SEDONA POINT

8110 Louisiana NE
Albuquerque, NM
DRB-SUBMITTAL

APPROVED - AEHD

SIGNATURE **DATE**

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PROJECT DATA

AREA SUMMARY	
OFFICE SUITE 1	1,950 SF
OFFICE SUITE 2	1,376 SF
OFFICE SUITE 3	1,376 SF
OFFICE SUITE 4	1,376 SF
OFFICE SUITE 5	1,376 SF
OFFICE SUITE 6	1,376 SF
OFFICE SUITE 7	1,376 SF
OFFICE SUITE 8	1,950 SF
TOTAL GROSS BUILDING BUILDING AREA	12,155 SF

CODE INFORMATION:

INTERNATIONAL BUILDING CODE, IBC-2003
ZONE: SU-2 MIXED USE
SEISMIC ZONE: 2B
OCCUPANCY GROUP: B
ZONE ATLAS : C-19-Z
LEGAL DESCRIPTION: LOT 1-A-1-A-1, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3

TYPE OF CONSTRUCTION: V-B

GROSS BUILDING AREA

OFFICE SUITE 1-	1,950 SF
OFFICE SUITE 2-	1,376 SF
OFFICE SUITE 3-	1,376 SF
OFFICE SUITE 4-	1,376 SF
OFFICE SUITE 5-	1,376 SF
OFFICE SUITE 6-	1,376 SF
OFFICE SUITE 7-	1,376 SF
OFFICE SUITE 8-	1,950 SF
TOTAL AREA =	12,155 SF

BASIC ALLOWABLE AREA = 10,057 SF

FIRST FLOOR= 12,155 SF > 10,057 SF UNLIMITED AREA BUILDINGS PER IBC 2003, SECTION 507.1; NON-SPRINKLED ONE STORY BUILDING HAS MORE THAN 60'-0" IN WITH SURROUNDING THE BUILDING.

PROJECT TEAM

ARCHITECT: TAFAZZUL HUSSAIN
AFRA CONSTRUCTION AND DESIGN
2501 YALE BLVD. SUITE 102
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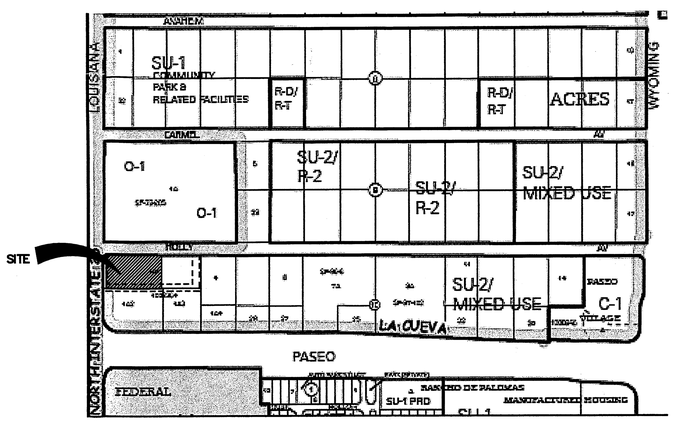
7909 EDITH NE
ALBUQUERQUE, NEW MEXICO 87184
TEL:(505) 898-9690
FAX:(505) 898-7737
email: cmd@hilltoplandscaping.com



LOCATION MAP

ZONE ATLAS: C-19-Z
SCAPE: 1"=300'-0"

PARKING REQUIREMENTS

OFFICES: PARKING SPACES, REQUIRED	46 PARKING SPACES
PARKING SPACES PROVIDED	42 PARKING SPACES
CAR ACCESSIBLE	2 SPACES PROVIDED
VAN ACCESSIBLE	1 SPACE PROVIDED
TOTAL PARKING SPACES	42 SPACES PROVIDED
MOTORCYCCLE SPACES	2 SPACES PROVIDED

SBP
~~PRELIMINARY PLAT~~
APPROVED BY DRB
ON_____

COVER SHEET

SCALE: NTS

MAY 21, 2007

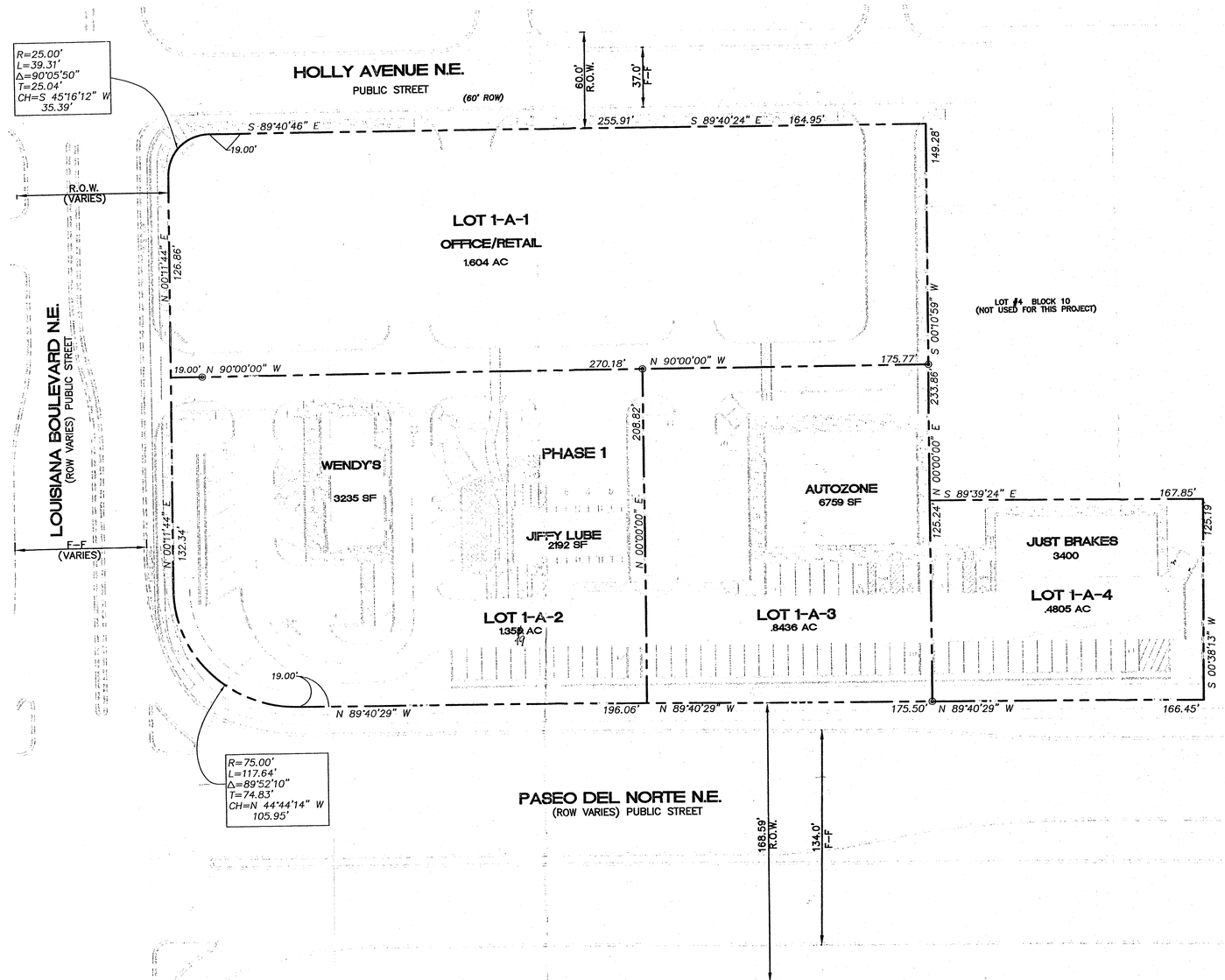
AFRA Construction & Design
2501 Yale Blvd. Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1482

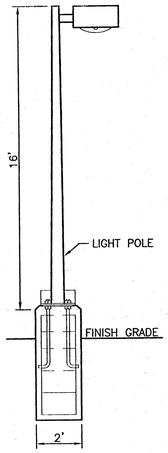
SEDONA POINT
8110 Louisiana NE
Albuquerque, NM

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

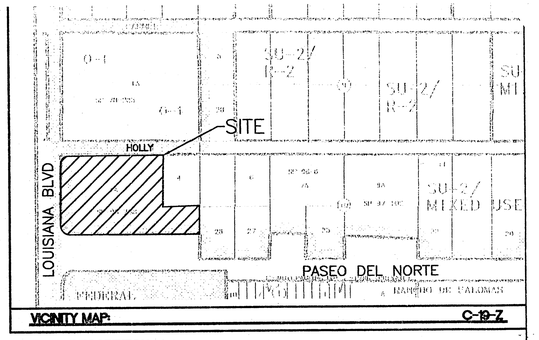
CS-1

05.21.07





LIGHT POLE DETAIL
NTS



VICINITY MAP: C-19-Z

LEGAL DESCRIPTION:
TRACT 1A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3

GENERAL NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED TRACTS THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.

3. 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.

4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

6. LIGHT POLES SHALL BE A MAXIMUM OF 16' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.

7. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.

8. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

LEGEND

- CENTERLINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- RIGHT-OF-WAY
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED BIKERACK
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED VALLEY GUTTER
- PROPOSED PARKING LOT LIGHTING
- BENCH MARK
- PERMANENT STRIPING

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C2. SITE PLAN FOR BUILDING PERMIT
C3. LANDSCAPING PLAN
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C5. MASTER UTILITY PLAN
C6. ELEVATIONS
C7. ELEVATIONS
C8. ELEVATIONS
C9. ELEVATIONS
C10. DETAILS
C11. DETAILS
C12. DETAILS

SITE DATA TABLE

	LOT 1-A-1	LOT 1-A-2	LOT 1-A-3	LOT 1-A-4	TOTAL
TOTAL ACREAGE:	1.604 AC.	1.358 AC.	.8436 AC.	0.4805 AC.	4.28 AC.
EXISTING ZONING:	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE
PROPOSED ZONING:	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE
BUILDING SIZE:	N/A	5,427 SF	6,759 SF	3,400 SF	15,586 SF
MAX FAR:	- .33	.25	.25	.25	
PROPOSED USE:	OFFICE/RETAIL	RETAIL/SERVICE/DRIVE-UP	RETAIL/SERVICE	RETAIL/SERVICE	
TOTAL PARKING PROVIDED:	N/A	39 SPACES	49 SPACES	17 SPACES	112 SPACES
TOTAL PARKING REQUIRED:	N/A	* 38 SPACES	34 SPACES	17 SPACES	91 SPACES
HC PROVIDED:	N/A	4 SPACES	3 SPACES	1 SPACE	8 SPACES
HC REQUIRED:	N/A	3 SPACES	3 SPACES	1 SPACE	7 SPACES
BIKE SPACES PROVIDED:	N/A	4 SPACES	4 SPACES	4 SPACES	12 SPACES
BIKE SPACES REQUIRED:	N/A	2 SPACES	3 SPACES	1 SPACES	6 SPACES
BUILDING HEIGHT:	26'	26'	26'	26'	26'
LANDSCAPE PROVIDED:	N/A	– SF	– SF	– SF	– SF
LANDSCAPE REQUIRED: 15% OF NET LOT AREA	N/A	– SF	– SF	– SF	– SF

* 96 SEATS/4 = 24 SPACES (WENDY'S)
* 2192 SF/200 = 11 SPACES (JIFFY LUBE)

GRAPHIC SCALE
40 20 0 20 40
SCALE: 1"=40'

PROJECT NUMBER: 100 3364
APPLICATION NUMBER: 04DRB-01487

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated April 19, 2001, and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	10-6-04 Date
Utilities Development	10/6/04 Date
Parks & Recreation Department	10/6/04 Date
City Engineer	10/6/04 Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	10/4/04 Date

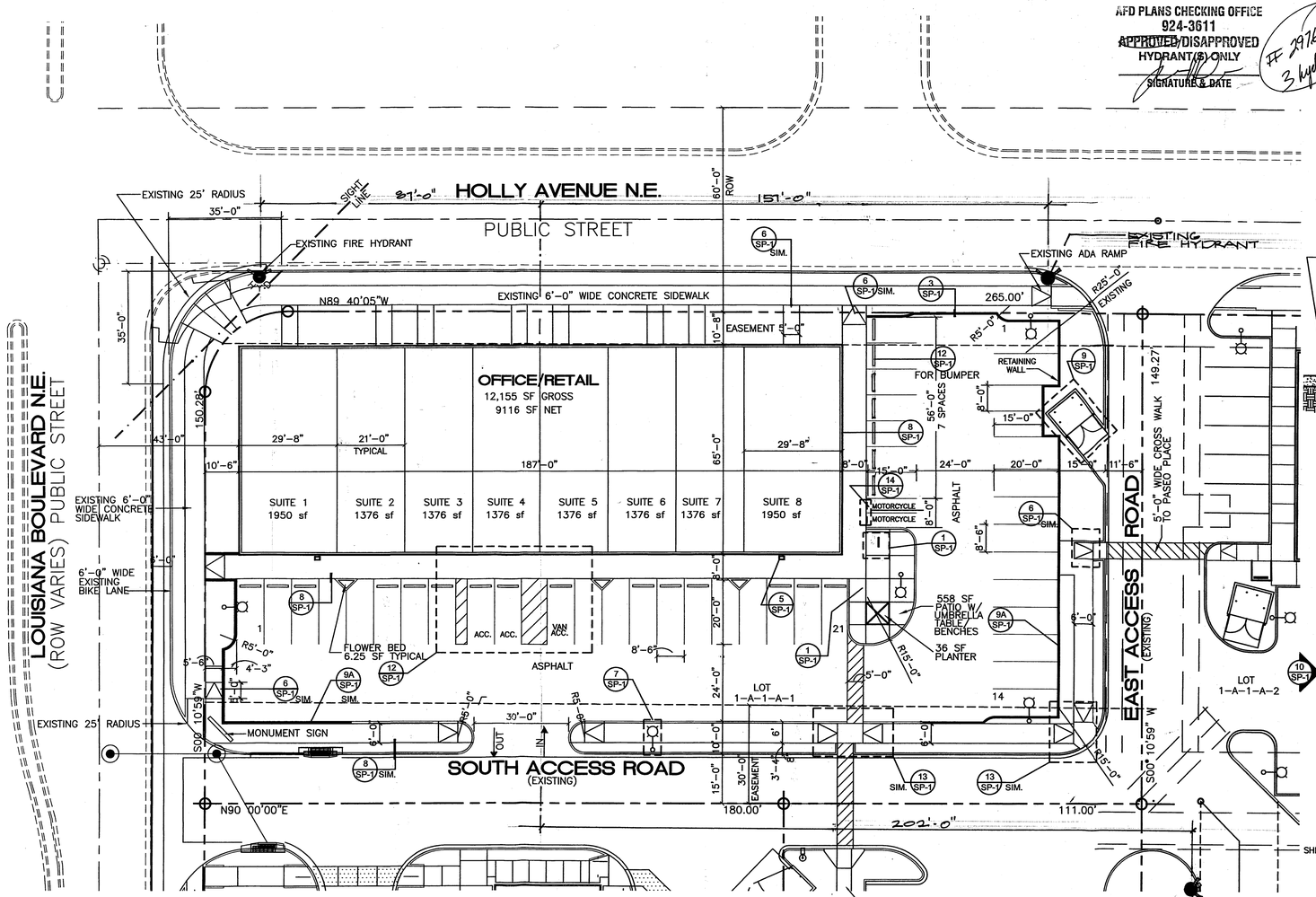
* Environmental Health, if necessary
12/16/03

PRJ 1003364

ENGINEER'S SEAL 10/4/04 RONALD R. BOHANNAN P.E. #7868	LOUISIANA/PASEO SITE PLAN FOR SUBDIVISION TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY AB DATE 9/14/04 01_2373SPSE-9-14-04 SHEET # C1 JOB # 230073

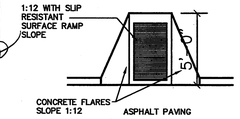
AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE

FF 2976 GPM
3 hydrants

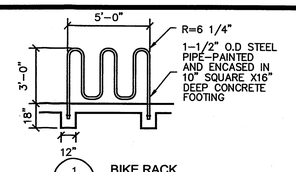


SITE PLAN FOR BUILDING PERMIT

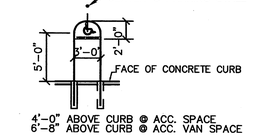
SCALE:1"=20'-0"



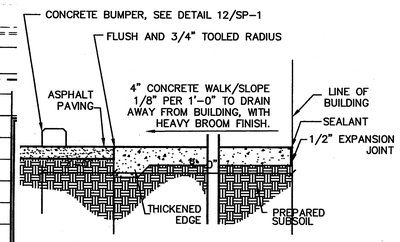
6 SP-1 ACCESSIBLE SIDEWALK RAMP
SCALE:1/4"=1'-0"



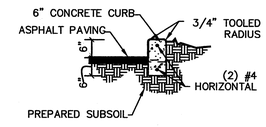
1 SP-1 BIKE RACK
SCALE:1/4"=1'-0"



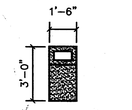
2 SP-1 ACC. PARKING SIGN
SCALE:1/8"=1'-0"



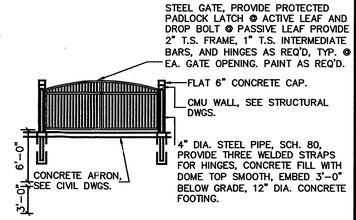
7 SP-1 SIDEWALK DETAIL
SCALE:1/2"=1'-0"



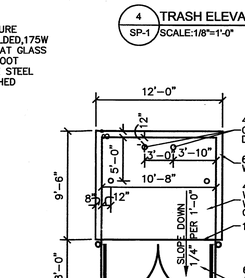
3 SP-1 LANDSCAPE DETAIL
SCALE:1/2"=1'-0"



8 SP-1 TRASH RECEPTACLE
SCALE:1/4"=1'-0"

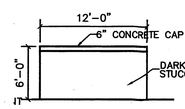


4 SP-1 TRASH ELEVATION
SCALE:1/8"=1'-0"

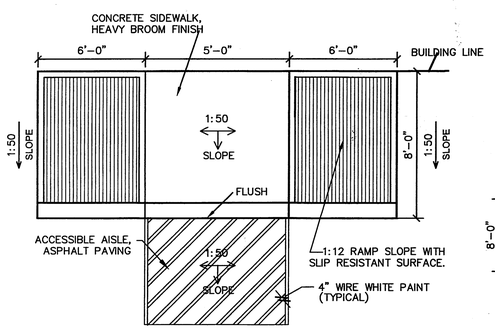


9 SP-1 SITE LIGHT
SCALE:1/8"=1'-0"

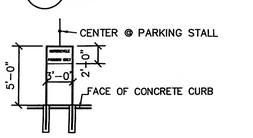
5 SP-1 TRASH ENCLOSURE
SCALE:1/8"=1'-0"



10 SP-1 TYPICAL SIDE ELEVATION AT TRASH ENCLOSURE
SCALE:1/8"=1'-0"



13 SP-1 ACCESSIBLE SIDEWALK RAMP
SCALE:1/4"=1'-0"



14 SP-1 MOTORCYCLE PARKING SIGN
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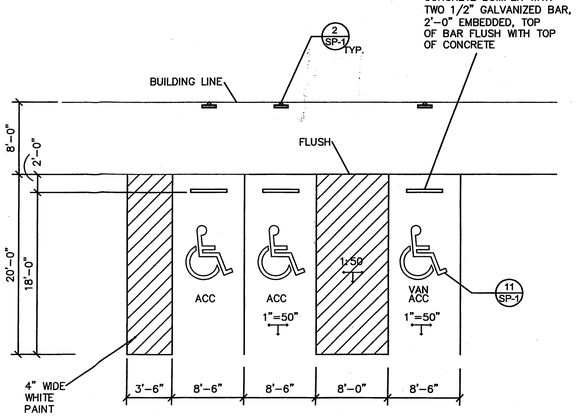
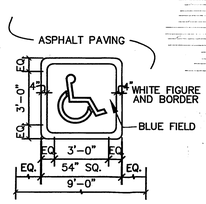


12 SP-1 ACCESSIBLE STALLS
SCALE:1/8"=1'-0"



11 SP-1 ACCESSIBLE PAVING SIGN
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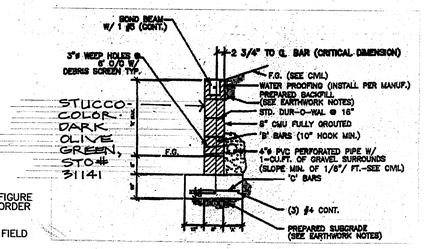


9A SP-1 RETAINING WALL DETAILS
SCALE:1/4"=1'-0"

GRAPHIC SCALE
0 5' 10' 20'
SCALE: 1'=20'-0"

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMISSION (EPC), DATED _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

Joe White 5-21-07

PROJECT DATA
LEGAL DESCRIPTION :
LOT 1-A-1-A-1, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 1.0025 ACRE.

PROJECT NO. 1003364
(FORMALLY NO. 1004654)

CASE NUMBER 07 EPC 00094
PART OF PERMIT
UPC # 101906402303630130

ZONING: SU-2/MIXED USE

ZONE ATLAS MAP: C-19-Z

NOTE:
1. ALL PUBLIC INFRASTRUCTURE CONSTRUCTED WITHIN PUBLIC RIGHT OF WAY OR PUBLIC EASEMENTS SHALL BE TO CITY STANDARDS. THOSE STANDARDS WILL INCLUDE BUT NOT LIMITED TO SIDEWALKS (STD. DWG. 2430), DRIVEWAYS (STD. DWG. 2425), PRIVATE ENTRANCES (STD. DWG. 2426) AND WHEEL CHAIR RAMPS (STD. DWG.2441).
2. CROSS ACCESS AGREEMENT, SEE SITE PLAN FOR SUBDIVISION, PROJECT NO. 1003364, APT. NO. 04 DRB- 01407, GENERAL NOTE(1).
3. SITE PLAN SHALL COMPLY AND BE DESIGNED PER DPM STANDARDS.

TOTAL GROSS AREA 12,155 SF

PARKING TABULATION
TOTAL USABLE (USF) OR NET AREA:
12,155 SF X 75% = 9116 SF
9116 SF/ 200 = 45.6 PARKIING SPACES

TOTAL PARKING
SPACES:
REQUIRED 46
PROVIDED 42

ACCESSIBLE PARKING
SPACES:
REQUIRED 2
PROVIDED 3
2 STANDARD CAR
1 VAN

MOTORCYCLE
SPACES:
REQUIRED 2
PROVIDED 2

BIKE TABULATION
1 BIKE PER 20 PARKING SPACES
2 BIKE RACKS REQUIRED
3 BIKE RACKS PROVIDED

04.20.07
PATIO SF TABULATION
REQUIRED:
9113 SF X 5.33 % = 486 SF

PROVIDED:
655 SF TOTAL- BIKE- TREE WELL= 5585 F

SITE PLAN FOR BUILDING PERMIT

SCALE: 1" = 20'-0"

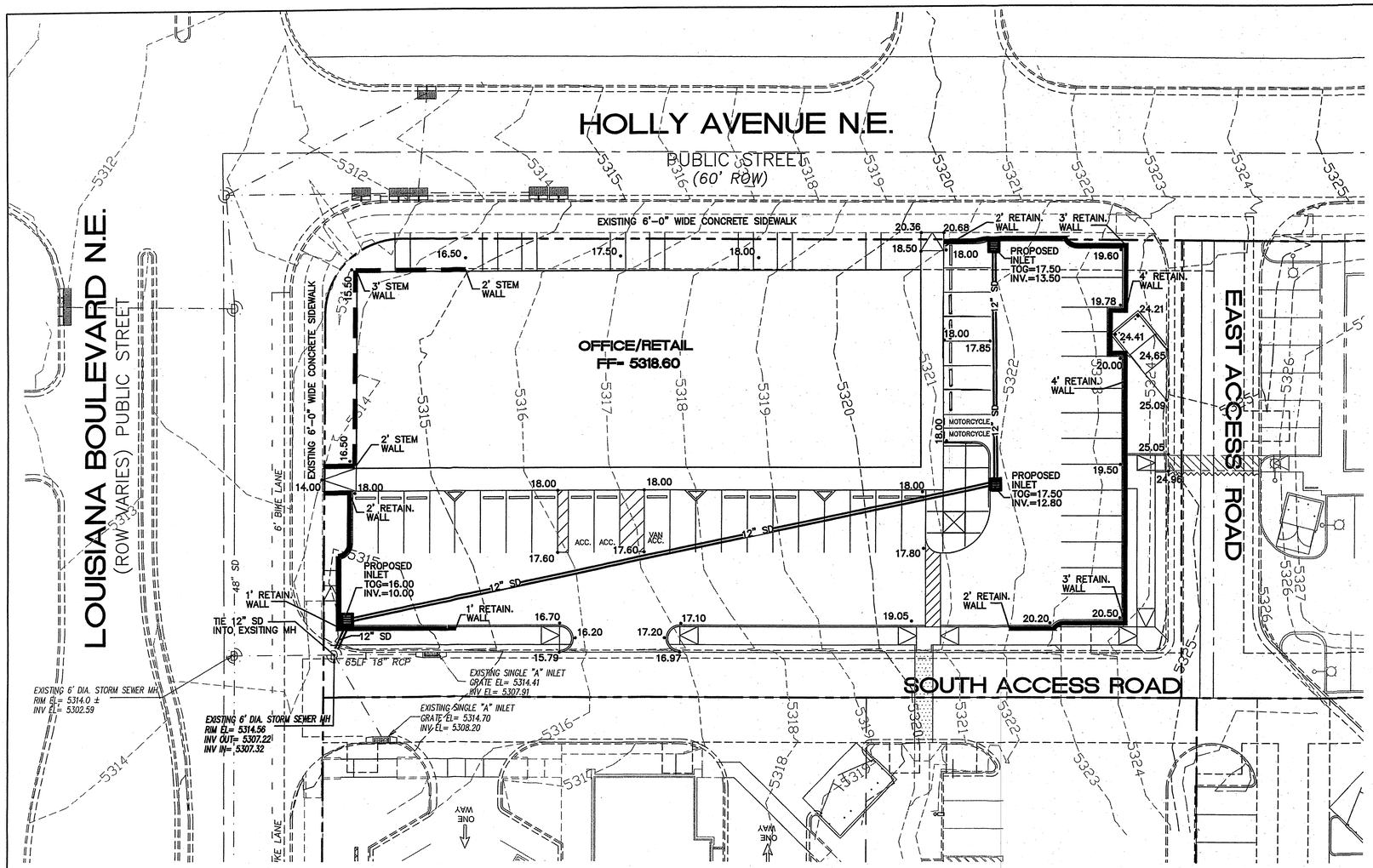
AFRA Construction & Design
2501 Yale Blvd. Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1482

SEDONA POINT
8110 Louisiana NE
Albuquerque, NM

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

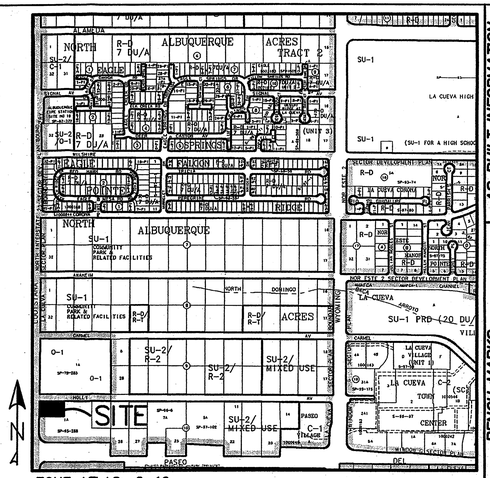
SP-1

05.21.07



CONCEPTUAL GRADING & DRAINAGE PLAN

SCALE: 1"=20'



ZONE ATLAS: C-19

LEGEND

- EXISTING INLET
- EXISTING STORMDRAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STEM WALL
- PROPOSED RETAINING WALL
- PROPOSED STORMDRAIN
- PROPOSED STORM INLET
- 17.10 PROPOSED SPOT ELEVATION
- PROPOSED CURB & GUTTER

N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DRAINAGE PLAN:

LEGAL DESCRIPTION: LOT 1-A-1-A-1, BLOCK 10, NORTH ALBUQ. ACRES, TRACT 2, UNIT 3

SITE AREA: 0.865 ACRE

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED NOVEMBER 19, 2003 (PANEL NO. C35001C0137 E) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

EXISTING DRAINAGE CONDITIONS:

THE PROPERTY IS LOCATED ON HOLLY AVENUE JUST EAST OF LOUISIANA BOULEVARD. THE SITE IS INCLUDED IN THE DRAINAGE REPORT FOR THE WENDY'S AT LOUISIANA AND PASEO DEL NORTE (C19/D39). THE LOT GENERALLY DRAINS FROM EAST TO WEST.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL SECTION 22.2, HYDROLOGY. THE PROPERTY IS LOCATED IN ZONE 3. THE 100-YEAR, 6-HOUR STORM IS 2.90 INCHES. UNDER EXISTING CONDITIONS THE LOT IS ALL LAND TREATMENT A.

DEVELOPED DRAINAGE CONDITIONS:

ACCORDING TO THE WENDY'S DRAINAGE REPORT, DATED SEPTEMBER 2004, BY TIERRA WEST, LLC, THIS SITE IS INCLUDED WITHIN DRAINAGE AREA THAT DRAINS TO TWO STORM INLETS LOCATED IN THE SOUTH ACCESS ROAD JUST EAST OF LOUISIANA BOULEVARD. THE HYDROLOGIC CALCULATIONS FOR THIS SITE AS SHOWN ON THE PLAN HAS A TOTAL RUNOFF OF 4.28 CFS. THIS RUNOFF WILL BE COLLECTED IN STORM INLETS AND CONVEYED TO THE STROM DRAIN MANHOLE IN THE SOUTH ACCESS ROAD JUST EAST OF LOUISIANA BOULEVARD VIA A 12-INCH STORM SEWER.

