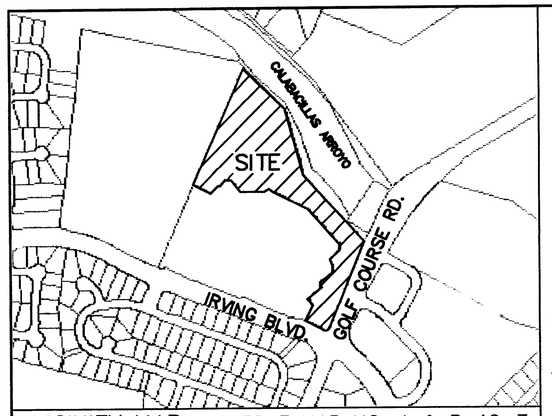
PLAT OF
TRACTS T-1-A-2-A AND T-A-2-B
TOWN OF ALAMEDA GRANT

PROJECTED SECTIONS 1 AND 12, T. 11 N., R. 2 E., N.M.P.M.,
WITHIN THE TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2006



VICINITY MAP ZONE MAP NO. A & B-12-Z

SCALE: 1" = 600'±

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING TRACT INTO TWO TRACTS, VACATE PUBLIC UTILITY, SANITARY SEWER EASEMENT, VACATE A PORTION OF PUBLIC RIGHT-OF-WAY. AND GRANT ANY EASEMENT AS SHOWN.

GENERAL NOTES:

1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3: TALOS LOG NO. 2006031190 .
4: BASIS OF BEARINGS IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS BLACK-2 AND 2-B13 CENTRAL ZONE , NAD , 1927 CONTROL STATIONS BLACK-2 AND 2-B13
5: BEARINGS ARE GRID, DISTANCES ARE GROUND.
6: RECORDED BEARINGS ~~AND DISTANCES ARE~~ SHOWN IN PARENTHESIS.
7: SITE DATA: ZONING IS SU-1 FOR PRD.
8: CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THESE LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.
9: TOTAL AREA OF PROPERTY.....8.7302 ACRES
10: NUMBER OF EXISTING TRACTS/LOTS.....1
11: NUMBER OF TRACTS/LOTS CREATED.....2
12: BOTH PROPERTY OWNER'S ARE RESPONSIBLE FOR SHARED REVISED ACCESS.
60' PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENT IS FOR THE BENEFIT OF TRACTST-1-A-2-A AND T-1-A-2-B BOTH PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: _____ DATE: 1/10/06

OWNER(S) PRINT NAME: SHARIF RABADI

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January,

20 06, BY Felix Rabadi

_____ NOTARY

MY COMMISSION EXPIRES: _____

OFFICIAL SEAL
SHAHRAM BIAZAR
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 9-20-07

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 1 AND 12, T. 11 N. R. 2 E. N.M.P.M. , WITHIN THE CITY LIMITS OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACT T-1-A-2, TOWN OF ALAMEDA GRANT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THERE OF, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO", ON NOVEMBER 18,1996 IN VOLUME 96C, FOLIO 467, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF GOLF COURSE ROAD SW. WHENCE A TIE TO MONUMENT ACS BLACK-2 BEARS N.38°17'52"E A DISTANCE 1587.92' FEET TO AN ANGLE POINT; THENCE,
S.23°03'55"W, 84.15 FEET TO AN ANGLE POINT; THENCE,
S.27°59'12"W., 16.83 FEET TO AN ANGLE POINT; THENCE,
S.35°26'25"W., 16.68 FEET TO AN ANGLE POINT; THENCE,
S.43°07'33"W., 12.27 FEET TO AN ANGLE POINT; THENCE,
S.44°24'12"W., 17.68 FEET TO AN ANGLE POINT; THENCE,
S.38°18'36"W., 18.83 FEET TO AN ANGLE POINT; THENCE,
S.30°25'13"W., 93.57 FEET TO AN ANGLE POINT; THENCE,
S.18°49'17"W., 76.03 FEET TO AN ANGLE POINT; THENCE,
S.31°20'05"W., 64.97 FEET TO AN ANGLE POINT; THENCE,
S.25°31'23"W., 93.88 FEET TO AN ANGLE POINT; THENCE,
48.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT
(SAID CURVE HAVING A RADIUS OF 30.00' AND A CHORD WHICH BEARS S.68°41'51"W., 43.27') TO A POINT; THENCE,
N.56°10'22"W., 61.61 FEET TO A POINT; THENCE,
N.69°19'44"W., 40.63 FEET TO AN ANGLE POINT; THENCE,
N.20°40'15"E., 100.72 FEET TO AN ANGLE POINT; THENCE,
N.42°24'15"W., 38.53 FEET TO AN ANGLE POINT; THENCE,
N.49°38'48"E., 102.26 FEET TO AN ANGLE POINT; THENCE,
N.40°21'11"W., 16.08 FEET TO A POINT; THENCE,
10.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT
(SAID CURVE HAVING A RADIUS OF 6.50' AND A CHORD WHICH BEARS S.04°38'46"W., 9.19') TO A POINT; THENCE,
N.48°11'31"E., 81.20 FEET TO A POINT; THENCE,
46.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT
(SAID CURVE HAVING A RADIUS OF 34.41' AND A CHORD WHICH BEARS N.09°39'42"E., 42.87') TO A POINT; THENCE,
N.28°52'11"W., 27.23 FEET TO A POINT; THENCE,
10.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT
(SAID CURVE HAVING A RADIUS OF 7.75' AND A CHORD WHICH BEARS S.08°45'38"W., 9.46') TO A POINT; THENCE,
N.46°36'13"E., 67.44 FEET TO A POINT; THENCE,
50.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT
(SAID CURVE HAVING A RADIUS OF 33.00' AND A CHORD WHICH BEARS N.02°29'09"E., 45.94') TO A POINT; THENCE,
N.41°44'07"W., 245.36 FEET TO AN ANGLE POINT; THENCE,
N.62°03'29"W., 258.27 FEET TO AN ANGLE POINT; THENCE,
S.48°01'59"W., 28.40 FEET TO AN ANGLE POINT; THENCE,
N.86°58'00"W., 130.46 FEET TO AN ANGLE POINT; THENCE,
N.41°58'00"W., 81.68 FEET TO AN ANGLE POINT; THENCE,
N.86°58'00"W., 36.46 FEET TO AN ANGLE POINT; THENCE,
S.48°02'00"W., 105.68 FEET TO AN ANGLE POINT; THENCE,
N.66°21'59"W., 105.02 FEET TO AN ANGLE POINT; THENCE,
N.23°38'01"E., 707.48 FEET TO AN ANGLE POINT; THENCE,
S.45°04'50"E., 326.26 FEET TO AN ANGLE POINT; THENCE,
S.16°06'02"E., 389.20 FEET TO AN ANGLE POINT; THENCE,
S.41°59'09"E., 538.02 FEET TO AN ANGLE POINT AND POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 8.7302 AC. (380,289.80 SF.), MORE OR LESS.

PRELIMINARY PLAT
APPROVED BY DRB
ON 2-8-06

PROJECT NO. 1003366

APPLICATION NO. _____

UTILITY APPROVALS:

30 foot access ~~easem~~ and AMAFCA easement added.

PNM ELECTRIC SERVICES — DATE

PNM GAS SERVICES — DATE

QWEST TELECOMMUNICATIONS — DATE

COMCAST — DATE

NEW MEXICO UTILITIES — DATE

APPROVALS:

1-10-06
CITY SURVEYOR — DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — DATE

UTILITIES DEVELOPMENT — DATE

PARKS AND RECREATION DEPARTMENT — DATE

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY — DATE

CITY ENGINEER — DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE

PROPERTY MANAGEMENT — DATE

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEONARD MARTINEZ P.S. # 9801 — 1/10/06 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR 9801 NEW MEXICO LEONARD G. MARTINEZ

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #_____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

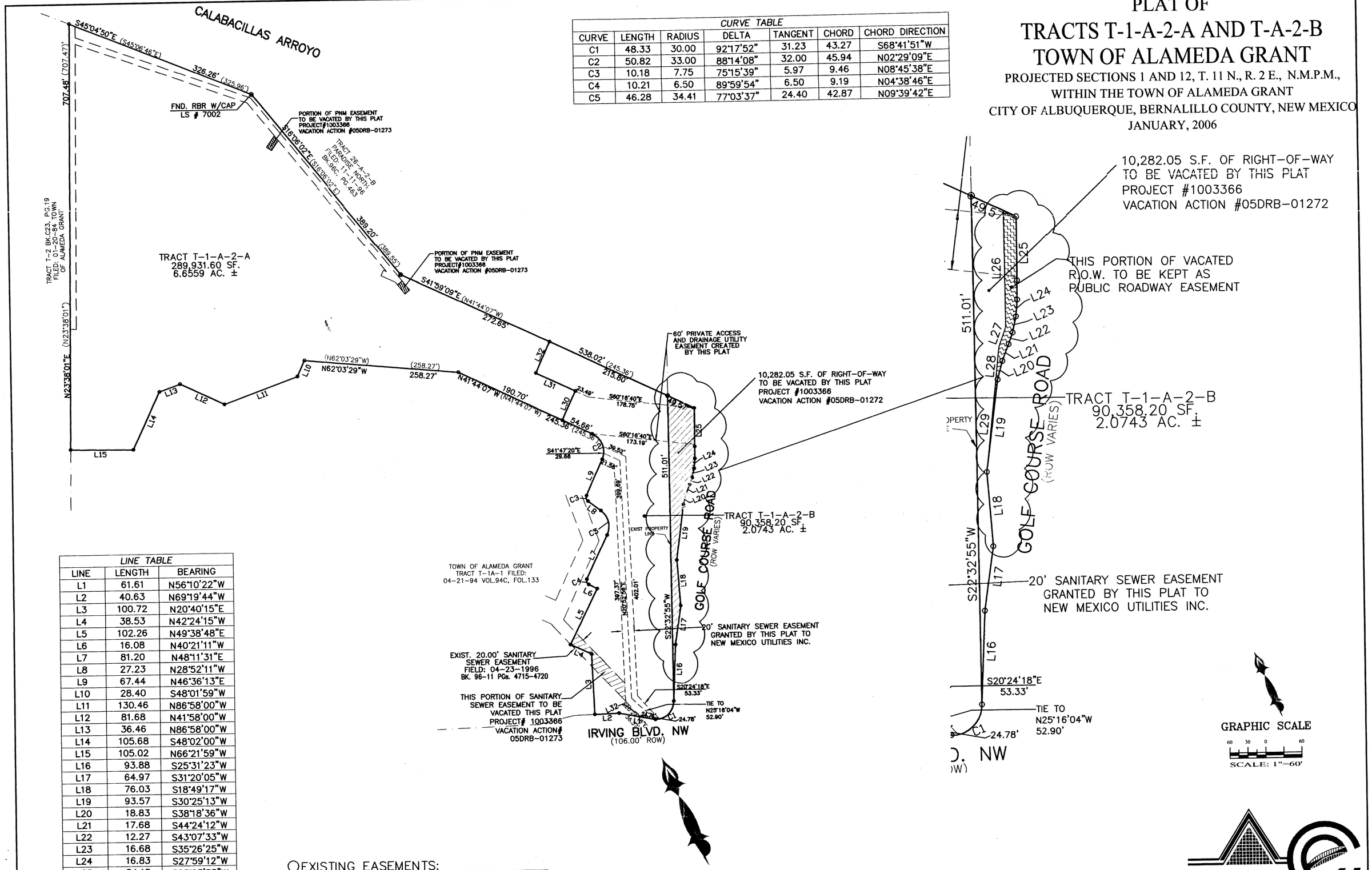
ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

DRAWING: 200359-PLAT | DRAWN BY: SHH | DATE: 01-10-06

PLAT OF
TRACTS T-1-A-2-A AND T-A-2-B
TOWN OF ALAMEDA GRANT

PROJECTED SECTIONS 1 AND 12, T. 11 N., R. 2 E., N.M.P.M.,
WITHIN THE TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2006

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	48.33	30.00	92°17'52"	31.23	43.27	S68°41'51"W
C2	50.82	33.00	88°14'08"	32.00	45.94	N02°29'09"E
C3	10.18	7.75	75°15'39"	5.97	9.46	N08°45'38"E
C4	10.21	6.50	89°59'54"	6.50	9.19	N04°38'46"E
C5	46.28	34.41	77°03'37"	24.40	42.87	N09°39'42"E



LINE TABLE		
LINE	LENGTH	BEARING
L1	61.61	N56°10'22"W
L2	40.63	N69°19'44"W
L3	100.72	N20°40'15"E
L4	38.53	N42°24'15"W
L5	102.26	N49°38'48"E
L6	16.08	N40°21'11"W
L7	81.20	N48°11'31"E
L8	27.23	N28°52'11"W
L9	67.44	N46°36'13"E
L10	28.40	S48°01'59"W
L11	130.46	N86°58'00"W
L12	81.68	N41°58'00"W
L13	36.46	N86°58'00"W
L14	105.68	S48°02'00"W
L15	105.02	N66°21'59"W
L16	93.88	S25°31'23"W
L17	64.97	S31°20'05"W
L18	76.03	S18°49'17"W
L19	93.57	S30°25'13"W
L20	18.83	S38°18'36"W
L21	17.68	S44°24'12"W
L22	12.27	S43°07'33"W
L23	16.68	S35°26'25"W
L24	16.83	S27°59'12"W
L25	84.15	S23°03'55"W
L26	117.53	S22°32'55"W
L27	20.80	S42°56'51"W
L28	44.04	S29°35'50"W
L29	81.79	S29°08'57"W
L30	52.89	N47°59'21"E
L31	72.14	N41°59'09"W
L32	56.00	N47°59'21"E

EXISTING EASEMENTS:

1. EXIST. 10.00' PNM & U.S. WEST EASEMENT FILED: 05-22-1995 BK. 95-12 PG.s 3347-3350
2. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 06-15-1984 BK. 95-12 PG.s DOC. # 84-45082
3. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 04-23-1996 BK. 96-11 PG.s 4715-4720
4. EXIST. 10.00' PRIVATE STORM DRAIN EASEMENT FILED: 11-18-1996 VOL. 96C, FOL. 467

ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

DRAWING: 200359-PLAT | DRAWN BY: SHH | DATE: 01-10-06

PLAT OF
TRACTS T-1-A-2-A AND T-A-2-B
TOWN OF ALAMEDA GRANT

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WITHIN THE TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2006

LINE TABLE		
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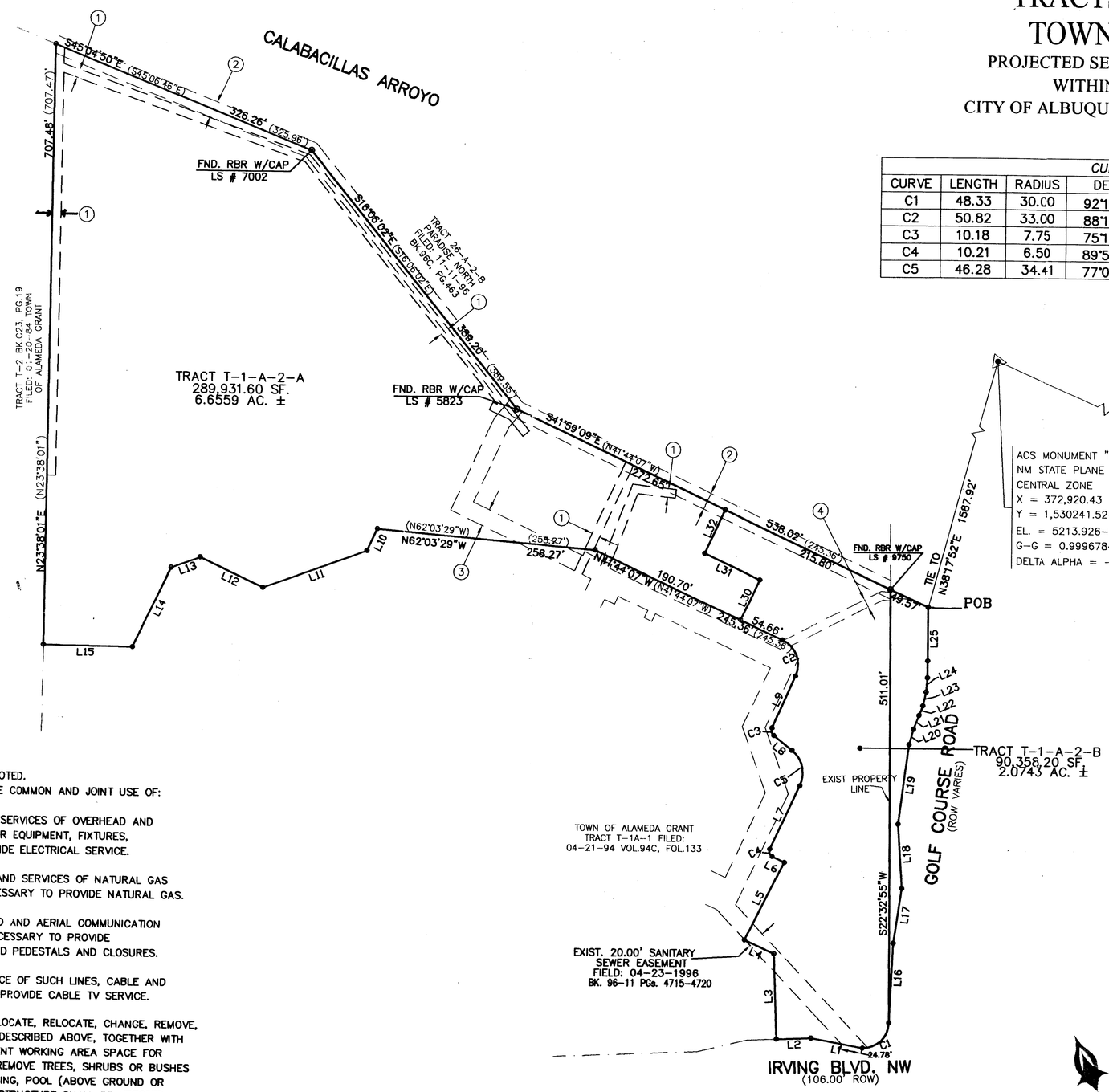
L2	40.63	N69°19'44"W
L3	100.72	N20°40'15"E
L4	38.53	N42°24'15"W
L5	102.26	N49°38'48"E
L6	16.08	N40°21'11"W
L7	81.20	N48°11'31"E
L8	27.23	N28°52'11"W
L9	67.44	N46°36'13"E
L10	28.40	S48°01'59"W
L11	130.46	N86°58'00"W
L12	81.68	N41°58'00"W
L13	36.46	N86°58'00"W
L14	105.68	S48°02'00"W
L15	105.02	N66°21'59"W
L16	93.88	S25°31'23"W
L17	64.97	S31°20'05"W
L18	76.03	S18°49'17"W
L19	93.57	S30°25'13"W
L20	18.83	S38°18'36"W
L21	17.68	S44°24'12"W
L22	12.27	S43°07'33"W
L23	16.68	S35°26'25"W
L24	16.83	S27°59'12"W
L25	84.15	S23°03'55"W
L26	117.53	S22°32'55"W
L27	20.80	S42°56'51"W
L28	44.04	S29°35'50"W
L29	81.79	S29°08'57"W
L30	52.89	N47°59'21"E
L31	72.14	N41°59'09"W
L32	56.00	N47°59'21"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	48.33	30.00	92°17'52"	31.23	43.27	S68°41'51"W
C2	50.82	33.00	88°14'08"	32.00	45.94	N02°29'09"E
C3	10.18	7.75	75°15'39"	5.97	9.46	N08°45'38"E
C4	10.21	6.50	89°59'54"	6.50	9.19	N04°38'46"E
C5	46.28	34.41	77°03'37"	24.40	42.87	N09°39'42"E



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. THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST 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 COMMUNICATION, INC. FOR THE INSTALLATION, 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 INTERFER WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SING, 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 OR 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.

