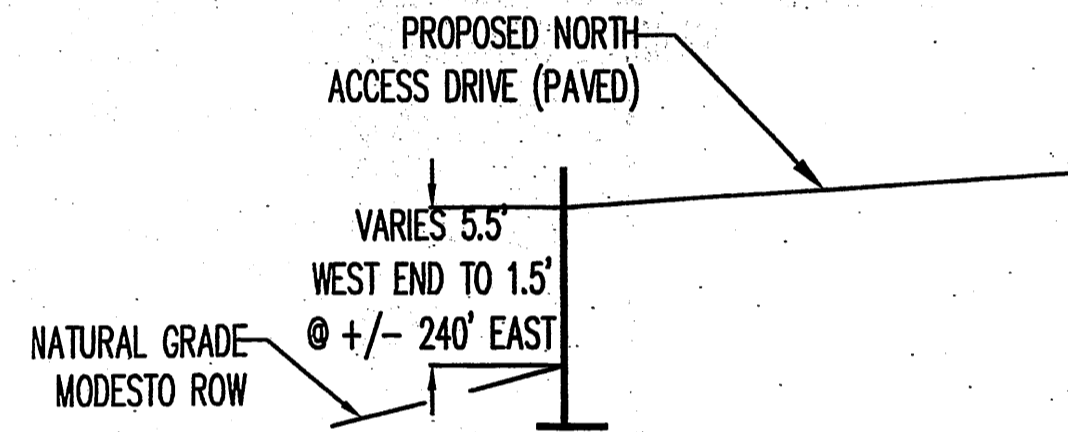
LOTS 8-10 AND 23-25

BLOCK 26, TRACT A, UNIT B

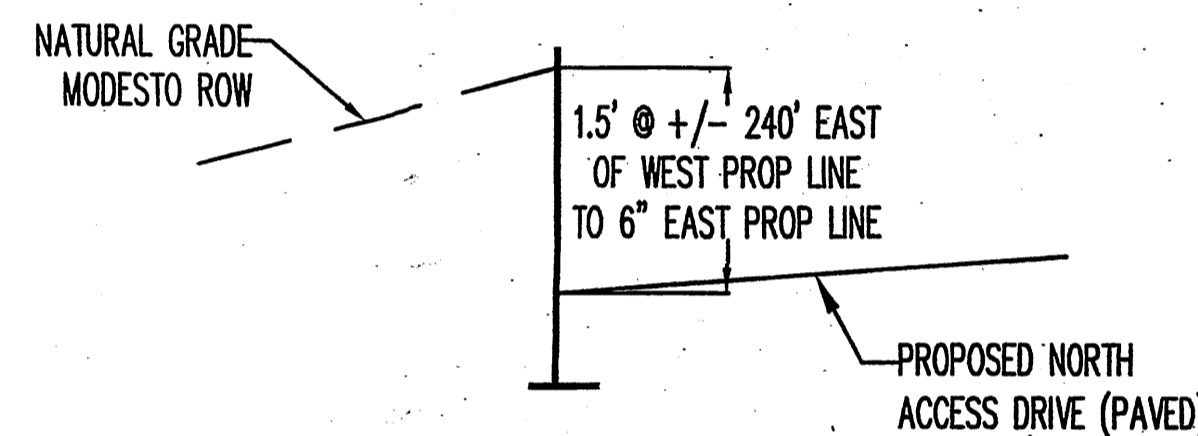
## CONCEPTUAL GRADING AND DRAINAGE



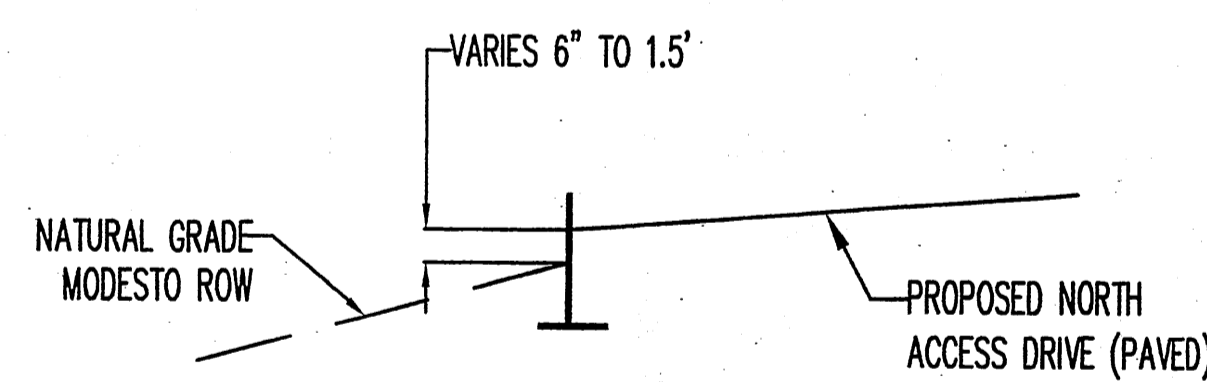
RETAINING WALL - WEST PROPERTY LINE SCHEMATIC DIAGRAM



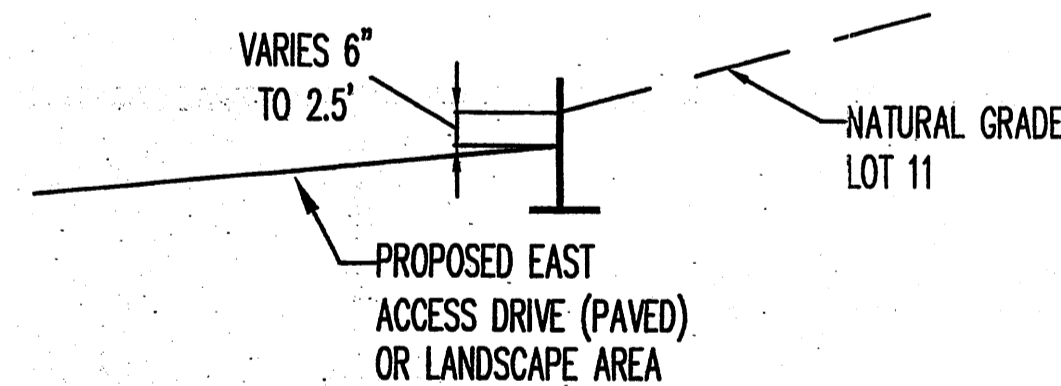
RETAINING WALL - WEST END OF THE NORTH PROPERTY LINE SCHEMATIC DIAGRAM



RETAINING WALL - EAST END OF THE NORTH PROPERTY LINE SCHEMATIC DIAGRAM



RETAINING WALL - NORTH END OF EAST RETAINING WALL SCHEMATIC DIAGRAM



RETAINING WALL - EAST RETAINING WALL SCHEMATIC DIAGRAM

### DRAINAGE INFORMATION

#### LOCATION & DESCRIPTION

THE PROPOSED SITE IS 5.34 ACRES LOCATED ON THE NORTH SIDE OF EAGLE ROCK AVENUE NE AND BETWEEN LOUISIANA BOULEVARD NE AND SAN PEDRO DRIVE NE AS SHOWN ON THE VICINITY MAP. THE PROPOSED DEVELOPMENT IS AN INDUSTRIAL OFFICE/WAREHOUSE FACILITY WITH PAVED PARKING. THE SITE IS CURRENTLY UNDEVELOPED. PARCELS TO THE WEST (COA CONVENIENCE CENTER) AND THE EAST (OFFICE WAREHOUSE) ARE DEVELOPED.

#### FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0129 F, DATED NOVEMBER 19, 2003 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

#### METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

#### PRECIPITATION

THE 100-YR 10-DAY DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS SINCE RETENTION PONDING IS PROPOSED. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WERE USED TO ESTABLISH THE 6-HOUR AND 10-DAY PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

#### EXISTING DRAINAGE

THIS SITE CURRENTLY SLOPES FROM EAST TO WEST AT AN AVERAGE SLOPE OF 3.3% AS IS STANDARD IN THE NORTH ALBUQUERQUE ACRES AREA. THERE ARE TWO SWALES TRaversING THE SITE FROM EAST TO WEST THAT CONCENTRATE RUNOFF FROM THE PARCEL AND OFFSITE BASIN B AND DIRECT IT WEST INTO THE EXISTING SOLIDWASTE CONVENIENCE CENTER DETENTION POND. THE PONDING RUNOFF IS THEN DISCHARGED INTO A 24" CMP STORM DRAIN RUNNING WEST ON EAGLE ROCK.

THIS SITE ACCEPTS OFFSITE RUNOFF FROM TWO UNDEVELOPED PARCELS TO THE EAST. THESE TWO PARCELS, LOTS 11 AND 12 IN OFFSITE BASIN B, ARE UNDEVELOPED.

THE FIRST 600 FEET OF MODESTO AVE WEST OF LOUISIANA HAS THE SOUTHERN HALF OF THE STREET AND SOUTH SIDEWALKS CONSTRUCTED. THE REMAINDER OF MODESTO, INCLUDING THE PORTION NORTH OF THIS SITE ARE UNIMPROVED. THE EXISTING SLOPE OF THE ROW IS TOWARD THE WEST NORTHWEST AWAY FROM THIS PARCEL SO MODESTO AVENUE RIGHT-OF-WAY DOES NOT IMPACT THIS SITE.