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT A (%)	B (%)	C (%)	D (%)	WEIGHTED E (in)	V (6-hr) (acre-ft)	100-YEAR PRECIPITATION V (6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)
EXISTING CONDITIONS											
SITE	0.8650	100.00	0.00	0.00	0.00	0.80	0.06	2,512	0.06	2,512	1.90
TOTAL RUNOFF	0.87						0.06	2512	0.06	2512	1.90
PROPOSED CONDITIONS											
SITE	0.8650	0.00	13.00	0.00	87.00	2.44	0.18	7,653	0.37	15,985	4.28
TOTAL RUNOFF	0.87						0.18	7653	0.37	15985	4.28
EXCESS PRECIP.		0.8	1.08	1.46	2.64	E_i (in)					
PEAK DISCHARGE		2.2	2.92	3.73	5.25	Q_{Pi} (cfs)					
									ZONE =	4	
WEIGHTED E (in) = $(E_A)(\%A) + (E_B)(\%B) + (E_C)(\%C) + (E_D)(\%D)$									$P_{6\text{-}HR}$ (in.) =	2.90	
$V_{6\text{-}HR}$ (acre-ft) = (WEIGHTED E)(AREA)/12									$P_{24\text{-}HR}$ (in.) =	3.65	
V_{10DAY} (acre-ft) = $V_{6\text{-}HR} + (A_D)(P_{10DAY} - P_{6\text{-}HR})/12$									P_{10DAY} (in.) =	5.95	
Q (cfs) = $(Q_{PA})(A_A) + (Q_{PB})(A_B) + (Q_{PC})(A_C) + (Q_{PD})(A_D)$											
Pond Volume (cu-ft) = 2 * (V6-HR dev-V6-HR exist)											

AS BUILT INFORMATION

		DATE
CONTRACTOR		
WORK STAKED BY		
INSPECTOR'S ACCEPTANCE BY		
FIELD VERIFICATION BY		
DRAWINGS CORRECTED BY		
MICRO-FILM INFORMATION		
RECORDED BY		
NO.		

BENCH MARKS

N.G.S. MONUMENT "HEAVEN"
STANDARD U.S.C. & G.S. BRASS TABLET
NM STATE PLANE COORDINATES
Central Zone N.A.D. 1927
X=407,051.31
Y=1,518,737.03
G-G=0.99965263
Da =-00°10'45"
ELEV=5378.787 (NGVD29)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY DBT	DATE XXX
DRAWN BY DEM	DATE XXX
CHECKED BY DBT	DATE XXX

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9246

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

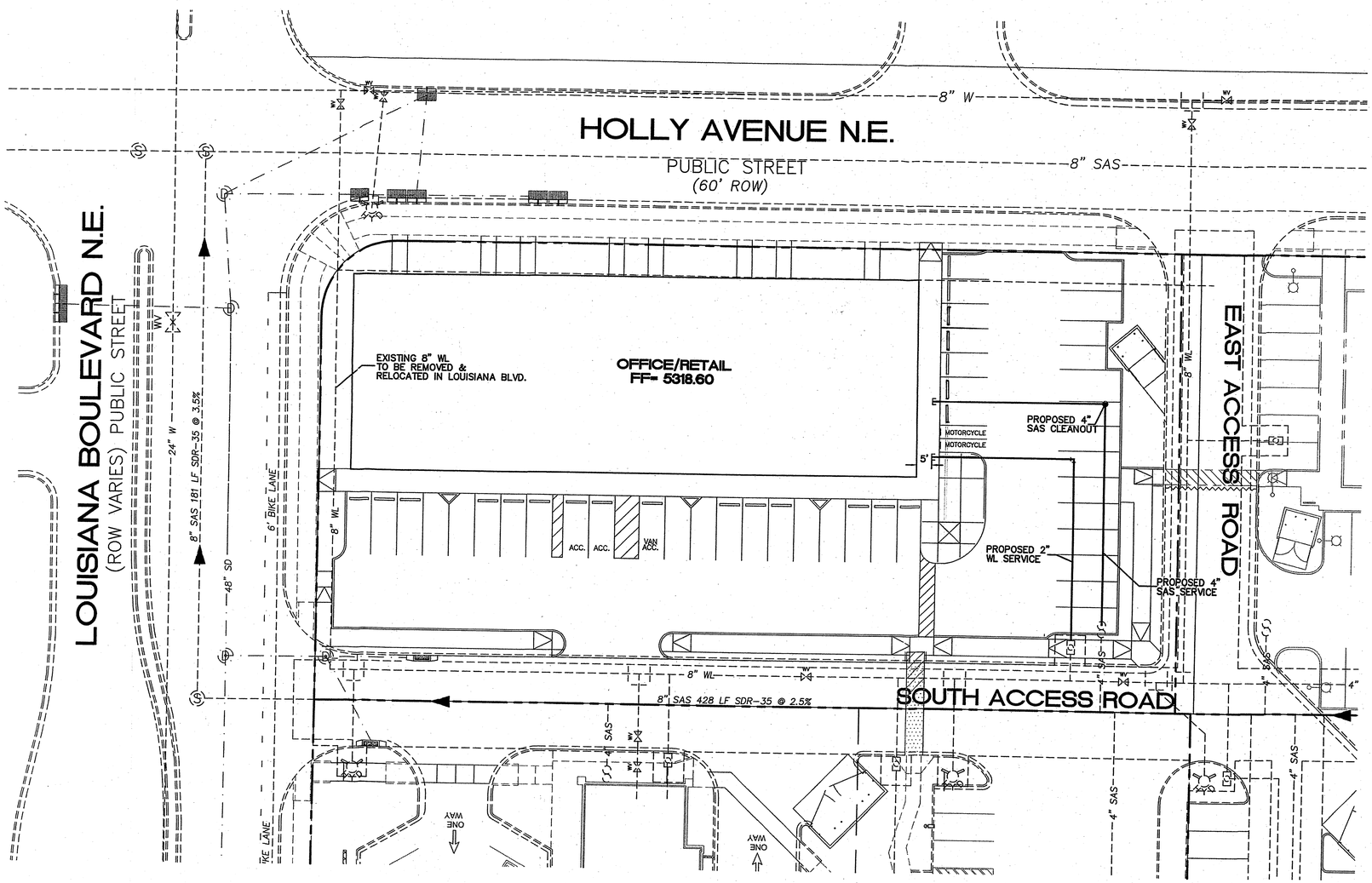
THE SHOPS @ SEDONA POINTE

GRADING & DRAINAGE PLAN

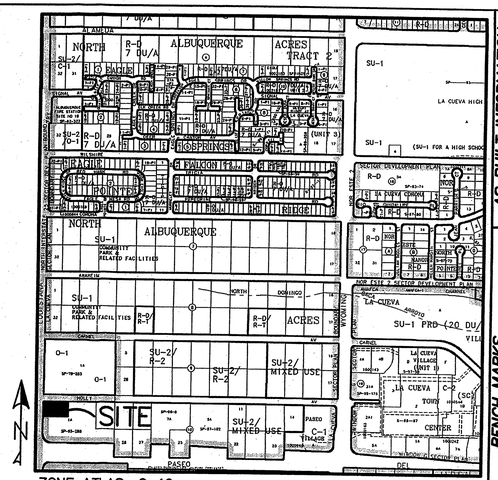
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet
XXXX	C-19-Z	C1

Z:\projects\lindborg-hahn\Sedona Pointe\BASE-REVISED-final.dwg 5/10/2007 3:54:17 PM MST



CONCEPTUAL UTILITY PLAN
SCALE: 1"=20'



ZONE ATLAS: C-19

LEGEND

- EXISTING INLET
- EXISTING WATER LINE
- EXISTING SAS & FLOW
- EXISTING STORMDRAIN
- PROPOSED CURB & GUTTER

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
N.G.S. MONUMENT "HEAVEN"
STANDARD U.S.C. & G.S. BRASS TABLET
NM STATE PLANE COORDINATES
Central Zone N.A.D. 1927
X=407,051.31
Y=1,518,737.03
G-G=0.999965263
Da =-00°10'45"
ELEV=5378.787 (NGVD29)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE XXX
DRAWN BY DEM DATE XXX
CHECKED BY DBT DATE XXX

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PHONE: (505) 271-2199
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

THE SHOPS @ SEDONA POINTE
WATER AND SEWER PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet
XXXX	C-19-Z	C2

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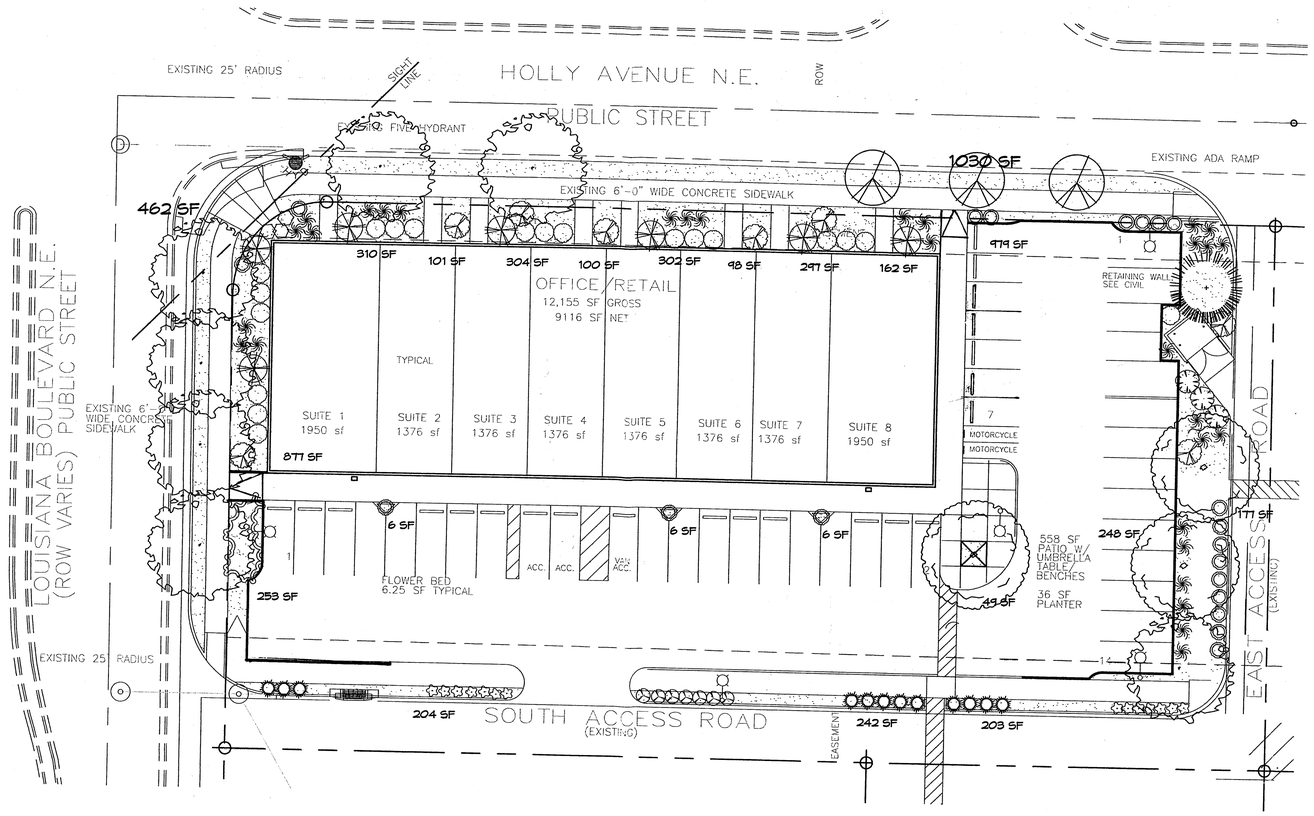

PROPOSED OFFICE/RETAIL 1

SCALE:1"=20'-0"

PLANT LEGEND

HONEY LOCUST (M) 7
Gleditsia triacanthos
2" Cal.

PURPLE ROBE LOCUST (M) 3
Robinia pseudoacacia
2" Cal.

AUSTRIAN PINE (M) 1
Pinus nigra
6'-8'

TEXAS REDBUD (M+) 3
Cercis spp.
2" Cal.

SILVERBERRY (M) 7
Elaeagnus pungens
5 Gal. 100sf

APACHE PLUME (L) 19
Fallugia paradoxa
5 Gal. 25sf

UPRIGHT ROSEMARY (M) 20
Rosmarinus officianalis
5 Gal. 25sf

LENAS BROOM (M) 12
Genista spp.
5 Gal. 16sf

MAIDENGRASS (M) 30
Miscanthus sinensis
5 Gal. 16sf

CHAMISA (L) 3
Chrysothamnus nauseosus
1 Gal. 25sf

POTENTILLA (M) 14
Potentilla fruticosa
1 Gal. 9sf

AUTUMN SAGE (M) 3
Salvia greggii
1 Gal. 9sf

WILDFLOWER 7
1 Gal. 4sf

HONEYSUCKLE (M) 8
Lonicera japonica 'Halliana'
1 Gal. 200sf
Unstaked-Groundcover

GREYLEAF COTONEASTER (M) 3
Cotoneaster buxifolius
5 Gal. 81sf
Symbol indicates 3 plants

SANTA FE BROWN GRAVEL
WITH FILTER FABRIC

STREET TREE REQUIREMENTS

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

Name of Street: Louisiana
Required # 4 Provided # 4

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 # 4 Provided # 4

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	44070	square feet
TOTAL BUILDINGS AREA	12155	square feet
NET LOT AREA	31915	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	4787	square feet
TOTAL BED PROVIDED	4924	square feet
GROUNDCOVER REQ.	80%	square feet
TOTAL GROUNDCOVER REQUIREMENT	3939	square feet
TOTAL GROUNDCOVER PROVIDED	4000 (80%)	square feet
OFFSITE AREA	1492	square feet
TOTAL LANDSCAPE PROVIDED	6434 (20%)	square feet

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ALBUQUERQUE, NM 87106
TEL (505) 315-1482
FAX (505) 243-1561

GRAPHIC SCALE

20 10 0 10 20

SCALE: 1"=20'

Cont. Lic. #26458
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Fax (505) 898-7737
cm@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
JAMES DE FLON
#0007
5-21-07

JAMES DE FLON #0007

SEDONA POINT
LOUISIANA AND HOLLY SEC

ALBUQUERQUE, NM
LANDSCAPE PLAN

All creative ideas contained herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is a copyrighted design and must not be released or copied unless appropriate fees have been paid or job order placed.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY RMM

REVISION # 4 5/21/07 RMM
5 5-08-07

DATE 1-10-07

SHEET # L1 OF L2

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

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 (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

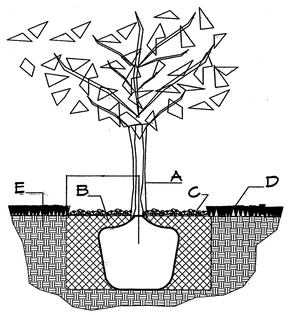
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

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.



GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.

2. 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.

3. PRIOR TO BACKFILLLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.

4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL..

CONSTRUCTION NOTES:

A. TREE

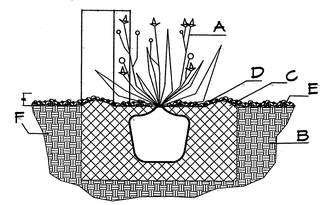
B. BACKFILL WITH EXISTING SOIL.

C. 4" DEPTH OF BARK MULCH.

D. TURF AT FINISH GRADE.

E. UNDISTRUBED SOIL.

TREE PLANTING DETAIL
NTS



GENERAL NOTES:

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

CONSTRUCTION NOTES:

A. SHRUB.

B. BACKFILL WITH EXISTING SOIL.

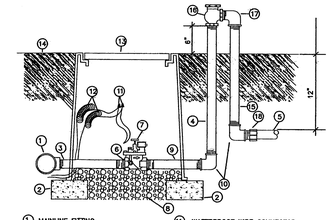
C. EARTH BERM AROUND WATER RETENTION BASIN.

D. 4" DEPTH OF BARK MULCH.

E. FINISH GRADE.

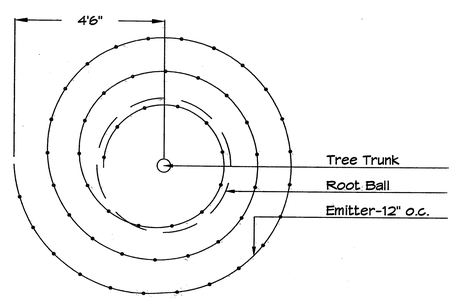
F. UNDISTURBED SOIL.

SHRUB PLANTING DETAIL
NTS



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

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



Netafim Spiral Detail
NTS

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.

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Fax. (505) 898-7737
cmj@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

STATE OF NEW MEXICO
JAMES DE FLON
0007
REGISTERED LANDSCAPE ARCHITECT

5-21-07

JAMES DE FLON #0007

SEDONA POINT
LOUISIANA AND HOLLY

ALBUQUERQUE, NM
LANDSCAPE PLAN

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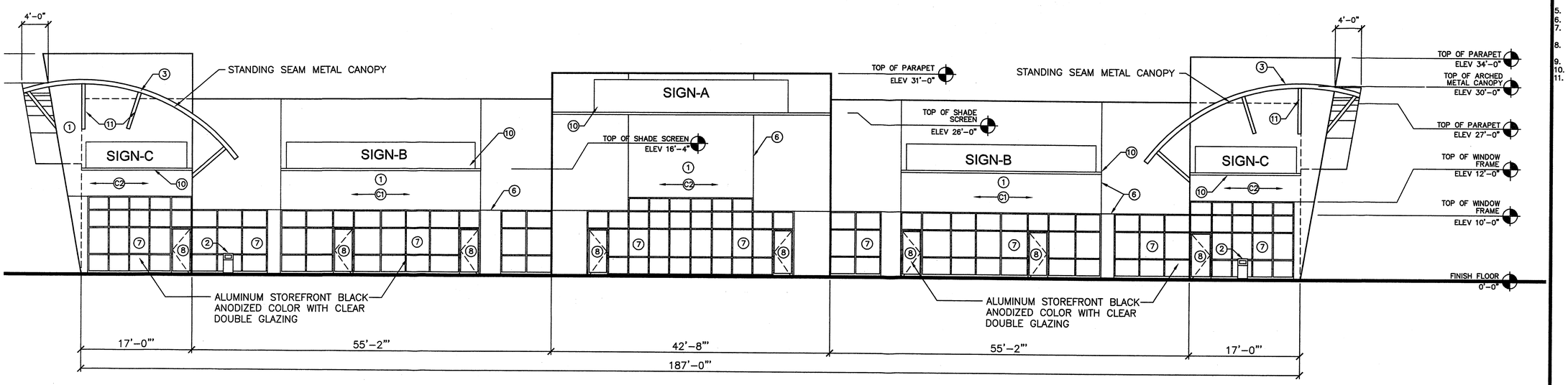
The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY RMM

REVISION # 2 3-26-07 AM 3 4-25-07 RMM

DATE 1-10-07

SHEET # L2 OF L2



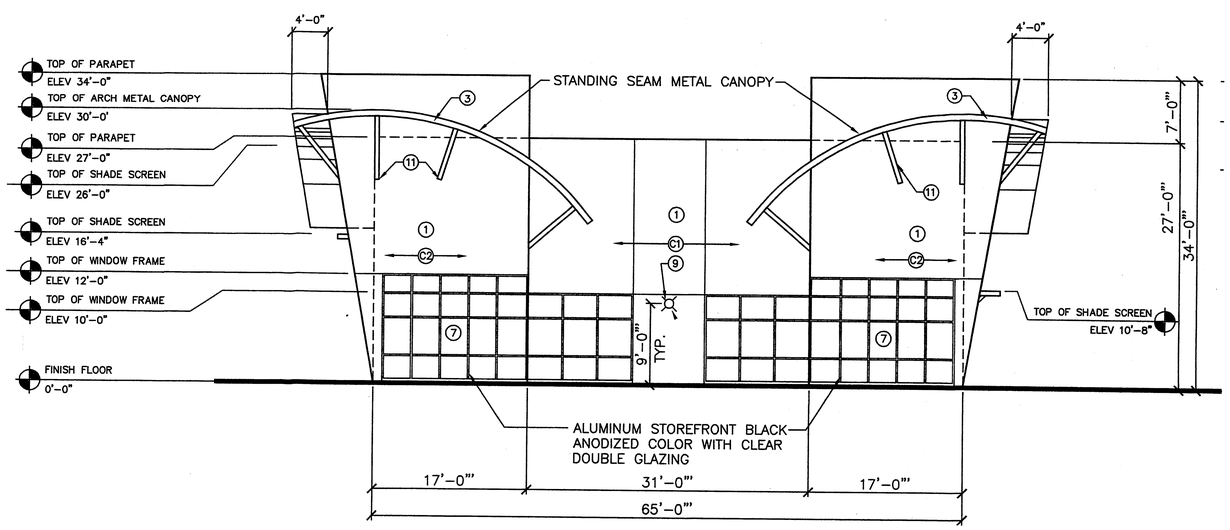
FRONT SOUTH ELEVATION

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

○ EIFS COLOR LEGEND

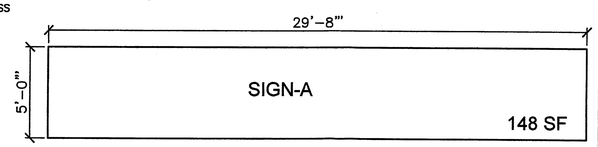
(C1) STO #31141 – LIGHTNESS VALUE 19, C3 COLOR CLASS, DARK OLIVE GREEN.

(C2) STO #32141 – LIGHTNESS VALUE 25, C3 COLOR CLASS MEDIUM BROWN.



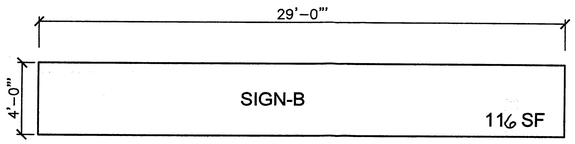
SIDE EAST ELEVATION

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



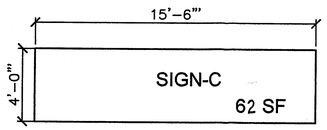
BUILDING MOUNTED SIGN

SCALE:1/4"=1'-0" SIGN AREA=148 SF



BUILDING MOUNTED SIGN

SCALE:1/4"=1'-0" SIGN AREA=115 SF



BUILDING MOUNTED SIGN

SCALE:1/4"=1'-0" SIGN AREA=61 SF

TOTAL FRONT ELEVATION AREA= 3421 SF

ALLOWABLE SIGN AREA (25%)= 856 SF

PROPOSED SIGN AREA= 324 SF < 856 SF

GRAPHIC SCALE

0 2' 4' 8' 16'

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

○ KEYED NOTES

1. STUCCO SYSTEM – 3 COAT, 17 GA. STUCCO WIRE, #15 BUILDING PAPER, 7/16" APA RATED SHEATHING.
2. TRASH RECEPTACLE.
3. STANDING SEAM METAL CANOPY.
4. 8"X8" LEADER BOX WITH 2" OVERFLOW, 4"X4" METAL DOWN SPOUT, PAINT TO MATCH STUCCO COLOR.
5. CONCRETE SPLASH BLOCK, 18"X24".
6. 1/4" STUCCO REGLET.
7. ALUMINUM STOREFRONT BLACK ANODIZED WITH CLEAR DOUBLE GLAZING.
8. 3'-0"X7'-0" ALUMINUM DOOR, BLACK ANODIZED, COLOR WITH CLEAR DOUBLE GLAZING.
9. FULLY SHIELDED BUILDING LIGHT WITH PHOTO CELL,TYP.
10. METAL SHADE SCREEN, PRIME, PAINT.
11. METAL CANOPY SUPPORTS, PRIME, PAINT.

NOTE:
ALL SIGNAGE LETTERS ARE INDIVIDUALLY BACK LIGHTED AND 24" HIGH MAXIMUM, PER LA CUEVA SECTOR DEVELOPMENT PLAN, CHAPTER 5.4.6, GUIDELINE: 13 SIGNAGE, 13R-8 AND/OR 13R-9.

BUILDING ELEVATIONS

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

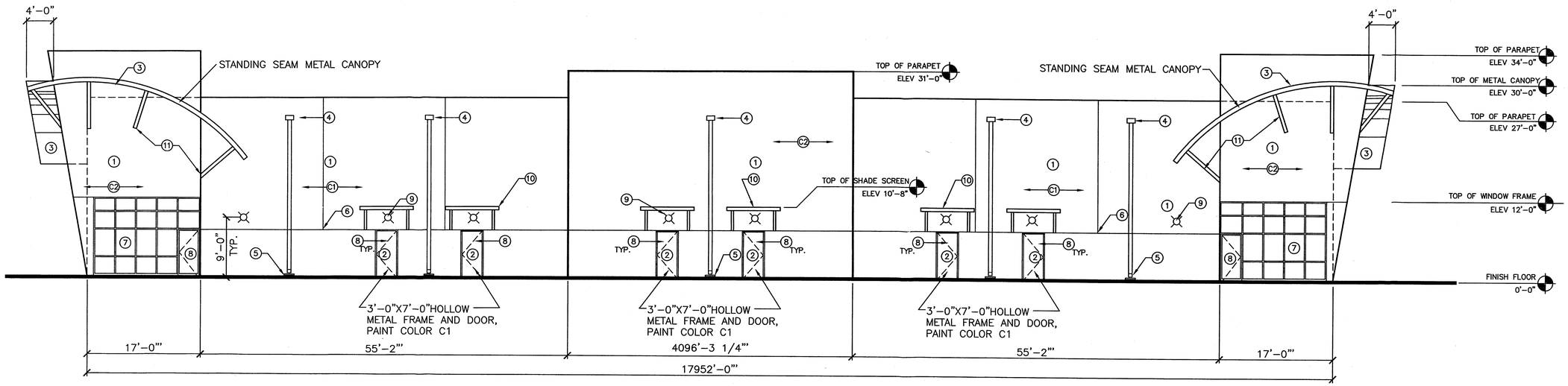
AFRA Construction & Design
2501 Yale Blvd. Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1482

SEDONA POINT
8110 Louisiana NE
Albuquerque, NM

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

A-1

05.14.07



REAR NORTH ELEVATION

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

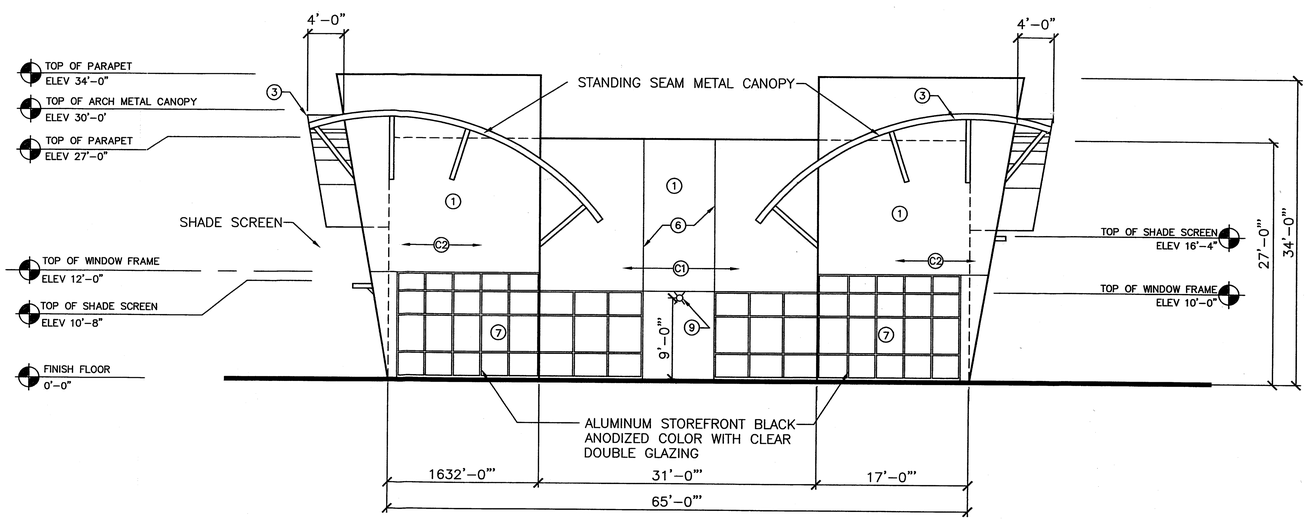
○ EIFS COLOR LEGEND

(C1) STO #31141 – LIGHTNESS VALUE 19, C3 COLOR CLASS, DARK OLIVE GREEN.

(C2) STO #32141 – LIGHTNESS VALUE 25, C3 COLOR CLASS MEDIUM BROWN.

○ KEYED NOTES

1. STUCCO SYSTEM – 3 COAT, 17 GA. STUCCO WIRE, 15# BUILDING PAPER, 7/16" APA RATED SHEATHING.
2. 3'-0"X7'-0" HOLLOW METAL INSULATED DOOR FRAME, PRIME, PAINT TO MATCH STUCCO COLOR.
3. STANDING SEAM METAL CANOPY.
4. 8"X8"LEADER BOX WITH 2" OVERFLOW, 4"X4" METAL DOWN SPOUT, PAINT TO MATCH STUCCO COLOR.
5. CONCRETE SPLASH BLOCK, 18"X24".
6. 1/4" STUCCO REGLET.
7. ALUMINUM STOREFRONT BLACK ANODIZED WITH CLEAR DOUBLE GLAZING.
8. 3'-0" X 7'-0" ALUMINIUM DOOR, BLACK ANODIZED, COLOR WITH CLEAR DOUBLED GLAZING.
9. FULLY SHIELDED BUILDING LIGHT WITH PHOTO CELLS,TYP.
10. METAL SHADE SCREEN, PRIME, PAINT.
11. METAL CANOPY SUPPORTS, PRIME, PAINT.



SIDE WEST ELEVATION

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

GRAPHIC SCALE

0 2' 4' 8' 16'

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

BUILDING ELEVATIONS

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

AFRA Construction & Design
2501 Yale Blvd. Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1482

SEDONA POINT
8110 Louisiana NE
Albuquerque, NM

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

A-2

05.14.07

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures.** Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3 91

To obtain current elevation, description, and/or location information about the **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713- 3242**, or visit their website at www.ngs.noaa.gov.

Base map information shown on this FIRM was provided by Bernalillo County Public Works Division as digital data in New Mexico State Plane Coordinate System at a scale of 1:12,000 from photography dated 1996-1998.