EXISTING EASEMENTS:

1. EXIST. 10.00' PNM & U.S. WEST EASEMENT FILED: 05-22-1995 BK. 95-12 PG.s 3347-3350
2. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 06-15-1984 BK. 95-12 PG.s DOC. # 84-45082
3. EXIST. 20.00' SANITARY SEWER EASEMENT FILED: 04-23-1996 BK. 96-11 PG.s 4715-4720
4. EXIST. 10.00' PRIVATE STORM DRAIN EASEMENT FILED: 11-18-1996 VOL. 96C, FOL. 467

GRAPHIC SCALE
100 50 0 100
SCALE: 1"=100'

ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

DRAWING: 200359-PLAT | DRAWN BY: SHH | DATE: 01-10-06

96C-497 (5)

96125124

TRACTS T-1A-1 AND T-1A-2
TOWN OF ALAMEDA GRANT

(BEING A REPLAT OF TRACT T-1A, TOWN OF ALAMEDA GRANT)

PROJECTED SECTIONS 1 AND 12
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

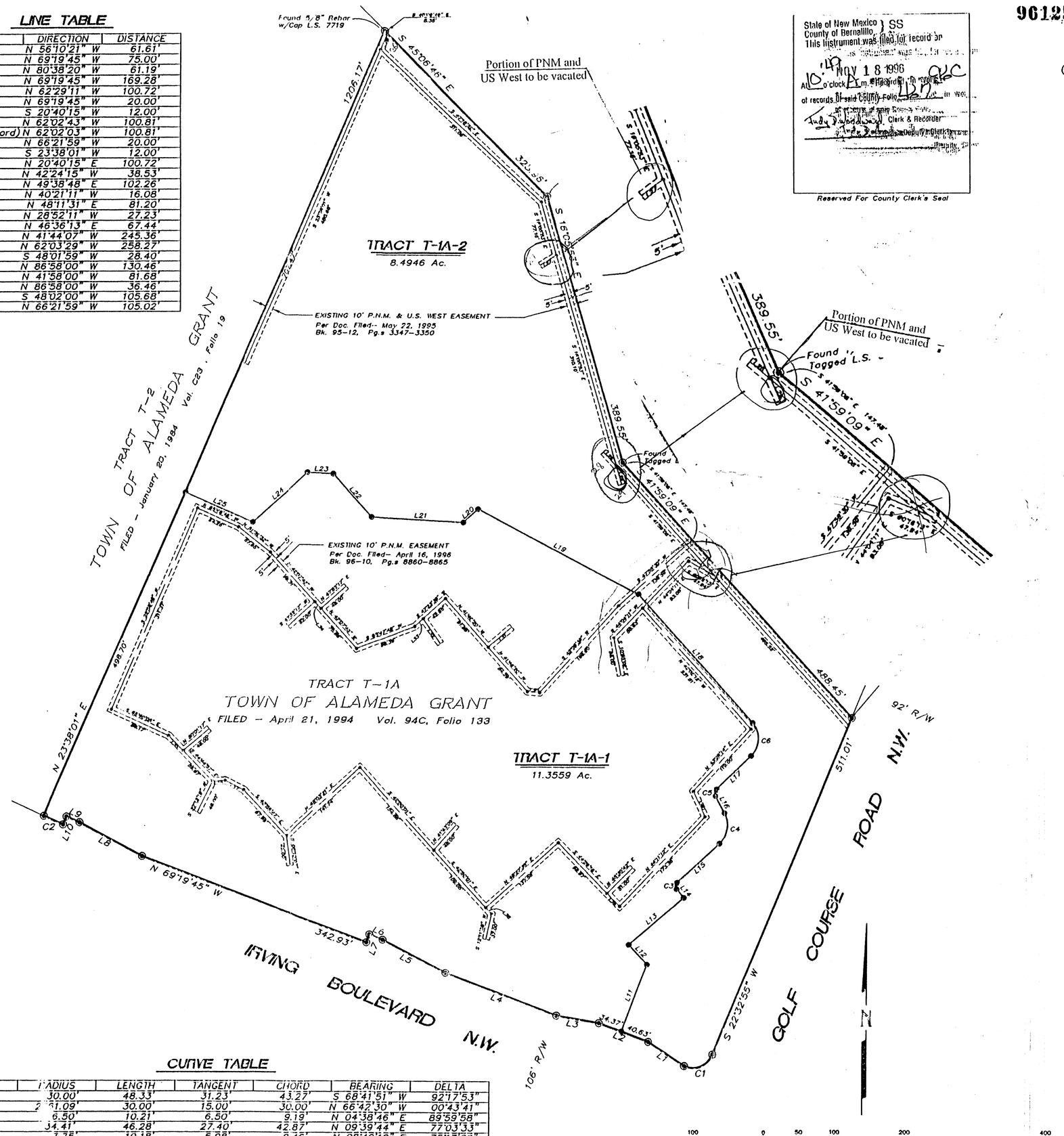
JULY , 1996

State of New Mexico } SS
County of Bernalillo,
This instrument was filed for record on
May 18 1996
At 10 o'clock A.M. and recorded in volume
of records of said County Folio 133 in wol.
Judy Rael, Clerk & Recorder
By Deputy

Reserved For County Clerk's Seal

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 56°10'21" W	61.61'
L2	N 69°19'45" W	75.00'
L3	N 80°38'20" W	61.19'
L4	N 69°19'45" W	169.28'
L5	N 62°29'11" W	100.72'
L6	N 69°19'45" W	20.00'
L7	S 20°40'15" W	12.00'
L8	N 62°02'43" W	100.81'
L8 (Record)	N 62°02'03" W	100.81'
L9	N 66°21'59" W	20.00'
L10	S 23°38'01" W	12.00'
L11	N 20°40'15" E	100.72'
L12	N 42°24'15" W	38.53'
L13	N 49°38'48" E	102.26'
L14	N 40°21'11" W	16.08'
L15	N 48°11'31" E	81.20'
L16	N 28°52'11" W	27.23'
L17	N 46°36'13" E	67.44'
L18	N 41°44'07" W	245.36'
L19	N 62°03'29" W	258.27'
L20	S 48°01'59" W	28.40'
L21	N 86°58'00" W	130.46'
L22	N 41°58'00" W	81.68'
L23	N 86°58'00" W	36.46'
L24	S 48°02'00" W	105.68'
L25	N 66°21'59" W	105.02'



ELECTRIC EASEMENTS

LINE TABLE

LINE	DIRECTION	DISTANCE
L26	S 23°38'01" W	24.56'
L27	S 57°30'00" W	27.00'
L28	N 41°59'09" W	27.00'
L29	S 16°03'53" E	27.00'
L30	N 84°40'00" W	17.41'
L31	N 49°35'41" E	44.00'
L32	S 35°22'49" E	43.00'
L33	S 47°23'39" W	16.08'
L34	N 42°07'43" W	12.86'
L35	S 44°44'57" E	29.61'
L36	N 86°09'03" E	17.96'
L37	S 63°53'20" E	29.42'
L38	S 42°30'01" E	12.29'
L39	S 44°29'18" E	25.58'
L40	N 25°11'07" W	39.34'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	48.33'	31.23'	43.27'	S 68°41'51" W	92°17'53"
C2	2[illegible]81.09'	30.00'	15.00'	30.00'	N 66°42'30" W	00°43'41"
C3	6.50'	10.21'	6.50'	9.19'	N 04°38'46" E	89°59'58"
C4	34.41'	46.28'	27.40'	42.87'	N 09°39'44" E	77°03'33"
C5	7.75'	10.18'	5.98'	9.46'	N 08°46'19" E	75°17'00"
C6	33.00'	50.82'	32.00'	45.95'	N 02°29'06" E	88°14'14"

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

EXHIBIT B-1
Date 8/31/05

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS K. HUGG

SHEET 5 OF 7

SURV TEK, INC.
Consulting Surveyors
5649 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3300
Fax: 505-897-3377

96013F5.DWG

96C-497 (5)

15964

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
JUN 25 1974
At 11 o'clock ... Recorded in Vol. 2-6
of records of said County Folio 27
..... Clerk & Recorder
..... Deputy Clerk

PURPOSE

This Land Division Map is to amend the alignment of portions of Golf Course Road and McMahon Boulevard as shown on the Plat of Paradise Heights, Unit One recorded in the Office of the County Clerk of Bernalillo County, New Mexico on December 13, 1966, to make said roads compatible to existing roads outside of Horizon Corporation Properties.

FREE CONSENT & DEDICATION

Horizon Corporation, a Delaware corporation, Owner of all the land shown on this Plat, freely consents to the division thereof, such division being in accordance with its wishes and desires, and hereby dedicates to the use of the Public forever all Roads, Streets, Boulevards and public ways shown on this Plat, together with all Easements shown, including easements for overhead, underground and buried service wires and including the Right of ingress and egress and the Right to trim or remove interfering trees.

Attest: L. E. Steele - Vice President

Attest: Helen M. Kettelhut - Assistant Secretary

State of Arizona } ss
County of Maricopa

30 day of April, 1974, the foregoing instrument was acknowledged before me by L. E. Steele, Vice President of the Horizon Corporation, on behalf of said Corporation.

My commission expires 8-11-77

Charles Hildinger
Notary Public

TAX STATEMENT

U.S. Lies Title, Albuquerque hereby certify that the taxes applicable to the land shown hereon have been paid for the past ten years up to and including 1973

By: Douglas W. Fike
TITLE OFFICER

SURVEYOR'S CERTIFICATION

I certify that this Plat was prepared under my direct supervision, shows all Easements of Record, meets the minimum requirements for monumentation and surveys of the Bernalillo County Subdivision Ordinance and is true and accurate to the best of my knowledge and belief.

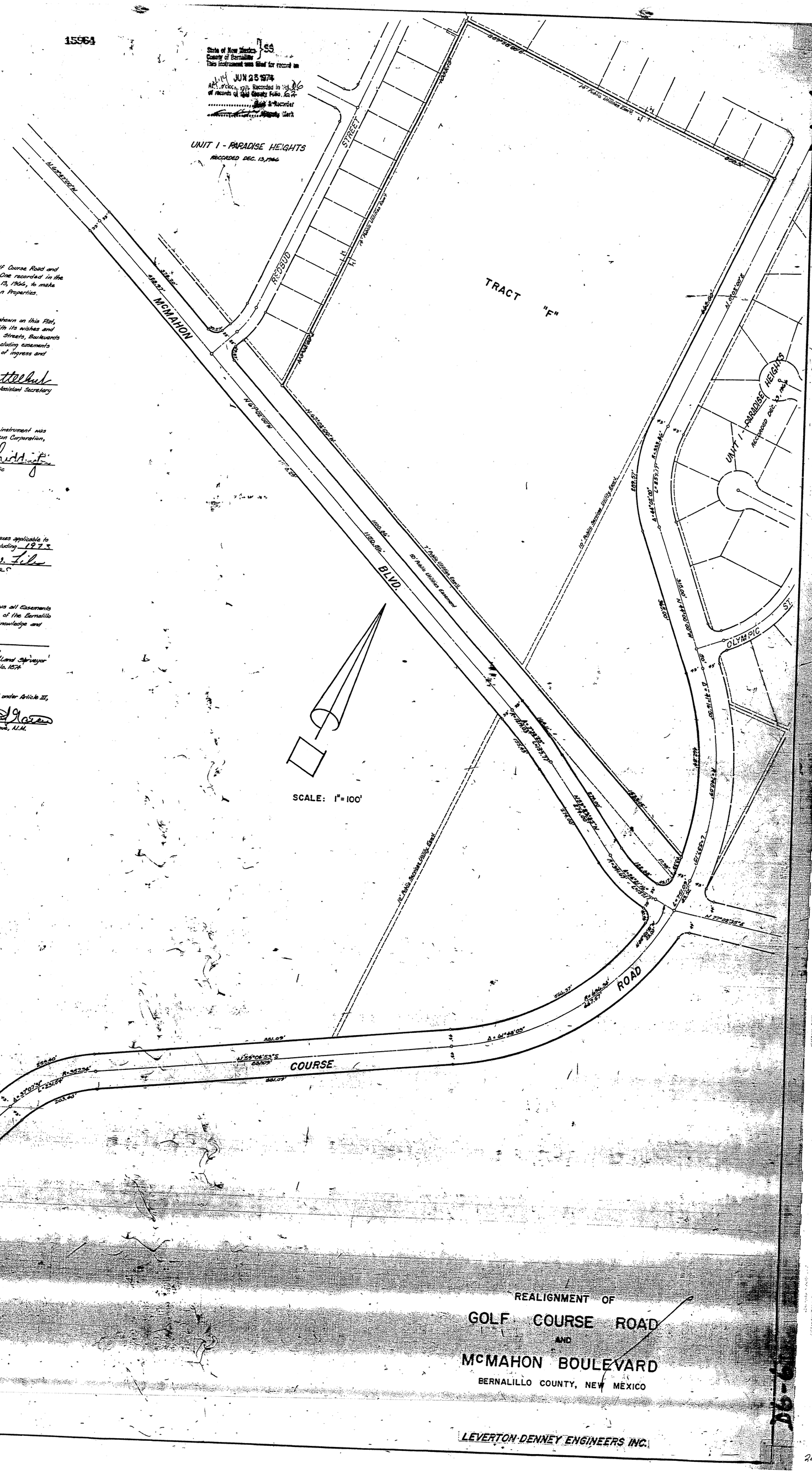
STATE OF NEW MEXICO
JOHN G. LEVERTON
No. 1874
REGISTERED
PROFESSIONAL ENGINEER AND LAND SURVEYOR

John G. Leverton
Professional Engineer and Land Surveyor
State of New Mexico No. 1874

APPROVAL AND CONDITIONAL ACCEPTANCE is hereby granted, as specified under Article III, Section 6 of the Subdivision Ordinance for Bernalillo County, New Mexico.

6/25/74
Date

Planning Director, City of Albuquerque, N.M.
S-74-222(SP)

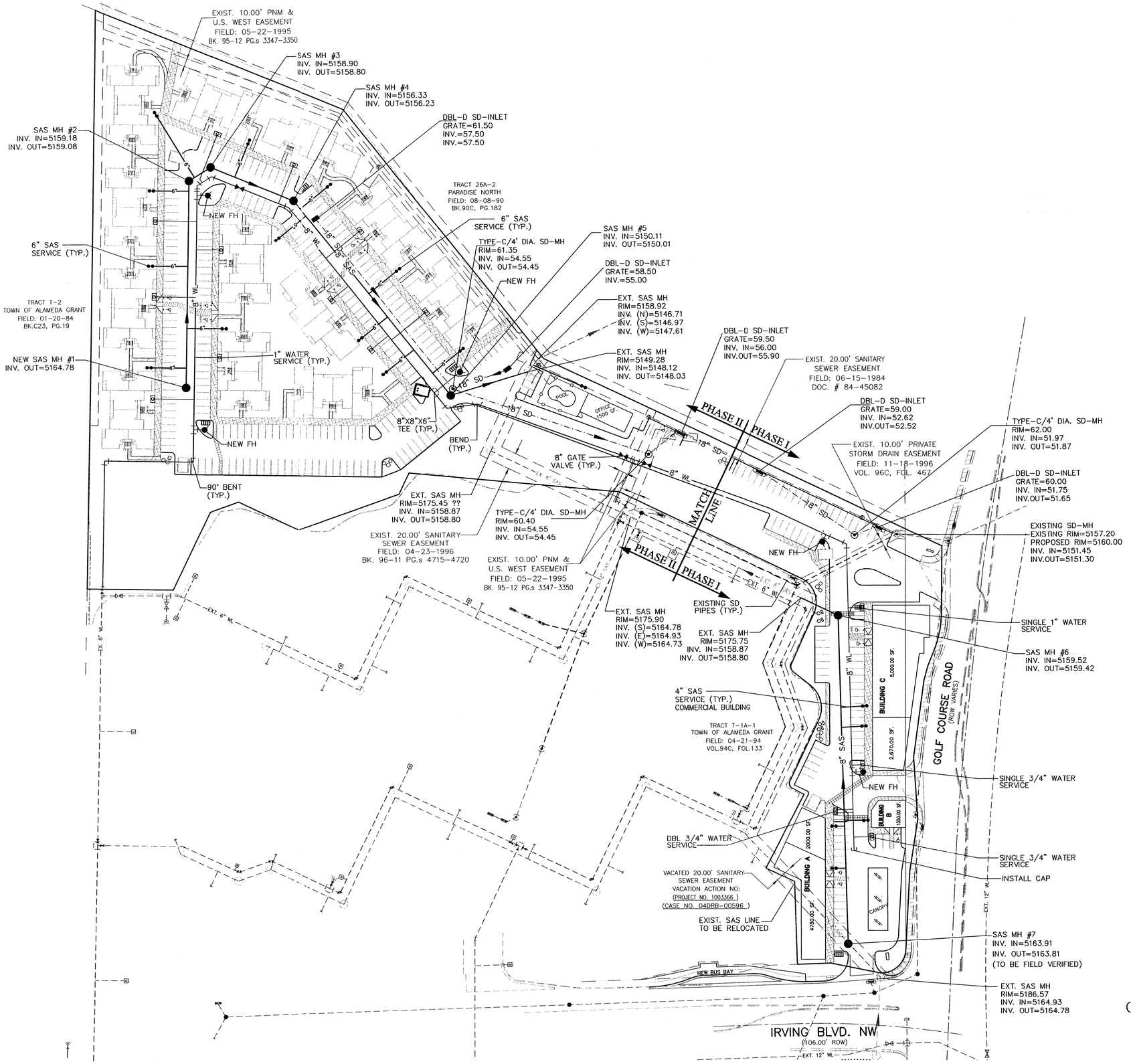


REALIGNMENT OF
GOLF COURSE ROAD
AND
McMAHON BOULEVARD
BERNALILLO COUNTY, NEW MEXICO

LEVERTON-DENNEY ENGINEERS INC.