#### DEVELOPED CONDITION

THE PROPOSED DEVELOPMENT ON THIS SITE IS ABOUT 82,000 SQUARE FEET OF OFFICE/WAREHOUSE SPACE THAT IS DIVIDED INTO THREE BUILDINGS. THE PAVED PARKING AREAS SURROUND THE BUILDING ENVELOPES AS SHOWN ON THE GRADING PLAN. RUNOFF GENERATED ONSITE IS ROUTED THROUGH THE DRIVE AISLES TOWARD THE SOUTHWEST CORNER OF THE SITE WHERE IT WILL DISCHARGE, THROUGH THE DRIVEPAD, INTO EAGLE ROCK AVE. A STORM DRAIN IS PLANNED IN EAGLE ROCK CONNECTING TO THE EXISTING CAPPED 30" STORM DRAIN EAST OF THIS SITE NEAR THE CORNER OF OBSIDIAN ROAD AND EAGLE ROCK EXTENDING WEST IN EAGLE ROCK TO CONNECT TO THE EXISTING 48" STORM DRAIN FROM OAKLAND ESTATES THAT IS STUBBED OUT JUST WEST OF THIS SITE. THIS PROJECT WILL CONSTRUCT THE STORM DRAIN ACROSS THE FRONTAGE OF THIS PARCEL WITH THE REQUIRED STORM INLETS. THE STORM DRAIN IS CONCEPTUALLY DESIGNED TO BE 30 AND 36" RCP AND AT LEAST TWO STORM INLETS WERE ANTICIPATED IN THE CONCEPTUAL DESIGN. THIS GRADING PLAN HAS PROPOSED TWO DOUBLE 'C' INLETS NEAR THE WEST PROPERTY LINE TO QUICKLY INTERCEPT THE STORMWATER DISCHARGE FROM THIS SITE.

THE PROPOSED GRADING PLAN CONTINUES TO ALLOW UNDEVELOPED RUNOFF FROM LOTS 11 AND 12 (OFFSITE BASIN B) TO ENTER THIS SITE THROUGH OPENINGS IN THE EAST WALL. THIS RUNOFF JOINS THE RUNOFF GENERATED ONSITE AND IS DISCHARGED INTO EAGLE ROCK WITH THE ONSITE RUNOFF. THIS GRADING PLAN ALSO ELIMINATES THE RUNOFF FROM THIS SITE PLUS BASIN B THAT IS NOW COLLECTED IN THE CONVENIENCE CENTER DETENTION POND.

### 100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(24 hour) (acre-ft)	V(24 hour) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
<b>EXISTING CONDITIONS</b>											
SITE	5.2737	100.00	0.00	0.00	0.00	0.66	0.29	12,635	0.29	12,635	9.86
OFFSITE BASIN B	1.7800	100.00	0.00	0.00	0.00	0.66	0.10	4,265	0.10	4,265	3.33
MODESTO ROW	1.8200	78.40	0.00	0.00	21.60	1.03	0.16	6,786	0.17	7,500	4.64
<b>PROPOSED CONDITIONS</b>											
SITE	5.2737	0.00	0.00	11.60	88.40	2.24	0.98	42,803	1.18	51,284	25.51
OFFSITE BASIN B	1.7800	0.00	0.00	0.00	100.00	2.36	0.35	15,249	0.42	18,480	8.94
MODESTO ROW	1.8200	78.40	0.00	0.00	21.60	1.03	0.16	6,786	0.17	7,500	4.64
<b>EXCESS PRECIP.</b>		0.66	0.92	1.29	2.36	<b>Ei (in)</b>					
<b>PEAK DISCHARGE</b>		1.87	2.6	3.45	5.02	<b>Q<sub>pi</sub> (cfs)</b>					
<b>WEIGHTED E (in) = (E<sub>A</sub>)(%A) + (E<sub>B</sub>)(%B) + (E<sub>C</sub>)(%C) + (E<sub>D</sub>)(%D)</b>						<b>ZONE = 3</b>					
<b>V<sub>6HR</sub> (acre-ft) = (WEIGHTED E)(AREA)/12</b>						<b>P<sub>6HR</sub> (in.) = 2.60</b>					
<b>V<sub>10DAY</sub> (acre-ft) = V<sub>6HR</sub> + (A<sub>o</sub>)(P<sub>10DAY</sub> - P<sub>6HR</sub>)/12</b>						<b>P<sub>24HR</sub> (in.) = 3.10</b>					
<b>Q (cfs) = (Q<sub>pi</sub>)(A<sub>o</sub>) + (Q<sub>pi</sub>)(A<sub>o</sub>) + (Q<sub>pi</sub>)(A<sub>o</sub>) + (Q<sub>pi</sub>)(A<sub>o</sub>)</b>						<b>P<sub>10DAY</sub> (in.) = 4.90</b>					

LARRY READ & ASSOCIATES  
Civil Engineers  
2430 Midtown Place, NE, Suite C  
Albuquerque, New Mexico 87110  
(505) 345-0620 Fax (505) 237-8422

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3				
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CONCEPTUAL HYDROLOGY INFO



EAGLE ROCK BUSINESS CENTER  
6700 EAGLE ROCK AVE  
ALBUQUERQUE, NM

DRAWING NAME: PROTECTIVE DIVISION SHEET  
11