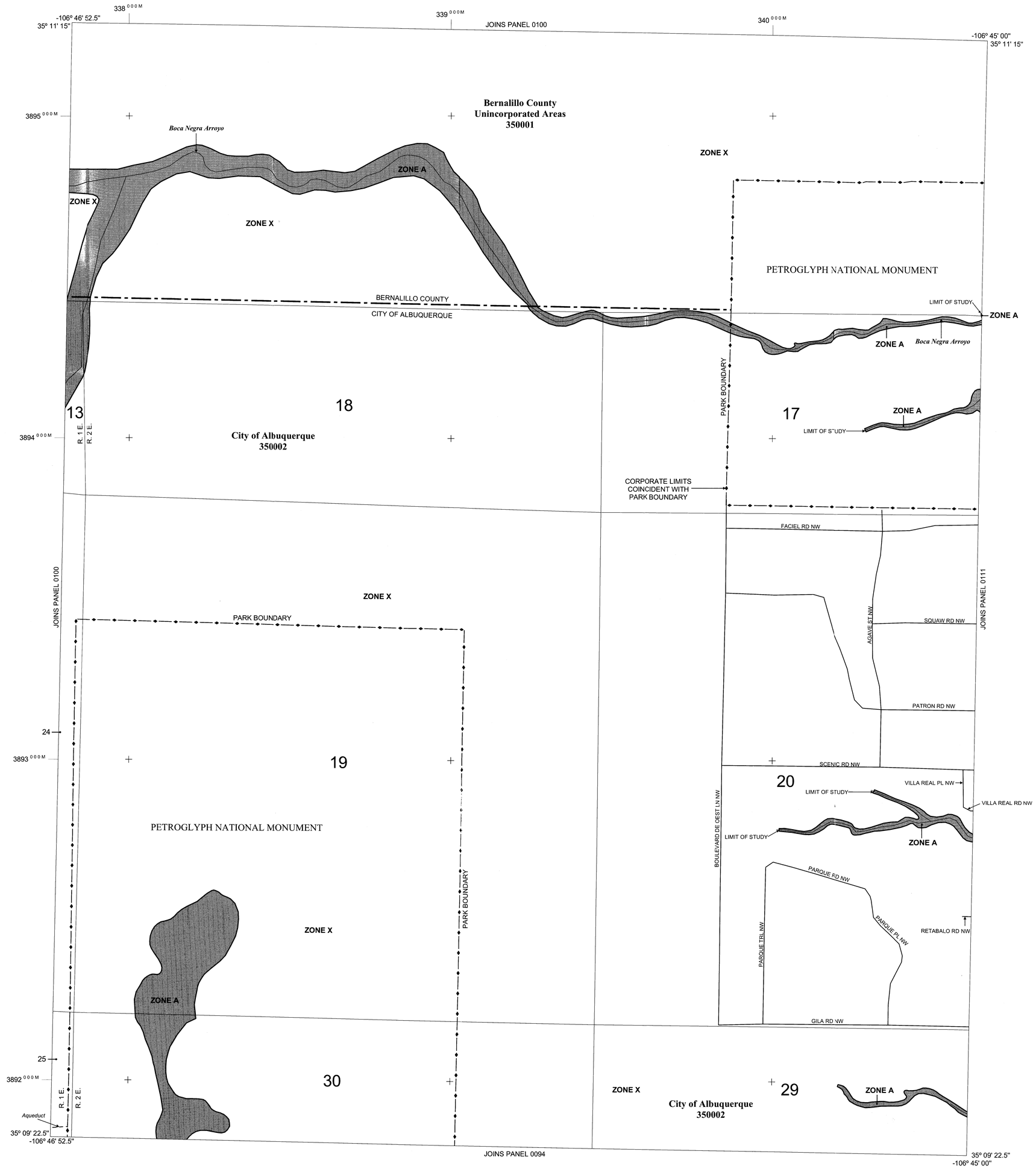
This map reflects more detailed up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

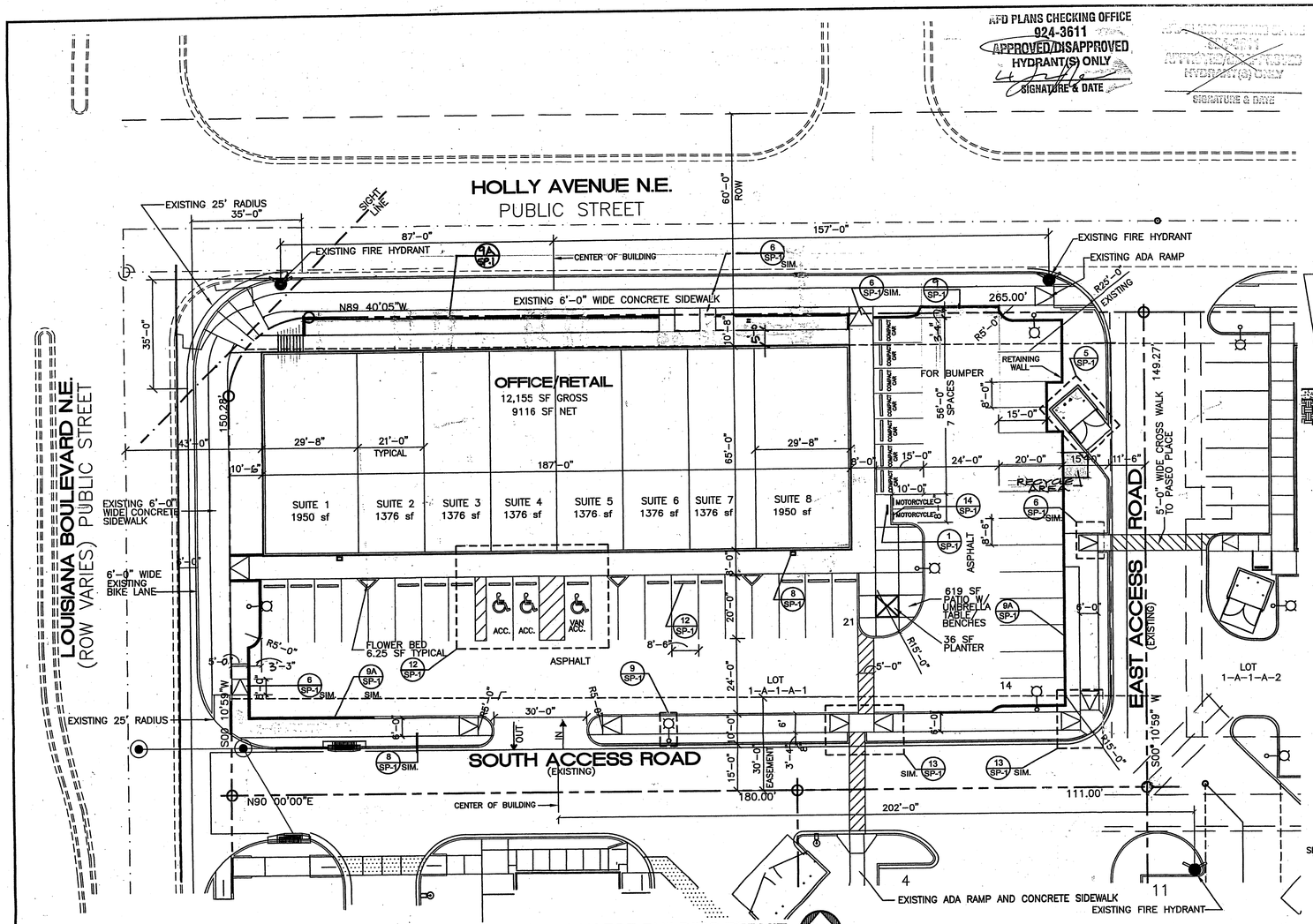
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and their website at www.fema.gov/msc.

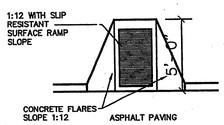
If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1- 877- FEMA MAP** (1-877-336-2627) or visit the FEMA website at www.fema.gov.



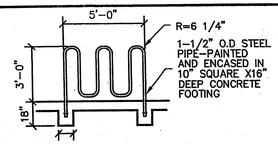
AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE



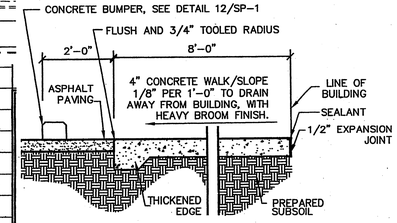
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SCALE:1"=20'-0"



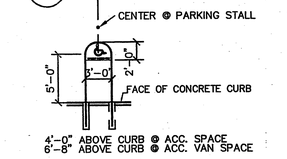
6 ACCESSIBLE SIDEWALK RAMP
SP-1 SCALE:1/4"=1'-0"



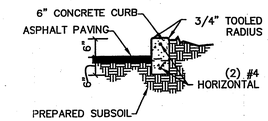
1 BIKE RACK
SP-1 SCALE:1/4"=1'-0"



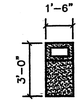
7 SIDEWALK DETAIL
SP-1 SCALE:1/2"=1'-0"



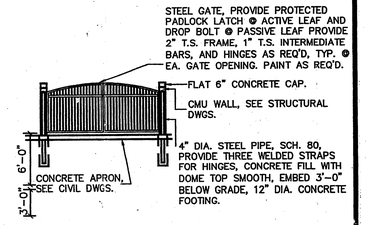
2 ACC. PARKING SIGN
SP-1 SCALE:1/8"=1'-0"



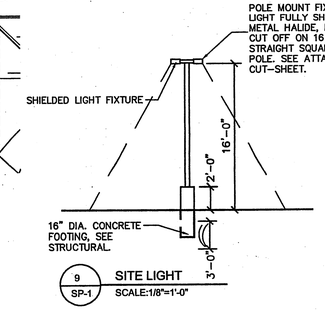
3 LANDSCAPE DETAIL
SP-1 SCALE:1/2"=1'-0"



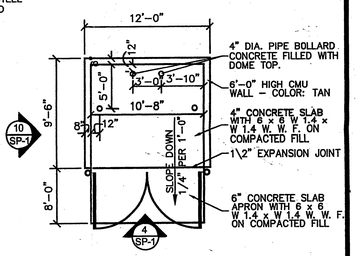
8 TRASH RECEPTACLE
SP-1 SCALE:1/4"=1'-0"



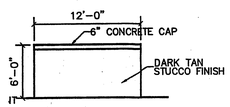
4 TRASH ELEVATION
SP-1 SCALE:1/8"=1'-0"



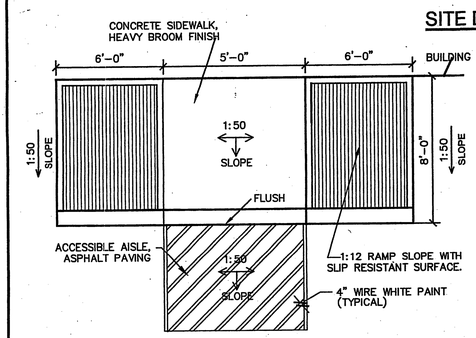
9 SITE LIGHT
SP-1 SCALE:1/8"=1'-0"



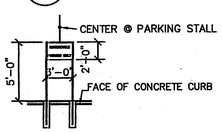
5 TRASH ENCLOSURE
SP-1 SCALE:1/8"=1'-0"



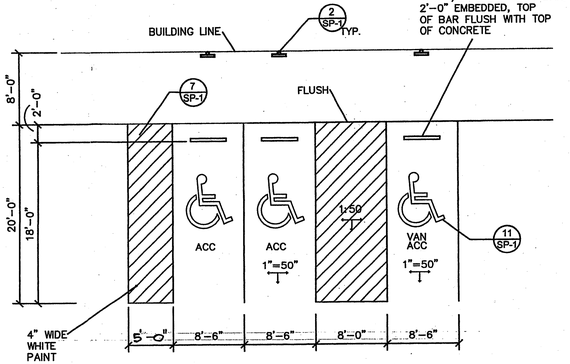
10 TYPICAL SIDE ELEVATION AT TRASH ENCLOSURE
SP-1 SCALE:1/8"=1'-0"



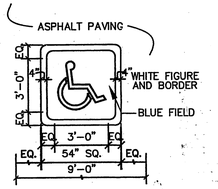
13 ACCESSIBLE SIDEWALK RAMP
SP-1 SCALE:1/4"=1'-0"



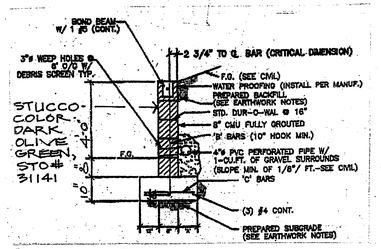
14 MOTORCYCLE PARKING SIGN
SP-1 SCALE:1/8"=1'-0"



12 ACCESSIBLE STALLS
SP-1 SCALE:1/8"=1'-0"



11 ACCESSIBLE PAVING SIGN
SP-1 SCALE:1/4"=1'-0"



9A RETAINING WALL DETAILS
SP-1 SCALE:1/4"=1'-0"

GRAPHIC SCALE
0 5' 10' 20'
SCALE: 1'=20'-0"

PROJECT NUMBER: 1003364
APPLICATION NUMBER: 07DRB-70003

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMISSION (EPC), DATED 8/11/07 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? (X) 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.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE 6-27-07
WATER UTILITY DEPARTMENT	DATE 6-27-07
PARKS AND RECREATION DEPARTMENT	DATE 6/27/07
CITY ENGINEER	DATE 12/14/07
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE 6/8/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PROJECT DATA
LEGAL DESCRIPTION:
LOT 1-A-1-A-1, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 1.0025 ACRE.

PROJECT NO. 1003364
(FORMALLY NO. 1004654)

CASE NUMBER 07 EPC 00094
PART OF PERMIT
UPC # 101906402303630130

ZONING: SU-2/MIXED USE

ZONE ATLAS MAP: C-19-Z

NOTE:
1. ALL PUBLIC INFRASTRUCTURE CONSTRUCTED WITHIN PUBLIC RIGHT OF WAY OR PUBLIC EASEMENTS SHALL BE TO CITY STANDARDS. THOSE STANDARDS WILL INCLUDE BUT NOT LIMITED TO SIDEWALKS (STD. DWG. 2430), DRIVEWAYS (STD. DWG. 2425), PRIVATE ENTRANCES (STD. DWG. 2426) AND WHEEL CHAIR RAMPS (STD. DWG.2441).
2. CROSS ACCESS AGREEMENT, SEE SITE PLAN FOR SUBDIVISION, PROJECT NO. 1003364, APT. NO. 04 DRB- 01407, GENERAL NOTE(1).
3. LEGAL:
LOT NUMBERED ONE-A-ONE-A-ONE(1-A-1-A-1), IN BLOCK NUMBERED TEN(10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 2005, IN PLAT BOOK 2005C, FOLIO 396.

EASEMENT NOTES
19. LOT 1-A-1-A-1 IS AFFECTED BY A CROSS LOT EASEMENT FOR DRAINAGE, PARKING, ACCESS AND PEDESTRAIN ACCESS FOR THE BENEFIT OF TRACTS 1-A-1-A, 1-A-2-A, 1-A-3-A, AND 1-A-4-A TO BE MAINTAINED BY THE OWNERS. SEE PLAT.
14. PROPERTY SUBJECT TO RIGHT OF WAY FOR ROAD AND PIPELINE PURPOSES AS NOTED ON THE DOCUMENTS SUPPORTING EXCEPTION 14.

TOTAL GROSS BUILDING AREA 12,155 SF

PARKING TABULATION
TOTAL USABLE (USF) OR NET AREA:
12,155 SF X 75% = 9116 SF
9116 SF/ 200 = 45.6 PARKIING SPACES

TOTAL PARKING SPACES:
REQUIRED 46
PROVIDED 42 PER 04.20.07, EPC DECISION, # 7

ACCESSIBLE PARKING SPACES:
REQUIRED 2
PROVIDED 3
2 STANDARD CAR
1 VAN

MOTORCYCLE SPACES:
REQUIRED 2
PROVIDED 2

BIKE TABULATION
1 BIKE PER 20 PARKING SPACES
2 BIKE RACKS REQUIRED
3 BIKE RACKS PROVIDED

PATIO SF TABULATION
REQUIRED:
9113 SF X 5.33 % = 486 SF
PROVIDED:
655 SF TOTAL - TREE WELL= 619 F

STATE OF NEW MEXICO
TAFAZZUL HUSSAIN
NO. 3071
REGISTERED ARCHITECT
12/11/07

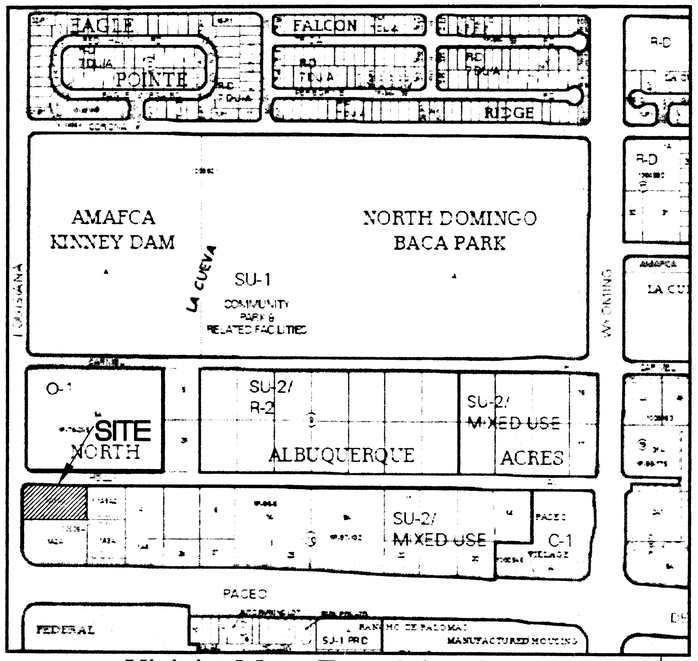
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SCALE:1"=20'-0"

AFRA Construction & Design
2501 Yale Blvd. Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1482

SEDONA POINT
8110 Louisiana NE
Albuquerque, NM

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

SP-1
06.07.07



Vicinity Map Zone Atlas C-19-Z n.t.s.

Purpose of Plat

1. VACATE EASEMENTS AS SHOWN ON SHEET 2.
2. RETAIN ALL OTHER EASEMENTS CURRENTLY IN PLACE UNCHANGED.

Subdivision Data

GROSS ACREAGE	1.0041 ACRES
ZONE ATLAS PAGE NO.	C-19-Z
NUMBER OF EXISTING TRACTS	1 LOT
NUMBER OF TRACTS CREATED	1 LOT
NUMBER OF TRACTS ELIMINATED	0 LOTS
MILES OF FULL WIDTH STREETS	0.00
MILES OF HALF WIDTH STREETS	0.00
STREETS ARE DEDICATED TO THE CITY OF ALBUQUERQUE	0.00
DATE OF SURVEY	MARCH 2005
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2008052199
ZONING	SU-1 FOR MIXED USES

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF AND SAID OWNER DOES HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Philip L. Lindborg 2/4/08

PHILIP L. LINDBORG, MEMBER, PR INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4th of February 2008

BY: PHILIP L. LINDBORG

OFFICIAL SEAL CHARLES CALDERON NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 3/8/2010

Charles Calderon — March 8, 2010

NOTARY PUBLIC MY COMMISSION EXPIRES

Notes

1. FIELD SURVEY PERFORMED IN MARCH 2005 AND TIED TO ACS IN JANUARY 2008.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK REFERENCES–ACS MONUMENT "9_C18" HAVING AN ELEVATION OF 5232.470. (NAVD 1988).
4. THE BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATES (NAD 83–GRID).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, ELENA GALLEGOS GRANT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID
PROPERTY OWNER OF RECORD: 1-019-064-016-301-30
BERNALILLO COUNTY TREASURER'S OFFICE
Isabel Chung 3-19-08

Legal

LOT NUMBERED ONE–A–ONE–A–ONE (1–A–1–A–1), IN BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 2005, IN PLAT BOOK 2005C, FOLIO 396.

DOC# 2008031009
03/19/2008 10:05 AM Page: 1 of 2
PLAT R:$12.00 B: 2008C P: 0050 M. Toulouse, Bernalillo County

Solar Collection Note

PER SECTION 14–14–4–7 OF THE SUBDIVISION ORDINANCE:

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 PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

Public Utility Easements:

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

1. THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

2. THE PNM GAS SERVICES DIVISION FOR INSTALLATION, MAINTENANCE AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. COMCAST CABLE FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

Plat of
Lot 1-A-1-A-1-A
Block 10
North Albuquerque Acres
Tract 2, Unit 3

City of Albuquerque
Bernalillo County, New Mexico
February 2008

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1003364

Application Number 08 DRB-70069

Plat approvals:

	Date
PNM Electric Services	3/13/2008
PNM Gas Services	3/13/2008
QWest	3/12/08
Comcast	3-12-08

City approvals:

	Date
City Surveyor	2-11-08
Traffic Engineer	2-20-08
Real Property Division N/A	
ABCWUA	3-18-08
Parks and Recreation Department	2/20/08
AMAFCA	2/20/08
City Engineer	3/18/08
DRB Chairperson, Planning Department	

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner 2/4/08

WILL PLOTNER JR. DATE
N.M.P.S. No. 14271

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 1 of 2
052474

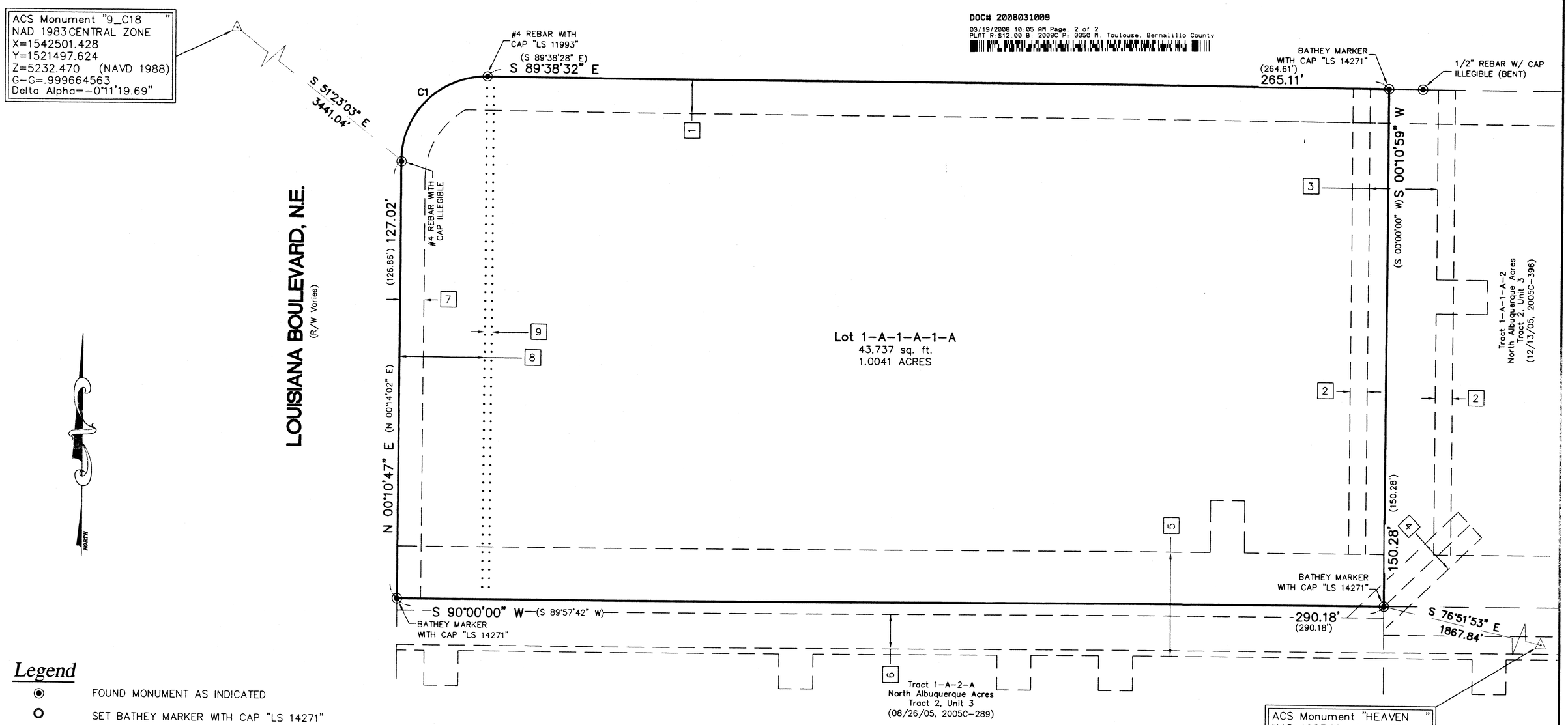
Plat of
Lot 1-A-1-A-1-A
Block 10
North Albuquerque Acres
Tract 2, Unit 3

City of Albuquerque
Bernalillo County, New Mexico
March 2008

Easement Notes

1. EXISTING 10 FOOT UTILITY EASEMENT (8/26/05, 2005C-289)
2. EXISTING 5 FOOT PRIVATE ACCESS EASEMENT (12/13/05, 2005C-396)
3. EXISTING 20 FOOT PUBLIC WATER AND SANITARY SEWER EASEMENT AND PRIVATE ACCESS EASEMENT (10/15/04, 2004C-328)
4. EXISTING 10 FOOT PNM ELECTRIC EASEMENT (8/26/05, A102-4486)
5. EXISTING 30 FOOT PUBLIC WATER AND SANITARY SEWER EASEMENT (10/15/04, 2004C-328)
6. EXISTING 10 FOOT PNM GASLINE EASEMENT (8/26/05, A102-4486)
7. EXISTING 7 FOOT UTILITY EASEMENT (8/26/05, 2005C-289)
8. EXISTING 25 FOOT PUBLIC WATERLINE EASEMENT (10/15/04, 2004C-328) TO BE VACATED WITH THE FILING OF THIS PLAT V=_____
9. EXISTING 2 FOOT PUBLIC WATERLINE EASEMENT (8/26/05, 2005C-289) TO BE VACATED WITH THE FILING OF THIS PLAT V=_____

DOC# 2008031009
03/19/2008 10:05 AM Page 2 of 2
PLAT R-$12.00 B: 2008C P: 0050 M. Toulouse, Bernalillo County



Legend

- ◉ FOUND MONUMENT AS INDICATED
- ○ SET BATHEY MARKER WITH CAP "LS 14271"

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	25.00' (25.00')	39.35' (39.31')	90°10'41"	N 45°16'07" E	35.41'

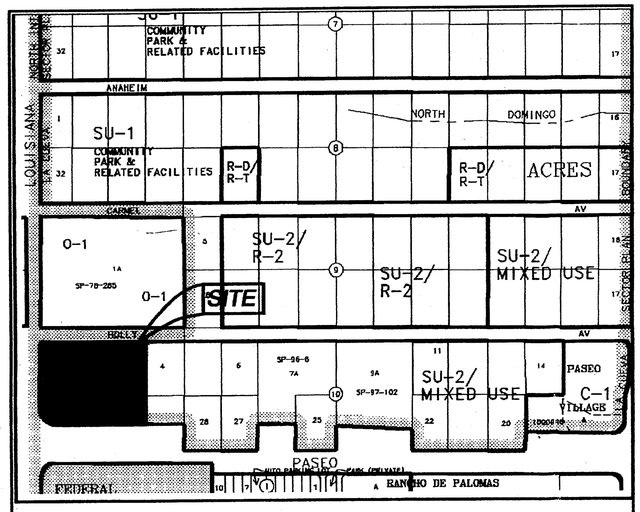
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ACS Monument "HEAVEN "
NAD 1983 CENTRAL ZONE
X=1547297.190
Y=1518799.510
Z=5378.235 (NAVD 1988)
G-G=.999655810
Delta Alpha=-0°10'46.22"

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



Location Map
Zone Atlas Map No. C-19-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.8387 ACRES±
ZONE ATLAS INDEX NO: C-19-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 3
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JULY 2004, FIELD VERIFIED MAY 2005.

Notes:

1. MISC. DATA: ZONING SU-2/MIXED USE
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING THREE LOTS INTO THREE NEW LOTS, TO VACATE EASEMENTS AND TO GRANT EASEMENTS.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 2005203722 .