D6-62

200359



LEGAL DESCRIPTION:

TRACT T-1A-2, TOWN OF ALAMEDA GRANT
CONTAINING 380,289.81 S.F. (8.7302 AC)

LEGEND

	EXISTING SAS MANHOLE
	EXISTING SD MANHOLE
	EXISTING GATE VALVE
EX. 54" SD	EXISTING STORM SEWER
EX. 8" SAS	EXISTING SANITARY SEWER LINE
EX. 16" WL	EXISTING WATER LINE
8" SAS	NEW SANITARY SEWER LINE
10" WL	NEW WATER LINE
12" SD	NEW STORM SEWER
	CLEAN OUT
	NEW WATER SERVICE
6"	NEW SAS SERVICE
	NEW SAS MANHOLE
	STORM SEWER MANHOLE
	SINGLE SERVICE METER
	DOUBLE SERVICE METER
	NEW GATE VALVE
	NEW FIRE HYDRANT
	TEE
	BEND
	CAP (WL)
	REDUCER
	NEW CATCH BASIN
	NEW DROP INLET

PLANNING

GRAPHIC SCALE

60 30 0 60

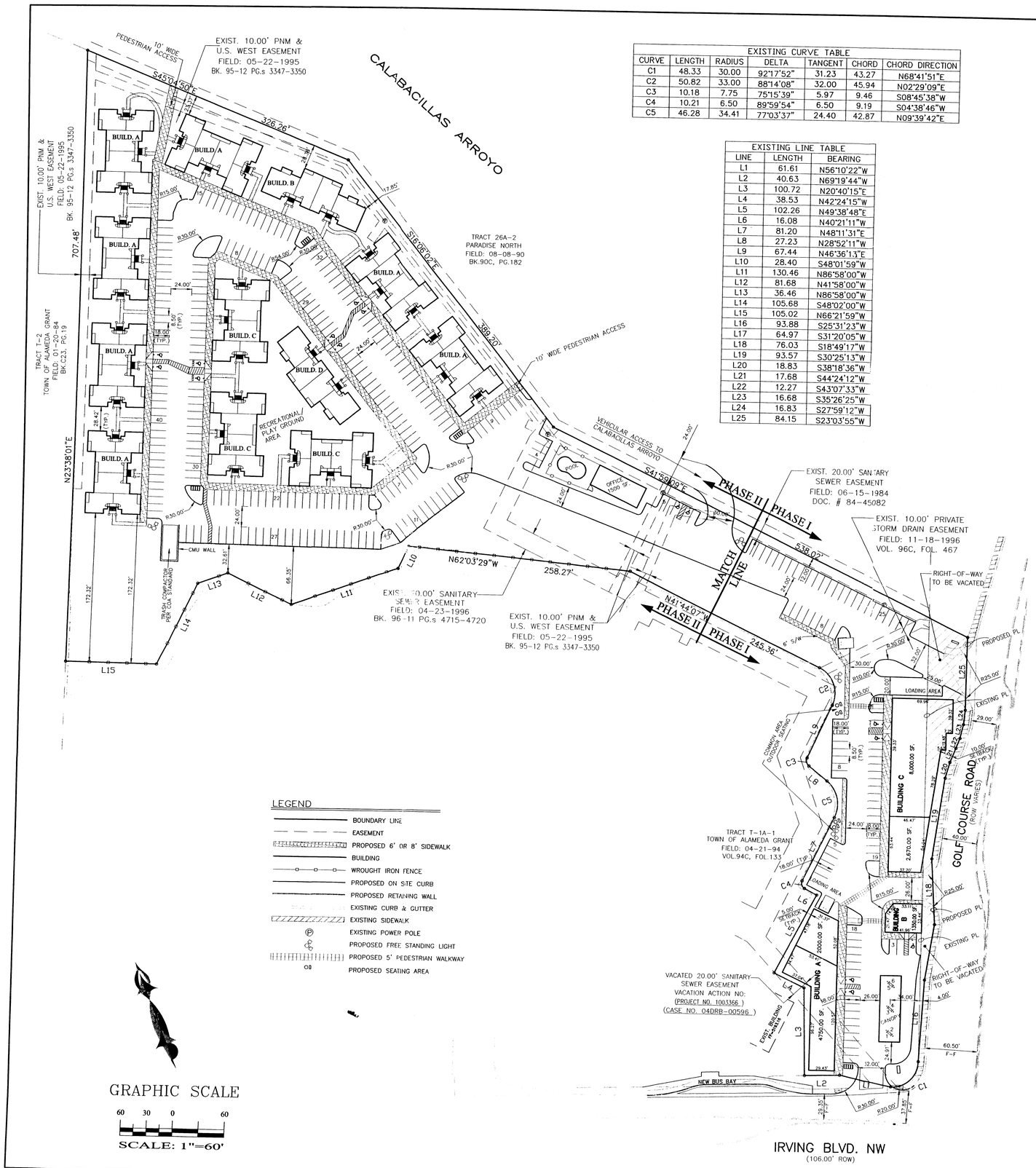
SCALE: 1"=60'

ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

RABADI COMPLEX
MASTER UTILITY PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200359-MU.DWG	SBB	05-10-04	6 OF 7

LAST REVISION: 08-06-04



EXISTING CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	48.33	30.00	92°17'52"	31.23	43.27	N68°41'51"E
C2	50.82	33.00	88°14'08"	32.00	45.94	N02°29'09"E
C3	10.18	7.75	75°15'39"	5.97	9.46	S08°45'38"W
C4	10.21	6.50	89°59'54"	6.50	9.19	S04°38'46"W
C5	46.28	34.41	77°03'37"	24.40	42.87	N09°39'42"E

EXISTING LINE TABLE		
LINE	LENGTH	BEARING
L1	61.61	N56°10'22"W
L2	40.63	N69°19'44"W
L3	100.72	N20°40'15"E
L4	38.53	N42°24'15"W
L5	102.26	N49°38'48"E
L6	16.08	N40°21'11"W
L7	81.20	N48°11'31"E
L8	27.23	N28°52'11"W
L9	67.44	N46°36'13"E
L10	28.40	S48°01'59"W
L11	130.46	N86°58'00"W
L12	81.68	N41°58'00"W
L13	36.46	N86°58'00"W
L14	105.68	S48°02'00"W
L15	105.02	N66°21'59"W
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L17	64.97	S31°20'05"W
L18	76.03	S18°49'17"W
L19	93.57	S30°25'13"W
L20	18.83	S38°18'36"W
L21	17.68	S44°24'12"W
L22	12.27	S43°07'33"W
L23	16.68	S35°26'25"W
L24	16.83	S27°59'12"W
L25	84.15	S23°03'55"W

SITE DATA

PROPOSED USAGE: COMMERCIAL / RESIDENTIAL
EXISTING LOT AREA: 370,007.76 S.F. (8.4942 AC.)
PROPOSED LOT AREA (AFTER VACATION OF THE R.O.W.): 380,289.81 S.F. (8.7302 AC.)
ZONING: SU-1 FOR PRD

PHASE I (COMMERCIAL AREA):

PROPOSED USAGE: RETAIL, CONVENIENT STORE, DOLLAR STORE, DRY CLEANER
LOT AREA: 95,604.13 S.F. (2.1948 AC.)
GROSS BUILDING AREA: 18,770.00 S.F.

BUILDING NO.	AREA	USAGE
BUILDING A	4,750 S.F.	CONVENIENT STORE / GAS STATION
	2,000 S.F.	RETAIL
BUILDING B	1,350 S.F.	RETAIL
BUILDING C	8,000 S.F.	RETAIL (DOLLAR STORE)
	2,670 S.F.	RETAIL (DRY CLEANER)

LANDSCAPE CALCULATIONS:

NET LOT AREA 76,834.00 SF. ±
LANDSCAPING REQUIRED: 15% OF 76,834.00 SF 11,525.00 SF. ±
LANDSCAPE PROVIDED 20,805.50 SF. ±

PARKING CALCULATIONS:

PARKING REQUIRED:
COMMERCIAL AREA: 18,770 GSF / 200 GSF 94 SPACES

PARKING CREDIT:
15% (10% WITHIN 300' OF TRANSIT SYSTEM, ROUTE #91, 5% FOR SITE GREATER THAN 5 ACRES AND OWNER PROVIDING TRANSIT SHELTER. 14 SPACES

TOTAL PARKING REQUIRED: 80 SPACES
TOTAL PARKING PROVIDED: 92 SPACES
HC PARKING REQUIRED: 4 SPACES (1 VAN)
HC PARKING PROVIDED: 5 SPACES (1 VAN)
BICYCLE SPACES REQUIRED: 5 SPACES
BICYCLE SPACES PROVIDED: 6 SPACES

PHASE II (RESIDENTIAL AREA):

PROPOSED USAGE: APARTMENT / POOL / OFFICE
LOT AREA: 284,685.68 S.F. (6.535 AC.)
BUILDING AREA: 115,330.00 S.F.
OFFICE AREA: 1,500.00 S.F.

UNITS:

UNIT 1	ONE BEDROOM	ONE BATH	92 UNITS	X 647 S.F.	= [illegible] S.F.
UNIT 2	TWO BEDROOM	TWO BATH	56 UNITS	X 826 S.F.	= 46,256 S.F.
UNIT 3	THREE BEDROOM	TWO BATH	10 UNITS	X 955 S.F.	= 9,550 S.F.
			TOTAL: 158 UNITS		TOTAL: 115,330 S.F.

LANDSCAPE CALCULATIONS:

LOT AREA COVERED BY BUILDINGS 51,024.00 SF ±
NET LOT AREA 233,661.00 SF ±
LANDSCAPING REQUIRED: 15% OF 233,661.00 SF 35,049.00 SF ±
LANDSCAPE PROVIDED 55,902.00 SF ±

BUILDING DATA:

BUILDING A (2 STORY)	8 (1BR) UNITS+4 (2BR) UNITS	7 BUILDINGS
BUILDING B (2 STORY)	4 (2BR) UNITS+4 (3BR) UNITS	1 BUILDING
BUILDING C (3 STORY)	12 (1BR) UNITS+6 (2BR) UNITS	3 BUILDINGS
BUILDING D (3 STORY)	6 (2BR) UNITS+6 (3BR) UNITS	1 BUILDING

OPEN SPACE:

ONE BEDROOM	92 UNITS	X 400 S.F.	=	36,800 S.F.
TWO BEDROOM	56 UNITS	X 500 S.F.	=	28,000 S.F.
THREE BEDROOM	10 UNITS	X 600 S.F.	=	6,000 S.F.

TOTAL OPEN SPACE REQUIRED: 70,800 S.F.
TOTAL OPEN SPACE PROVIDED: 165,015.00 S.F.±

PARKING CALCULATIONS:

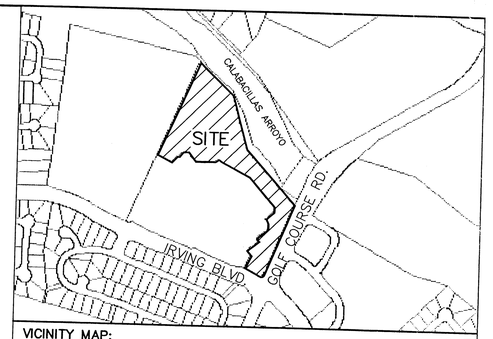
PARKING REQUIRED FOR APARTMENT UNITS:

ONE BEDROOM	92 UNITS	X 1.5 PARKING	=	138 SPACES
TWO BEDROOM	56 UNITS	X 2 PARKING	=	112 SPACES
THREE BEDROOM	10 UNITS	X 2 PARKING	=	20 SPACES
OFFICE AREA:	1,500 GSF / 200 GSF			8 SPACES
			TOTAL=	278 SPACES

PARKING CREDIT:
20% (10% WITHIN 300' OF TRANSIT SYSTEM, ROUTE #91, 5% FOR SITE GREATER THAN 5 ACRES AND OWNER PROVIDING TRANSIT SHELTER, 5% MIXED USED SHARED PARKING) 56 SPACES

TOTAL PARKING REQUIRED: 222 SPACES
TOTAL PARKING PROVIDED: 239 SPACES
HC PARKING REQUIRED: 8 SPACES (1 VAN)
HC PARKING PROVIDED: 10 SPACES (2 VAN)
BICYCLE SPACES REQUIRED: 12 SPACES
BICYCLE SPACES PROVIDED: 18 SPACES

LAST REVISION: 09-10-04



VICINITY MAP: A-12-Z
SCALE: 1" = 500'±

LEGAL DESCRIPTION:
TRACT T-1A-2, TOWN OF ALAMEDA GRANT
CONTAINING 380,289.81 S.F. (8.7302 AC)

SHEET INDEX

1. AMENDED OVERALL SITE PLAN
2. COMMERCIAL SITE PLAN (PHASE I)
3. APARTMENT SITE PLAN (PHASE II)
4. LANDSCAPING PLAN
5. GRADING AND DRAINAGE PLAN
6. MASTER UTILITY PLAN
7. ELEVATION PLANS

PROJECT NUMBER:
APPLICATION NUMBER:

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
Michael Holton SOLID WASTE MANAGEMENT	8-10-04 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

LEGEND

- BOUNDARY LINE
- EASEMENT
- PROPOSED 6' OR 8' SIDEWALK
- BUILDING
- WROUGHT IRON FENCE
- PROPOSED ON SITE CURB
- PROPOSED RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING POWER POLE
- PROPOSED FREE STANDING LIGHT
- PROPOSED 5' PEDESTRIAN WALKWAY
- PROPOSED SEATING AREA

GRAPHIC SCALE
60 30 0 60
SCALE: 1"=60'

SHAHAB BIAZAR
P.E. #13479

ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

AMENDED OVERALL SITE PLAN
RABADI COMPLEX (ARROYO VILLAS)

DRAWING:	DRAWN BY:	DATE:	SHEET #
200359-ST-OVERAL.DWG	SBB	05-10-04	1 OF 7

NOTES:

1. NEW ASPHALT PAVING AREA.
2. NEW 10' SIDEWALKS PER COA STANDARD DRAWING 2430.
3. NEW 8' SIDEWALKS PER COA STANDARD DRAWING 2430.
4. NEW 5' SIDEWALKS PER COA STANDARD DRAWING 2430.
5. EXISTING CURB AND GUTTER.
6. EXISTING ENTRANCE.
7. NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #2426.
8. HANDICAP SIGN SEE DETAIL THIS SHEET.
9. LANDSCAPED AREA.
10. BICYCLE RACK.
11. 5' WIDE PEDESTRIAN CROSSWALK.
12. RETAINING WALL (GRAY BLOCK WALL WITH 6' HIGH WROUGHT IRON FENCE TO MATCH EXISTING FENCE). SEE DETAIL THIS SHEET
13. 8" CMU REFUSE ENCLOSURE PER COA SOLID WASTE DEPARTMENT STANDARDS, SEE DETAIL THIS SHEET.
14. 8 1/2' WIDE X 18' DEEP PARKING SPACES.
15. NEW ENTRANCE PER COA STANDARD DRAWING #2426.
16. MONUMENT SIGN, SEE THIS SHEET FOR DETAIL.
17. HEADER CURB.
18. CHEVRON SIGN, SEE SHEET 3 OF 7 FOR DETAIL.
19. ARM-MOUNTED AREA/SITE LIGHT (HRHAMMER 70-400W) SEE SHEET 3 OF 7 FOR DETAIL.
20. EXISTING 6' SIDEWALK.
21. 30" HIGH COLORED SPLIT FACE BLOCK WALL
22. NEW BUS BAY LOCATION

EXISTING CURVE TABLE						
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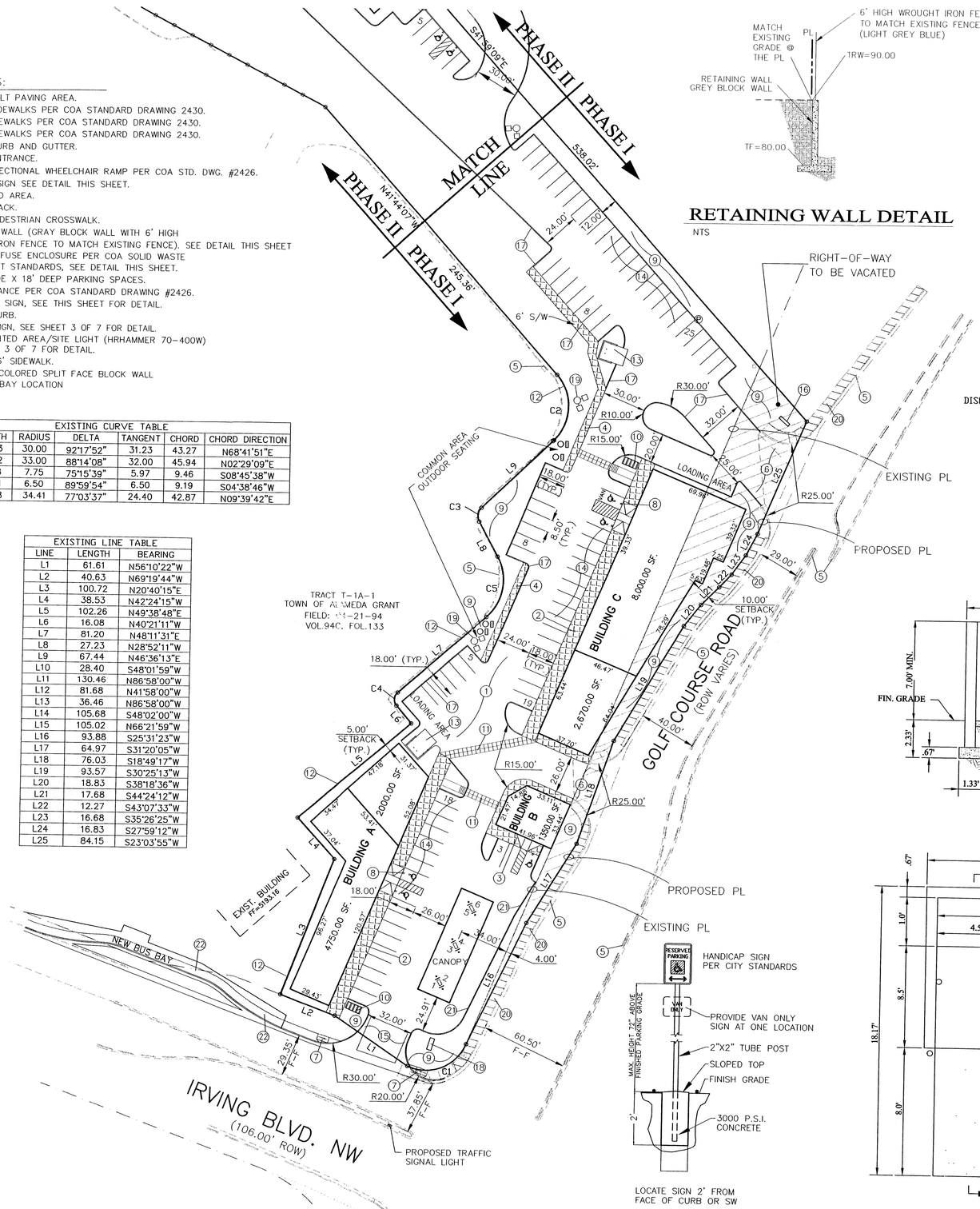
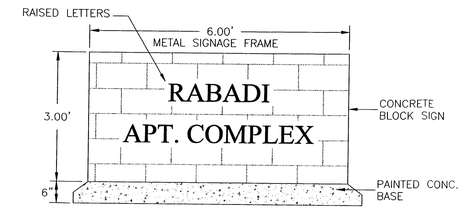


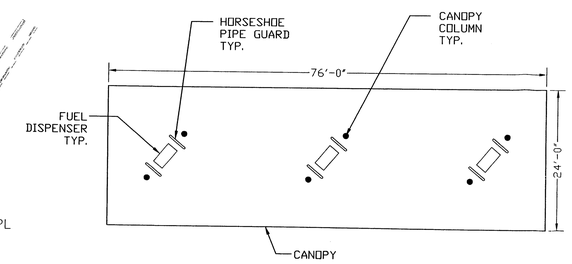
RETAINING WALL DETAIL

NTS



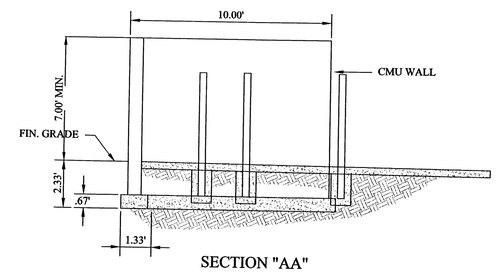
MONUMENT SIGN "I"

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

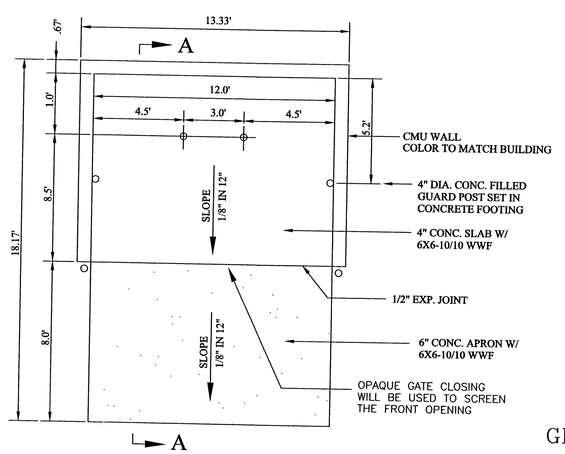


PROPOSED CANOPY LAYOUT

NTS



SECTION "AA"



DUMPSTER ENCLOSURE DETAIL

NTS

LOCATE SIGN 2' FROM FACE OF CURB OR SW

HANDICAP SIGN DETAIL

NTS

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT NOTES:

1. SIGNAGE.
SIGN ON-PREMISES AS SPECIFIED IN SECTION 14-16-3-5 OF THE CITY OF ALBUQUERQUE ZONING CODE, AND FURTHER PROVIDED IN ITEM 11, a THROUGH f, IN THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-2-16 C-1, EXCEPT THE NUMBER OF FREESTANDING SIGNS SHOULD BE ALLOWED TO MINIMUM OF 2, NEIGHBORHOOD COMMERCIAL ZONE.

2. LOT SIZE.
MINIMUM LOT WIDTH AND DEPTH SHALL BE 150 FEET. LOTS LEGALLY NONCONFORMING TO MINIMUM LOT WIDTH OR DEPTH MAY BE DEVELOPED GOVERNED BY THE R-T ZONE IN ALL RESPECTS; NO VARIANCE IS REQUIRED FOR SUCH DEVELOPMENT.

3. SETBACKS.
THERE SHALL BE A FRONT-YARD SETBACK OF NOT LESS THAN 10 FEET.
THERE SHALL BE A SIDE-YARD SETBACK OF NOT LESS THAN FIVE FEET.
THERE SHALL BE A REAR-YARD SETBACK OF NOT LESS THAN 15 FEET, UNLESS NOTED ON SITE PLAN.

4. OFF-STREET PARKING.
OFF-STREET PARKING SHALL BE AS PROVIDED IN §14-16-3-1 OF THE CITY OF ALBUQUERQUE ZONING CODE.

5. OUTSIDE STORAGE.
ALL OUTDOOR STORAGE AND TRASH COLLECTION AREAS SHALL BE VISUALLY SCREENED FROM ALL PROPERTY LINES BY A SOLID WALL OR FENCE OR BY AN EVERGREEN HEDGE AT LEAST SIX FEET HIGH.

6. LANDSCAPING.
LANDSCAPING SHALL BE AS SPECIFIED IN 14-16-3-10 OF THE CITY OF ALBUQUERQUE ZONING CODE, EXCEPT THE SETBACK NOTED IN FRONT.

7. ARCHITECTURAL CHARACTER / BUILDING MATERIALS AND COLORS.

(A). BUILDING HEIGHTS:STRUCTURE HEIGHTS UP TO 26 FEET IS PERMITTED AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 26 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE, OR DRAINAGEWAY RIGHT-OF-WAY CENTERLINE. TO PROTECT SOLAR ACCESS, A STRUCTURE OVER 26 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60° ANGLE FROM THE SAME BOUNDARIES OR CENTER LINE. EXCEPTIONS TO THE ABOVE ARE PROVIDED IN §§ 14-16-3-3 AND 14-16-3-5 OF THIS ZONING CODE. NOTWITHSTANDING ANY OF THE ABOVE REGULATIONS, APARTMENT STRUCTURES SHALL NOT EXCEED 26 FEET IN HEIGHT WITHIN 85 FEET OF A LOT ZONED SPECIFICALLY FOR HOUSES.

(B) BUILDING TYPES: BUILDINGS WILL BE MASONRY, METAL PANELING, STUCCO OR ANY COMBINATION.

(C) ROOFS: PITCHED ROOFS WILL BE SHINGLED, TILED OR METAL.

(D) BUILDING COLORS: SEE ELEVATION PLAN.

(E) ROOF EQUIPMENT SCREENS: MECHANICAL EQUIPMENT ON ROOFS IS TO BE SCREENED FROM PUBLIC VIEW AS MUCH AS PRACTICAL. ROOF EQUIPMENT SCREENS ARE TO BE AT LEAST AS HIGH AS THE HIGHEST PART OF THE EQUIPMENT. ROOF SCREENS ARE TO BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING.

8. LIGHTING.
AS SPECIFIED IN CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-3-9, AREA LIGHTING REGULATIONS. IN ADDITION, ALL OUTDOOR LIGHTING FIXTURES MOUNTED ON BUILDINGS OR STRUCTURES SHALL BE MOUNTED AT A HEIGHT NO MORE THAN 16 FEET ABOVE FINISHED GRADE. THE FREESTANDING LIGHT FIXTURES WILL BE EVENLY DISTRIBUTED THROUGHOUT THE SITE. THE LIGHT FIXTURES UNDERNEATH THE CANOPY WILL BE FLUSH WITH THE CEILING OF THE CANOPY.

LEGEND

- BOUNDARY LINE
- EASEMENT
- PROPOSED 6' OR 8' SIDEWALK
- EXISTING SIDEWALK
- BUILDING
- WROUGHT IRON FENCE
- PROPOSED ON SITE CURB
- PROPOSED RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING POWER POLE
- PROPOSED FREE STANDING LIGHT
- PROPOSED 5' PEDESTRIAN WALKWAY
- PROPOSED SEATING AREA

GRAPHIC SCALE

40 20 0 40

SCALE: 1"=40'

ADVANCED ENGINEERING and CONSULTING, LLC

SHAHAB BIAZAR
P.E. #13479

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

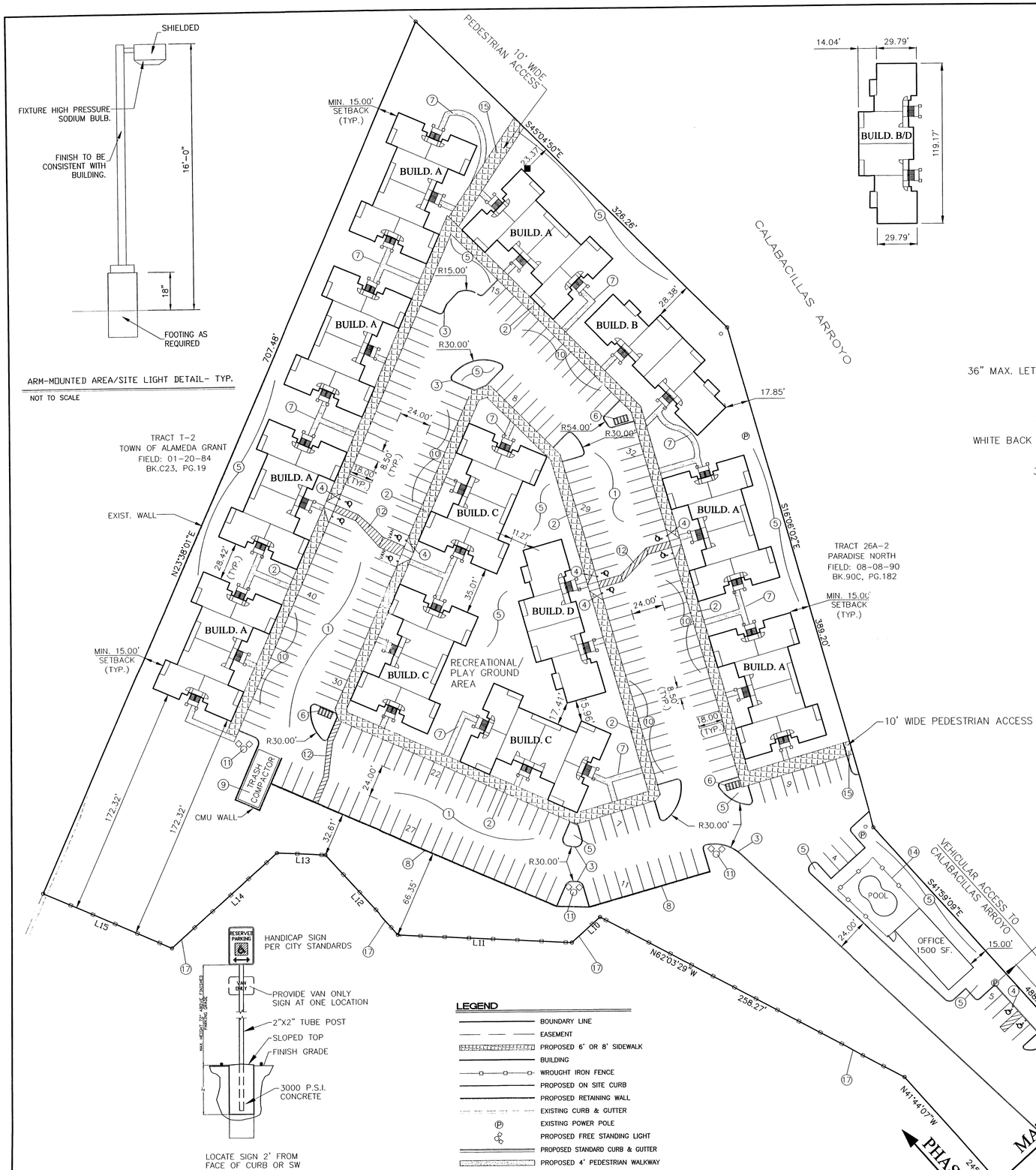
COMMERCIAL SITE PLAN
RABADI SQUARE (PHASE I)

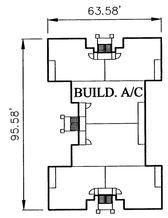
DRAWING:	DRAWN BY:	DATE:	SHEET #
200359-ST-COMM.DWG	SBB	05-10-04	2 OF 7

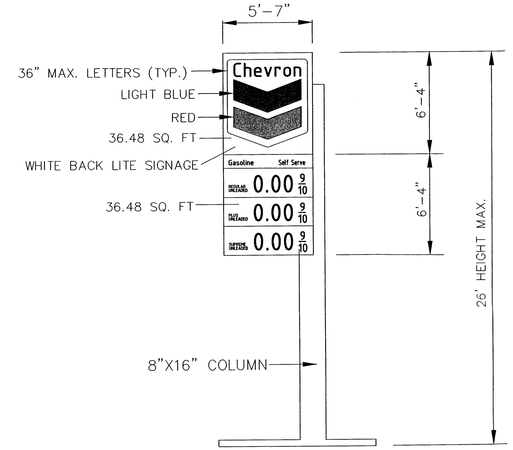
LAST REVISION: 08-10-04

ARM-MOUNTED AREA/SITE LIGHT DETAIL- TYP.

NOT TO SCALE







CHEVRON SIGN DETAIL

NTS

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT NOTES:

1. SIGNAGE.
SIGN ON-PREMISES AS SPECIFIED IN SECTION 14-16-3-5 OF THE CITY OF ALBUQUERQUE ZONING CODE, AND FURTHER PROVIDED IN ITEM 11, a THROUGH f, IN THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-2-16 C-1, EXCEPT THE NUMBER OF FREESTANDING SIGNS SHOULD BE ALLOWED TO MINIMUM OF 2, NEIGHBORHOOD COMMERCIAL ZONE.

2. LOT SIZE.
MINIMUM LOT WIDTH AND DEPTH SHALL BE 150 FEET. LOTS LEGALLY NONCONFORMING TO MINIMUM LOT WIDTH OR DEPTH MAY BE DEVELOPED GOVERNED BY THE R-T ZONE IN ALL RESPECTS; NO VARIANCE IS REQUIRED FOR SUCH DEVELOPMENT.

3. SETBACKS.
THERE SHALL BE A FRONT-YARD SETBACK OF NOT LESS THAN 15 FEET.
THERE SHALL BE A SIDE-YARD SETBACK OF NOT LESS THAN FIVE FEET.
THERE SHALL BE A REAR-YARD SETBACK OF NOT LESS THAN 15 FEET, UNLESS NOTED ON SITE PLAN.

4. OFF-STREET PARKING.
OFF-STREET PARKING SHALL BE AS PROVIDED IN §14-16-3-1 OF THE CITY OF ALBUQUERQUE ZONING CODE.

5. OUTSIDE STORAGE.
ALL OUTDOOR STORAGE AND TRASH COLLECTION AREAS SHALL BE VISUALLY SCREENED FROM ALL PROPERTY LINES BY A SOLID WALL OR FENCE OR BY AN EVERGREEN HEDGE AT LEAST SIX FEET HIGH.

6. LANDSCAPING.
LANDSCAPING SHALL BE AS SPECIFIED IN 14-16-3-10 OF THE CITY OF ALBUQUERQUE ZONING CODE, EXCEPT THE SETBACK NOTED IN FRONT.

7. ARCHITECTURAL CHARACTER / BUILDING MATERIALS AND COLORS.

(A). BUILDING HEIGHTS:STRUCTURE HEIGHTS UP TO 26 FEET IS PERMITTED AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 26 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE, OR DRAINAGEWAY RIGHT-OF-WAY CENTERLINE. TO PROTECT SOLAR ACCESS, A STRUCTURE OVER 26 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60° ANGLE FROM THE SAME BOUNDARIES OR CENTER LINE. EXCEPTIONS TO THE ABOVE ARE PROVIDED IN §§ 14-16-3-3 AND 14-16-3-5 OF THIS ZONING CODE. NOTWITHSTANDING ANY OF THE ABOVE REGULATIONS, APARTMENT STRUCTURES SHALL NOT EXCEED 26 FEET IN HEIGHT WITHIN 85 FEET OF A LOT ZONED SPECIFICALLY FOR HOUSES.

(B) BUILDING TYPES: BUILDINGS WILL BE MASONRY, METAL PANELING, STUCCO OR ANY COMBINATION.

(C) ROOFS: PITCHED ROOFS WILL BE SHINGLED, TILED OR METAL.

(D) BUILDING COLORS: SEE ELEVATION PLAN.

(E) ROOF EQUIPMENT SCREENS: MECHANICAL EQUIPMENT ON ROOFS IS TO BE SCREENED FROM PUBLIC VIEW AS MUCH AS PRACTICAL. ROOF EQUIPMENT SCREENS ARE TO BE AT LEAST AS HIGH AS THE HIGHEST PART OF THE EQUIPMENT. ROOF SCREENS ARE TO BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING.

8. LIGHTING.
AS SPECIFIED IN CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-3-9, AREA LIGHTING REGULATIONS. IN ADDITION, ALL OUTDOOR LIGHTING FIXTURES MOUNTED ON BUILDINGS OR STRUCTURES SHALL BE MOUNTED AT A HEIGHT NO MORE THAN 16 FEET ABOVE FINISHED GRADE.

NOTES:

1. NEW ASPHALT PAVING AREA.
2. NEW 8' SIDEWALKS PER COA STANDARD DRAWING 2430.
3. NEW PINNED CURB PER COA STANDARD DRAWING 2415A.
4. HANDICAP SIGN SEE DETAIL THIS SHEET.
5. LANDSCAPED AREA.
6. BICYCLE RACK.
7. 4' WIDE SIDEWALK.
8. HEADER CURB.
9. 8" CMU REFUSE ENCLOSURE PER COA SOLID WASTE DEPARTMENT STANDARDS.
10. 8 1/2' WIDE X 18' DEEP PARKING SPACES.
11. ARM-MOUNTED AREA/SITE LIGHT (HRHAMMER 70-400W) SEE THIS SHEET FOR DETAIL.
12. PEDESTRIAN CROSSING.
13. ALL HC RAMPS PER COA STANDARD DRAWING.
14. 4' HIGH WROUGHT IRON FENCE.
15. 10' WIDE PEDESTRIAN ACCESS TO CALABACILLAS ARROYO
16. 30' WIDE VEHICULAR ACCESS TO CALABACILLAS ARROYO
17. 6' HIGH WROUGHT IRON FENCE TO MATCH EXISTING FENCE (LIGHT GREY BLUE)

HANDICAP SIGN DETAIL

NTS

LEGEND

- BOUNDARY LINE
- EASEMENT
- PROPOSED 6' OR 8' SIDEWALK
- BUILDING
- WROUGHT IRON FENCE
- PROPOSED ON SITE CURB
- PROPOSED RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING POWER POLE
- PROPOSED FREE STANDING LIGHT
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED 4' PEDESTRIAN WALKWAY

GRAPHIC SCALE

40 20 0 40

SCALE: 1"=40'

ADVANCED ENGINEERING and CONSULTING, LLC

SHAHAB BIAZAR
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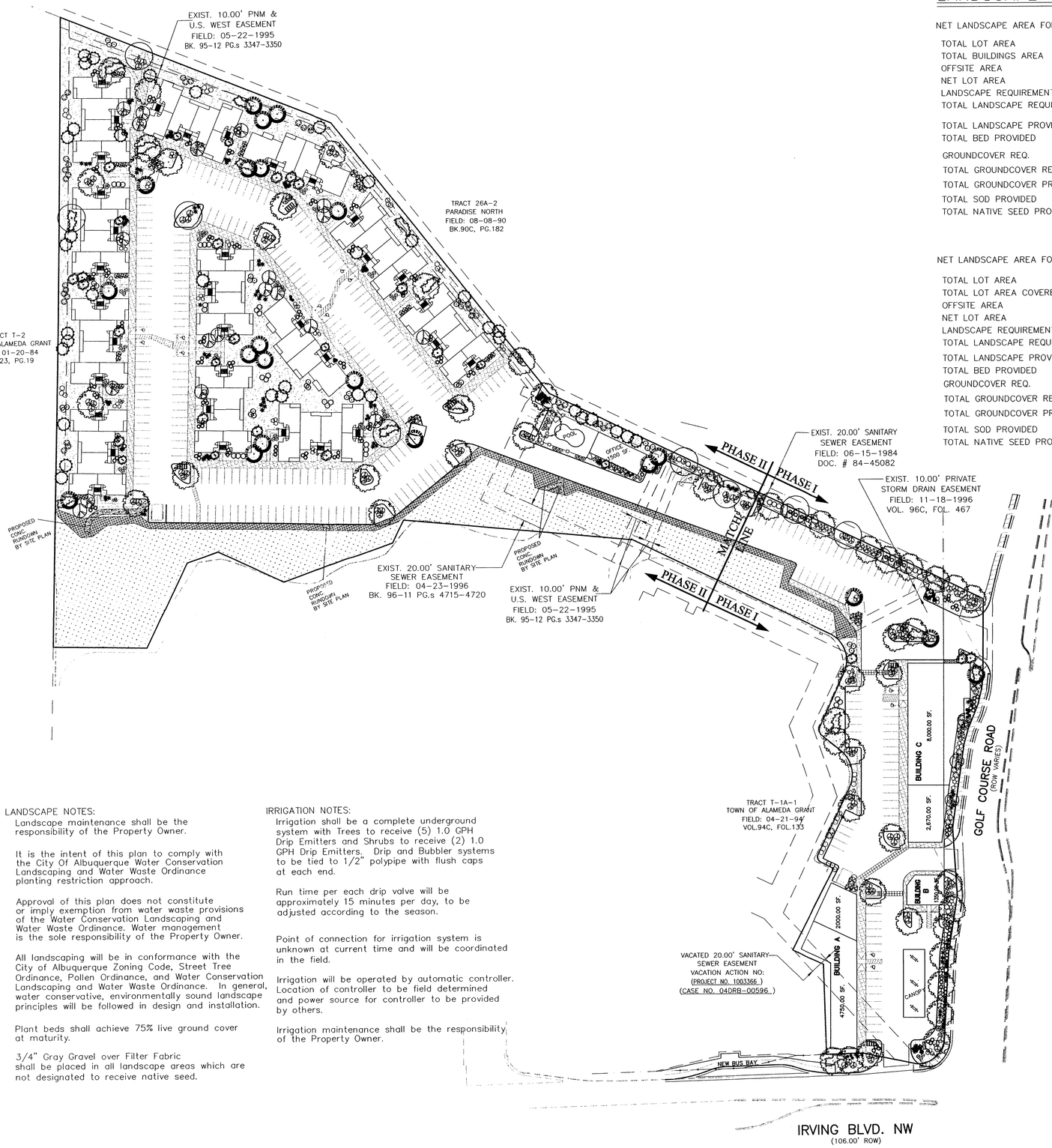
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