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE. CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP
2005125072
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Page: 1 of 3
08/26/2005 01:15P
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-289

Legal Description

LOTS NUMBERED ONE-A-ONE (1-A-1), ONE-A-TWO (1-A-2) AND ONE-A-THREE (1-A-3), BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 15, 2004, IN PLAT BOOK 2004C, FOLIO 328, CONTAINING 3.8387 ACRES, (165,648 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOTS 1-A-1-A, 1-A-2-A, AND 1-A-3-A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Tim Hagsett 7/11/05
TIM HAGSETT, PRESIDENT — DATE
DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July, 2005 BY TIM HAGSETT, PRESIDENT, DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

BY Karen Kline — NOTARY PUBLIC
MY COMMISSION EXPIRES: 8.5.08

OFFICIAL SEAL
KAREN KLINE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 8.5.08

Plat of
Lots 1-A-1-A, 1-A-2-A, and 1-A-3-A, Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
June 2005

Project No. 1003364
Application No. 05DRB- 01210

Utility Approvals

PNM ELECTRIC SERVICES	DATE 8-24-05
PNM GAS SERVICES	DATE 8-24-05
QWEST TELECOMMUNICATIONS	DATE 8-24-05
COMCAST	DATE

City Approvals

CITY SURVEYOR	DATE 7-21-05
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE 8-3-05
UTILITY DEVELOPMENT	DATE 8-3-05
PARKS AND RECREATION DEPARTMENT	DATE 8/3/05
AMAFCA	DATE 8/3/05
CITY ENGINEER	DATE 8/3/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 8/26/05

TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101019-064-029033-3-01
PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE
8/26/05

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 6/7/05
LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406P

Plat of
Lots 1-A-1-A, 1-A-2-A, and 1-A-3-A
Block 10
North Albuquerque Acres
Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico

June 2005

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Page: 2 of 3
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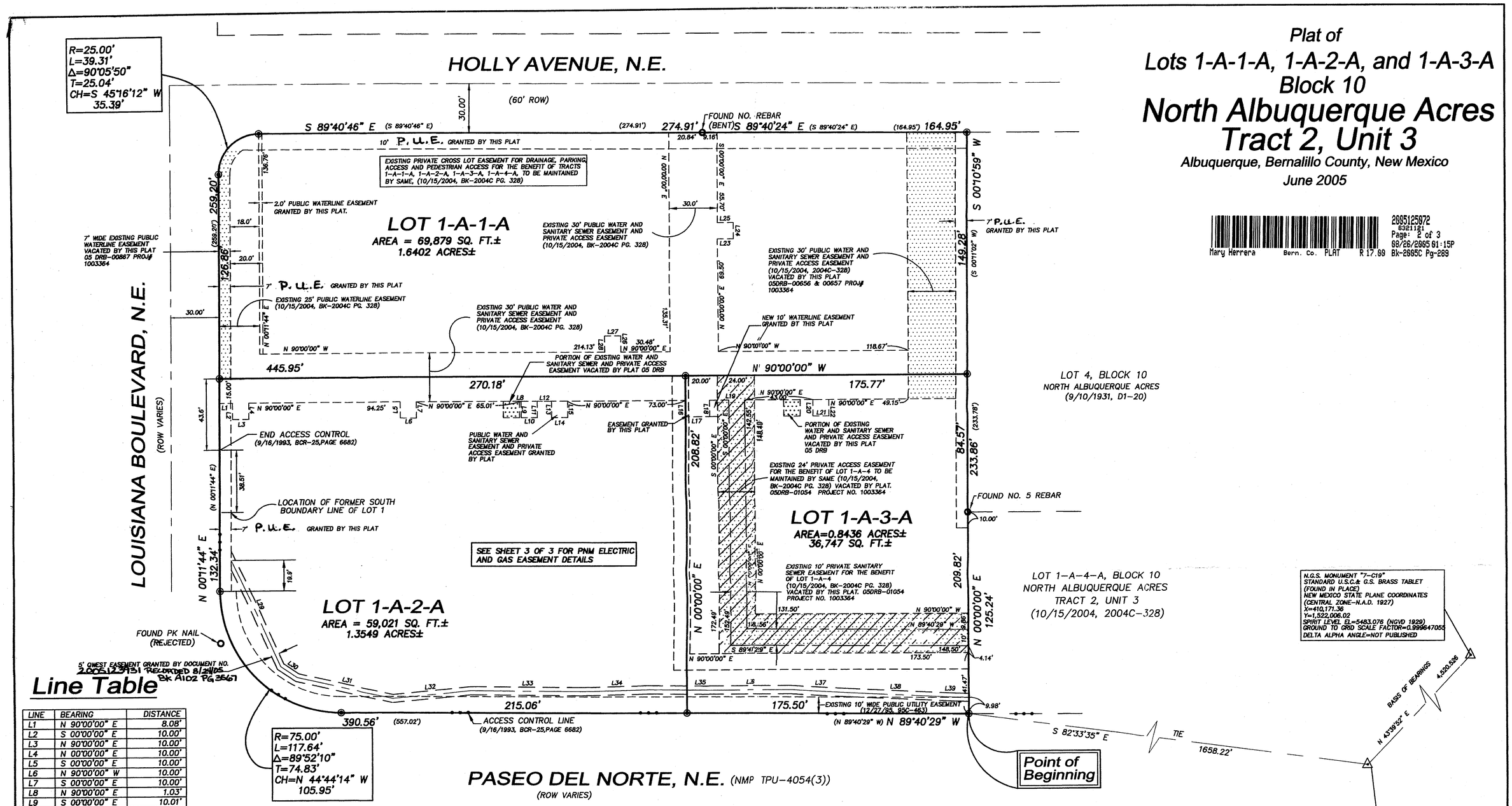
Mary Herrera Bern. Co. PLAT R 17.00 BK-2005C Pg-289



Line Table

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	8.08'
L2	S 00°00'00" E	10.00'
L3	N 90°00'00" E	10.00'
L4	N 00°00'00" E	10.00'
L5	S 00°00'00" E	10.00'
L6	N 90°00'00" W	10.00'
L7	S 00°00'00" E	10.00'
L8	N 90°00'00" E	1.03'
L9	S 00°00'00" E	10.01'
L10	N 90°00'00" W	10.00'
L11	S 00°00'00" E	10.01'
L12	N 90°00'00" W	8.83'
L13	N 00°00'00" E	10.00'
L14	N 90°00'00" W	10.00'
L15	S 00°00'00" E	10.00'
L16	N 00°00'00" E	10.05'
L17	N 90°00'00" E	15.00'
L18	S 00°00'00" E	10.05'
L19	N 90°00'00" W	12.00'
L20	N 00°00'00" E	10.00'
L21	N 90°00'00" W	10.00'
L22	S 00°00'00" E	10.00'
L23	N 90°00'00" E	10.00'
L24	S 00°00'00" E	10.00'
L25	N 90°00'00" E	10.00'
L26	S 00°00'00" E	9.95'
L27	N 90°00'00" E	10.00'
L28	N 00°00'00" E	9.95'
L29	N 24°27'24" W	73.12'
L30	S 56°17'46" E	12.26'
L31	N 77°21'48" W	60.97'
L32	N 84°27'21" E	48.90'
L33	S 89°22'54" E	69.69'
L34	N 88°48'32" E	41.19'
L35	S 89°15'55" E	37.15'
L36	N 89°58'49" E	52.61'
L37	S 86°56'21" E	33.61'
L38	S 87°26'20" E	65.64'
L39	S 88°11'59" E	10.29'

24' PRIVATE ACCESS, PRIVATE SANITARY SEWER, AND PRIVATE WATERLINE EASEMENT FOR THE BENEFIT OF LOT 1-A-4-A, TO BE MAINTAINED BY SAME, GRANTED BY THIS PLAT.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
—•—•—	ACCESS CONTROL LINE

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406EX

Plat of
Lots 1-A-1-A, 1-A-2-A, and 1-A-3-A
Block 10
North Albuquerque Acres
Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
June 2005

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Page: 3 of 3
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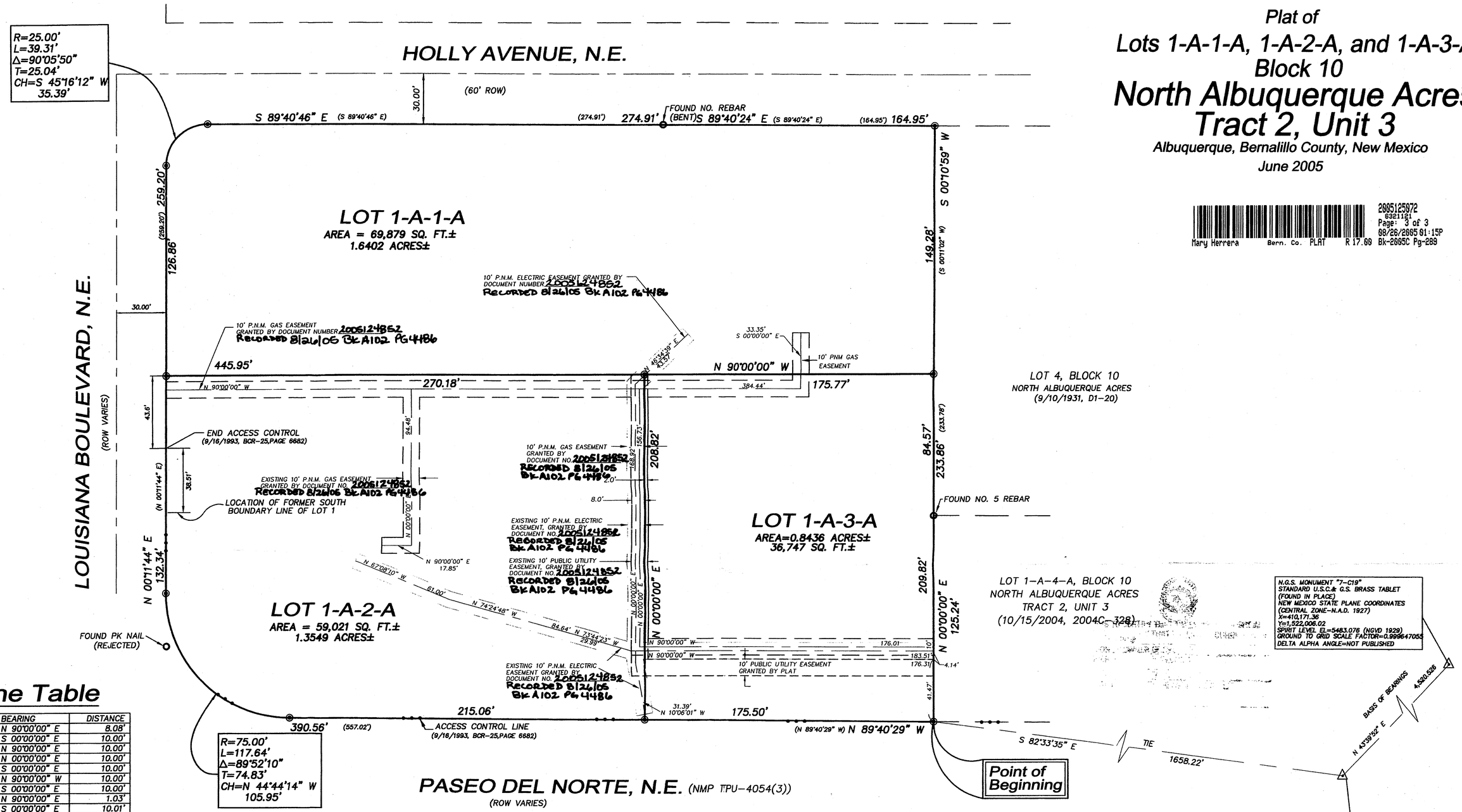

Line Table

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L5	S 00°00'00" E	10.00'
L6	N 90°00'00" W	10.00'
L7	S 00°00'00" E	10.00'
L8	N 90°00'00" E	1.03'
L9	S 00°00'00" E	10.01'
L10	N 90°00'00" W	10.00'
L11	S 00°00'00" E	10.01'
L12	N 90°00'00" W	8.83'
L13	N 00°00'00" E	10.00'
L14	N 90°00'00" W	10.00'
L15	S 00°00'00" E	10.00'
L16	N 00°00'00" E	10.05'
L17	N 90°00'00" E	15.00'
L18	S 00°00'00" E	10.05'
L19	N 90°00'00" W	12.00'
L20	N 00°00'00" E	10.00'
L21	N 90°00'00" W	10.00'
L22	S 00°00'00" E	10.00'
L23	N 90°00'00" E	10.00'
L24	S 00°00'00" E	10.00'
L25	N 90°00'00" E	10.00'
L26	S 00°00'00" E	9.95'
L27	N 90°00'00" E	10.00'
L28	N 00°00'00" E	9.95'
L29	N 24°27'24" W	73.12'
L30	S 56°17'46" E	12.26'
L31	N 77°21'48" W	60.97'
L32	N 84°27'21" E	48.90'
L33	S 89°22'54" E	69.69'
L34	N 88°48'32" E	41.19'
L35	S 89°15'55" E	37.15'
L36	N 89°58'49" E	52.61'
L37	S 86°56'21" E	33.61'
L38	S 87°26'20" E	65.64'
L39	S 88°11'59" E	10.29'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
—•—•—	ACCESS CONTROL LINE

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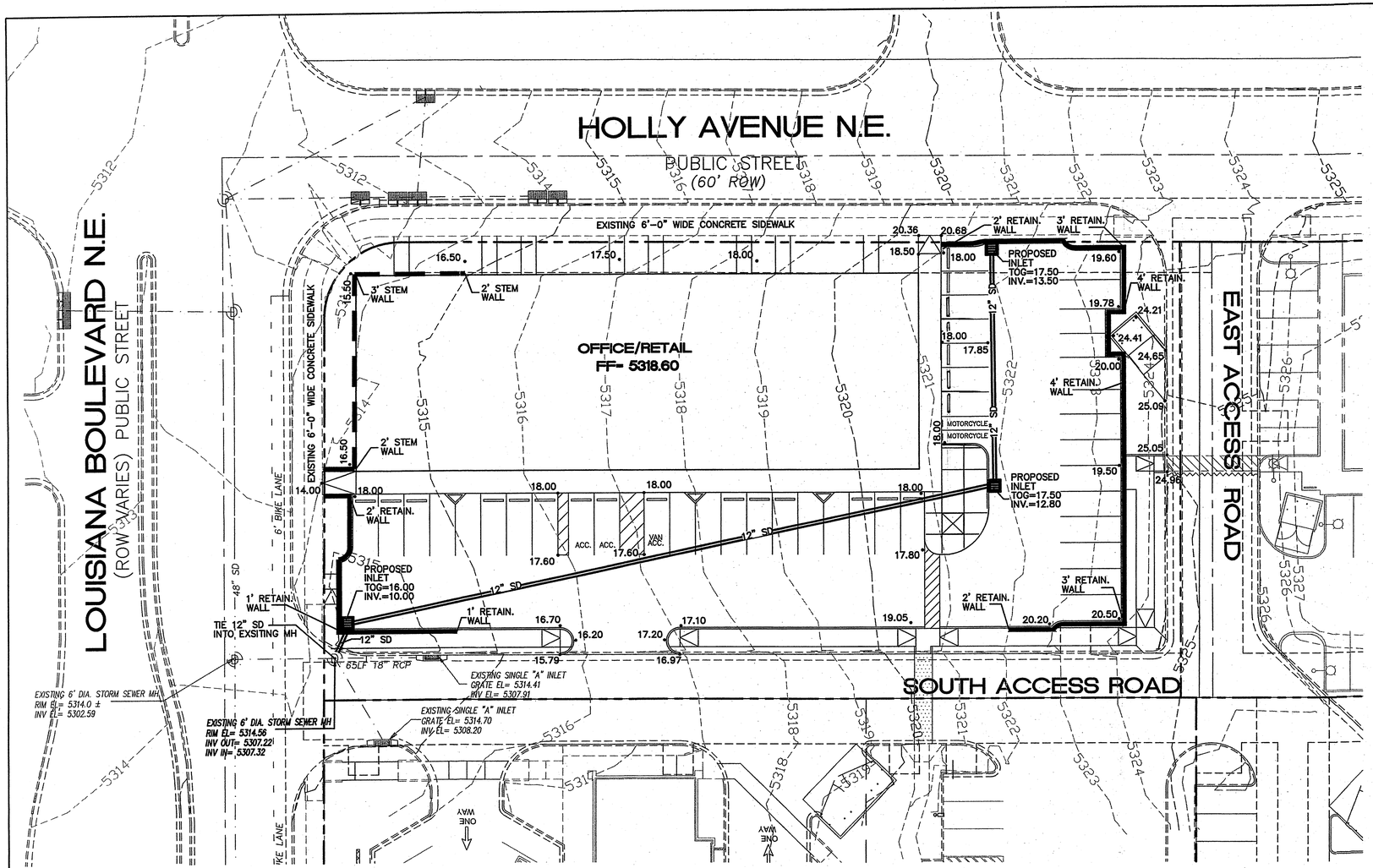
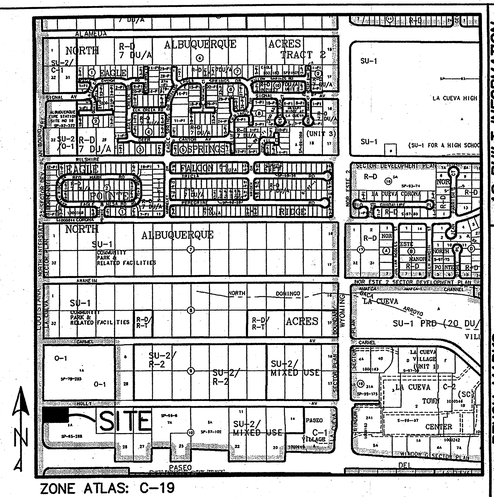


CONCEPTUAL GRADING & DRAINAGE PLAN

SCALE: 1"=20'



ZONE ATLAS: C-19

LEGEND

- EXISTING INLET
- EXISTING STORMDRAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STEM WALL
- PROPOSED RETAINING WALL
- PROPOSED STORMDRAIN
- PROPOSED STORM INLET
- 17.10 PROPOSED SPOT ELEVATION
- PROPOSED CURB & GUTTER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DRAINAGE PLAN:

LEGAL DESCRIPTION: LOT 1-A-1-A-1, BLOCK 10, NORTH ALBUQ. ACRES, TRACT 2, UNIT 3

SITE AREA: 0.865 ACRE

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED NOVEMBER 19, 2003 (PANEL NO. C35001C0137 E) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

EXISTING DRAINAGE CONDITIONS:

THE PROPERTY IS LOCATED ON HOLLY AVENUE JUST EAST OF LOUISIANA BOULEVARD. THE SITE IS INCLUDED IN THE DRAINAGE REPORT FOR THE WENDY'S AT LOUISIANA AND PASEO DEL NORTE (C19/D39). THE LOT GENERALLY DRAINS FROM EAST TO WEST.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL SECTION 22.2, HYDROLOGY. THE PROPERTY IS LOCATED IN ZONE 3. THE 100-YEAR, 6-HOUR STORM IS 2.90 INCHES. UNDER EXISTING CONDITIONS THE LOT IS ALL LAND TREATMENT A.

DEVELOPED DRAINAGE CONDITIONS:

ACCORDING TO THE WENDY'S DRAINAGE REPORT, DATED SEPTEMBER 2004, BY TIERRA WEST, LLC, THIS SITE IS INCLUDED WITHIN DRAINAGE AREA THAT DRAINS TO TWO STORM INLETS LOCATED IN THE SOUTH ACCESS ROAD JUST EAST OF LOUISIANA BOULEVARD. THE HYDROLOGIC CALCULATIONS FOR THIS SITE AS SHOWN ON THE PLAN HAS A TOTAL RUNOFF OF 4.28 CFS. THIS RUNOFF WILL BE COLLECTED IN STORM INLETS AND CONVEYED TO THE STROM DRAIN MANHOLE IN THE SOUTH ACCESS ROAD JUST EAST OF LOUISIANA BOULEVARD VIA A 12-INCH STORM SEWER.

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT A (%)	B (%)	C (%)	D (%)	WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	100-YEAR PRECIPITATION V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)
EXISTING CONDITIONS											
SITE	0.8650	100.00	0.00	0.00	0.00	0.80	0.06	2,512	0.06	2,512	1.90
TOTAL RUNOFF	0.87						0.06	2512	0.06	2512	1.90
PROPOSED CONDITIONS											
SITE	0.8650	0.00	13.00	0.00	87.00	2.44	0.18	7,653	0.37	15,985	4.28
TOTAL RUNOFF	0.87						0.18	7653	0.37	15985	4.28
EXCESS PRECIP.		0.8	1.08	1.46	2.64	E_i (in)					
PEAK DISCHARGE		2.2	2.92	3.73	5.25	Q_{Pi} (cfs)					
									ZONE =	4	
WEIGHTED E (in) = $(E_A)(\%A) + (E_B)(\%B) + (E_C)(\%C) + (E_D)(\%D)$									$P_{6\text{-}HR}$ (in.) =	2.90	
$V_{6\text{-}HR}$ (acre-ft) = (WEIGHTED E)(AREA)/12									$P_{24\text{-}HR}$ (in.) =	3.65	
V_{10DAY} (acre-ft) = $V_{6\text{-}HR} + (A_D)(P_{10DAY} - P_{6\text{-}HR})/12$									P_{10DAY} (in.) =	5.95	
Q (cfs) = $(Q_{PA})(A_A) + (Q_{PB})(A_B) + (Q_{PC})(A_C) + (Q_{PD})(A_D)$											
Pond Volume (cu-ft) = 2 * (V6-HR dev-V6-HR exist)											

AS BUILT INFORMATION
CONTRACTOR
WORK SUBCONTRACTORS — DATE
SURVEYED BY — DATE
ACCEPTANCE BY — DATE
VERIFICATION BY — DATE
DRAWINGS BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
N.G.S. MONUMENT "HEAVEN"
STANDARD U.S.C. & G.S. BRASS TABLET
NM STATE PLANE COORDINATES
Central Zone N.A.D. 1927
X=407,051.31
Y=1,518,737.03
G-G=0.999865263
Da =-00°10'45"
ELEV=5378.787 (NGVD29)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT — DATE XXX
DRAWN BY DEM — DATE XXX
CHECKED BY DBT — DATE XXX

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760 ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9246

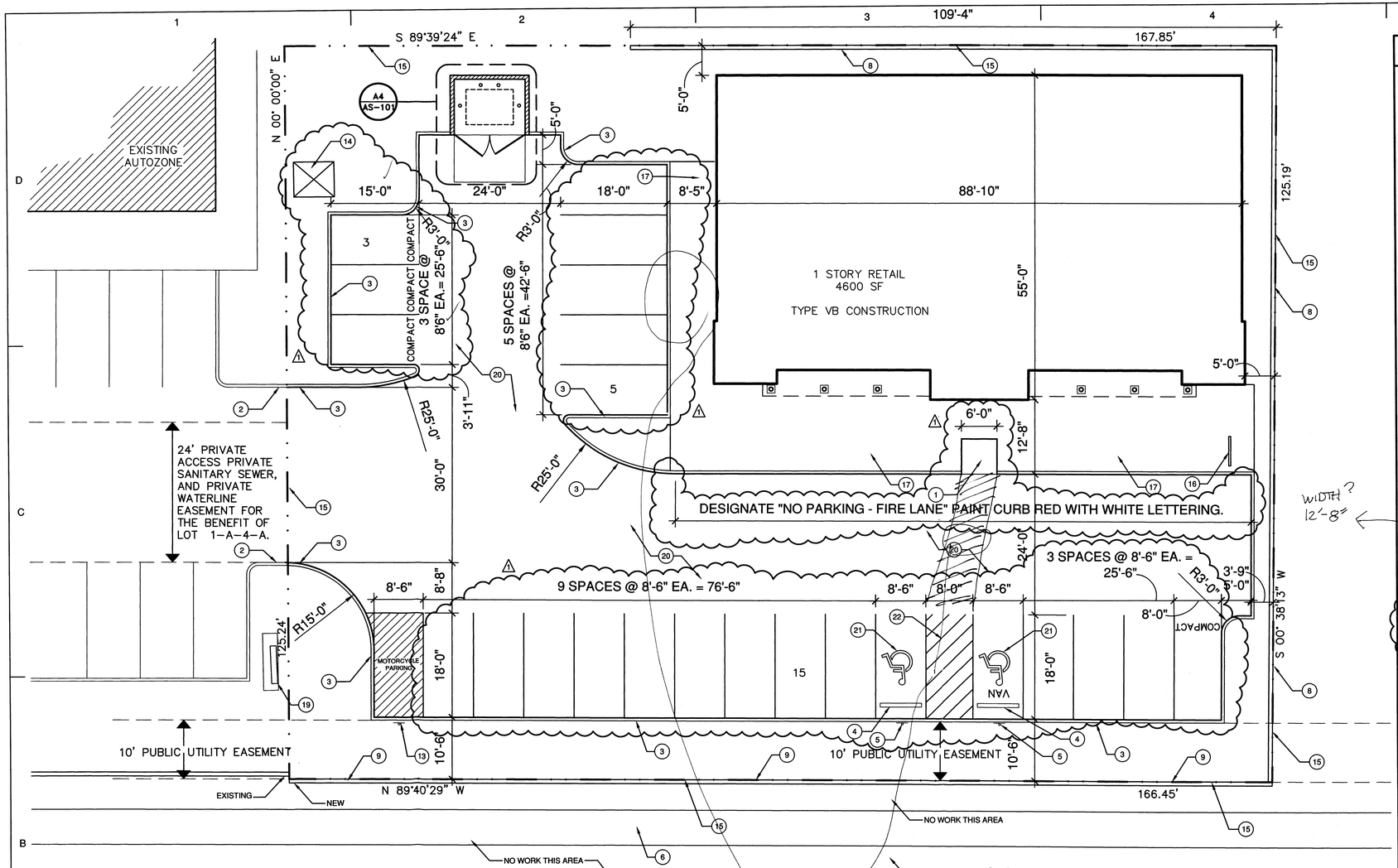
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

THE SHOPS @ SEDONA POINTE
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet
XXXX	C-19-Z	C1

Z:\projects\lindborg-hahn\Sedona Pointe\BASE-REVISED-final.dwg 5/10/2007 3:54:17 PM MST



B1 AMENDED SITE PLAN

1" = 10'-0"

0 10 25' 50'

SCALE: 1" = 10'-0"

KEYED NOTES

1. HANDICAPPED RAMP PER C.O.A. STD DWG # 2441. 1:12 SLOPE MAX.
2. EXISTING HEADER CURB.
3. NEW 6" HEADER CURB PER C.O.A. STD DWG #2415
4. CONCRETE WHEEL STOP.
5. ACCESSIBLE PARKING SIGN TYPICAL ALL HANDICAPPED PARKING SPACES. SEE DETAIL A3 THIS SHEET.
6. EXISTING SIDEWALK.
7. CURB AT EDGE OF STREET.
8. NEW 4'-0" SPLIT FACE CMU RETAINING WALL.
9. NEW 34" HIGH SPLIT FACE CMU WALL.
10. STEEL BOLLARD FILLED WITH CONCRETE, TYP.
11. 8" SPLIT FACED CMU WALL. 7'-6" HIGH.
12. 6" THICK CONCRETE APRON. 4.000 PSI, 3/4" AGGREGATE W/ 6X6-10/10 WWM OR EQUAL.
13. MOTORCYCLE PARKING SIGN. SEE DETAIL A3 THIS SHEET.
14. EXISTING ELECTRICAL TRANSFORMER.
15. PROPERTY LINE.
16. RIBBON BICYCLE RACK (4 SPACES).
17. CONCRETE SIDEWALK PER C.O.A. STD DWG #2430.
18. ENCLOSURE GATE.
19. EXISTING SIGNAGE (SEE A1/AS-101)
20. ASPHALT PAVING
21. HANDICAP PARKING SYMBOL.
22. 4" WIDE PAINTED STRIPES AT 12" O.C. COLOR WHITE.
23. 6' wide Painted Stripes

NOTES:

REQUIRED PARKING:	23
PROVIDED :	23 (4 COMPACT)
REQUIRED ACCESSIBLE PARKING:	1
PROVIDED:	2 (BOTH VAN)
REQUIRED MOTORCYCLE PARKING:	1
PROVIDED:	1
REQUIRED BICYCLE PARKING:	2
PROVIDED:	4
TOTAL PREVIOUSLY APPROVED SITE PLAN BUILDING SQUARE FOOTAGE:	
WENDY'S	3235 SF
JIFFY LUBE	2192 SF
AUTOZONE	6759 SF
JUST BRAKES	3400 SF
TOTAL PREVIOUSLY APPROVED BLDG. SF:	15586 SF
10% ALLOWABLE INCREASE W/ADMINISTRATIVE AMENDMENT =	1559 SF
ACTUAL SQ. FT. INCREASE =	1200 SF

ARCHITECTS

Fanning Bard Tatum Architects AIA, Ltd.

6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110

Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com

CONSULTANT

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINNERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
PROJECT NUMBER	1003364

APPLICATION NUMBER

This plan is consistant with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated____and the Findings and Conditions in the Official Notification of Decession are satisified.

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.

MARK	DATE	DESCRIPTION
1	1/16/2007	ADMINISTRATIVE AMENDMENT

1/16/2007

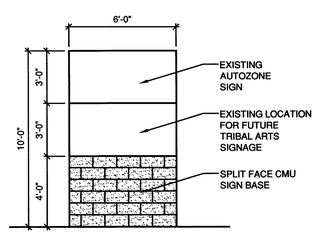
PROJECT NO:	
CAD DWG FILE:	AS-101.DWG
DRAWN BY:	JLL
CHECKED BY:	JLL

SHEET TITLE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDED LOUISIANA/PASEO

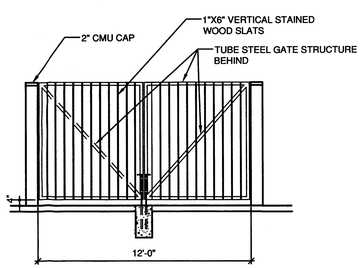
- TRANSP' 01/19/07

AS-101



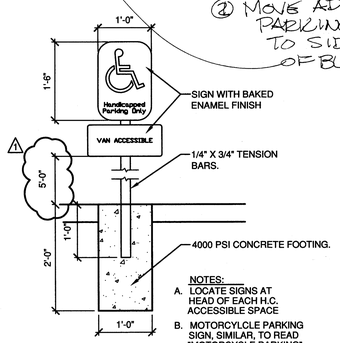
A1 EXISTING SIGNAGE ELEVATION

1/4" = 1'-0"



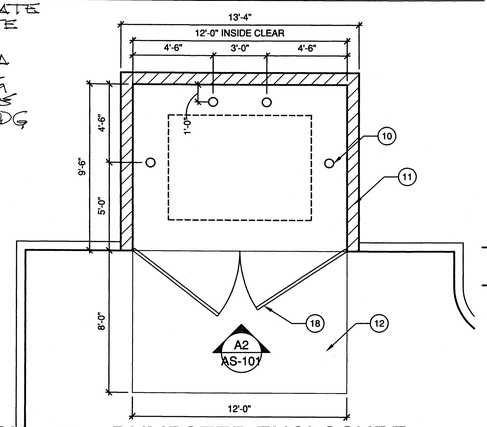
A2 DUMPSTER GATE ELEVATION

1/4" = 1'-0"



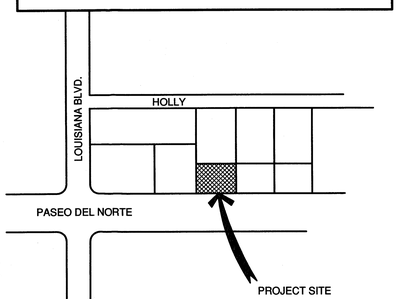
A3 ACCESSIBLE PARKING SIGN

3/4" = 1'-0"



A4 DUMPSTER ENCLOSURE

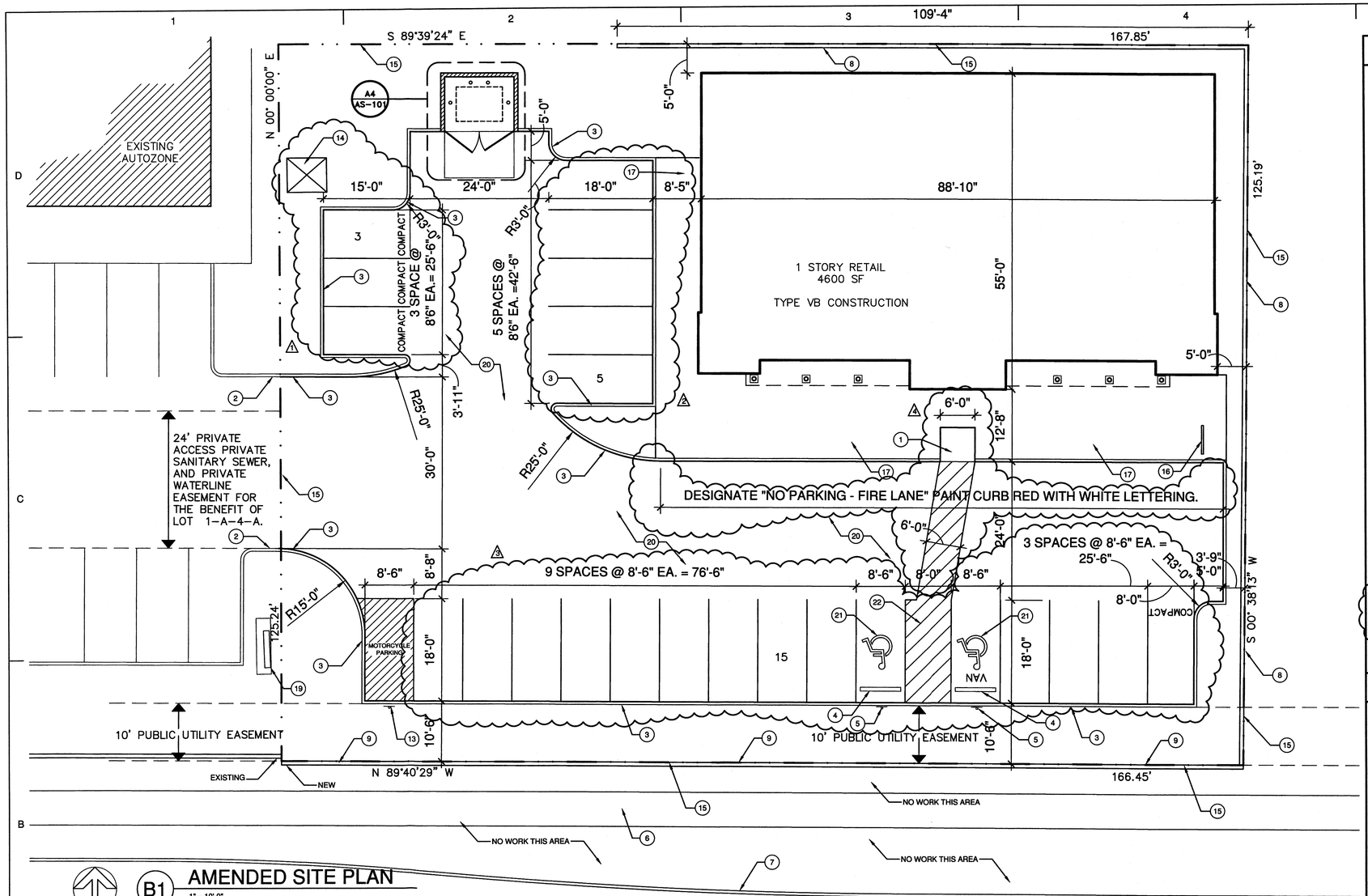
1/4" = 1'-0"



LOT 1-A-4, TRACT 1A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3

A5 VICINITY MAP

1" = 300'



B1 AMENDED SITE PLAN

1" = 10'-0"

0 25' 10 50'

SCALE: 1" = 10'-0"

PASEO DEL NORTE NE (ROW VARIES)

KEYED NOTES

1. HANDICAPPED RAMP PER C.O.A. STD DWG # 2441. 1:12 SLOPE MAX.
2. EXISTING HEADER CURB.
3. NEW 6" HEADER CURB PER C.O.A. STD DWG #2415
4. CONCRETE WHEEL STOP.
5. ACCESSIBLE PARKING SIGN TYPICAL ALL HANDICAPPED PARKING SPACES. SEE DETAIL A3 THIS SHEET.
6. EXISTING SIDEWALK.
7. CURB AT EDGE OF STREET.
8. NEW 4'-0" SPLIT FACE CMU RETAINING WALL.
9. NEW 34" HIGH SPLIT FACE CMU WALL.
10. STEEL BOLLARD FILLED WITH CONCRETE, TYP.
11. 8" SPLIT FACED CMU WALL. 7'-6" HIGH.
12. 6" THICK CONCRETE APRON. 4.000 PSI, 3/4" AGGREGATE W/ 6X6-10/10 WWM OR EQUAL.
13. MOTORCYCLE PARKING SIGN. SEE DETAIL A3 THIS SHEET.
14. EXISTING ELECTRICAL TRANSFORMER.
15. PROPERTY LINE.
16. RIBBON BICYCLE RACK (4 SPACES).
17. CONCRETE SIDEWALK PER C.O.A. STD DWG #2430.
18. ENCLOSURE GATE.
19. EXISTING SIGNAGE (SEE A1/AS-101)
20. ASPHALT PAVING
21. HANDICAP PARKING SYMBOL.
22. 4" WIDE PAINTED STRIPES AT 12" O.C. COLOR WHITE.