LAST REVISION: 08-10-04

APARTMENT SITE PLAN
RABADI APT. COMPLEX (PHASE II)

DRAWING:	DRAWN BY:	DATE:	SHEET #
200359-ST-RES.DWG	SBB	03-31-04	3 OF 7



LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA FOR PHASE I (COMMERCIAL)

TOTAL LOT AREA	95,604.13	square feet
TOTAL BUILDINGS AREA	18,770.00	square feet
OFFSITE AREA	7,400	square feet
NET LOT AREA	76,834.00	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	11,525.00	square feet
TOTAL LANDSCAPE PROVIDED	20,805.50	square feet
TOTAL BED PROVIDED	15,883.50	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	11,912.60	square feet
TOTAL GROUNDCOVER PROVIDED	12804.00	square feet
TOTAL SOD PROVIDED	–	square feet
TOTAL NATIVE SEED PROVIDED	4,922.00	square feet

NET LANDSCAPE AREA FOR PHASE II (RESIDENTIAL)

TOTAL LOT AREA	284,685.68	square feet
TOTAL LOT AREA COVERED BY BUILDINGS	51,024.00	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	233,661.00	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	35,049.00	square feet
TOTAL LANDSCAPE PROVIDED	70,769.62	square feet
TOTAL BED PROVIDED	26,924.00	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	20,193.00	square feet
TOTAL GROUNDCOVER PROVIDED	21,608.00	square feet
TOTAL SOD PROVIDED	–	
TOTAL NATIVE SEED PROVIDED	43,845.62	square feet

PLANT LEGEND

- ASH (H) & HONEY LOCUST (H) 52 — Fraxinus pennsylvanica & Gleditsia triacanthos, 2" Cal.
- SYCAMORE (M) 8 — Platanus spp., 2" Cal.
- DESERT WILLOW (L) 40 — Chilopsis linearis, 15 Gal.
- PURPLE-LEAF PLUM (M) 19 — Prunus spp., 1 1/2" Cal.
- SILVERBERRY (M) 27 — Elaeagnus pungens, 5 Gal. 10sf
- LILAC 39 — Syringa vilgaris, 5 Gal. 36sf
- RED YUCCA (L) 25 — Hesperaloe parviflora, 5 Gal.
- MAIDENGRASS (M) 86 — Miscanthus sinensis, 5 Gal. 16sf
- INDIAN HAWTHORN (M) 34 — Raphiolepis indica, 5 Gal.
- RUSSIAN SAGE (M) 36 — Perovskia atriplicifolia, 5 Gal.
- GREYLEAF COTONEASTER 51 — Cotoneaster buxifolius, 5 Gal.
- 3/4" GRAY GRAVEL WITH FILTER FABRIC
- CRIMP STRAW/NATIVE SEED
- AUSTRIAN PINE (H) 21 — Pinus nigra, 6'-8'
- FLOWERING PEAR (H) 35 — Pyrus calleryana, 2" Cal.
- WASHINGTON HAWTHORN (H) 10 — Crataegus phaenopyrum, 15 Gal.
- APACHE PLUME (L) 26 — Fallugia paradoxa, 5 Gal. 25sf
- BLUE MIST SPIREA (M) 26 — Caryopteris clandonensis, 5 Gal.
- LANAS/ SCOTCH BROOM (M) 89 — Cytisus scoparius/ Genista hispanica, 5 Gal.
- ROSEMARY (M) 87 — Rosmarinus officianalis, 2 Gal. 36sf
- POTENTILLA (M) 14 — Potentilla fruticosa, 2 Gal.
- AUTUMN SAGE (M) 96 — Salvia greggii, 2 Gal. 9sf
- HONEYSUCKLE (M) 96 — Lonicera sempervirens, 1 Gal. 200sf, Unstaked-Groundcover
- CHAMISA (L) 49 — Chrysothamnus nauseosus, 1 Gal. 25sf
- WILDFLOWER 112 — 1 Gal. 4sf
- OVERSIZED GRAVEL & 9 BOULDERS

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.

3/4" Gray 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.

GRAPHIC SCALE

60 30 0 60

SCALE: 1"=60'

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

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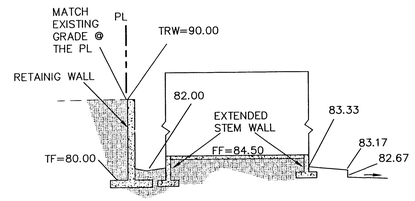
ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

RABADI COMPLEX
LANDSCAPING PLAN

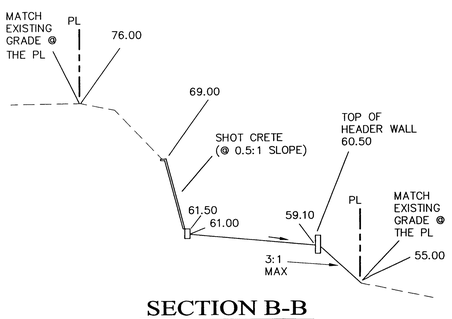
DRAWING:	DRAWN BY:	DATE:	SHEET #
200359-LS.DWG	SJ	05-7-04	4 OF 7

LAST REVISION: 08-06-04



SECTION A-A

NTS



SECTION B-B

NTS

NOTICE TO CONTRACTORS

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

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

5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.

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

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

EROSION CONTROL PLAN 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 RUNOFF 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. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

GENERAL NOTES:

1: ADD 5100 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2: CONTOUR INTERVAL IS ONE (1) FOOT.
3: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION "BLACK 2" HAVING AN ELEVATION OF 5213.93 FEET ABOVE SEA LEVEL.
4: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
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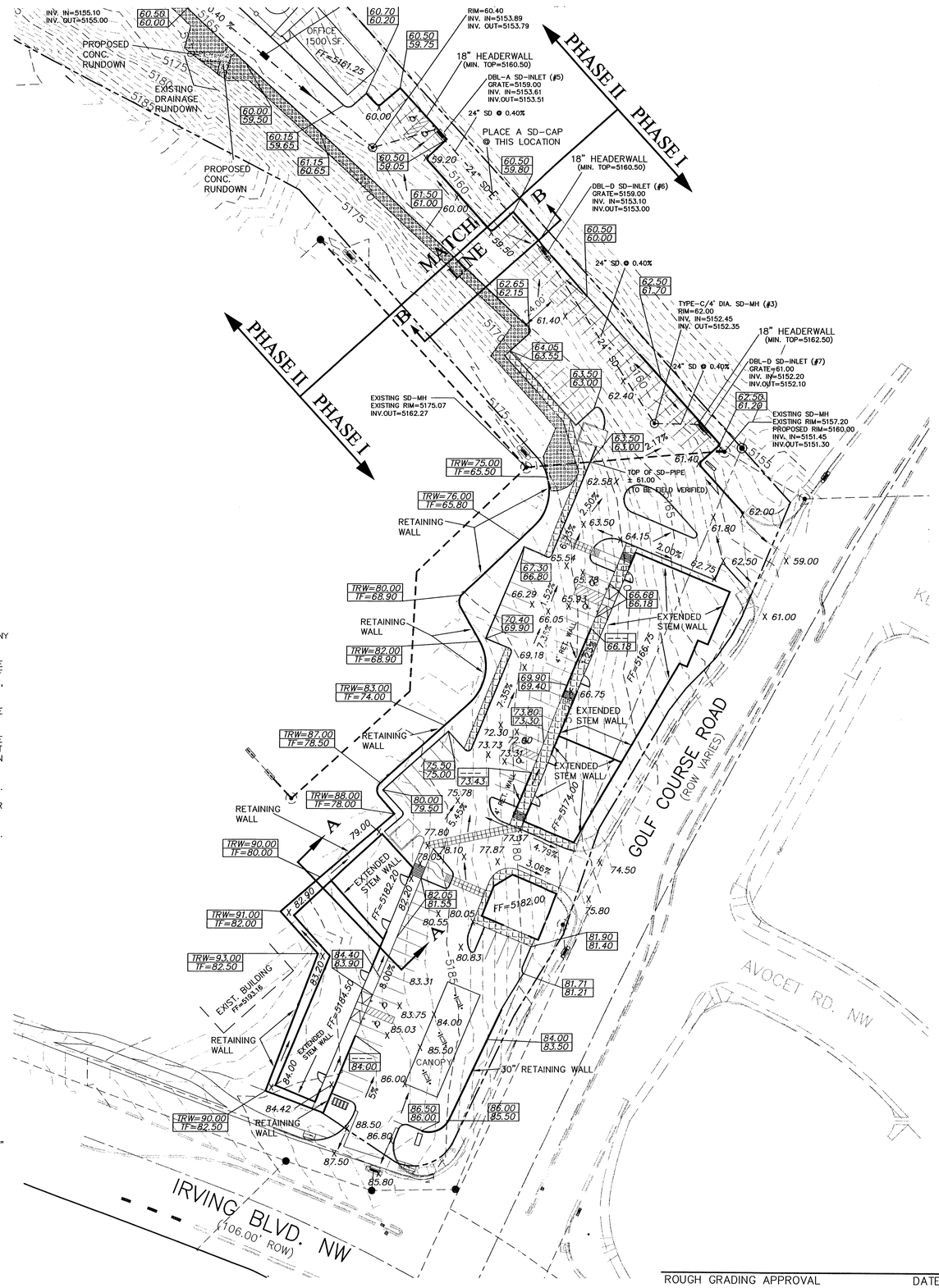

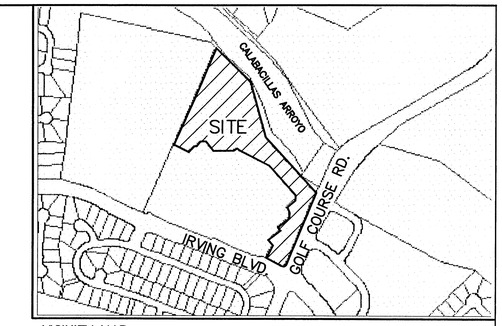

VICINITY MAP: A-12-Z

LEGAL DESCRIPTION:

TRACT T-1A-2, TOWN OF ALAMEDA GRANT
CONTAINING 370,007.76 S.F. (8.49421 AC)
MORE OR LESS.

LEGEND

	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
EX. 8" SAS	EXISTING SANITARY SEWER LINE
EX. 16" WL	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CURB & GUTTER
5100	EXISTING CONTOUR (MAJOR)
5102	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED SIDEWALK
TC 70.90, FL 70.40	PROPOSED GRADE
X 70.28	PROPOSED SPOT ELEVATION
* 5265.16	EXISTING GRADE
	EXISTING POWER LINES
	EXISTING FENCE
	EXISTING GARDEN WALL
	PROPOSED RETAINING WALL
	PROPOSED EXTENDED STEM WALL
TRW=38.00, TF=32.00	TOP OF RETAINING WALL, TOP OF FOOTING
TSW=34.00, TF=32.00	TOP OF EXTENDED STEM WALL, TOP OF FOOTING
	DOUBLE "D" INLET
	DOUBLE "A" INLET
	SHOT CRETE (@ 0.5:1 SLOPE)

GRAPHIC SCALE

40 20 0 40

SCALE: 1"=40'

ROUGH GRADING APPROVAL DATE

SHAHAB BIAZAR NEW MEXICO 13479 REGISTERED PROFESSIONAL ENGINEER 7/26/04

SHAHAB BIAZAR
P.E. #13479

ADVANCED ENGINEERING and CONSULTING, LLC

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

LAST REVISION: 07-26-04

COMMERCIAL GRADING AND DRAINAGE PLAN
RABADI SQUARE (PHASE I)

DRAWING:	DRAWN BY:	DATE:	SHEET #
200359-GR-COMM.DWG	SBB	03-31-04	5.1 OF 7

GENERAL NOTES:

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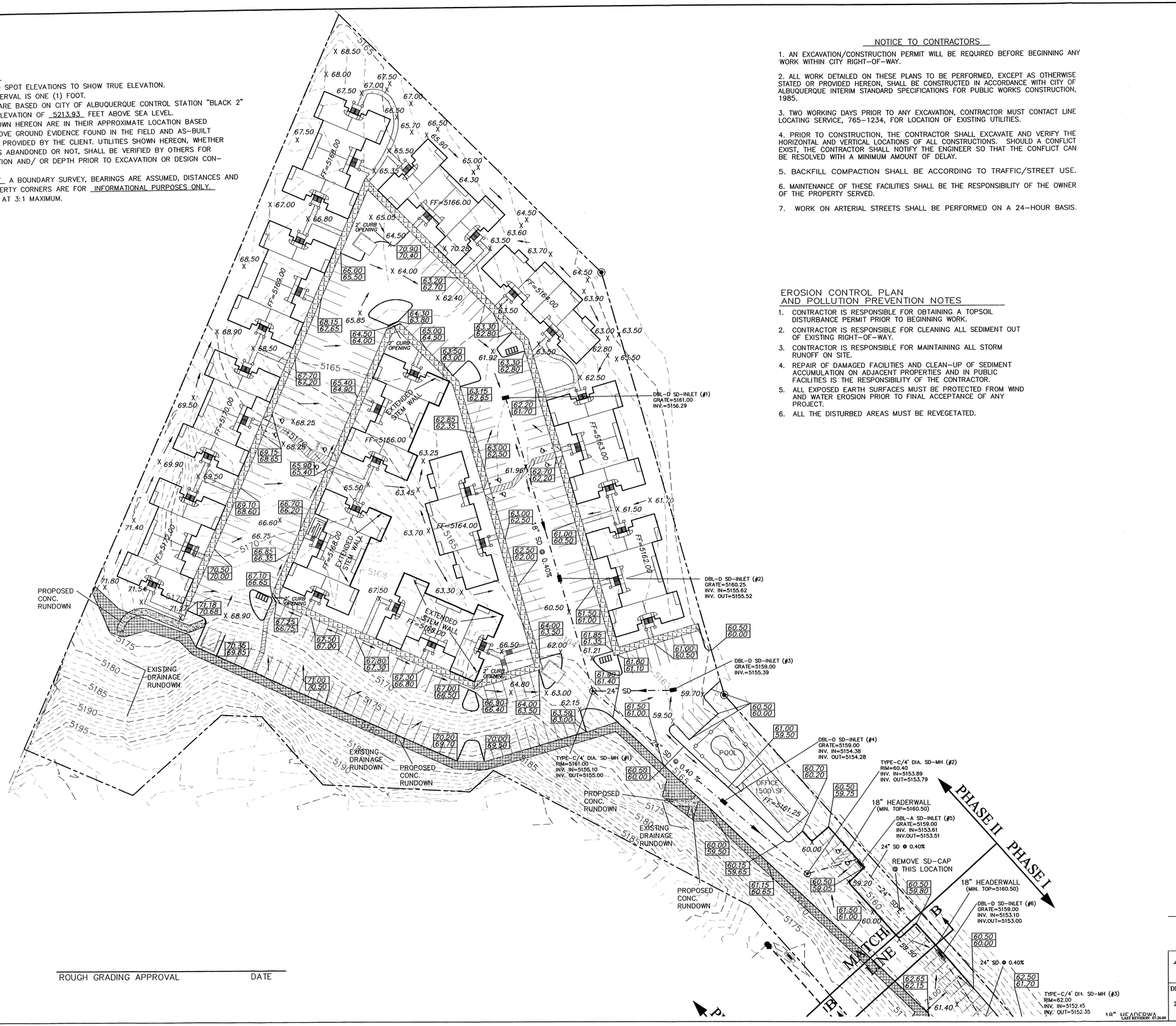

ROUGH GRADING APPROVAL DATE

NOTICE TO CONTRACTORS

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6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

LEGEND

	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
EX. 8" SAS	EXISTING SANITARY SEWER LINE
EX. 16" WL	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CURB & GUTTER
5100	EXISTING CONTOUR (MAJOR)
5102	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED SIDEWALK
TC 70.90 / FL 70.40	PROPOSED GRADE
X 70.28	PROPOSED SPOT ELEVATION
× 5265.16	EXISTING GRADE
	EXISTING POWER LINES
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	EXISTING GARDEN WALL
	PROPOSED RETAINING WALL
	PROPOSED EXTENDED STEM WALL
TRW=38.00 / TF=32.00	TOP OF RETAINING WALL / TOP OF FOOTING
TSW=34.00 / TF=32.00	TOP OF EXTENDED STEM WALL / TOP OF FOOTING
	DOUBLE "D" INLET
	DOUBLE "A" INLET
	SHOT CRETE (@ 0.5:1 SLOPE)

GRAPHIC SCALE

40 20 0 40

SCALE: 1"=40'

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13479
REGISTERED PROFESSIONAL ENGINEER

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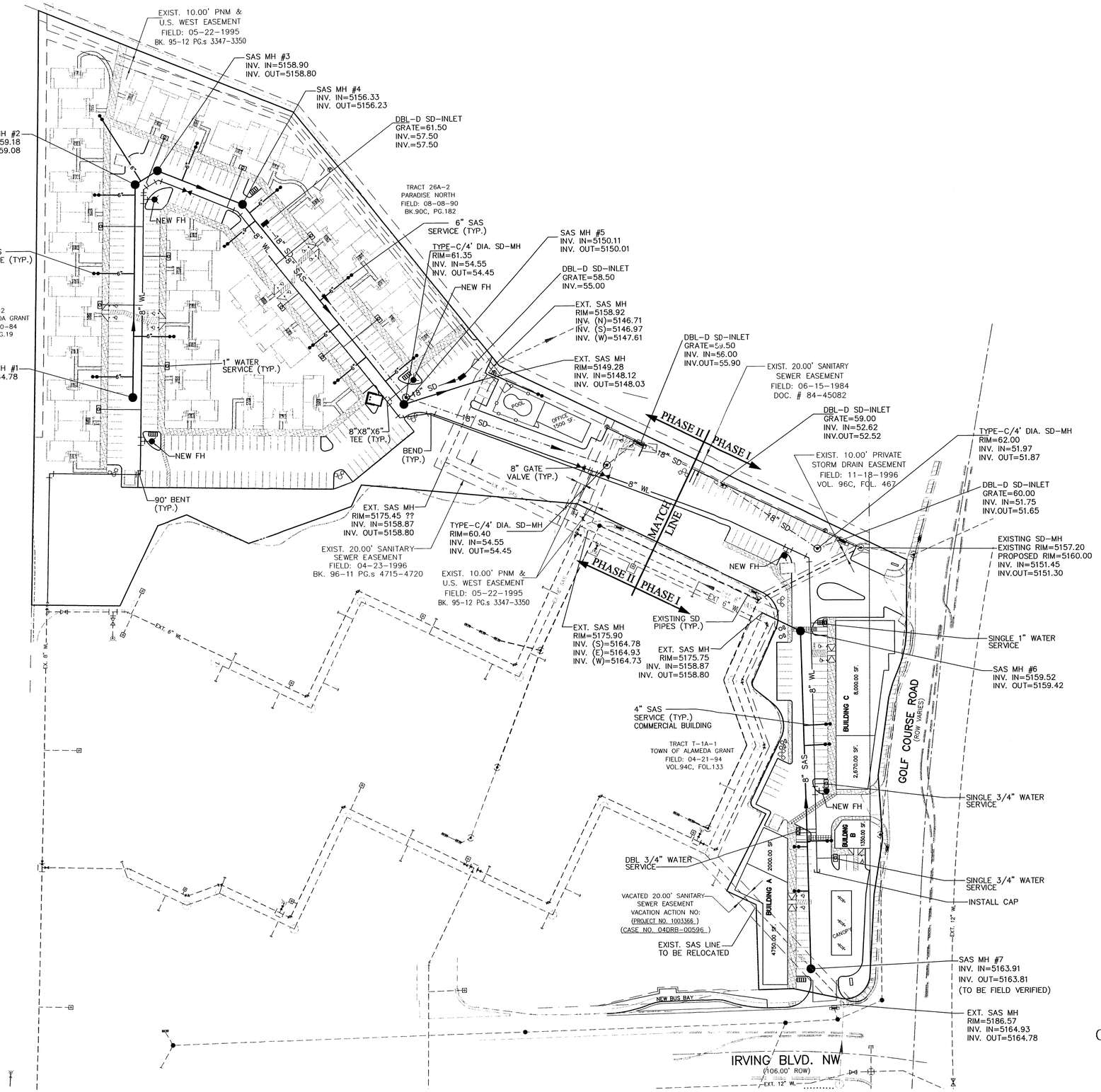
APARTMENT GRADING AND DRAINAGE PLAN
RABADI APT. COMPLEX (PHASE II)

DRAWING:	DRAWN BY:	DATE:	SHEET #
200359-GR-RES.DWG	SBB	03-31-04	5.2 OF 7

LAST REVISION: 03-26-04



LEGAL DESCRIPTION:

TRACT T-1A-2, TOWN OF ALAMEDA GRANT
CONTAINING 380,289.81 S.F. (8.7302 AC)

LEGEND

	EXISTING SAS MANHOLE
	EXISTING SD MANHOLE
	EXISTING GATE VALVE
EX. 54" SD	EXISTING STORM SEWER
EX. 8" SAS	EXISTING SANITARY SEWER LINE
EX. 16" WL	EXISTING WATER LINE
8" SAS	NEW SANITARY SEWER LINE
10" WL	NEW WATER LINE
12" SD	NEW STORM SEWER
	CLEAN OUT
	NEW WATER SERVICE
6"	NEW SAS SERVICE
	NEW SAS MANHOLE
	STORM SEWER MANHOLE
	SINGLE SERVICE METER
	DOUBLE SERVICE METER
	NEW GATE VALVE
	NEW FIRE HYDRANT
	TEE
	BEND
	CAP (WL)
	REDUCER
	NEW CATCH BASIN
	NEW DROP INLET

GRAPHIC SCALE

60 30 0 60

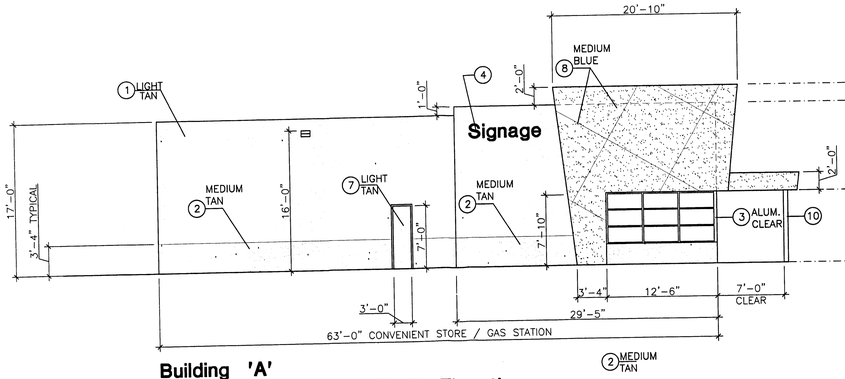
SCALE: 1"=60'

ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

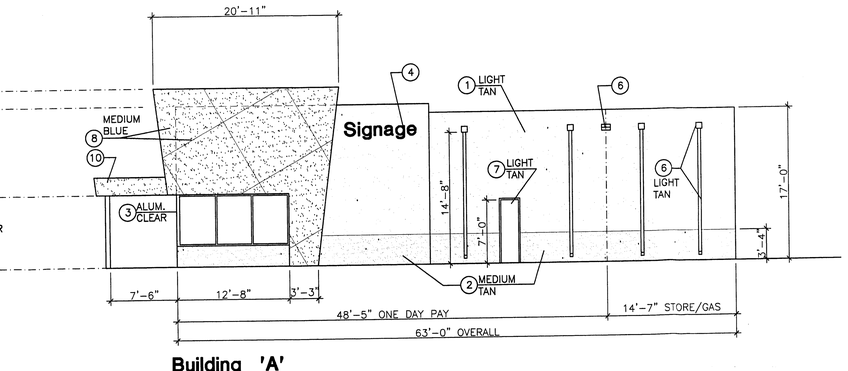
RABADI COMPLEX
MASTER UTILITY PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200359-MU.DWG	SBB	05-10-04	6 OF 7

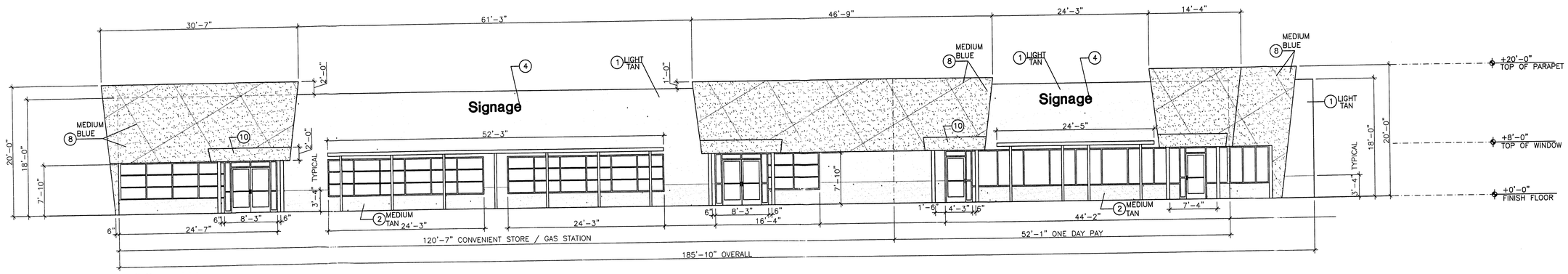
LAST REVISION: 08-06-04



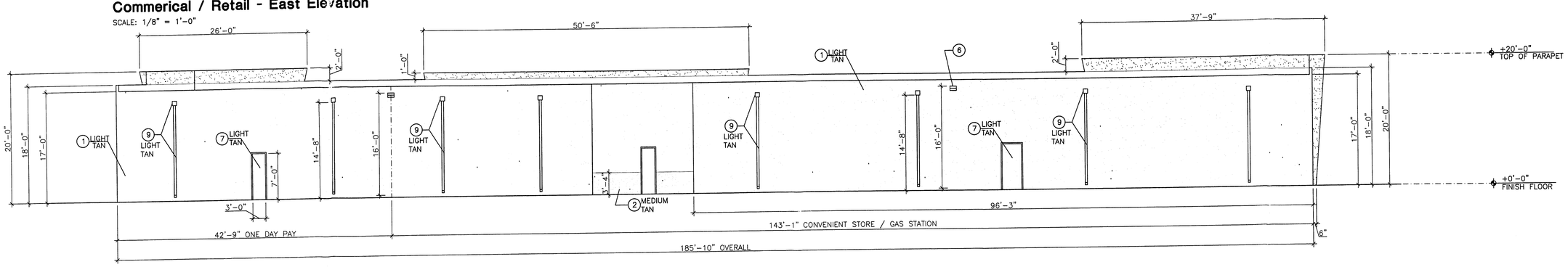
Building 'A'
Commerical / Retail - South Elevation
SCALE: 1/8" = 1'-0"



Building 'A'
Commerical / Retail - North Elevation
SCALE: 1/8" = 1'-0"



Building 'A'
Commerical / Retail - East Elevation
SCALE: 1/8" = 1'-0"



Building 'A'
Commerical / Retail - East Elevation
SCALE: 1/8" = 1'-0"

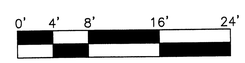
Revision:

1 07-28-04 NOTE SIGN SIZE AND AREA

Keyed Notes (Typical At All Elevations)

1. ARCYLIC STUCCO, LIGHT TAN TO MATCH BENJAMIN MOORE HC-6
2. ARYLIC STUCCO, MEDIUM TAN TO MATCH BENJAMIN MOORE HC-55, WITH 1/4" STUCCO REGLET FOR SEPARATION OF COLORS.
3. CLEAR ALUMINUM STOREFRONT FRAME, LIGHT GREY TINT WINDOW SYSTEM
4. WHITE BACK LITE SIGNAGE IN 2" RED BORDER FRAME AND SIDES, INDIVIDUAL LETTERS (24" MAXIMUM).
   1 NOTE: SIGN SIZE- 2'-6" x 10'-0"=25 SF.
5. METAL TRELLIS, BEAMS AND COLUMNS WITH PERFORATED SHEET METAL COVER, PAINT BRIGHT SILVER.
6. SHIELDED SECURITY LIGHT, MOUNT @ 16' A.F.F., MAXIMUM.
7. PAINT DOOR AND FRAME LIGHT TAN.
8. ARCYLIC STUCCO, MEDIUM BLUE TO MATCH BENJAMIN MOORE 796, WITH 1/4" STUCCO REGLET AT 8'-0" O.C. EACH WAY AS SHOWN.
9. METAL 8"x8" LEADER BOX AND 4"x4" DOWNSPOUT - PAINT LIGHT TAN
10. PORTAL: ACRYLIC STUCCO, MEDIUM BLUE, METAL COLUMNS, PAINT BRIGHT SILVER.

Scale Typical At All Elevations



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

28 July 2004

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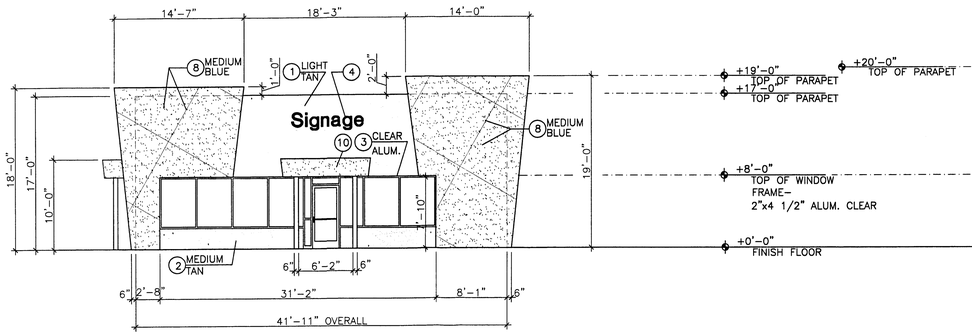
V: 505.296.1456 C: 505.238.1397 F:505.881.9114

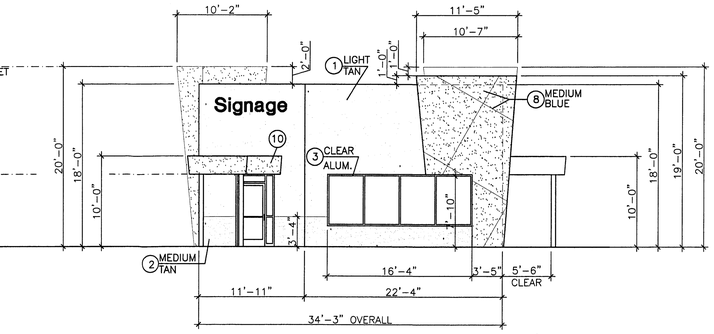
Rababi Square - Phase 1
Mr. Felix Rababi
Golf Course & Irving Blvd.
Albuquerque, NM

SHEET NO.
7.1

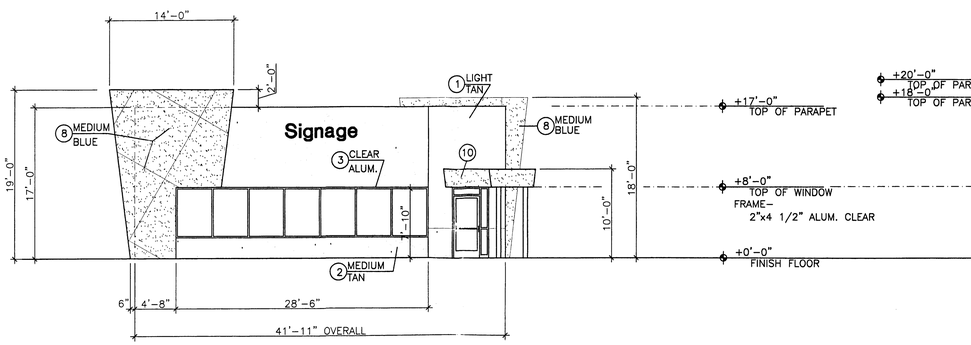
200359



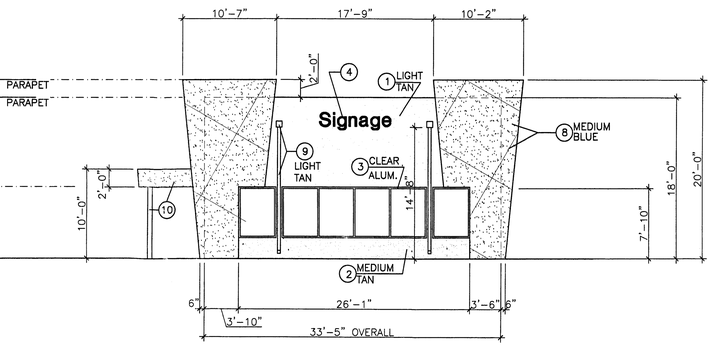
Building 'B'
Commerical / Retail - South Elevation
SCALE: 1/8" = 1'-0"



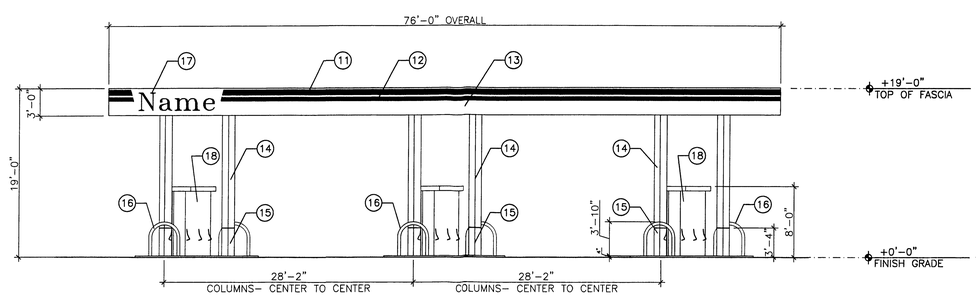
Building 'B'
Commerical / Retail - West Elevation
SCALE: 1/8" = 1'-0"



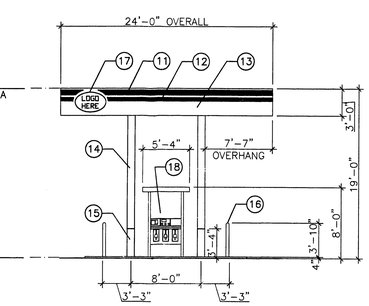
Building 'B'
Commerical / Retail - North Elevation
SCALE: 1/8" = 1'-0"



Building 'B'
Commerical / Retail - East Elevation
SCALE: 1/8" = 1'-0"



Canopy- East Elevation
Same as West
SCALE: 1/8" = 1'-0"



Canopy- South Elevation
Same as North
SCALE: 1/8" = 1'-0"

Keyed Notes (Typical At All Elevations)

1. ARCYLIC STUCCO, LIGHT TAN TO MATCH BENJAMIN MOORE HC-6
2. ARYLIC STUCCO, MEDIUM TAN TO MATCH BENJAMIN MOORE HC-55, WITH 1/4" STUCCO REGLET FOR SEPARATION OF COLORS.
3. CLEAR ALUMINUM STOREFRONT FRAME, LIGHT GREY TINT WINDOW SYSTEM
4. WHITE BACK LITE SIGNAGE IN 2" RED BORDER FRAME AND SIDES, INDIVIDUAL LETTERS (24" MAXIMUM) NOTE: SIGN SIZE- 2'-6" x 10'-0"=25 SF. (1)
5. METAL TRELLIS, BEAMS AND COLUMNS WITH PERFORATED SHEET METAL COVER, PAINT BRIGHT SILVER.
6. SHIELDED SECURITY LIGHT, MOUNT @ 16' A.F.F., MAXIMUM.
7. PAINT DOOR AND FRAME LIGHT TAN.
8. ARCYLIC STUCCO, MEDIUM BLUE TO MATCH BENJAMIN MOORE 796, WITH 1/4" STUCCO REGLET AT 8'-0" O.C. EACH WAY AS SHOWN.
9. METAL 8"x8" LEADER BOX AND 4"x4" DOWNSPOUT - PAINT LIGHT TAN
10. PORTAL: ACRYLIC STUCCO, MEDIUM BLUE, METAL COLUMNS, PAINT BRIGHT SILVER.
11. BRAND LOGO- RED COLOR 6 1/2" WIDE.
12. BRAND LOGO- BLUE COLOR 4 1/2" WIDE.
13. BACKGROUD OF METAL PANEL FASCIA- SILVER & WHITE
14. METAL COLUMN- LIGHT TAN, PAINT, MATCH STUCCO.
15. METAL COLUMN- MEDIUM TAN, PAINT, MATCH STUCCO.
16. 4" DIAMETER GUARDRAIL- PAINT BRIGHT SILVER, MATCH SILVER PAINT AT BUILDING PORTAL.
17. SIGN LETTERS: 2'-0" HIGH MAXIUM, SELF-ILLUMINATING, RED COLOR.
18. GAS PUMPS- 3 NOZZLES EACH SIDE, BRAND RED AND BLUE COLORS.