NOTES:

REQUIRED PARKING:	23
PROVIDED :	23 (4 COMPACT)
REQUIRED ACCESSIBLE PARKING:	1
PROVIDED:	2 (BOTH VAN)
REQUIRED MOTORCYCLE PARKING:	1
PROVIDED:	1
REQUIRED BICYCLE PARKING:	2
PROVIDED:	4
TOTAL PREVIOUSLY APPROVED SITE PLAN BUILDING SQUARE FOOTAGE:	
WENDY'S	3235 SF
JIFFY LUBE	2192 SF
AUTOZONE	6759 SF
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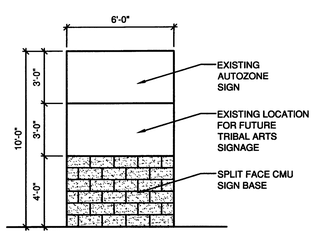
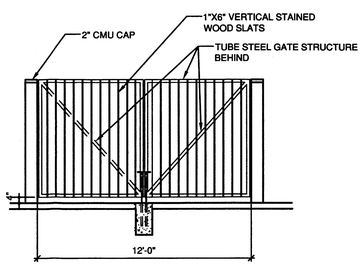
TOTAL PREVIOUSLY APPROVED BLDG. SF:	15586 SF
10% ALLOWABLE INCREASE W/ADMINISTRATIVE AMENDMENT =	1559 SF
ACTUAL SQ. FT. INCREASE =	1200 SF



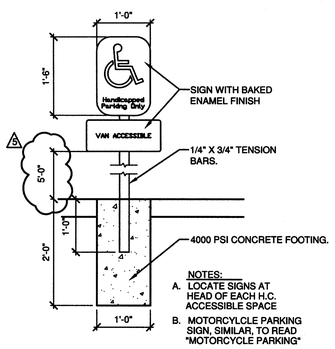
A1 EXISTING SIGNAGE ELEVATION

1/4" = 1'-0"



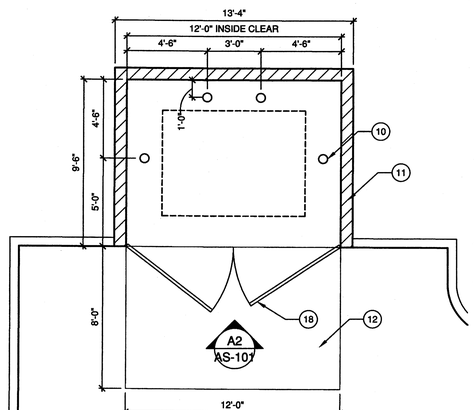
A2 DUMPSTER GATE ELEVATION

1/4" = 1'-0"



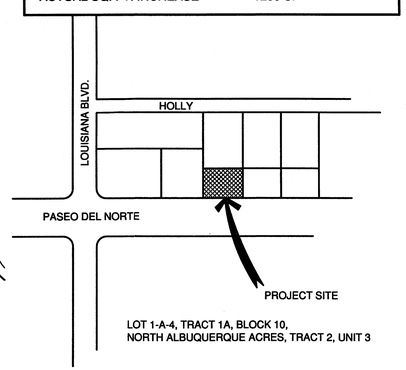
A3 ACCESSIBLE PARKING SIGN

3/4" = 1'-0"



A4 DUMPSTER ENCLOSURE

1/4" = 1'-0"



LOT 1-A-4, TRACT 1A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3

A5 VICINITY MAP

1" = 300'

9/19/2006

ARCHITECTS

Fanning Bard Tatum Architects AIA, Ltd.

6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110

Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com

CONSULTANT

DRB ADMINISTRATIVE SITE PLAN AMENDMENT
PROJECT NO. 1003364
APPLICATION NO. 06DRB-01232
Change parking spaces, add handicap signage, add striping to per dwg. 9/20/06
for PLANNING DIRECTOR DATE

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINNERING, TRANSPORTATION DIVISION	9-20-06 DATE
WATER UTILITY DEPARTMENT	9.20.06 DATE
PARKS AND RECREATION DEPARTMENT	9/20/06 DATE
CITY ENGINEER	9/20/06 DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	N/A 9/22/06 DATE
SOLID WASTE MANAGEMENT	9/20/06 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	9/22/06 DATE
PROJECT NUMBER	1003364
APPLICATION NUMBER	06DRB-01232

This plan is consistant with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated_____and the Findings and Conditions in the Official Notification of Decession are satisfied.

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

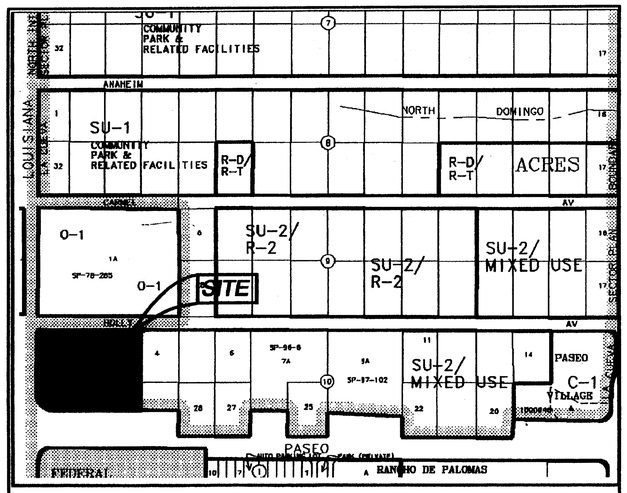
MARK	DATE	DESCRIPTION
6	1/16/07	ADDITION OF NOTES FOR CLARIFICATION
5	1/16/07	DIMENSION CHANGE
4	1/16/07	FIRE LANE, ACCESSIBLE RAMP, ACCESSIBLE PATH
3	1/16/07	RECONFIGURATION OF SPACES TO ALLOW FOR ADDITION OF 1 SPACE. RELOCATED ACCESSIBLE PARKING.
2	1/16/07	ACCESSIBLE PARKING RELOCATED TO SOUTH OF BLDG.
1	1/16/07	1 SPACE DELETED, 3 CHANGED TO COMPACT CAR

PROJECT NO:	
CAD DWG FILE:	AS-101.DWG
DRAWN BY:	JLL
CHECKED BY:	JLL

SHEET TITLE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
AMENDED
LOUISIANA/PASEO

AS-101



Location Map
Zone Atlas Map No. C-19-Z

N.T.S.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.8387 ACRES±
ZONE ATLAS INDEX NO: C-19-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 3
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JULY 2004, FIELD VERIFIED MAY 2005.

Notes:

1. MISC. DATA: ZONING SU-2/MIXED USE
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING THREE LOTS INTO THREE NEW LOTS, TO VACATE EASEMENTS AND TO GRANT EASEMENTS.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 2005203722 .

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE. CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP
Mary Herrera Bern. Co. PLAT R 17.00
2005125072
8321121
Page: 1 of 3
08/26/2005 01:15P
Bk-2005C Pg-289

Legal Description

LOTS NUMBERED ONE-A-ONE (1-A-1), ONE-A-TWO (1-A-2) AND ONE-A-THREE (1-A-3), BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 15, 2004, IN PLAT BOOK 2004C, FOLIO 328, CONTAINING 3.8387 ACRES, (165,648 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOTS 1-A-1-A, 1-A-2-A, AND 1-A-3-A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

TIM HAGSETT, PRESIDENT — DATE 7/11/05
DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July, 2005 BY TIM HAGSETT, PRESIDENT, DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

BY Karen Kline — MY COMMISSION EXPIRES: 8.5.08
NOTARY PUBLIC

OFFICIAL SEAL
KAREN KLINE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 8.5.08

Plat of
Lots 1-A-1-A, 1-A-2-A, and 1-A-3-A, Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
June 2005

Project No. 1003364
Application No. 05DRB-01202

PRELIMINARY PLAT APPROVED BY DRB ON _____

Utility Approvals

PNM ELECTRIC SERVICES — DATE 8-24-05
PNM GAS SERVICES — DATE 8-24-05
QWEST TELECOMMUNICATIONS — DATE 8-24-05
COMCAST — DATE

City Approvals

CITY SURVEYOR — DATE 7-21-05
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — DATE 8-3-05
UTILITY DEVELOPMENT — DATE 8/3/05
PARKS AND RECREATION DEPARTMENT — DATE 8/3/05
AMAFCA — DATE 8/3/05
CITY ENGINEER — DATE 8/26/05
DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE

TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101019-064-029033-3-01
PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE
8/26/05

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO — DATE 6/7/05
N.M.P.S. No. 11993

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

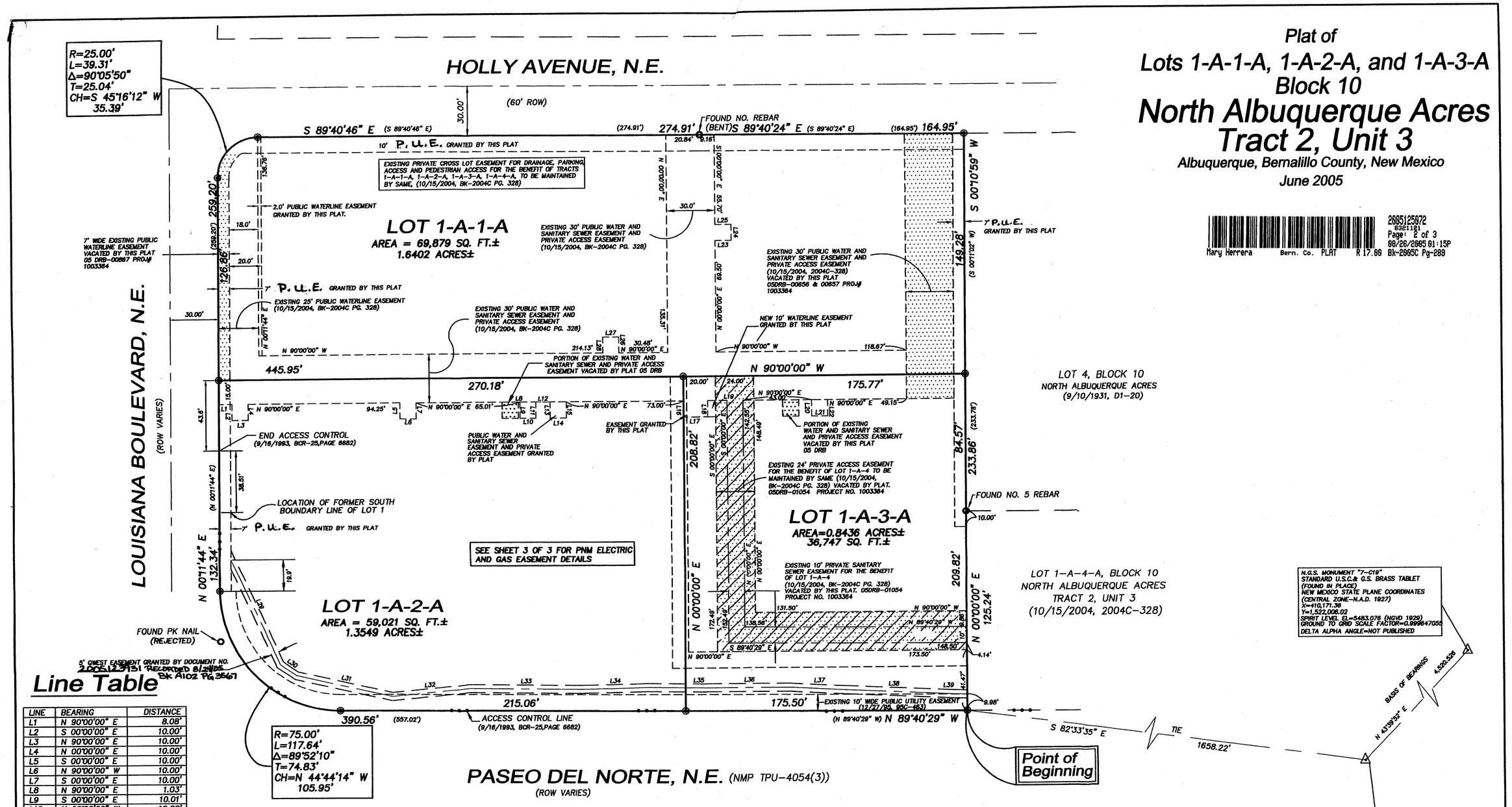
PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406P

Plat of
Lots 1-A-1-A, 1-A-2-A, and 1-A-3-A
Block 10
North Albuquerque Acres
Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
June 2005

2005125072
6321121
Page: 2 of 3
08/26/2005 01:15P
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-289



Line Table

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	8.08'
L2	S 00°00'00" E	10.00'
L3	N 90°00'00" E	10.00'
L4	N 00°00'00" E	10.00'
L5	S 00°00'00" E	10.00'
L6	N 90°00'00" W	10.00'
L7	S 00°00'00" E	10.00'
L8	N 90°00'00" E	1.03'
L9	S 00°00'00" E	10.01'
L10	N 90°00'00" W	10.00'
L11	S 00°00'00" E	10.01'
L12	N 90°00'00" W	8.83'
L13	N 00°00'00" E	10.00'
L14	N 90°00'00" W	10.00'
L15	S 00°00'00" E	10.00'
L16	N 00°00'00" E	10.05'
L17	N 90°00'00" E	15.00'
L18	S 00°00'00" E	10.05'
L19	N 90°00'00" W	12.00'
L20	N 00°00'00" E	10.00'
L21	N 90°00'00" W	10.00'
L22	S 00°00'00" E	10.00'
L23	N 90°00'00" E	10.00'
L24	S 00°00'00" E	10.00'
L25	N 90°00'00" E	10.00'
L26	S 00°00'00" E	9.95'
L27	N 90°00'00" E	10.00'
L28	N 00°00'00" E	9.95'
L29	N 24°27'24" W	73.12'
L30	S 56°17'46" E	12.26'
L31	N 77°21'48" W	60.97'
L32	N 84°27'21" E	48.90'
L33	S 89°22'54" E	69.69'
L34	N 88°48'32" E	41.19'
L35	S 89°15'55" E	37.15'
L36	N 89°58'49" E	52.61'
L37	S 86°56'21" E	33.61'
L38	S 87°26'20" E	65.64'
L39	S 88°11'59" E	10.29'

24' PRIVATE ACCESS, PRIVATE SANITARY SEWER, AND PRIVATE WATERLINE EASEMENT FOR THE BENEFIT OF LOT 1-A-4-A, TO BE MAINTAINED BY SAME, GRANTED BY THIS PLAT.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
—•—•—	ACCESS CONTROL LINE

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

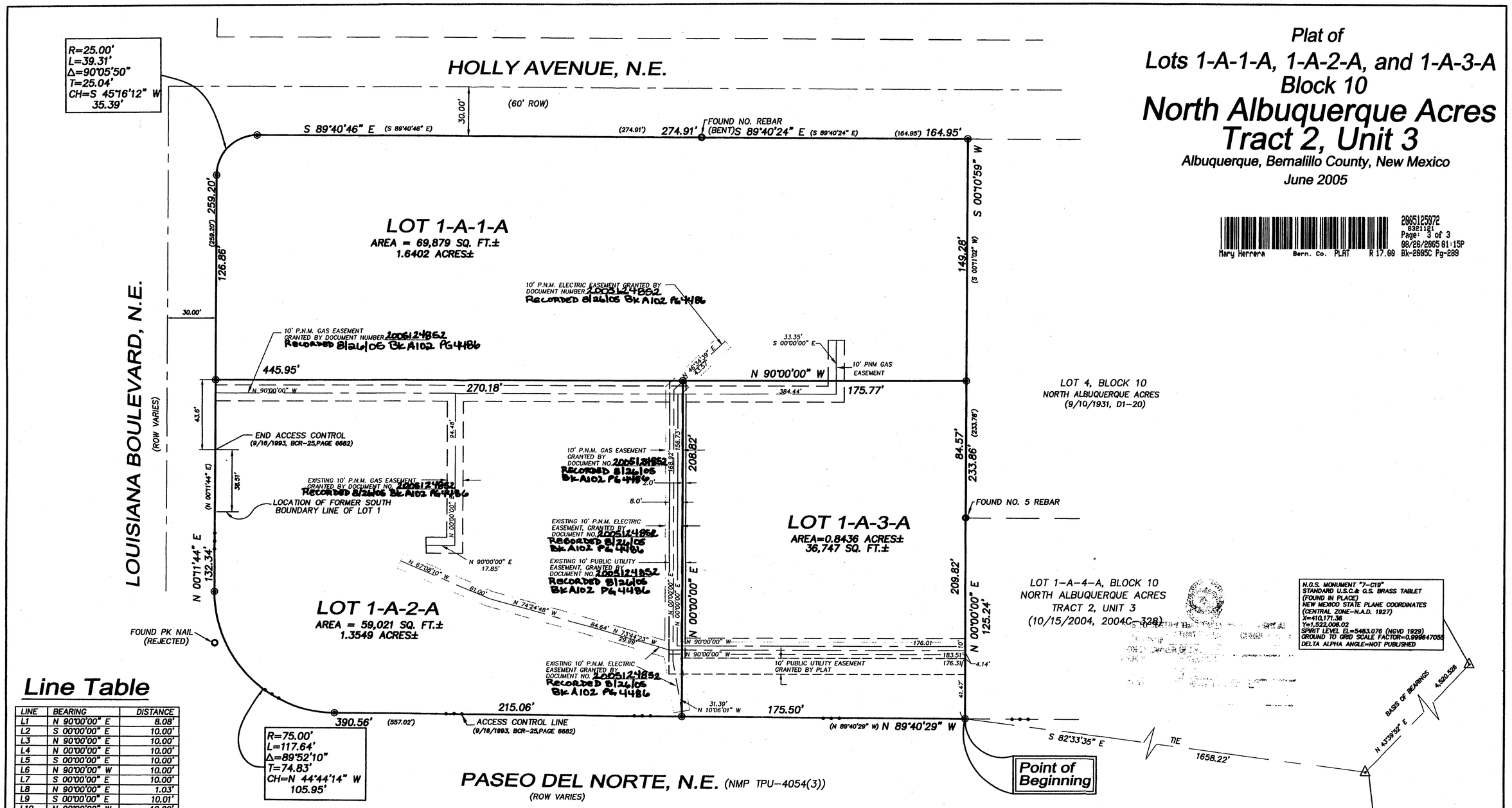
035406EX

Plat of
Lots 1-A-1-A, 1-A-2-A, and 1-A-3-A
Block 10
North Albuquerque Acres
Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico

June 2005

2005125072
Page: 3 of 3
08/26/2005 01:15P
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-289



Line Table

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	8.08'
L2	S 00°00'00" E	10.00'
L3	N 90°00'00" E	10.00'
L4	N 00°00'00" E	10.00'
L5	S 00°00'00" E	10.00'
L6	N 90°00'00" W	10.00'
L7	S 00°00'00" E	10.00'
L8	N 90°00'00" E	1.03'
L9	S 00°00'00" E	10.01'
L10	N 90°00'00" W	10.00'
L11	S 00°00'00" E	10.01'
L12	N 90°00'00" W	8.83'
L13	N 00°00'00" E	10.00'
L14	N 90°00'00" W	10.00'
L15	S 00°00'00" E	10.00'
L16	N 00°00'00" E	10.05'
L17	N 90°00'00" E	15.00'
L18	S 00°00'00" E	10.05'
L19	N 90°00'00" W	12.00'
L20	N 00°00'00" E	10.00'
L21	N 90°00'00" W	10.00'
L22	S 00°00'00" E	10.00'
L23	N 90°00'00" E	10.00'
L24	S 00°00'00" E	10.00'
L25	N 90°00'00" E	10.00'
L26	S 00°00'00" E	9.95'
L27	N 90°00'00" E	10.00'
L28	N 00°00'00" E	9.95'
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(IN FEET)
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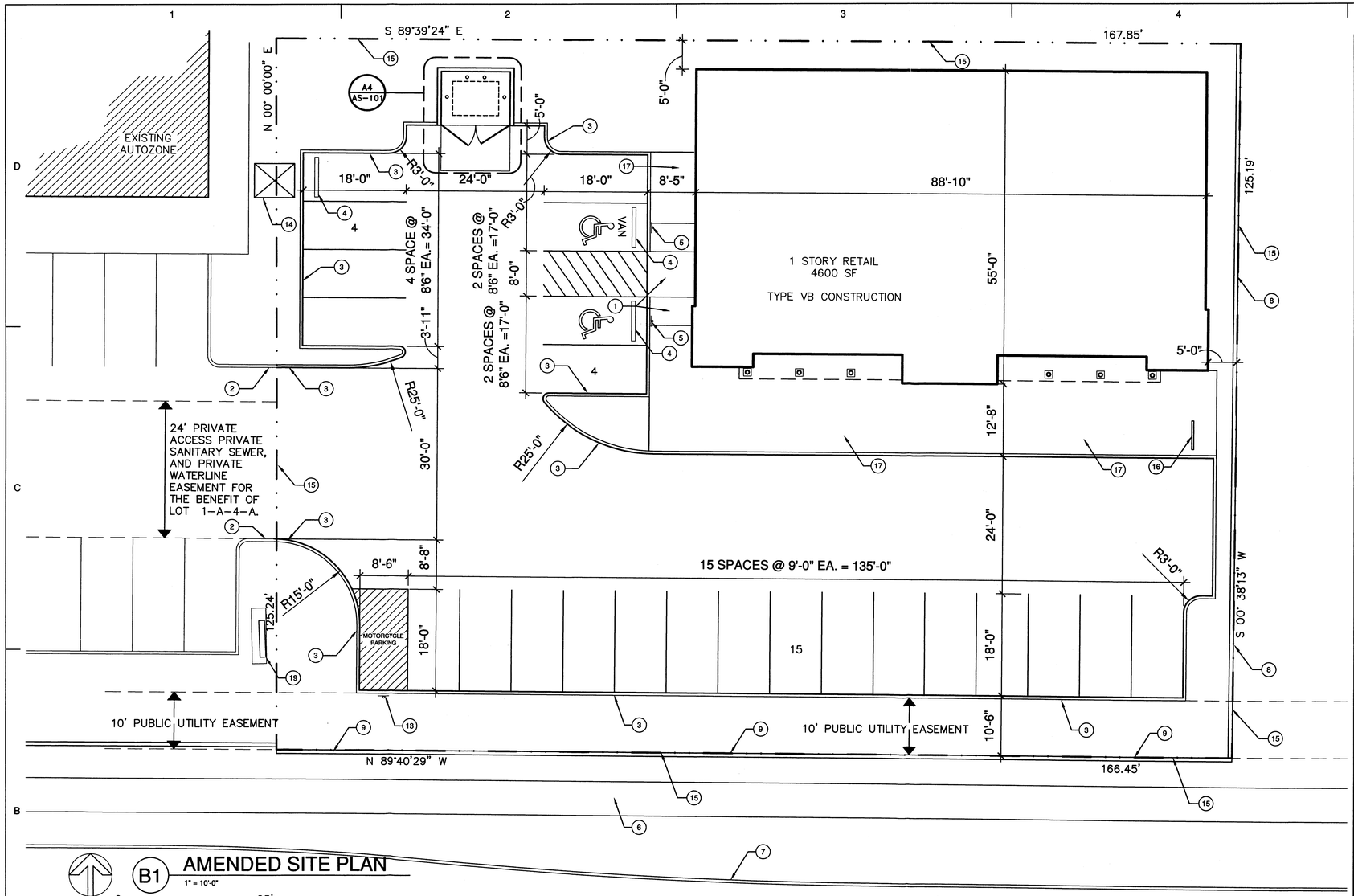
035406EX



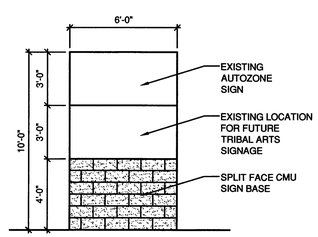
B1 AMENDED SITE PLAN

1" = 10'-0"

0 10 25' 50'

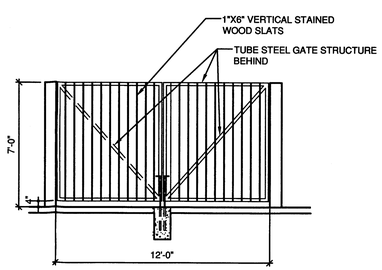
SCALE: 1" = 10'-0"

PASEO DEL NORTE NE (ROW VARIES)



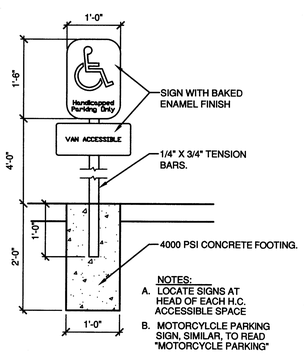
A1 EXISTING SIGNAGE ELEVATION

1/4" = 1'-0"



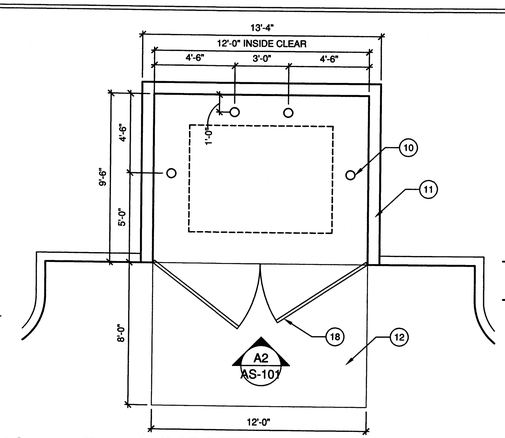
A2 DUMPSTER GATE ELEVATION

1/4" = 1'-0"



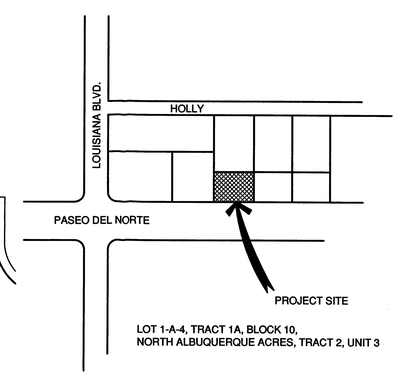
A3 ACCESSIBLE PARKING SIGN

3/4" = 1'-0"



A4 DUMPSTER ENCLOSURE

1/4" = 1'-0"



A5 VICINITY MAP

1" = 300'

KEYED NOTES

1. HANDICAPPED RAMP PER C.O.A. STD DWG # 2441
2. EXISTING HEADER CURB.
3. NEW 6" HEADER CURB PER C.O.A. STD DWG #2415
4. CONCRETE WHEEL STOP.
5. ACCESSIBLE PARKING SIGN TYPICAL ALL HANDICAPPED PARKING SPACES. SEE DETAIL A3 THIS SHEET.
6. EXISTING SIDEWALK.
7. CURB AT EDGE OF STREET.
8. 4'-0" SPLIT FACE CMU RETAINING WALL.
9. NEW 36" HIGH SPLIT FACE CMU WALL.
10. STEEL BOLLARD FILLED WITH CONCRETE, TYP.
11. 8" SPLIT FACED CMU WALL. 7'-0" HIGH.
12. 6" THICK CONCRETE APRON. 4.000 PSI, 3/4" AGGREGATE W/ 6X6-10/10 WWM OR EQUAL.
13. MOTORCYCLE PARKING SIGN. SEE DETAIL A3 THIS SHEET.
14. EXISTING ELECTRICAL TRANSFORMER.
15. PROPERTY LINE.
16. RIBBON BICYCLE RACK (4 SPACES).
17. CONCRETE SIDEWALK PER C.O.A. STD DWG #2430.
18. ENCLOSURE GATE.
19. EXISTING SIGNAGE (SEE A1/AS-101)

NOTES:

REQUIRED PARKING:	23
PROVIDED :	23
REQUIRED ACCESSIBLE PARKING:	1
PROVIDED:	2 (BOTH VAN)
REQUIRED MOTORCYCLE PARKING:	1
PROVIDED:	1
REQUIRED BICYCLE PARKING:	2
PROVIDED:	4
TOTAL PREVIOUSLY APPROVED SITE PLAN BUILDING SQUARE FOOTAGE:	
WENDY'S	3235 SF
JIFFY LUBE	2192 SF
AUTOZONE	6759 SF
JUST BRAKES	3400 SF
TOTAL PREVIOUSLY APPROVED BLDG. SF:	15586 SF
10% ALLOWABLE INCREASE W/ADMINISTRATIVE AMENDMENT =	1559 SF
ACTUAL SQ. FT. INCREASE =	1200 SF

ARCHITECTS

Fanning Bard Tatum Architects AIA, Ltd.