Scale Typical At All Elevations

0' 4' 8' 16' 24'

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

Revision:

1 07-28-04 NOTE SIGN SIZE AND AREA

28 July 2004

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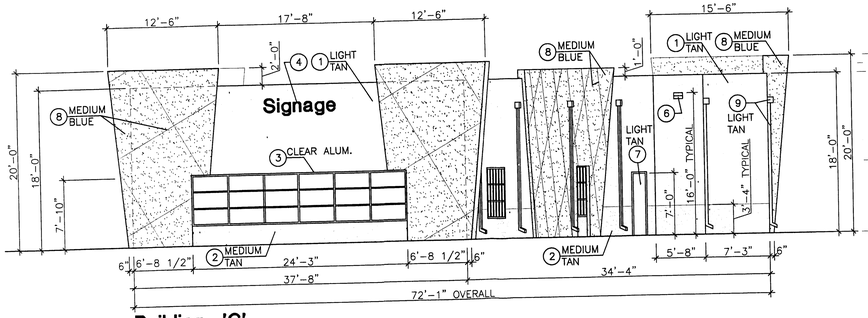
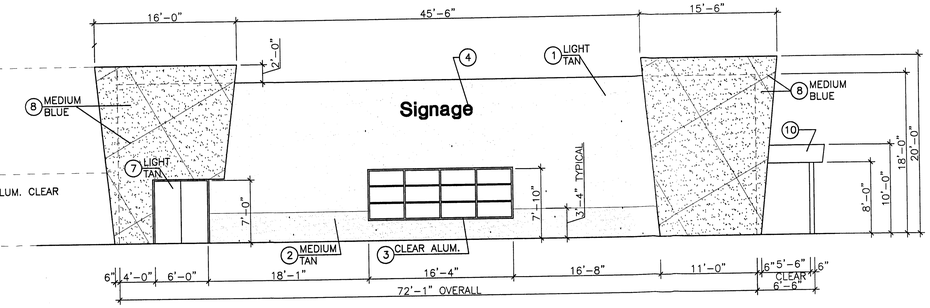
Rabadi Square - Phase 1
Mr. Felix Rabadi
Golf Course & Irving Blvd.
Albuquerque, NM

SHEET NO. **7.2**

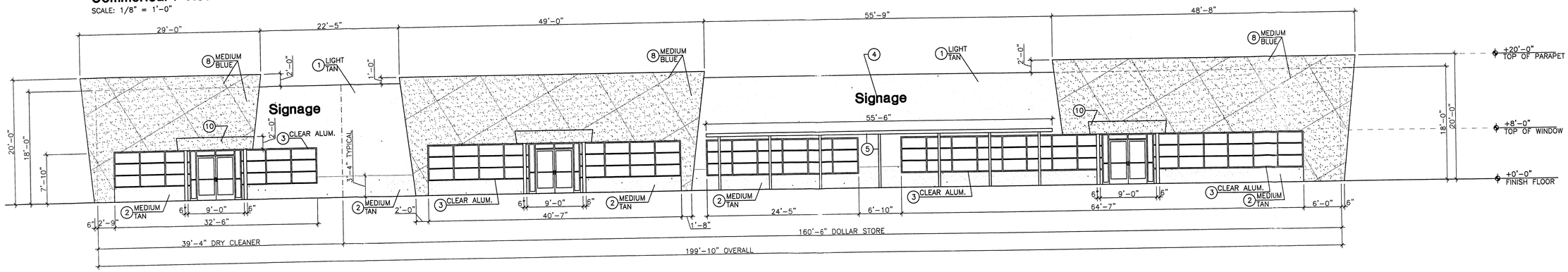
200359



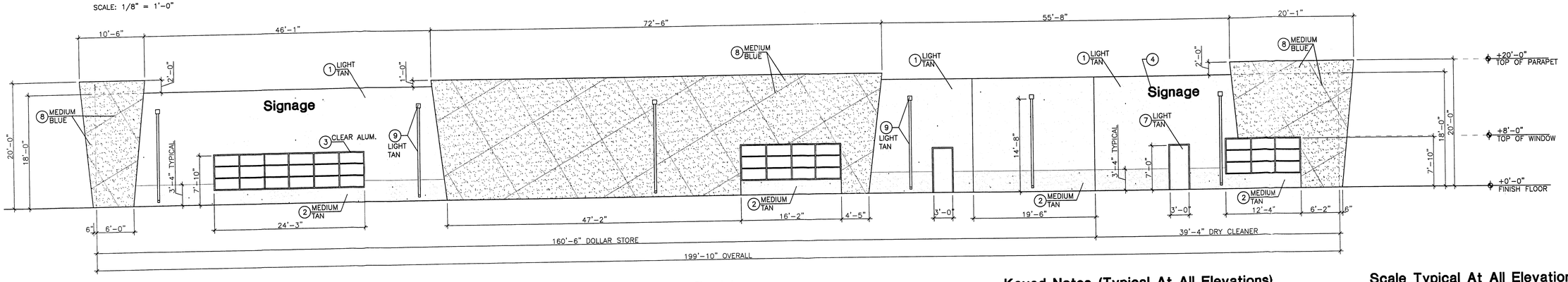
Building 'C'
Commerical / Retail - South Elevation
SCALE: 1/8" = 1'-0"



Building 'C'
Commerical / Retail - North Elevation
SCALE: 1/8" = 1'-0"



Building 'C'
Commerical / Retail - West Elevation
SCALE: 1/8" = 1'-0"



Building 'C'
Commerical / Retail - East Elevation
SCALE: 1/8" = 1'-0"

Revision:

1 07-28-04 NOTE SIGN SIZE AND AREA

Keyed Notes (Typical At All Elevations)

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7. PAINT DOOR AND FRAME LIGHT TAN.
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9. METAL 8"x8" LEADER BOX AND 4"x4" DOWNSPOUT - PAINT LIGHT TAN
10. PORTAL: ACRYLIC STUCCO, MEDIUM BLUE, METAL COLUMNS, PAINT BRIGHT SILVER.

Scale Typical At All Elevations

0' 4' 8' 16' 24'

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

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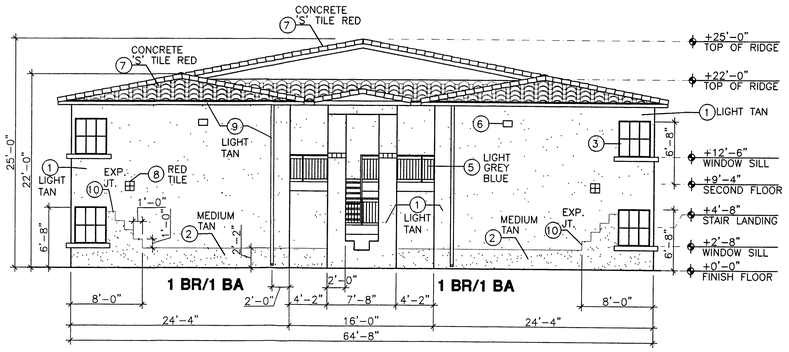
Rababi Square - Phase 1
Mr. Felix Rababi
Golf Course & Irving Blvd.
Albuquerque, NM

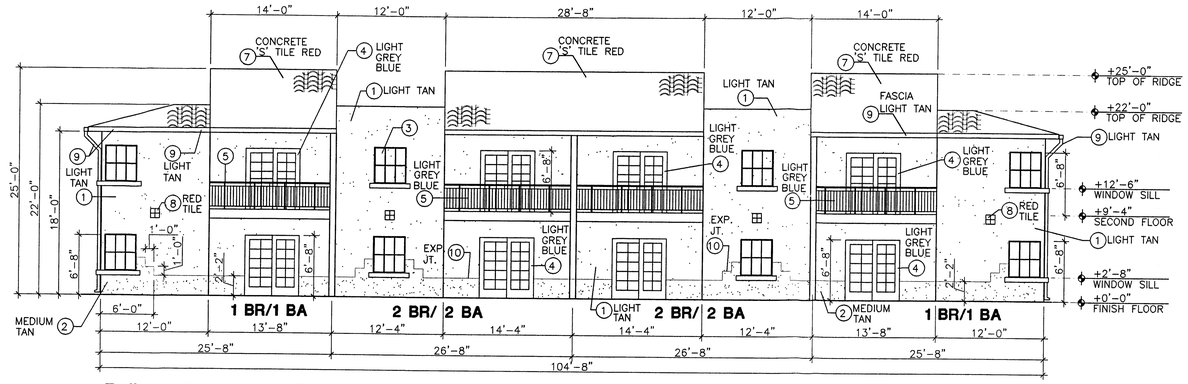
SHEET NO. **7.3**

200 359



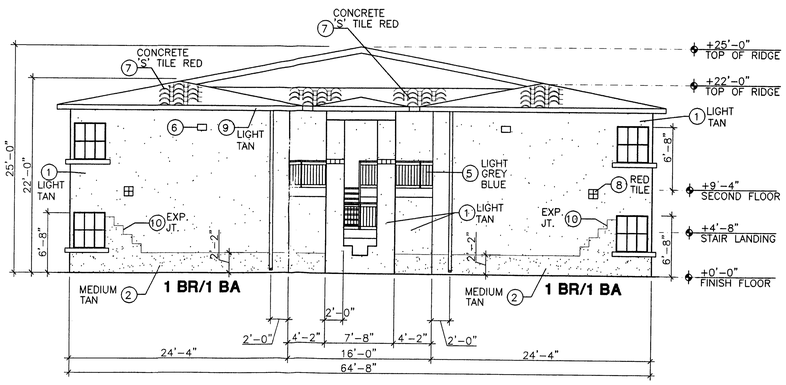
Building Type 'A' - South Entry Elevation

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



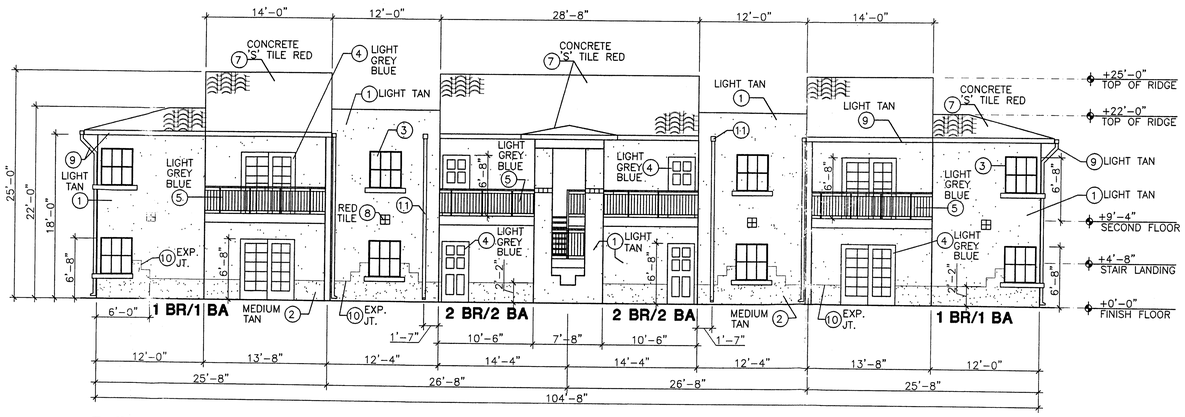
Building Type 'A' - East Elevation

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



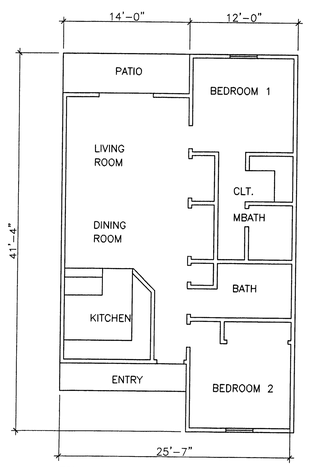
Building Type 'A' - North Entry Elevation

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

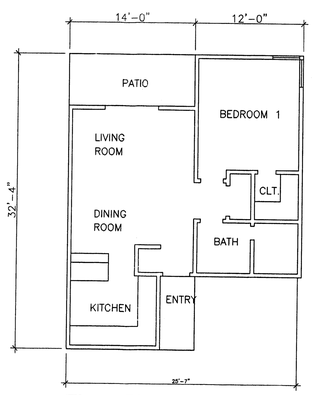


Building Type 'A' - West Entry Elevation

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



Floor Plan 2 BR/2 BA

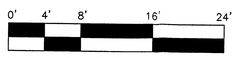


Floor Plan 1 BR/1 BA

Keyed Notes (Typical At All Elevations)

1. ARCYLIC STUCCO, LIGHT TAN TO MATCH BENJAMIN MOORE HC-6
2. ARYLIC STUCCO, MEDIUM TAN TO MATCH BENJAMIN MOORE HC-55
3. ANODIZED BROWN COLOR FRAMES, DOUBLE GLAZED WINDOW, WITH BROWN 'UV' BUG SCREEN.
4. PAINT DOOR AND FRAME LIGHT GREY BLUE
5. STEEL HANDRAIL AND BALLISTRAT, STEEL STAIRS AND HANDRAILS PAINT LIGHT GREY BLUE
6. BUILDING SECURITY LIGHT, SHIELDED, MOUNT @ 14'-0" MAX.
7. CONCRETE ROOF TILE, MISSION 'S' VILLA, COLOR RED
8. ACCENT: 4 - 6" SQUARE EXTERIOR TILE
9. LIGHT TAN GUTTER ATTACHED TO 2x4 METAL DOWNSPOUT, PAINT LIGHT TAN
10. 1/4" EXPANSION JOINT BETWEEN TWO STUCCO COLORS
11. 6"x6" LEADER BOX w/ 2"x4" DOWNSPOUT, PAINT LIGHT TAN

Scale Typical At All Elevations



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

15 April 2004

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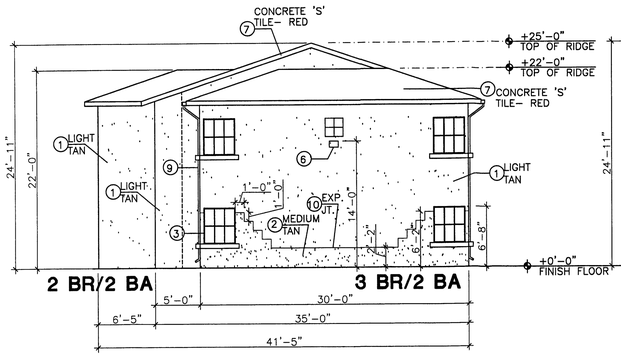
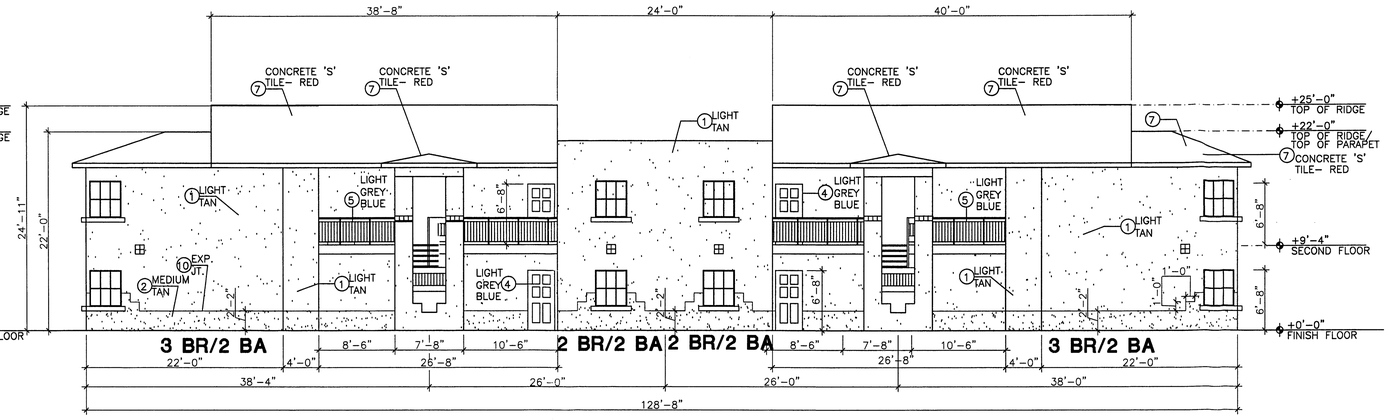
Rababi Apt. Complex-Phase 2
Mr. Felix Rababi
Golf Course & Irving Blvd.
Albuquerque, NM

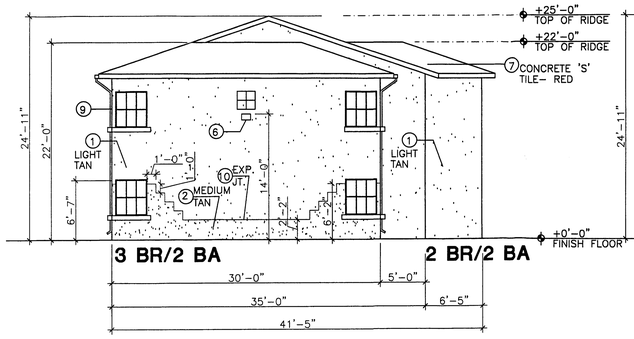
SHEET NO.
7.4



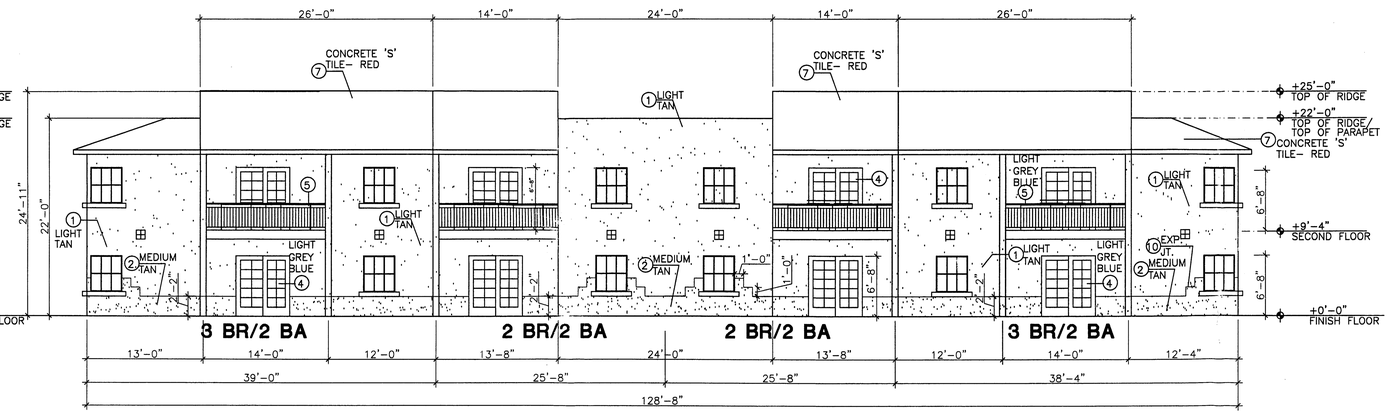
Building Type 'B' - North Elevation
SCALE: 1/8" = 1'-0"



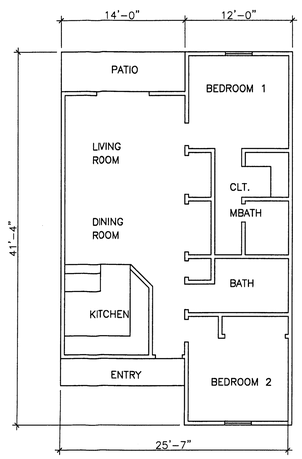
Building Type 'B' - West Entry Elevation
SCALE: 1/8" = 1'-0"



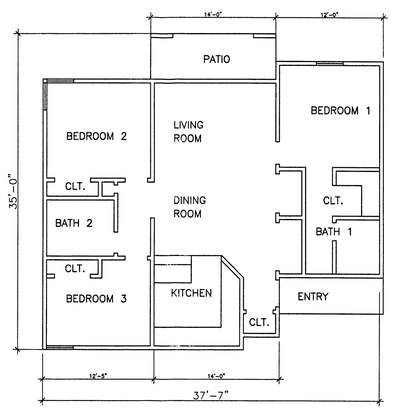
Building Type 'B' - South Elevation
SCALE: 1/8" = 1'-0"



Building Type 'B' - East Elevation
SCALE: 1/8" = 1'-0"



Floor Plan 2 BR/2 BA



Floor Plan 3 BR/2 BA

Keyed Notes (Typical At All Elevations)

1. ARCYLIC STUCCO, LIGHT TAN TO MATCH BENJAMIN MOORE HC-6
2. ARYLIC STUCCO, MEDIUM TAN TO MATCH BENJAMIN MOORE HC-55
3. ANODIZED BROWN COLOR FRAMES, DOUBLE GLAZED WINDOW, WITH BROWN 'UV' BUG SCREEN.
4. PAINT DOOR AND FRAME LIGHT GREY BLUE
5. STEEL HANDRAIL AND BALLISTRAT, STEEL STAIRS AND HANDRAILS PAINT LIGHT GREY BLUE
6. BUILDING SECURITY LIGHT, SHIELDED, MOUNT @ 14'-0" MAX.
7. CONCRETE ROOF TILE, MISSION 'S' VILLA, COLOR RED, AND
8. ACCENT: 4 - 6" SQUARE EXTERIOR TILE
9. METAL GUTTER- LIGHT TAN ATTACHED TO 2x4 METAL DOWNSPOUT- LIGHT TAN.