6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110

Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com

CONSULTANT

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINNERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
Michael Horton (Omar Ch.) SOLID WASTE MANAGEMENT	8/29/06 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
PROJECT NUMBER	1003364
APPLICATION NUMBER	

This plan is consistant with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated____and the Findings and Conditions in the Official Notification of Decession are satisfied.

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

MARK	DATE	DESCRIPTION

PROJECT NO:	
CAD DWG FILE:	AS-101.DWG
DRAWN BY:	JLL
CHECKED BY:	JLL

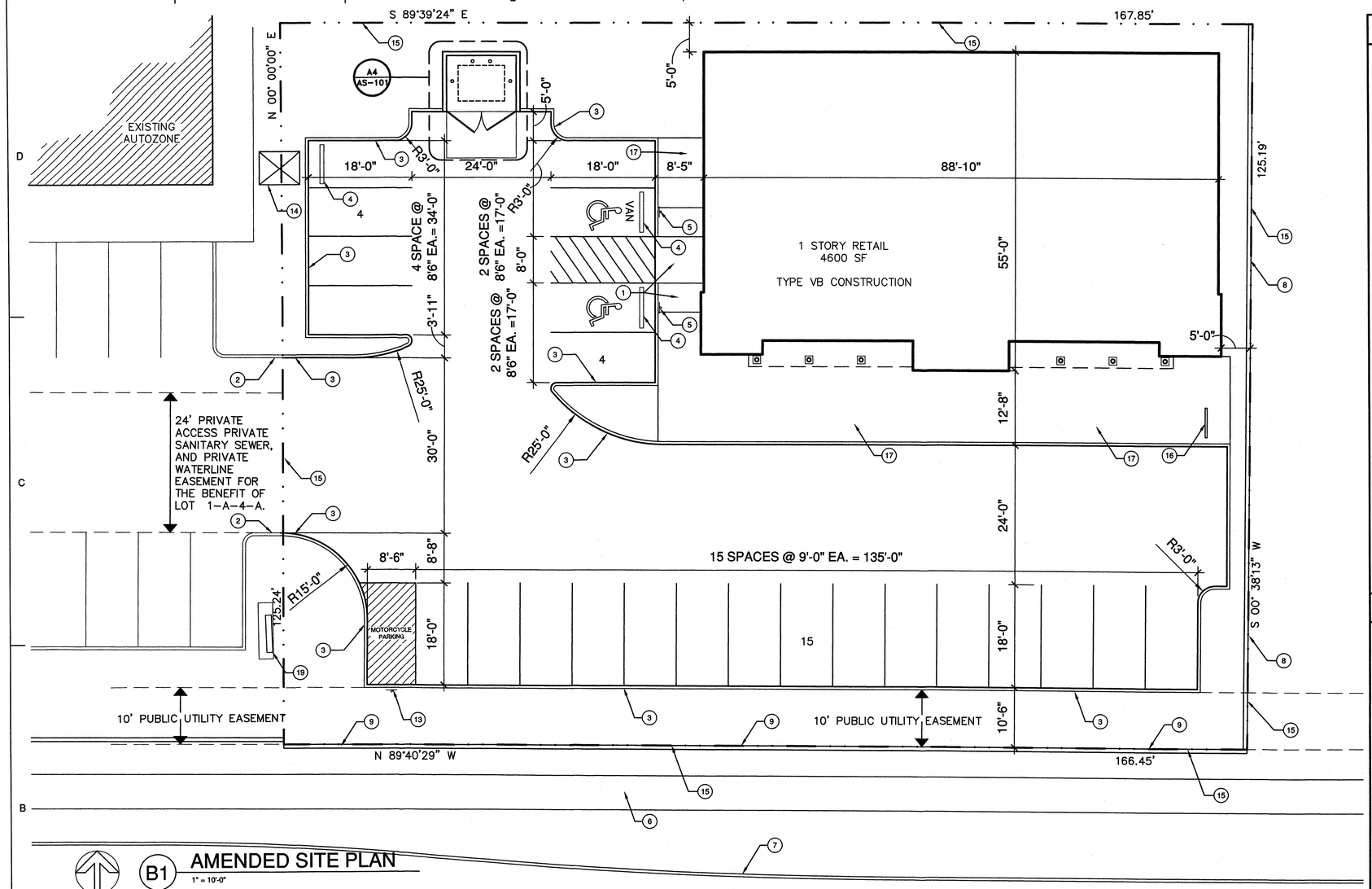
SHEET TITLE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

LOUISIANA/PASEO

7/28/2006

AS-101



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SCALE: 1" = 10'-0"

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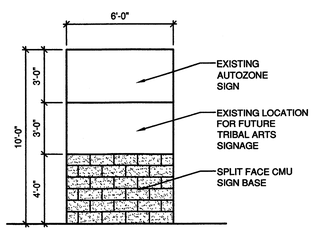

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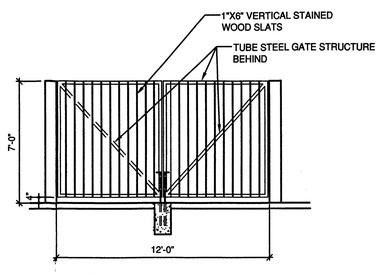

A2 DUMPSTER GATE ELEVATION

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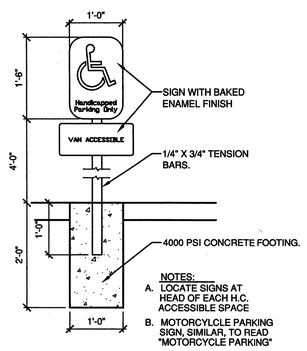

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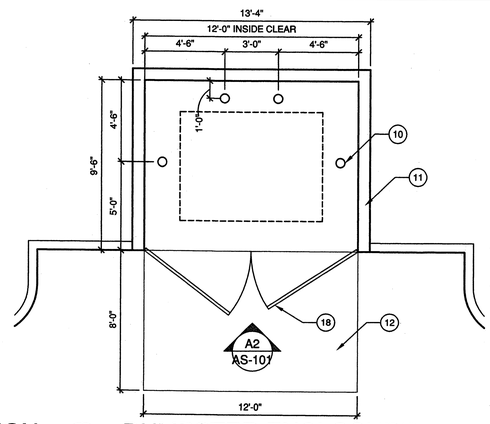
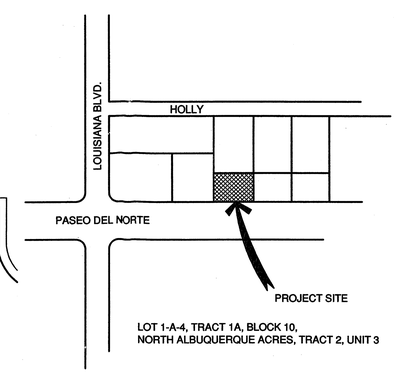


A4 DUMPSTER ENCLOSURE

1/4" = 1'-0"



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TRAFFIC ENGINNERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
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SOLID WASTE MANAGEMENT	DATE
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MARK	DATE	DESCRIPTION

PROJECT NO:	
CAD DWG FILE:	AS-101.DWG
DRAWN BY:	JLL
CHECKED BY:	JLL

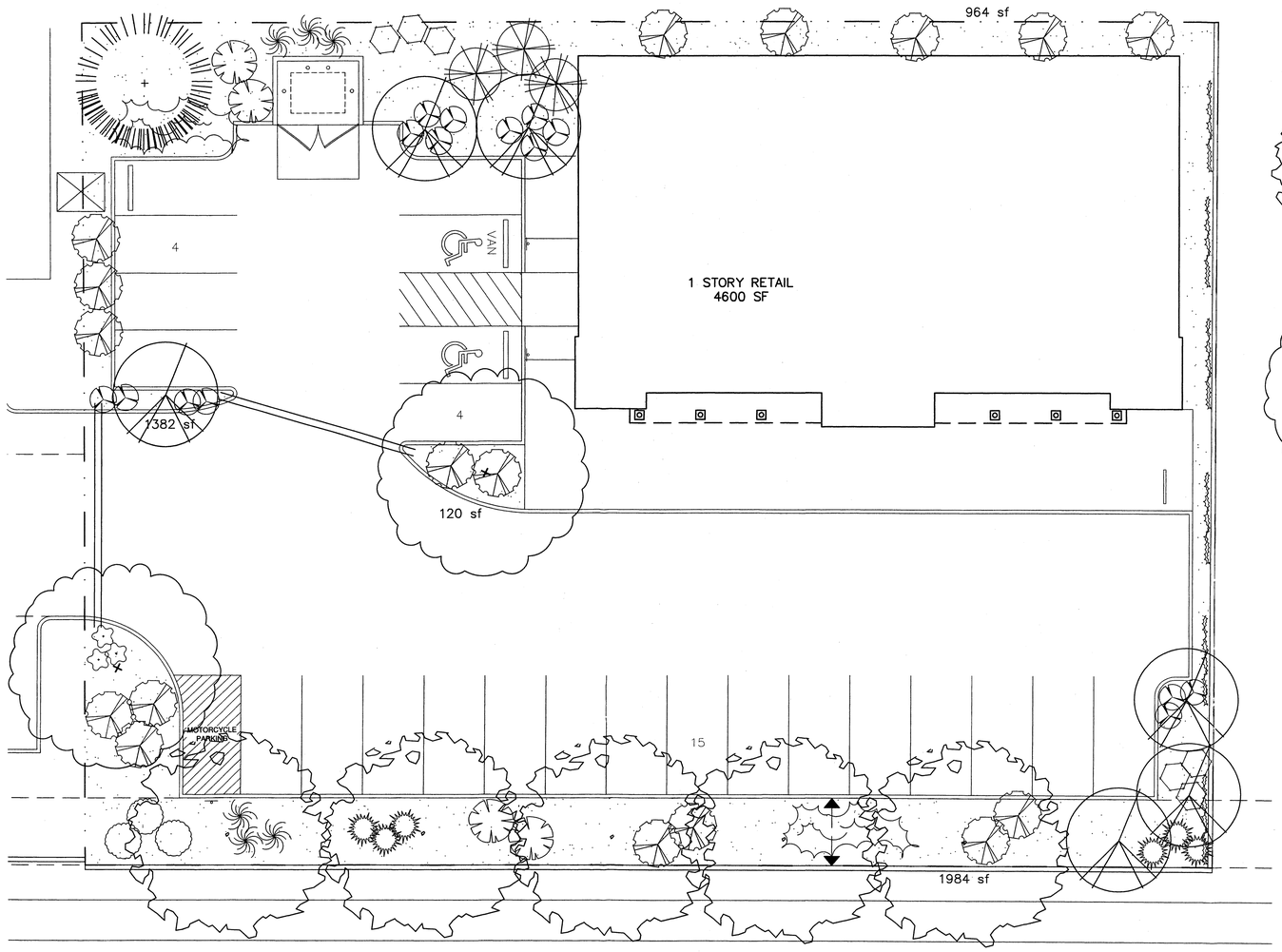
SHEET TITLE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

LOUISIANA/PASEO

8/24/2006

AS-101



PLANT LEGEND – NEW SITE LEGEND (TRIBAL ARTS)

ASH (H) 5
Fraxinus pennsylvanica
2" Cal.

PURPLE ROBE LOCUST (M) 2
Robinia ambigua
2" Cal.

SILVERBERRY (M) 3
Elaeagnus pungens
5 Gal. 100sf

APACHE PLUME (L) 3
Fallugia paradoxa
5 Gal. 25sf

LANAS/ SCOTCH BROOM (M) 6
Cytisus scoparius/
Genista hispanica
5 Gal. 9sf

MAIDENGRASS (M) 6
Miscanthus sinensis
5 Gal. 16sf

HONEYSUCKLE (M) 21
Lonicera sempervirens
1 Gal. 144sf
Unstaked–Groundcover

CHAMISA (L) 4
Chrysothamnus nauseosus
1 Gal. 25sf

AUSTRIAN PINE (H) 1
Pinus nigra
6'–8'

FLOWERING PEAR (H) 6
Pyrus calleryana
2" Cal.

POTENTILLA (M) 3
Potentilla fruticosa
2 Gal. 9sf

AUTUMN SAGE (M) 6
Salvia greggii
2 Gal. 9sf

WILDFLOWER 20
1 Gal. 4sf

TRUMPET VINE 6
Campsis radicans
1 Gal. 400sf

GREYLEAF COTONEASTER 2
Cotoneaster buxifolius
5 Gal. 81SF

SANTA FE BROWN GRAVEL
WITH FILTER FABRIC

ARCHITECTS

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6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110

Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com

CONSULTANT

8/24/2006

MARK	DATE	DESCRIPTION
adf	7–26–06	revised per comments
adf	7–3–06	revised site plan

PROJECT NO:	
CAD DWG FILE:	
DRAWN BY:	adf
CHECKED BY:	cj

SHEET TITLE

TRIBAL ARTS
LANDSCAPING PLAN

L1 AMENDED

NEW SITE (TRIBAL ARTS)

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	20906	square feet
TOTAL BUILDINGS AREA	4000	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	16906	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	2536	square feet
TOTAL BED PROVIDED	4450	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	3338	square feet
TOTAL GROUNDCOVER PROVIDED	3376	square feet
TOTAL LANDSCAPE PROVIDED	4450	square feet

STREET TREE REQUIREMENTS

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

Name of Street Paseo Del Norte
Required # 5 Provided # 6

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

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 (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

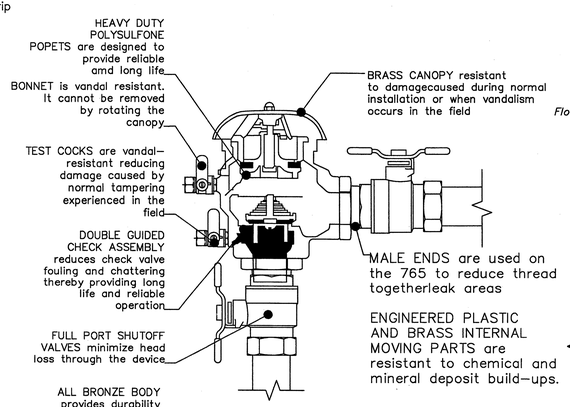
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

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

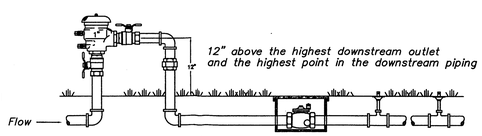
Irrigation maintenance shall be the responsibility of the Property Owner.

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

Should The Hilltop not receive a Grading and Drainage pla 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. This will be addressed as an infield–change order.



FEBCO MODEL 765
Pressure Vacuum Breaker Features



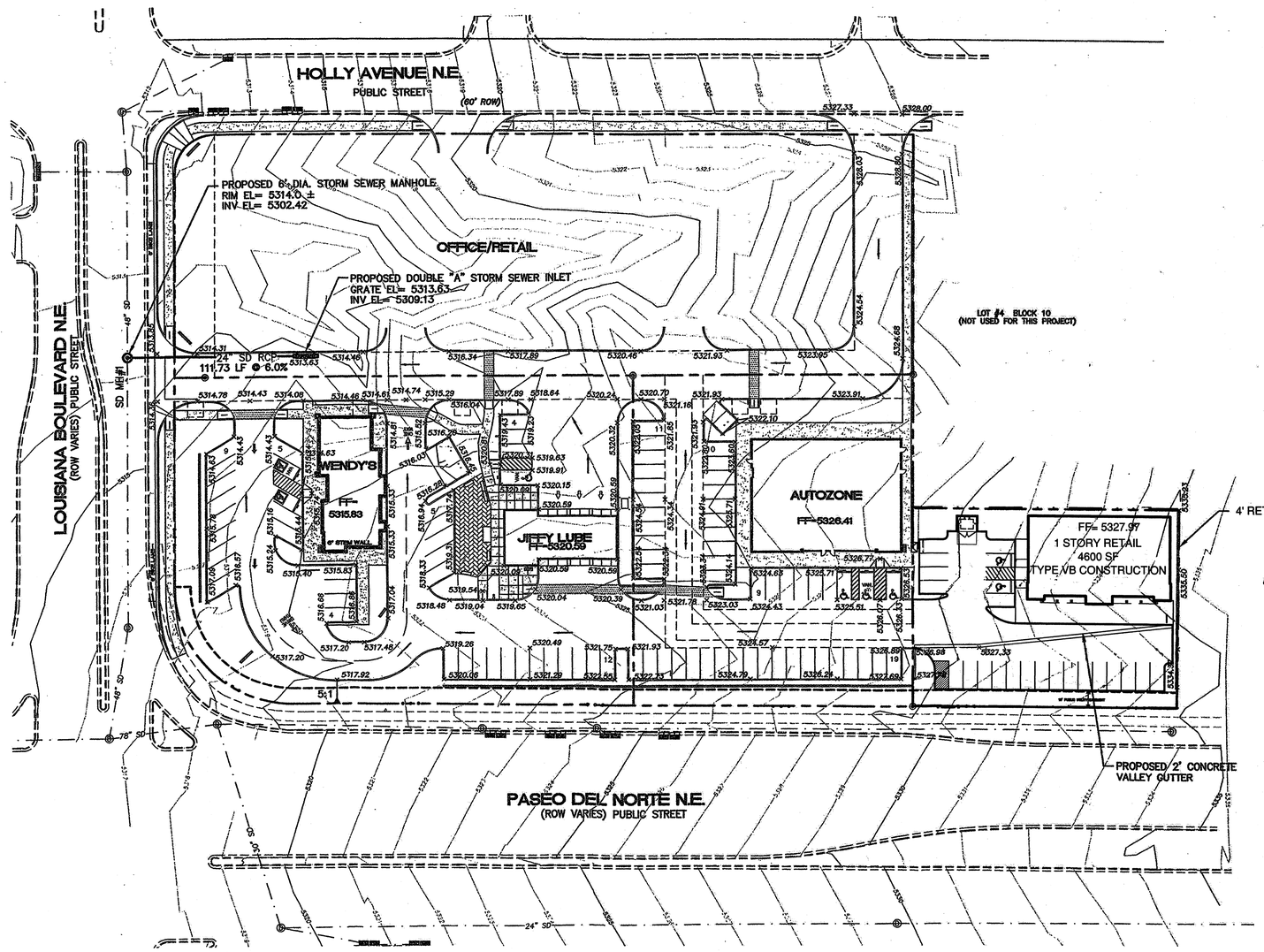
FEBCO MODEL 765
Pressure Vacuum Breaker Outside Installation

N

GRAPHIC SCALE
10 5 0 5 10
SCALE: 1"=10'

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

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



B2 REVISED CONCEPTUAL GRADING AND DRAINAGE PLAN

1" = 40'

NOTE: THIS SHEET IS A REVISION TO THE ORIGINALLY SUBMITTED DRB PROJECT # 1003364 APPLICATION # 04DRB-01408 SHEET C4. REVISIONS INCLUDE THE PROPOSED NEW SITE LAYOUT ONLY (BUILDING SIZE, FOOTPRINT, AND PARKING). THERE HAVE BEEN NO REVISIONS TO THE CONCEPTUAL GRADING AND DRAINAGE LAYOUT OF THE SITE.

GENERAL NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

LEGEND

- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER DOUBLE "A" INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER LINE
- EXISTING CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- NEW CURB
- FLOW ARROW
- × 5300.00 PROPOSED SPOT ELEVATION
- PROPOSED VALLEY GUTTER
- PERMANENT STRIPING

N

GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE

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.

8/24/2006

ARCHITECTS

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Facsimile 505/884.5390
Web www.fbtarch.com

CONSULTANT

Tribal Arts
8150 LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87113

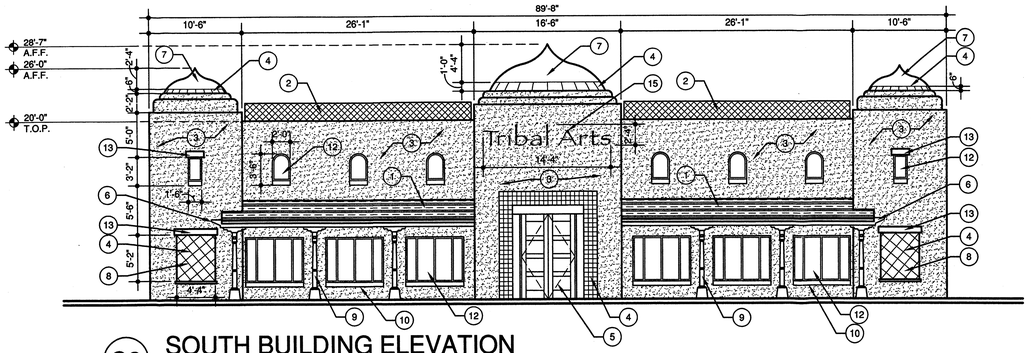
MARK	DATE	DESCRIPTION

PROJECT NO:	
CAD DWG FILE:	AS-101.DWG
DRAWN BY:	JLL
CHECKED BY:	JLL

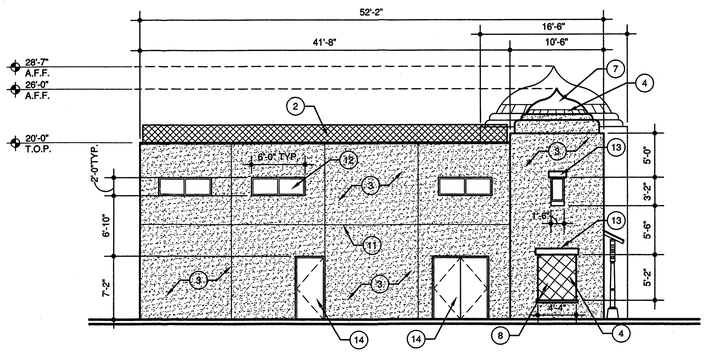
SHEET TITLE

REVISED CONCEPTUAL GRADING AND DRAINAGE PLAN

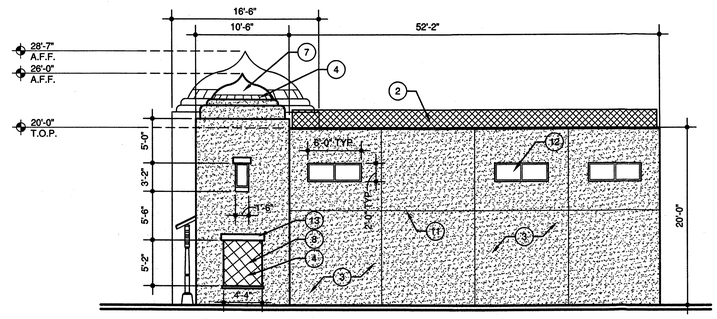
AS-104



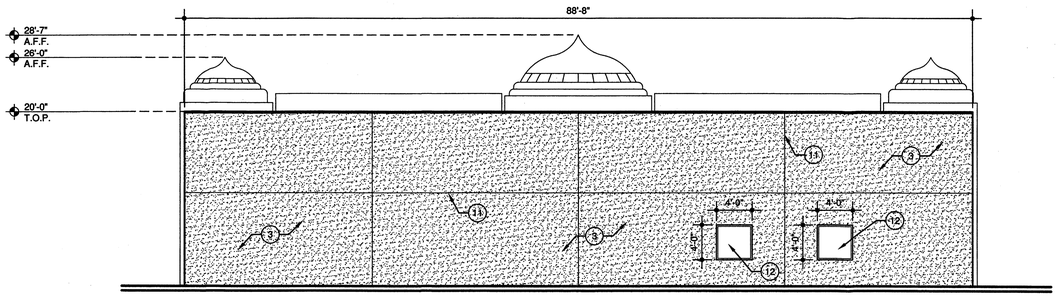
C2 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



B2 WEST BUILDING ELEVATION
1/8" = 1'-0"



B4 EAST BUILDING ELEVATION
1/8" = 1'-0"



A2 NORTH BUILDING ELEVATION
1/8" = 1'-0"

KEYED NOTES

1. TERRA COTTA COLORED CLAY TILE ROOF.
2. DECORATIVE WROUGHT IRON, NATURAL RUSTED FINISH.
3. ORANGE BERRY STUCCO (BY EL REY STUCCO) TYP.
4. BLUE CERAMIC TILE.
5. DECORATIVE STAINED WOOD DOOR, BROWN.
6. STAINED WOOD STRUCTURE, BROWN.
7. FIBERGLASS ROOF DOME. COLOR TO MATCH TERRA-COTTA ROOF.
8. RECESSED NICHE.
9. DECORATIVE STAINED WOOD COLUMN, BROWN. TYP.
10. PRECAST CONCRETE WINDOW SILL, TYP.
11. STUCCO CONTROL JOINT, TYP.
12. CLEAR WINDOW GLAZING, TYP.
13. STAINED WOOD LINTEL, BROWN.
14. HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH STUCCO.
15. RAISED LETTER BUILDING SIGNAGE.

ARCHITECTS

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CONSULTANT

Tribal Arts

8150 LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87113

MARK	DATE	DESCRIPTION

PROJECT NO:	
CAD DWG FILE:	AS-101.DWG
DRAWN BY:	JLL
CHECKED BY:	JLL

SHEET TITLE

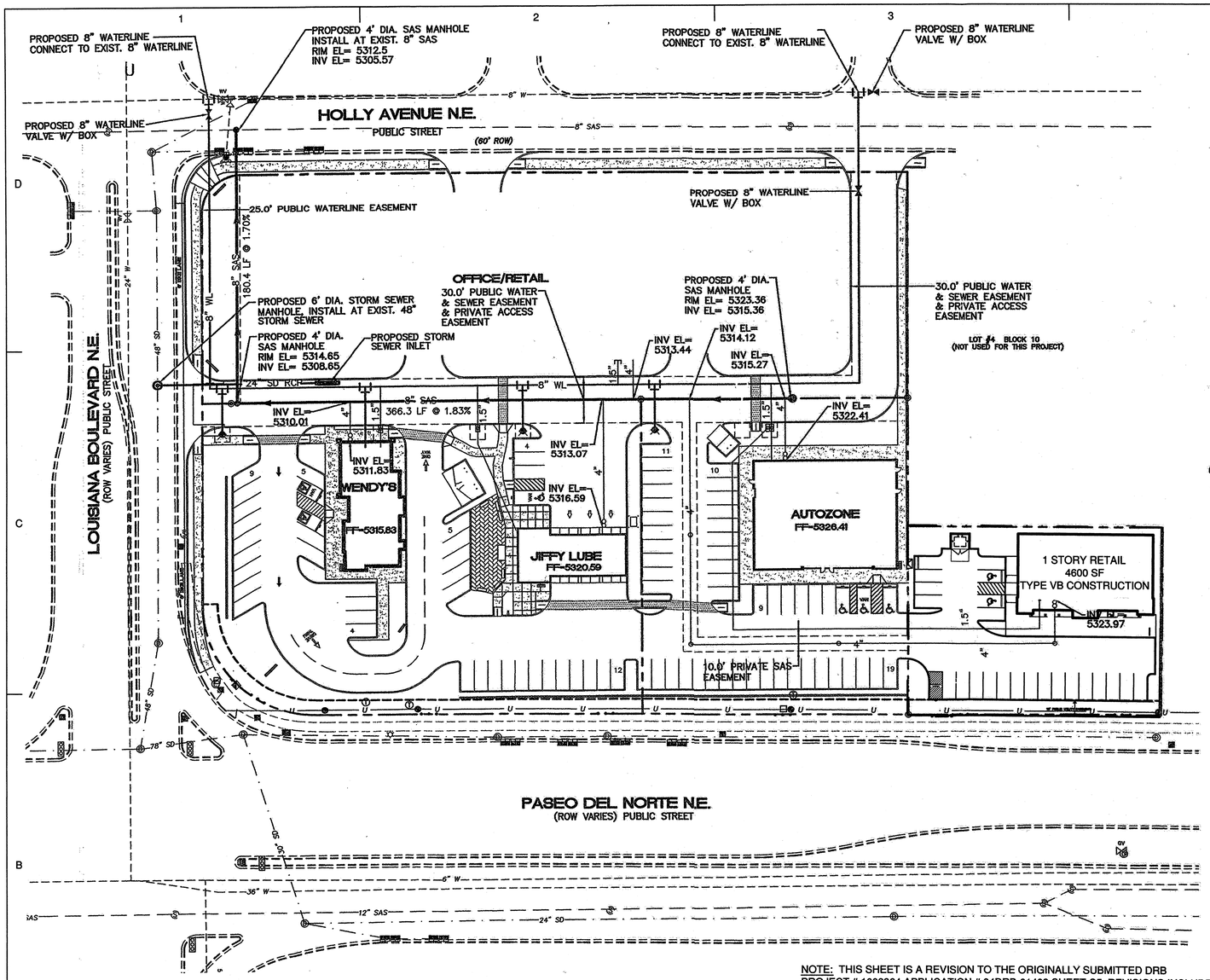
TRIBAL ARTS

BUILDING ELEVATIONS
LOUISIANA/PASEO

8-24-2006

SCALE IN FEET

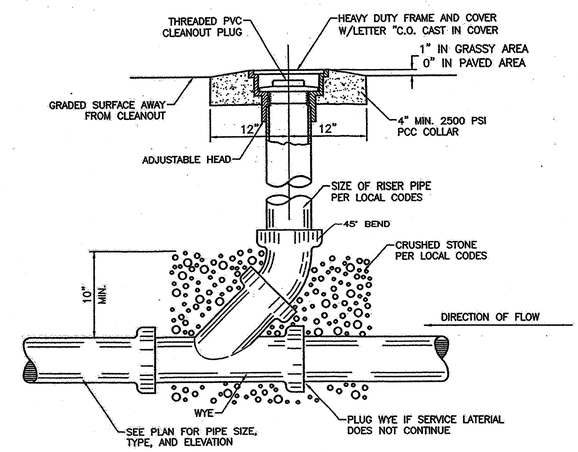
A-201



B2 UTILITY PLAN

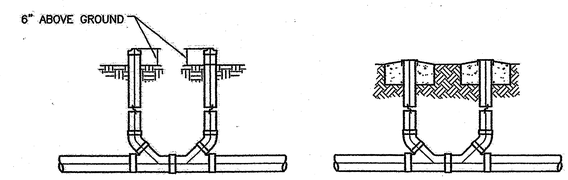
1" = 40'

NOTE: THIS SHEET IS A REVISION TO THE ORIGINALLY SUBMITTED DRB PROJECT # 1003364 APPLICATION # 04DRB-01408 SHEET C5. REVISIONS INCLUDE THE PROPOSED NEW SITE LAYOUT ONLY (BUILDING SIZE, FOOTPRINT, AND PARKING). THERE HAVE BEN NO REVISIONS TO THE OVERALL UTILITY LAYOUT OF THE SITE.



SANITARY SEWER CLEAN-OUT

NTS



SANITARY SEWER DOUBLE CLEAN-OUTS

NTS

LEGEND

GV	GAS VALVE
	TRAFFIC SIGNAL BOX
	CONTROL VALVE BOX
	ANCHOR
—U—	OVERHEAD UTILITY LINES
	ACCESS CONTROL LINE
G	GAS MANHOLE
	UTILITY PEDESTAL
T	TELEPHONE MANHOLE
E	ELECTRIC MANHOLE
	EXISTING POWER POLE
S	EXISTING SAS MANHOLE
D	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	PROPOSED SAS CLEAN-OUT
	PROPOSED SAS DOUBLE CLEAN-OUT
EX. 8" SAS	EXISTING SANITARY SEWER LINE
EX. 16" WL	EXISTING WATER LINE
EX. 24" RCP	EXISTING STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED METER
	PROPOSED VALVE W/BOX
8" SAS	PROPOSED SANITARY SEWER LINE
24" RCP	PROPOSED STORM SEWER LINE
8" WL	PROPOSED WATER LINE
	BOUNDARY LINE
	EASEMENT
	STREET LIGNTS
	PROPOSED VALLEY GUTTER
	PERMANENT STRIPING

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.

NOTICE TO CONTRACTORS:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (505)765-1234, FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
5. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
6. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES:

1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.

N

GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

8/24/2006

ARCHITECTS

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CONSULTANT

Tribal Arts

8150 LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87113

MARK	DATE	DESCRIPTION

PROJECT NO:	
CAD DWG FILE:	AS-101.DWG
DRAWN BY:	JLL
CHECKED BY:	JLL

SHEET TITLE

REVISED
SITE UTILITY PLAN

AS-103

PASEO PLACE

8130 Louisiana NE
Albuquerque, NM
DRB-SUBMITTAL

APPROVED - AEHD	
SIGNATURE	DATE

TABLE OF CONTENTS

SHEET TITLE	NUMBER
COVER SHEET	CS-1
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CIVIL	
CONCEPTUAL GRADING AND UTILITY PLAN	C1
LANDSCAPE	
LANDSCAPE PLAN	L-1
ARCHITECTURAL	
BUILDING ELEVATIONS	A-1
BUILDING ELEVATIONS	A-2

PROJECT DATA

AREA SUMMARY	
OFFICE SUITE 1	1,560 SF
OFFICE SUITE 2	1,560 SF
OFFICE SUITE 3	1,560 SF
OFFICE SUITE 4	1,560 SF
OFFICE SUITE 5	1,560 SF
TOTAL GROSS BUILDING AREA	7,800 SF

CODE INFORMATION:

INTERNATIONAL BUILDING CODE, IBC-2003
ZONE: SU-2 MIXED USE
SEISMIC ZONE: 2B
OCCUPANCY GROUP: B
ZONE ATLAS : C-19-Z
LEGAL DESCRIPTION: LOT 1-A-1-A-2, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3

TYPE OF CONSTRUCTION: V-B

GROSS BUILDING AREA	
OFFICE SUITE 1-	1,560 SF
OFFICE SUITE 2-	1,560 SF
OFFICE SUITE 3-	1,560 SF
OFFICE SUITE 4-	1,560 SF
OFFICE SUITE 5-	1,560 SF
TOTAL AREA =	7,800 sf

ALLOWABLE AREA
BASIC ALLOWABLE AREA 9,000 SF

PARKING REQUIREMENTS

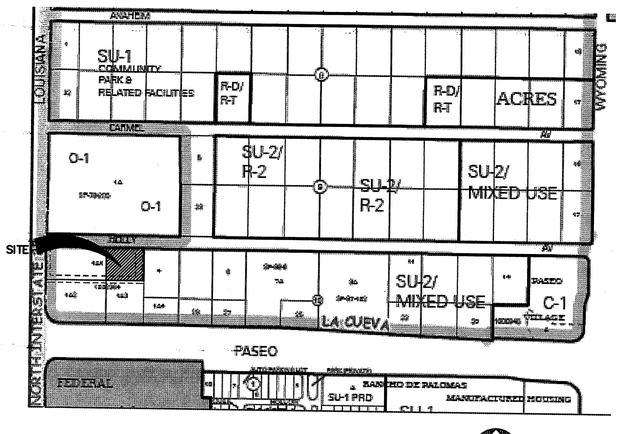
OFFICES	32 PARKING SPACES
PROVIDED PARKING	30 PARKING SPACES
ACCESSIBLE PARKING	2 SPACES REQUIRED
	2 SPACES PROVIDED
TOTAL PROVIDED PARKING	32 SPACES PROVIDED

PROJECT TEAM

ARCHITECT: TAFAZZUL HUSSAIN
AFRA CONSTRUCTION AND DESIGN
2501 YALE BLVD. SUITE 102
ALBUQUERQUE, NEW MEXICO 87106
CELL: (505) 315-1482
FAX: (505) 243-1561
CONTACT: TAFAZZUL HUSSAIN, AIA
email: thussain@legacy-hospitality.com

CIVIL: DAVE THOMPSON
THOMPSON ENGINEERING CONSULTANTS, INC.
P.O. BOX 65760
ALBUQUERQUE, NEW MEXICO 87193
TEL: (505) 271-2199
FAX: (505) 830-9248
CONTACT: DAVE THOMPSON
email: tecnm@yahoo.com

LANDSCAPE: HILLTOP
7909 EDITH NE
ALBUQUERQUE, NEW MEXICO 87184
TEL: (505) 898-9690
FAX: (505) 898-7737
email: cmd@hilltoplandscaping.com



LOCATION MAP
ZONE ATLAS: C-19-Z

STATE OF NEW MEXICO
TAFAZZUL HUSSAIN
NO. 3071
REGISTERED ARCHITECT

APRIL 4, 2006

COVER SHEET

NORTH SCALE:NTS

Afra Construction & Design
2501 Yale Blvd. Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1482
Fax 505.243-1561

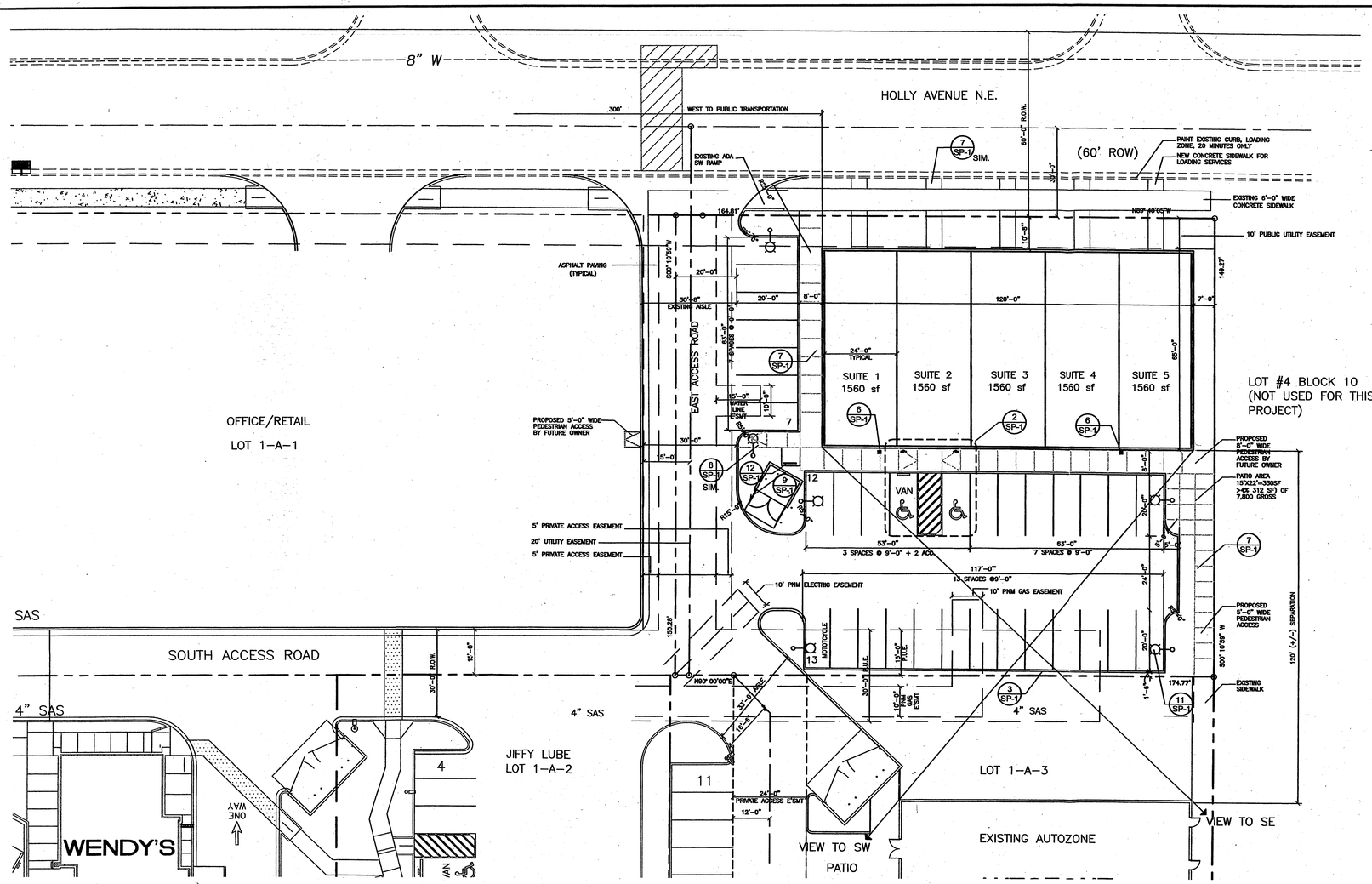
Paseo Place
8130 Louisiana NE
Albuquerque, NM 87113

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

CS-1

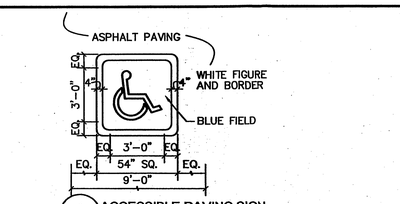
04.03.06

C:\Projects_2\ARCH PROJECTS\PASEO PLACE\EPC-03-03-06\COVERDXF.dwg, 4/3/2006 9:24:18 AM

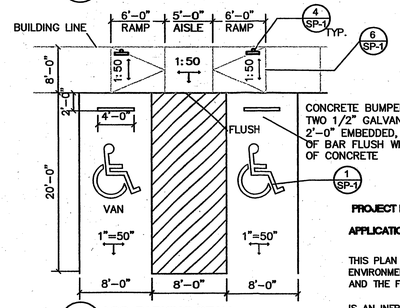


SITE PLAN

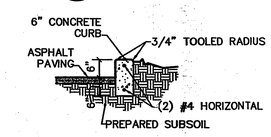
SCALE:1"=20'-0"



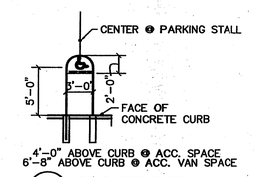
1 SP-1 ACCESSIBLE PAVING SIGN SCALE:1/4"=1'-0"



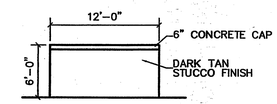
2 SP-1 ACC. PARKING STALL SCALE:1/8"=1'-0"



3 SP-1 LANDSCAPE DETAIL SCALE:1/2"=1'-0"



4 SP-1 ACC. PARKING SIGN SCALE:1/8"=1'-0"



5 SP-1 TYPICAL SIDE ELEVATION AT DUMPSTER SCALE:1/8"=1'-0"

PROJECT DATA
LEGAL DESCRIPTION :
LOT 1-A-1-A-2, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3.

EPC PROJECT NO. 1003364
(FORMELY NO. 1004654)

CASE NO. 06EPC-00078

PART OF UPC # 101906402303630130

ZONING: SU-2/MIXED USE

ZONE ATLAS MAP: C-19-Z

NOTE
ALL PUBLIC INFRASTRUCTURE REQUIRED FOR THIS PROJECT SHALL COMPLY WITH CITY OF ALBUQUERQUE STANDARDS, AS FOLLOW:
1. SIDEWALKS (STD. DWG. 2430)
2. DRIVEWAYS (STD. DWG. 2425)
3. PRIVATE ENTRANCES (STD. DWG. 2426)
4. WHEEL CHAIR RAMPS (STD. DWG. 2441)

TOTAL GROSS AREA = 7,800 SF
NON-USABLE SF -2040 SF
USABLE SF = 5760 SF

TOTAL PARKING SPACES REQUIRED = 29 SPACES
TOTAL PARKING SPACES PROVIDED = 32 SPACES
ACCESSIBLE PARKING = 2 SPACES

BIKE TABULATION
1 BIKE PER 20 PARKING SPACES
2 BIKE RACKS REQUIRED
3 BIKE RACKS PROVIDED

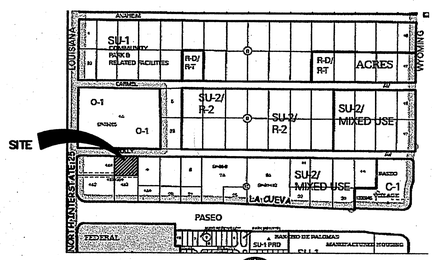
PROJECT NUMBER: _____

APPLICATION NUMBER: _____

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMISSION (EPC), DATED AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
Michael Holton	4/3/06
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



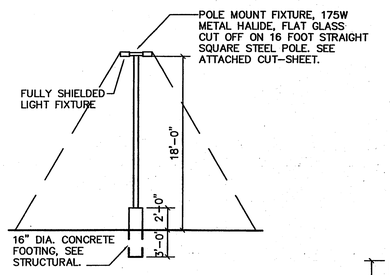
VICINITY MAP

ZONE ATLAS: C-19-Z

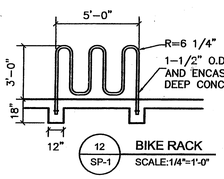
SITE PLAN

NORTH SCALE:1" = 20'-0"

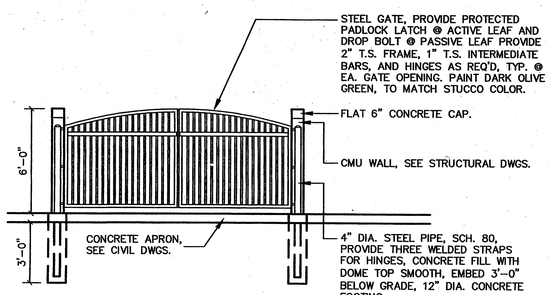
AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE 4-4-06



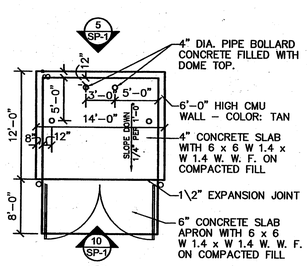
11 SP-1 SITE LIGHT SCALE:1/8"=1'-0"



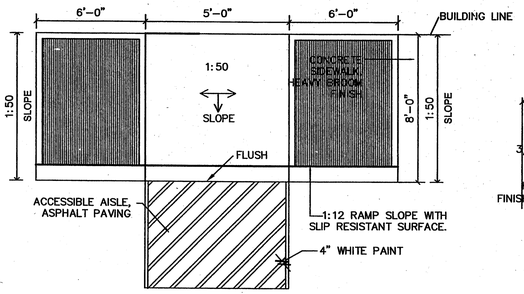
12 SP-1 BIKE RACK SCALE:1/4"=1'-0"



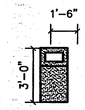
10 SP-1 TRASH ELEVATION SCALE:1/4"=1'-0"



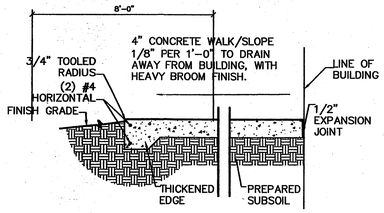
9 SP-1 TRASH ENCLOSURE SCALE:1/8"=1'-0"



8 SP-1 ACCESSIBLE SIDEWALK RAMP SCALE:1/4"=1'-0"



6 SP-1 TRASH RECEPTACLE SCALE:1/4"=1'-0"



7 SP-1 SIDEWALK DETAIL SCALE:1/2"=1'-0"

GRAPHIC SCALE
0 2' 5' 10' 20'

STATE OF NEW MEXICO
TAFAZZUL HUSSAIN
NO. 3071
REGISTERED ARCHITECT
4/3/06

Afra Construction & Design
2501 Yale Blvd. Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1482
Fax 505.243-1561

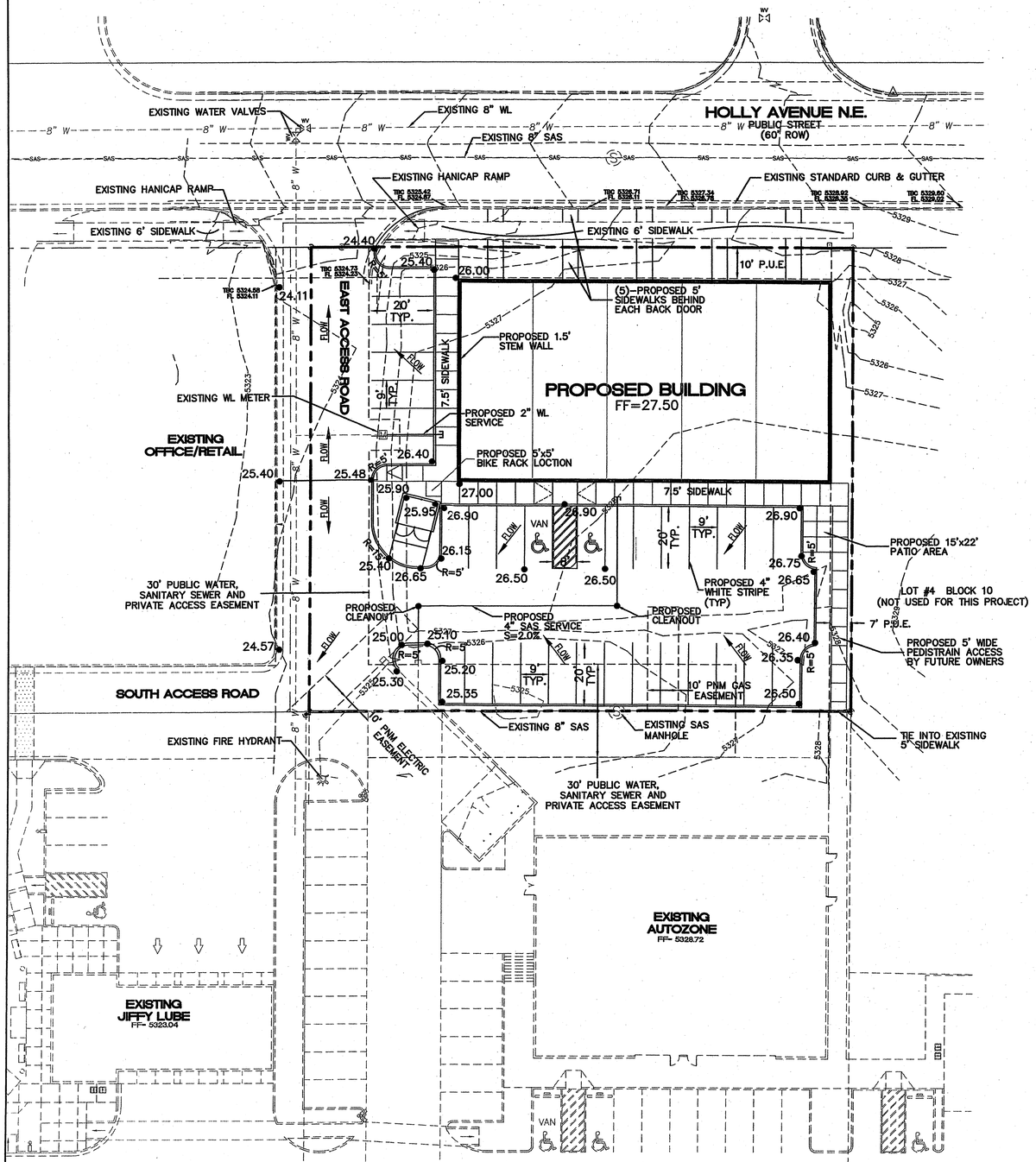
Paseo Place
3330 Louisiana NE
Albuquerque, NM 87113

PRELIMINARY PLAT
APPROVED BY DRB
ON 4/12/06

REV			APVD
1			
2			
3			
4			

SP-1

03.29.06



DRAINAGE PLAN:

LEGAL DESCRIPTION: LOT 1-A-1-A-2, BLOCK 10, NORTH ALBUQ. ACRES, TRACT 2, UNIT 3

SITE AREA: 0.60 ACRE

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED NOVEMBER 19, 2003 (PANEL NO. C35001C0137 E) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

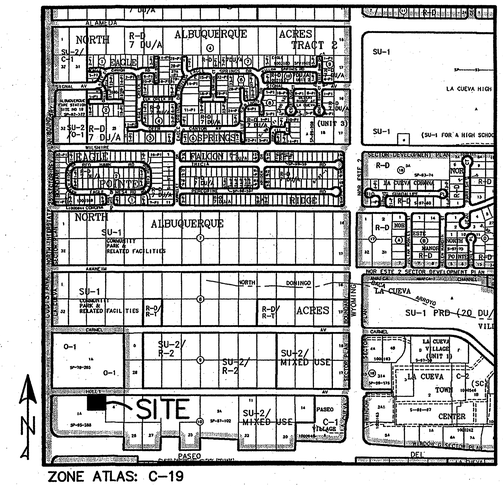
EXISTING DRAINAGE CONDITIONS:

THE PROPERTY IS LOCATED ON HOLLY AVENUE JUST EAST OF LOUISIANA BOULEVARD. THE SITE IS INCLUDED IN THE DRAINAGE REPORT FOR THE WENDY'S AT LOUISIANA AND PASEO DEL NORTE (C19/D39). THE LOT GENERALLY DRAINS FROM EAST TO WEST.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL SECTION 22.2, HYDROLOGY. THE PROPERTY IS LOCATED IN ZONE 3. THE 100-YEAR, 6-HOUR STORM IS 2.90 INCHES. UNDER EXISTING CONDITIONS THE LOT IS ALL LAND TREATMENT A.

DEVELOPED DRAINAGE CONDITIONS:

ACCORDING TO THE WENDY'S DRAINAGE REPORT, DATED SEPTEMBER 2004, BY TIERRA WEST, LLC, THIS SITE IS INCLUDED WITHIN DRAINAGE AREA THAT DRAINS TO TWO STORM INLETS LOCATED IN THE SOUTH ACCESS ROAD JUST EAST OF LOUISIANA BOULEVARD. THE HYDROLOGIC CALCULATIONS FOR THIS SITE AS SHOWN ON THE PLAN HAS A TOTAL RUNOFF OF 2.42 CFS. THIS RUNOFF WILL FLOW WEST IN THE SOUTH ACCESS ROAD TO THE 2 TYPE A STORM INLETS LOCATED JUST EAST OF LOUISIANA BOULEVARD.



ZONE ATLAS: C-19

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT A (%)	B (%)	C (%)	D (%)	WEIGHTED E (in)	100-YEAR PRECIPITATION V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)
EXISTING CONDITIONS											
SITE	0.6000	100.00	0.00	0.00	0.00	0.80	0.04	1,742	0.04	1,742	1.32
	0.0000	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00
TOTAL RUNOFF	0.60						0.04	1742	0.04	1742	1.32
PROPOSED CONDITIONS											
SITE	0.6000	0.00	14.00	0.00	86.00	2.42	0.12	5,274	0.25	10,987	2.95
	0.0000	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00
TOTAL RUNOFF	0.60						0.12	5274	0.25	10987	2.95
EXCESS PRECIP.		0.8	1.08	1.46	2.64	E_l (in)					
PEAK DISCHARGE		2.2	2.92	3.73	5.25	Q_R (cfs)					

WEIGHTED E (in) = $(E_A)(\%A) + (E_B)(\%B) + (E_C)(\%C) + (E_D)(\%D)$

$V_{6\text{-}HR}$ (acre-ft) = (WEIGHTED E)(AREA)/12

V_{10DAY} (acre-ft) = $V_{6\text{-}HR} + (A_D)(P_{10DAY} - P_{6\text{-}HR})/12$

Q (cfs) = $(Q_{PA})(A_A) + (Q_{PB})(A_B) + (Q_{PC})(A_C) + (Q_{PD})(A_D)$

Pond Volume (cu-ft) = 2 * (V6-HR dev-V6-HR exist)

ZONE = 4
$P_{6\text{-}HR}$ (in.) = 2.90
$P_{24\text{-}HR}$ (in.) = 3.65
P_{10DAY} (in.) = 5.95

LEGEND

99.9	SPOT ELEVATIONS
	EXIST. MAJOR CONTOURS
	EXIST. MINOR CONTOURS
	FLOW DIRECTION
	PROPOSED 6" CURB & GUTTER
	PROPOSED HANDICAP RAMP

N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTE:

ALL PUBLIC INFRASTRUCTURE REQUIRED FOR THIS PROJECT SHALL COMPLY WITH COA STANDARDS, AS FOLLOWS:

1. SIDEWALKS (COA STD DWG 2430)
2. DRIVEWAYS (COA STD DWG 2425)
3. PRIVATE ENTRANCES (COA STD DWG 2426)
4. WHEELCHAIR RAMPS (COA STD DWG 2441)

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9248

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

BUSINESS CENTER ON HOLLY & LOUISIANA
CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX	C-19-Z	C1	

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
AS-BUILTS ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTION BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

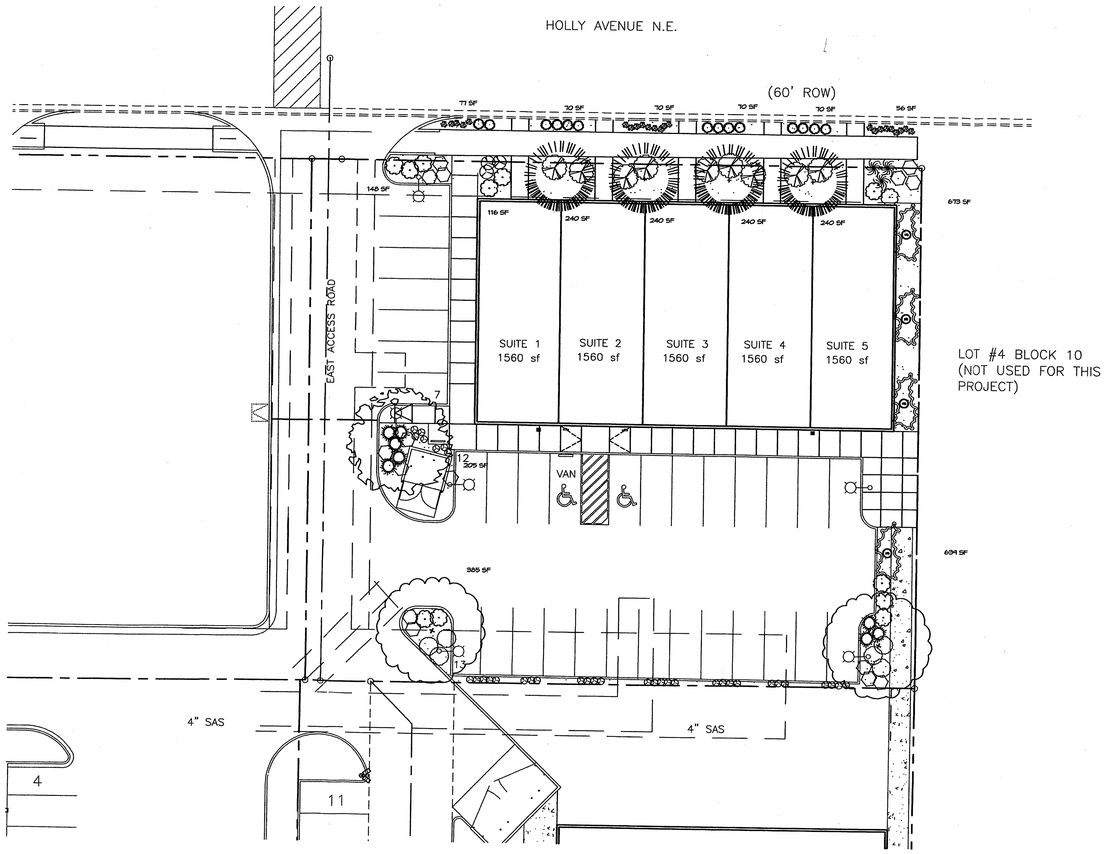
SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE XXX
DRAWN BY DEM DATE XXX
CHECKED BY DBT DATE XXX

Z:\projects\lindborg-hahn\Hollly-Louisiana Site\BASE.dwg 3/28/2006 1:53:20 PM MST



LOT #4 BLOCK 10
(NOT USED FOR THIS PROJECT)

PLANT LEGEND

ASH (H) OR HONEY LOCUST (H) 1
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
60' at maturity

PURPLE ROBE LOCUST (M) 2
Robinia ambigua
2" Cal.
40' at maturity

APACHE PLUME (L) 6
Fallugia paradoxa
5 Gal. 25sf
6' at maturity

LANAS/ SCOTCH BROOM (M) 11
Cytisus scoparius/
Genista hispanica
5 Gal. 9SF
4' at maturity

MAIDENGRASS (M) 3
Miscanthus sinensis
5 Gal. 16sf
5' at maturity

NANDINA (M) 12
Nandina domestica
5 Gal. 25sf
8' at maturity

AUTUMN SAGE (M) 15
Salvia greggii
1 Gal. 9sf
2' at maturity

AUSTRIAN PINE (M) 4
Pinus nigra
8'-10'
35' at maturity

BLUE AVENA GRASS (M) 23
Helictotrichon sempervirens
1 Gal. 3sf
2' at maturity

HALLS HONEYSUCKLE (M) 9
Japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
3' at maturity

LAVENDER (M) 14
Lavandula angustifolia
1 Gal. 9sf
3' at maturity

WILDFLOWER 46
1 Gal. 4sf
2' at maturity

GREYLEAF COTONEASTER (M) 4
Cotoneaster buxifolius
5 Gal. 81sf
Symbol indicates 3 plants
3' at maturity

SANTA FE BROWN GRAVEL
WITH FILTER FABRIC

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

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 (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

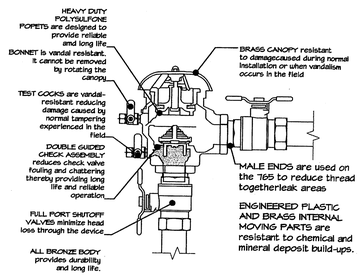
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

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

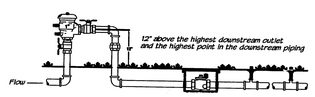
Irrigation maintenance shall be the responsibility of the Property Owner.

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

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



FEBCO MODEL 765
Pressure Vacuum Breaker Features



FEBCO MODEL 765
Pressure Vacuum Breaker Outside Installation

BACKFLOW PREVENTER DETAIL
not to scale

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	27084	square feet
TOTAL BUILDINGS AREA	7798	square feet
OFFSITE AREA	599	square feet
NET LOT AREA	18687	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	2803	square feet
TOTAL BED PROVIDED	3751	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	2813	square feet
TOTAL GROUNDCOVER PROVIDED	2904 (77%)	square feet
TOTAL LANDSCAPE PROVIDED	3751	square feet

STATE OF NEW MEXICO
TAFAZZUL HUSSAIN
NO. 3071
REGISTERED ARCHITECT

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

N

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

All creative ideas contained Herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright law.S. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

LANDSCAPE PLAN

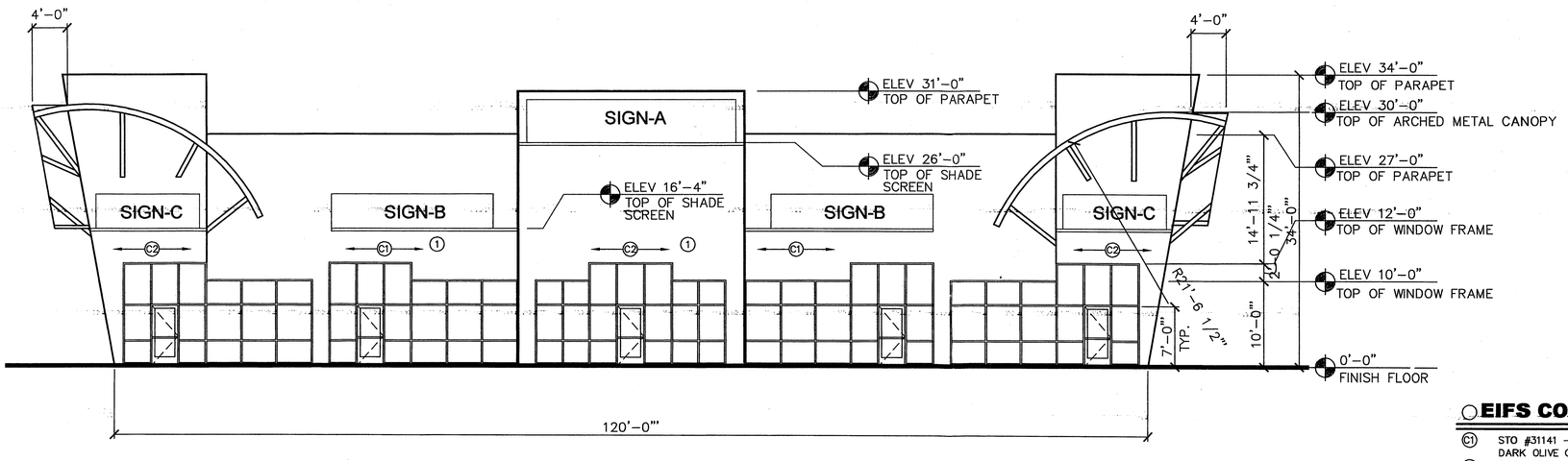
NORTH SCALE:1" = 20'-0"

Afra Construction & Design
2501 Yale Blvd. Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1482
Fax 505.243-1561

Paseo Place
8130 Louisiana NE
Albuquerque, NM 87113

REV	DATE	DESCRIPTION	APVD
1	RMM 03-03-06	Site Plan Revision	
2	ADF 03-28-06	EPC Comments	
3			
4			

L-1
12-19-05



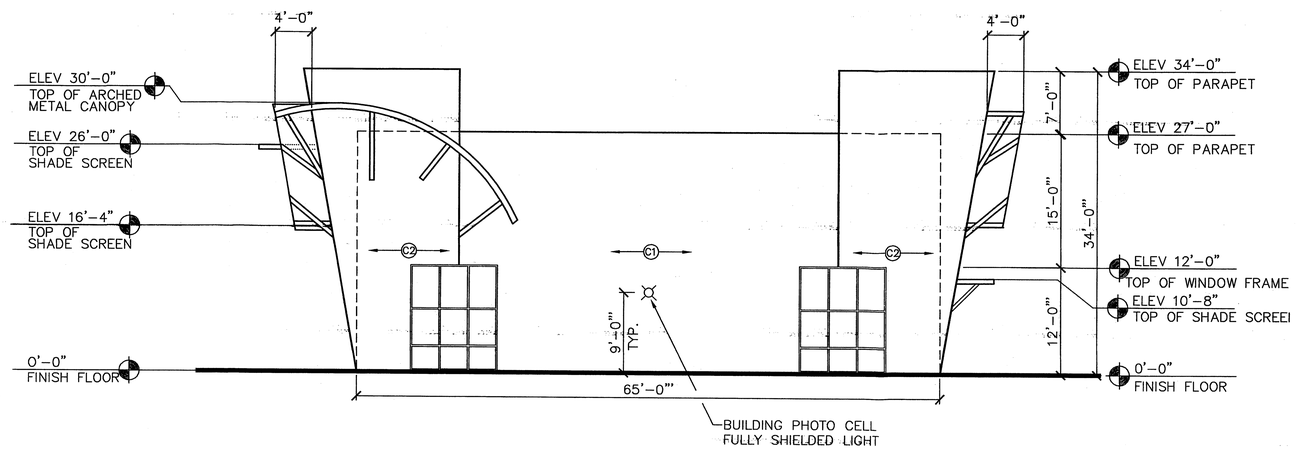
FRONT SOUTH ELEVATION

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

EIFS COLOR LEGEND

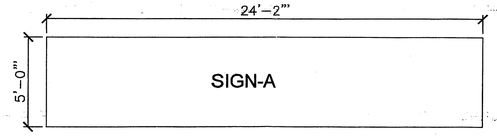
C1 STO #31141 – LIGHTNESS VALUE 19, C3 COLOR CLASS, DARK OLIVE GREEN.

C2 STO #32141 – LIGHTNESS VALUE 25, C3 COLOR CLASS MEDIUM BROWN.



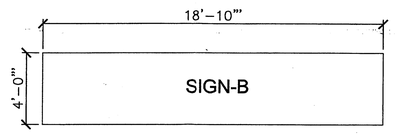
SIDE EAST ELEVATION

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



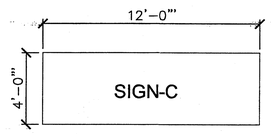
BUILDING MOUNTED SIGN

SCALE:1/4"=1'-0" SIGN AREA=121 SF



BUILDING MOUNTED SIGN

SCALE:1/4"=1'-0" SIGN AREA=76 SF



BUILDING MOUNTED SIGN

SCALE:1/4"=1'-0" SIGN AREA=48 SF

TOTAL FRONT ELEVATION AREA= 3,787 SF
ALLOWABLE SIGN AREA (25%)= 947 SF
PROPOSED SIGN AREA= 369 SF < 947 SF

GRAPHIC SCALE
8' 4' 0 8'
SCALE: 1/8"=1'-0"

NOTE:
ALL SIGNAGE LETTERS ARE INDIVIDUALLY BACK LIGHTED AND 24" HIGH MAXIMUM, PER LA CUEVA SECTOR DEVELOPMENT PLAN, CHAPTER 5.4.6, GUIDELINE: 13 SIGNAGE, 13R–8 AND/OR 13R–9.

STATE OF NEW MEXICO
TAFAZZUL HUSSAIN
NO. 3071
REGISTERED ARCHITECT

ELEVATIONS

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

Afra Construction & Design
2501 Yale Blvd. Suite 102
Albuquerque, New Mexico 87106
Tel 505.315.1462
Fax 505.243-1561

Paseo Place
8130 Louisiana NE
Albuquerque, NM 87113

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

A-1

04.03.06

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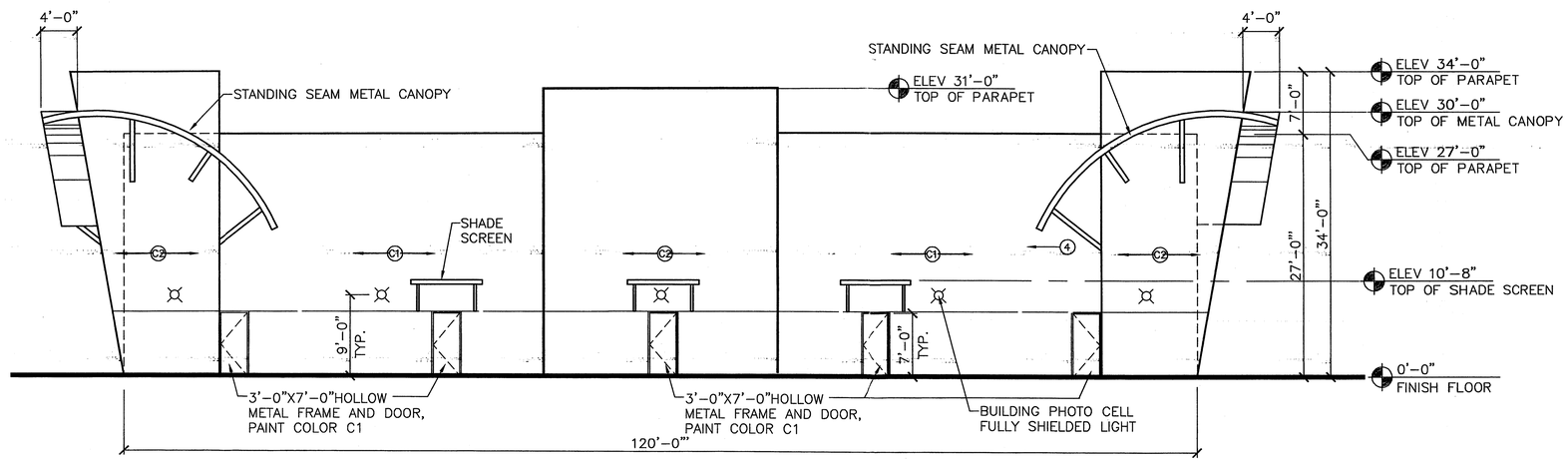
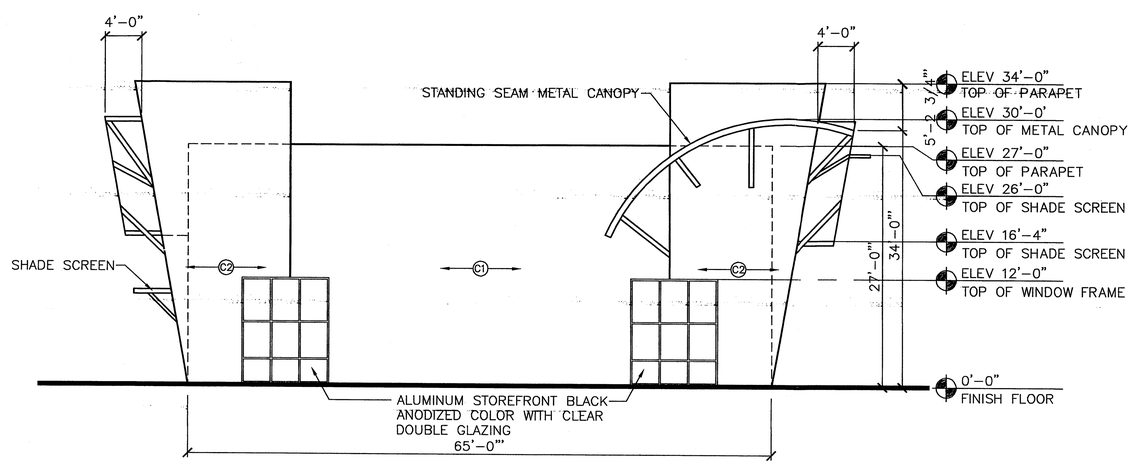


REAR NORTH ELEVATION

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



SIDE WEST ELEVATION

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

EIFS COLOR LEGEND

C1 STO #31141 – LIGHTNESS VALUE 19, C3 COLOR CLASS, DARK OLIVE GREEN.

C2 STO #32141 – LIGHTNESS VALUE 25, C3 COLOR CLASS MEDIUM BROWN.

GRAPHIC SCALE

8' 4' 0 8'

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

STATE OF NEW MEXICO
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Paseo Place
8130 Louisiana NE
Albuquerque, NM 87113

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

A-2

03.27.06

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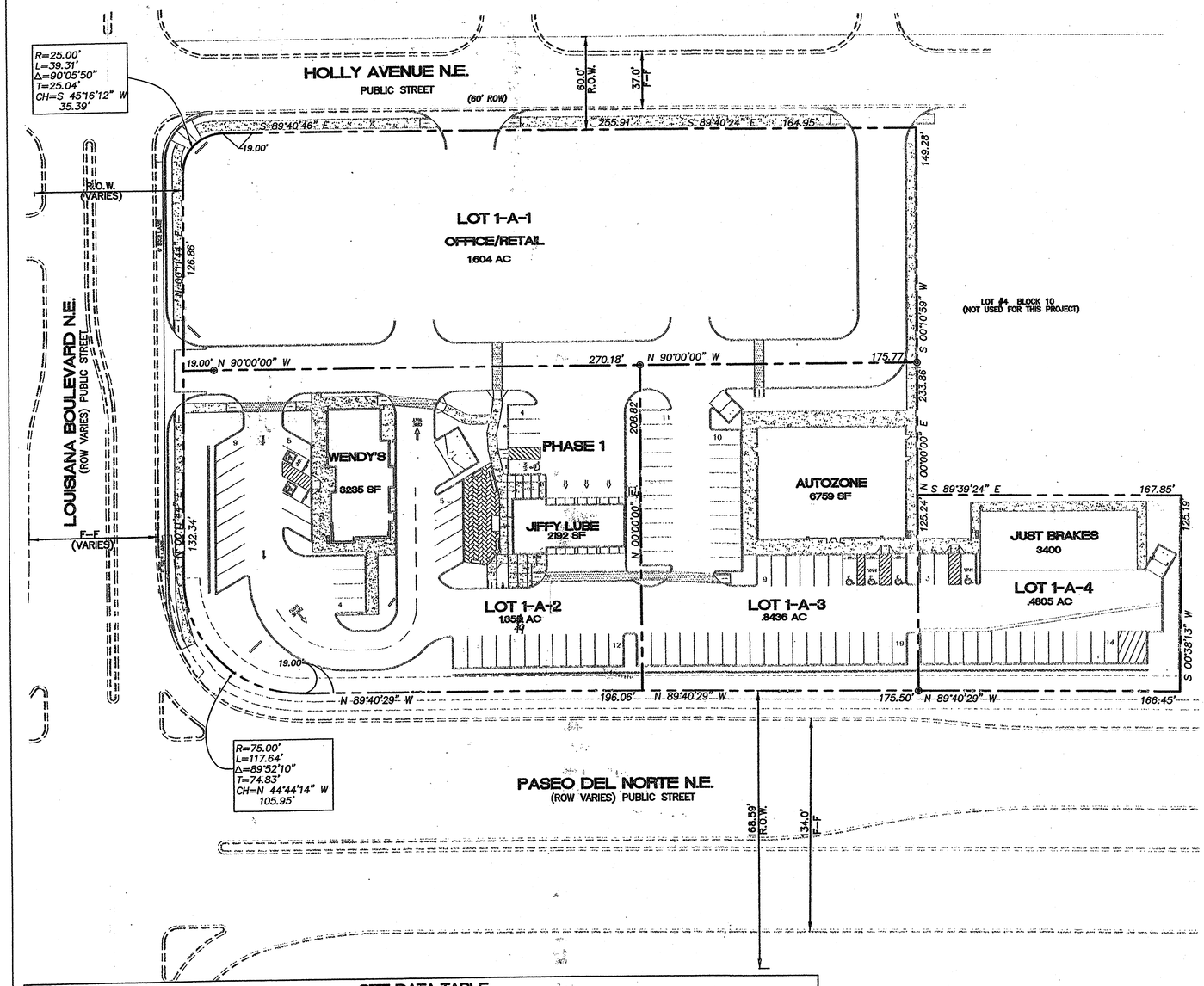
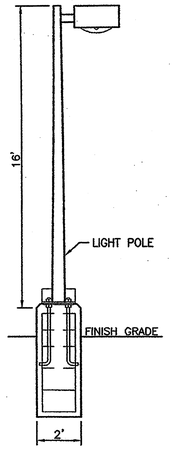
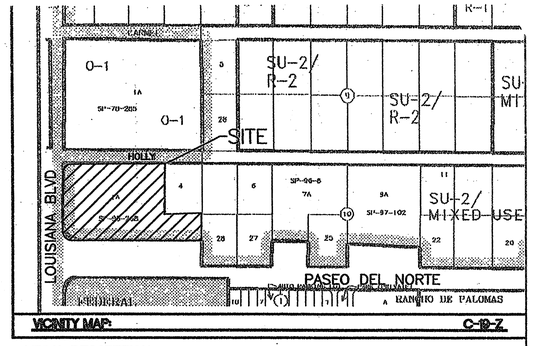




LIGHT POLE DETAIL
NTS



VICINITY MAP: C-19-Z

LEGAL DESCRIPTION:
TRACT 1A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3

GENERAL NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSED WILL BE REQUIRED FOR THE PROPOSED TRACTS THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.

3. 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.

4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

6. LIGHT POLES SHALL BE A MAXIMUM OF 16' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.

7. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.

8. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

LEGEND

- CENTERLINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- RIGHT-OF-WAY
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED BIKERACK
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED VALLEY GUTTER
- PROPOSED PARKING LOT LIGHTING
- BENCH MARK
- PERMANENT STRIPING

INDEX TO DRAWINGS

C1. SITE PLAN FOR SUBDIVISION
C2. SITE PLAN FOR BUILDING PERMIT
C3. LANDSCAPING PLAN
C4. GRADING AND DRAINAGE PLAN
C5. MASTER UTILITY PLAN
C6. ELEVATIONS
C7. ELEVATIONS
C8. ELEVATIONS
C9. ELEVATIONS
C10. DETAILS
C11. DETAILS
C12. DETAILS

SITE DATA TABLE

	LOT 1-A-1	LOT 1-A-2	LOT 1-A-3	LOT 1-A-4	TOTAL
TOTAL ACREAGE:	1.604 AC.	1.358 AC.	.8436 AC.	0.4805 AC.	4.28 AC.
EXISTING ZONING:	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE
PROPOSED ZONING:	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE
BUILDING SIZE:	N/A	5,427 SF	6,759 SF	3,400 SF	15,586 SF
MAX FAR:	.33	.25	.25	.25	
PROPOSED USE:	OFFICE/RETAIL	RETAIL/SERVICE/DRIVE-UP	RETAIL/SERVICE	RETAIL/SERVICE	
TOTAL PARKING PROVIDED:	N/A	39 SPACES	49 SPACES	17 SPACES	112 SPACES
TOTAL PARKING REQUIRED:	N/A	* 38 SPACES	34 SPACES	17 SPACES	91 SPACES
HC PROVIDED:	N/A	4 SPACES	3 SPACES	1 SPACE	8 SPACES
HC REQUIRED:	N/A	3 SPACES	3 SPACES	1 SPACE	7 SPACES
BIKE SPACES PROVIDED:	N/A	4 SPACES	4 SPACES	4 SPACES	12 SPACES
BIKE SPACES REQUIRED:	N/A	2 SPACES	3 SPACES	1 SPACES	6 SPACES
BUILDING HEIGHT:	26'	26'	26'	26'	26'
LANDSCAPE PROVIDED:	N/A	– SF	– SF	– SF	– SF
LANDSCAPE REQUIRED: 15% OF NET LOT AREA	N/A	– SF	– SF	– SF	– SF

* 96 SEATS/4 = 24 SPACES (WENDY'S)
* 2192 SF/200 = 11 SPACES (JIFFY LUBE)

N

GRAPHIC SCALE
40 20 0 20 40
SCALE: 1"=40'

PROJECT NUMBER: 1003564
APPLICATION NUMBER: 04DRB-01407

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

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

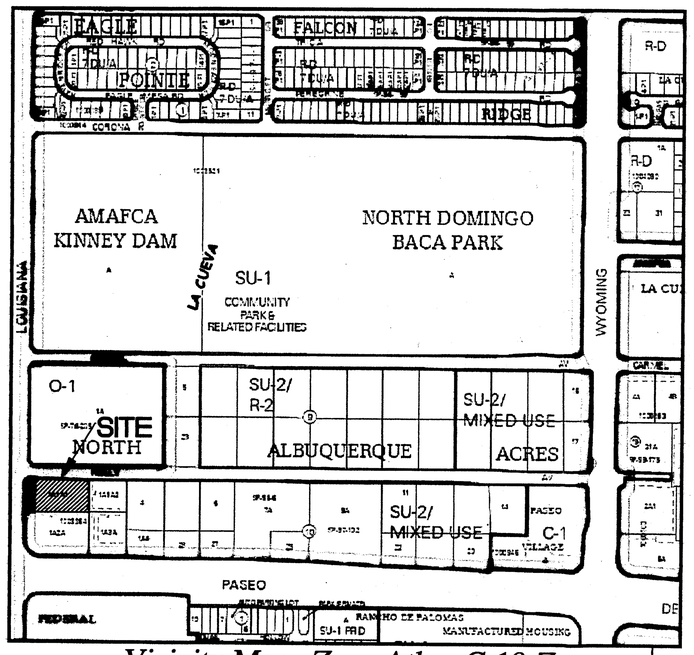
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date 10-6-04
Utilities Development	Date 10/6/04
Parks & Recreation Department	Date 10/6/04
City Engineer	Date 10/6/04
N/A * Environmental Health Department (conditional)	Date
N/A Solid Waste Management	Date
DRB Chairperson, Planning Department	Date 10/4/04

CM 10/5/04

* Environmental Health, if necessary
12/16/03

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	LOUISIANA/PASEO SITE PLAN FOR SUBDIVISION	DRAWN BY AB DATE 9/14/04 01_2373SPSE-9-14-04
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C1 JOB # 230073



Vicinity Map Zone Atlas C-19-Z n.t.s.

Purpose of Plat

1. VACATE EASEMENTS AS SHOWN ON SHEET 2.
2. RETAIN ALL OTHER EASEMENTS CURRENTLY IN PLACE UNCHANGED.

Subdivision Data

GROSS ACREAGE	1.0041 ACRES
ZONE ATLAS PAGE NO.	C-19-Z
NUMBER OF EXISTING TRACTS	1 LOT
NUMBER OF TRACTS CREATED	1 LOT
NUMBER OF TRACTS ELIMINATED	0 LOTS
MILES OF FULL WIDTH STREETS	0.00
MILES OF HALF WIDTH STREETS	0.00
STREET ARE DEDICATED TO THE CITY OF ALBUQUERQUE	0.00
DATE OF SURVEY	MARCH 2005
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2008052199
ZONING	SU-1 FOR MIXED USES

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF AND SAID OWNER DOES HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Philip L Lindborg 2/4/08

PHILIP L. LINDBORG, MEMBER, PR INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4th of February 2008

BY: PHILIP L. LINDBORG

OFFICIAL SEAL
CHARLES CALDERON
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 3/8/2010

Chl Calderon

NOTARY PUBLIC MY COMMISSION EXPIRES March 8/2010

Notes

1. FIELD SURVEY PERFORMED IN MARCH 2005 AND TIED TO ACS IN JANUARY 2008.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK REFERENCES–ACS MONUMENT "9_C18" HAVING AN ELEVATION OF 5232.470. (NAVD 1988).
4. THE BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATES (NAD 83–GRID).
5. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, ELENA GALLEGOS GRANT.

Legal

LOT NUMBERED ONE–A–ONE–A–ONE (1–A–1–A–1), IN BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 2005, IN PLAT BOOK 2005C, FOLIO 396.

Solar Collection Note

PER SECTION 14–14–4–7 OF THE SUBDIVISION ORDINANCE:

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 PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

Public Utility Easements:

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

1. THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

2. THE PNM GAS SERVICES DIVISION FOR INSTALLATION, MAINTENANCE AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. COMCAST CABLE FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

Plat of
Lot 1-A-1-A-1-A
Block 10
North Albuquerque Acres
Tract 2, Unit 3

City of Albuquerque
Bernalillo County, New Mexico
February 2008

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

Plat approvals:

PNM Electric Services	Date
PNM Gas Services	Date
QWest	Date
Comcast	Date

City approvals:

City Surveyor	2-11-08 Date
Traffic Engineer	Date
Real Property Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner 2/4/08

WILL PLOTNER JR. DATE
N.M.P.S. No. 14271

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

052474

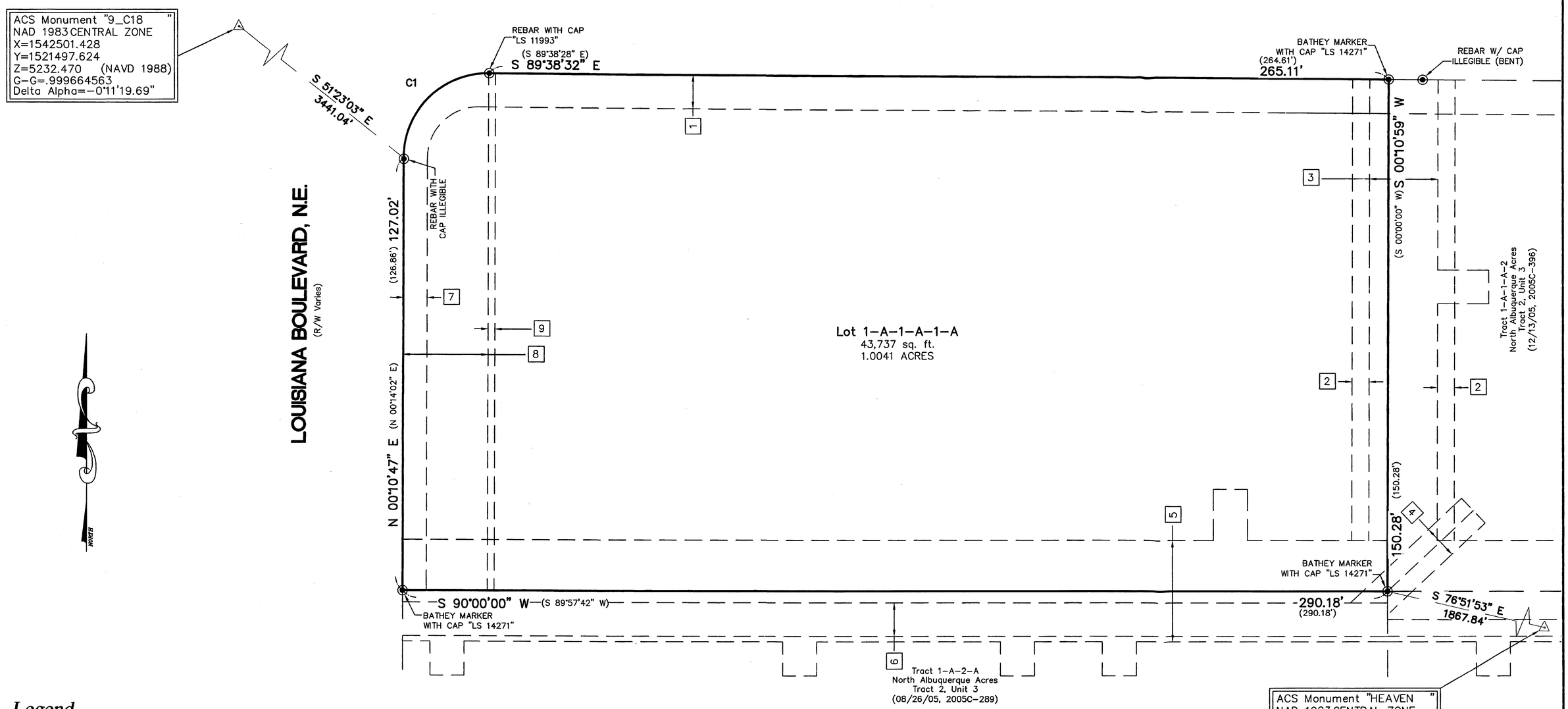
Plat of
Lot 1-A-1-A-1-A
Block 10
North Albuquerque Acres
Tract 2, Unit 3

City of Albuquerque
Bernalillo County, New Mexico

February 2008

Easement Notes

1. EXISTING 10 FOOT UTILITY EASEMENT (8/26/05, 2005C-289)
2. EXISTING 5 FOOT PRIVATE ACCESS EASEMENT (12/13/05, 2005C-396)
3. EXISTING 20 FOOT PUBLIC WATER AND SANITARY SEWER EASEMENT AND PRIVATE ACCESS EASEMENT (10/15/04, 2004C-328)
4. EXISTING 10 FOOT PNM ELECTRIC EASEMENT (8/26/05, A102-4486)
5. EXISTING 30 FOOT PUBLIC WATER AND SANITARY SEWER EASEMENT (10/15/04, 2004C-328)
6. EXISTING 10 FOOT PNM GASLINE EASEMENT (8/26/05, A102-4486)
7. EXISTING 7 FOOT UTILITY EASEMENT (8/26/05, 2005C-289)
8. EXISTING 25 FOOT PUBLIC WATERLINE EASEMENT (10/15/04, 2004C-328) TO BE VACATED WITH THE FILING OF THIS PLAT V=_____
9. EXISTING 2 FOOT PUBLIC WATERLINE EASEMENT (8/26/05, 2005C-289) TO BE VACATED WITH THE FILING OF THIS PLAT V=_____



Legend

◉ FOUND MONUMENT AS INDICATED

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	25.00' (25.00')	39.35' (39.31')	90°10'41"	N 45°16'07" E	35.41'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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