Scale Typical At All Elevations

0' 4' 8' 16' 24'

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

15 April 2004

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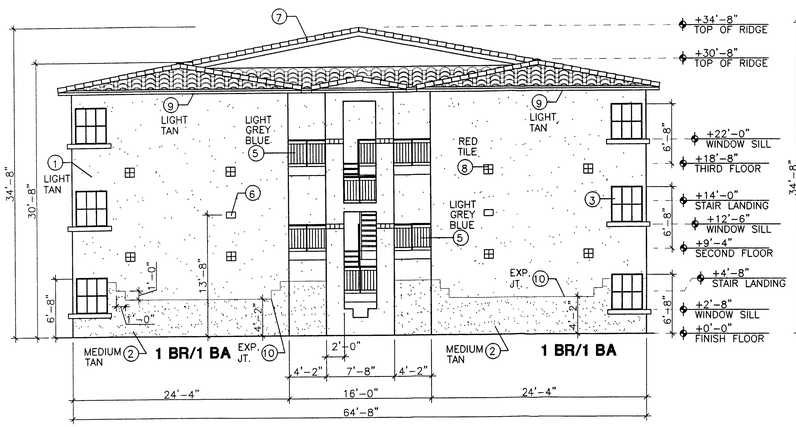
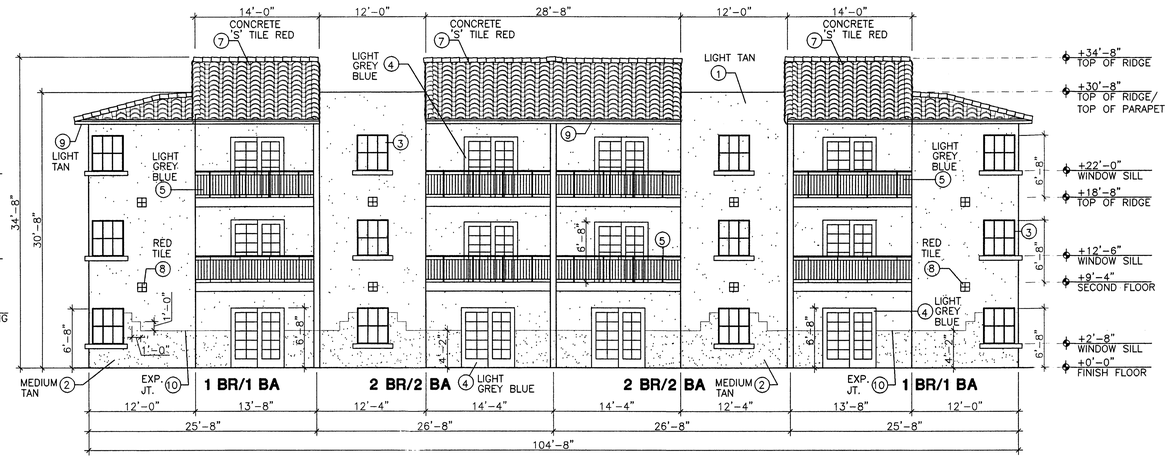
Rababi Apt. Complex-Phase 2
Mr. Felix Rababi
Golf Course & Irving Blvd.
Albuquerque, NM

SHEET NO.
7.5



Building Type 'C' - East Entry Elevation

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

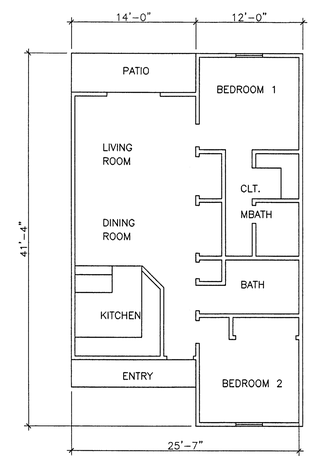


Building Type 'C' - South Elevation

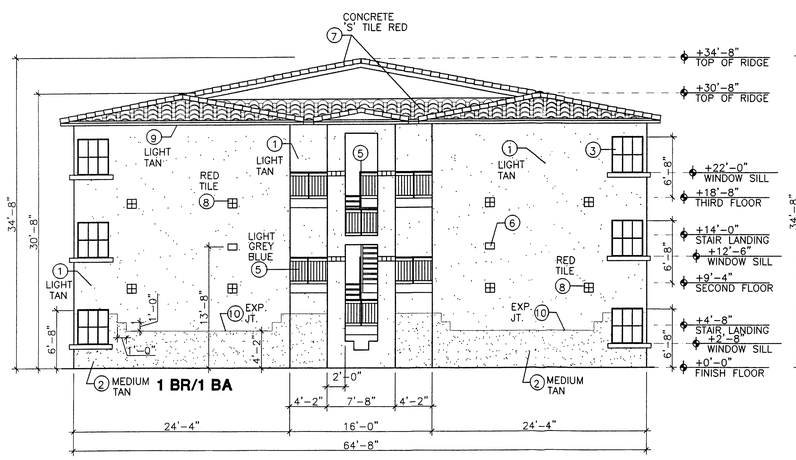
SCALE: 1/8" = 1'-0"

Keyed Notes (Typical At All Elevations)

1. ARCYLIC STUCCO, LIGHT TAN TO MATCH BENJAMIN MOORE HC-6
2. ARYLIC STUCCO, MEDIUM TAN TO MATCH BENJAMIN MOORE HC-55
3. ANODIZED BROWN COLOR FRAMES, DOUBLE GLAZED WINDOW. WITH BROWN 'UV' BUG SCREEN.
4. PAINT DOOR AND FRAME LIGHT GREY BLUE
5. STEEL HANDRAIL AND BALLISTRAT, STEEL STAIRS AND HANDRAILS PAINT LIGHT GREY BLUE
6. BUILDING SECURITY LIGHT, SHIELDED, MOUNT @ 14'-0" MAX.
7. CONCRETE ROOF TILE, MISSION 'S' VILLA, COLOR RED, AND
8. ACCENT: 4 – 6" SQUARE EXTERIOR TILE
9. WOOD FASCIA, PAINT LIGHT TAN
10. 1/4" EXPANSION JOINT BETWEEN TWO STUCCO COLORS

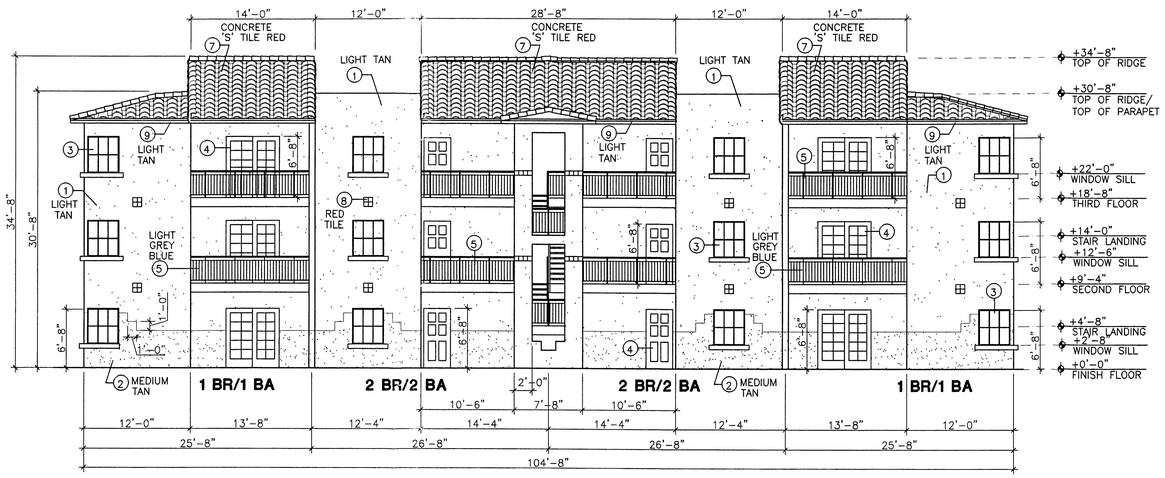


Floor Plan 2 BR/2 BA



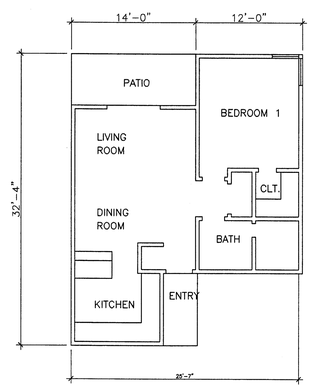
Building Type 'C' - West Entry Elevation

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



Building Type 'C' - North Entry Elevation

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



Floor Plan 1 BR/1 BA

Scale Typical At All Elevations

0' 4' 8' 16' 24'

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

15 April 2004

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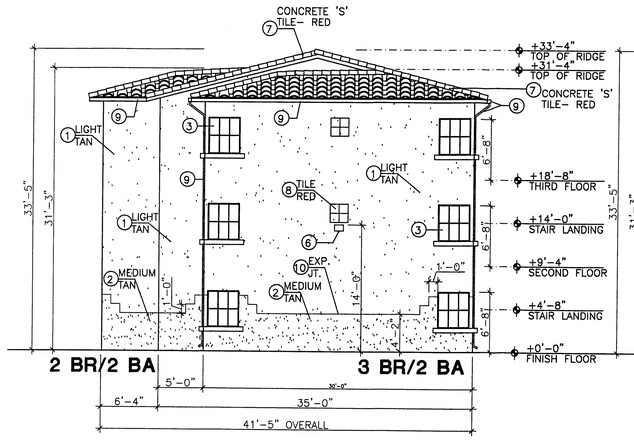
10421 CAMINO DEL OSO NE
ALBUQUERQUE, NM 87111
V: 505.296.1456 C: 505.238.1397 F:505.881.9114

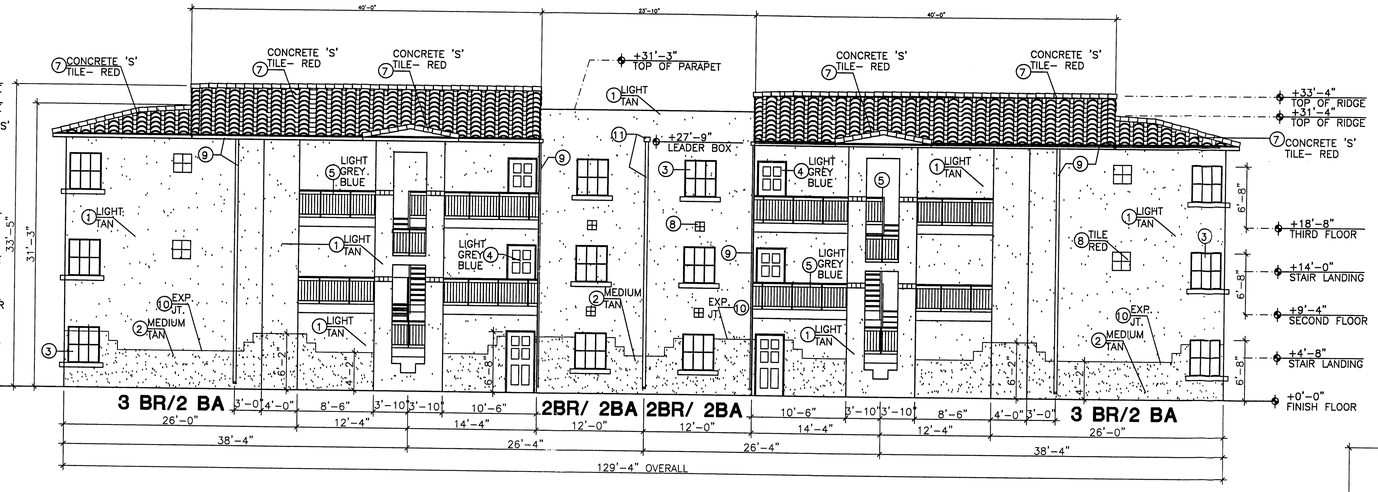
Rababi Apt. Comjplex- Phase 2
Mr. Felix Rababi
Golf Course & Irving Blvd.
Albuquerque, NM

SHEET NO. **7.6**



Building Type 'D' - North Elevation

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

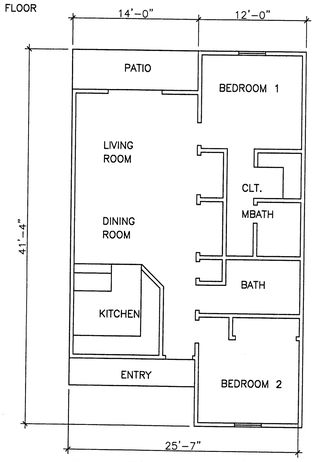


Building Type 'D' - West Entry Elevation

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

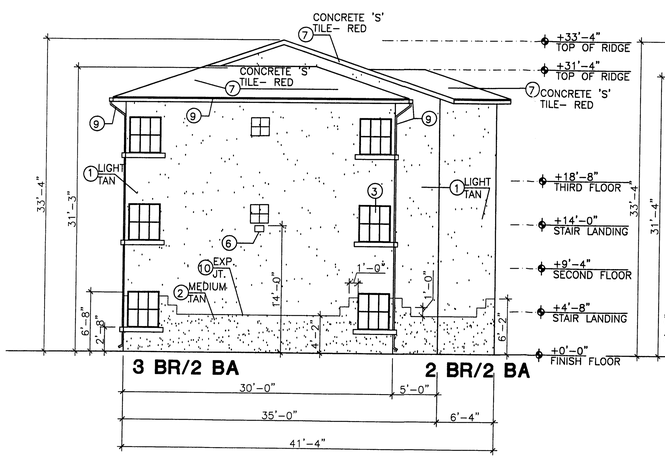
Keyed Notes (Typical At All Elevations)

1. ARCYLIC STUCCO, LIGHT TAN TO MATCH BENJAMIN MOORE HC-6
2. ARYLIC STUCCO, MEDIUM TAN TO MATCH BENJAMIN MOORE HC-55
3. ANODIZED BROWN COLOR FRAMES, DOUBLE GLAZED WINDOW, WITH BROWN 'UV' BUG SCREEN.
4. PAINT DOOR AND FRAME LIGHT GREY BLUE
5. STEEL HANDRAIL AND BALLISTRAT, STEEL STAIRS AND HANDRAILS PAINT LIGHT GREY BLUE
6. BUILDING SECURITY LIGHT, SHIELDED, MOUNT @ 14'-0" MAX.
7. CONCRETE ROOF TILE, MISSION 'S' VILLA, COLOR RED, AND
8. ACCENT: 4 - 6" SQUARE EXTERIOR TILE- RED
9. METAL GUTTER- LIGHT TAN ATTACHED TO 2x4 METAL DOWNSPOUT- LIGHT TAN.
10. 1/4" EXPANSION JOINT BETWEEN STUCCO COLORS.
11. METAL 6"x8" LEADER BOX AND 2"x4" METAL DOWNSPOUT- LIGHT TAN



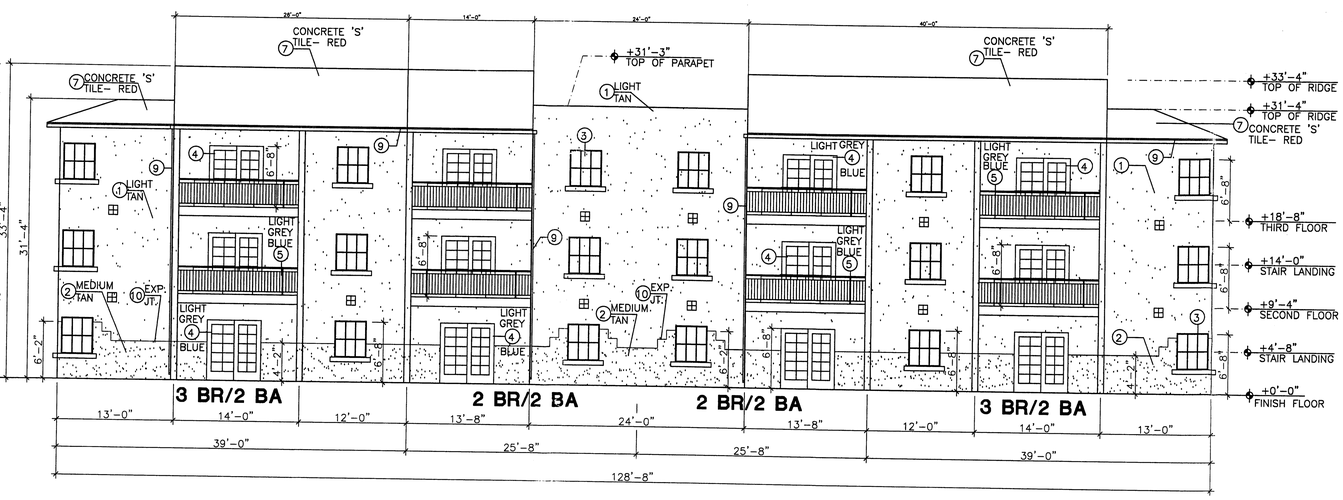
Floor Plan 2 BR/2 BA

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



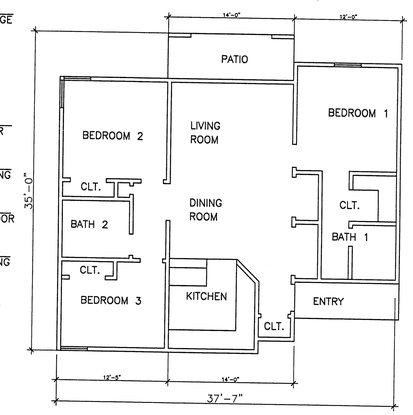
Building Type 'D' - South Elevation

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



Building Type 'D' - East Balconhy Elevation

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



Floor Plan 3 BR/2 BA

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

Scale Typical At All Elevations

0' 4' 8' 16' 24'

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

15 April 2004

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PRELIMINARY NOT FOR CONSTRUCTION

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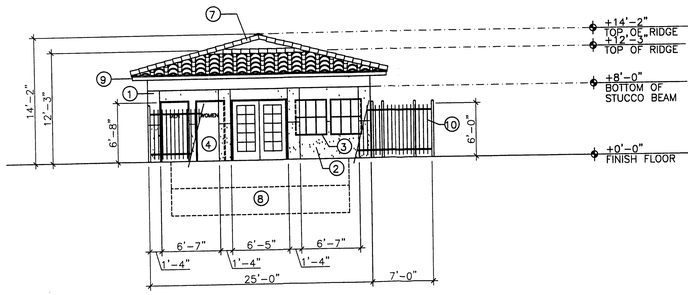
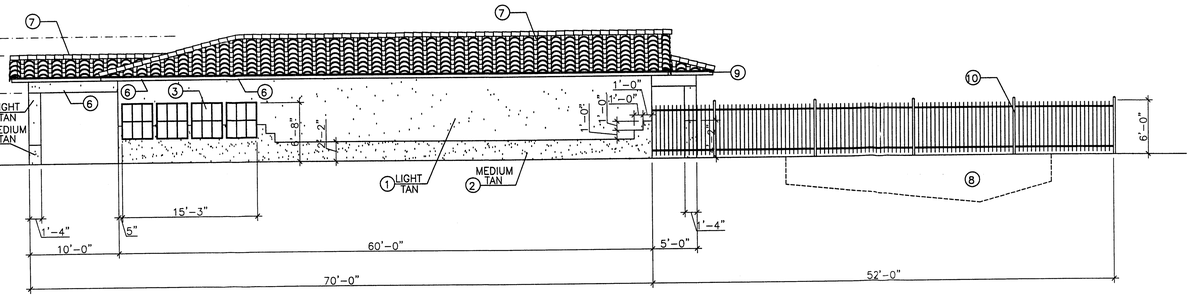
Rababi Apt. Complex-Phase 2
Mr. Felix Rababi
Golf Course & Irving Blvd.
Albuquerque, NM

SHEET NO. 7.7



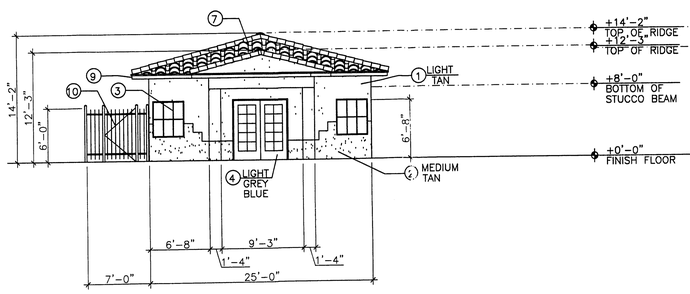
Apartment Office - North Elevation

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



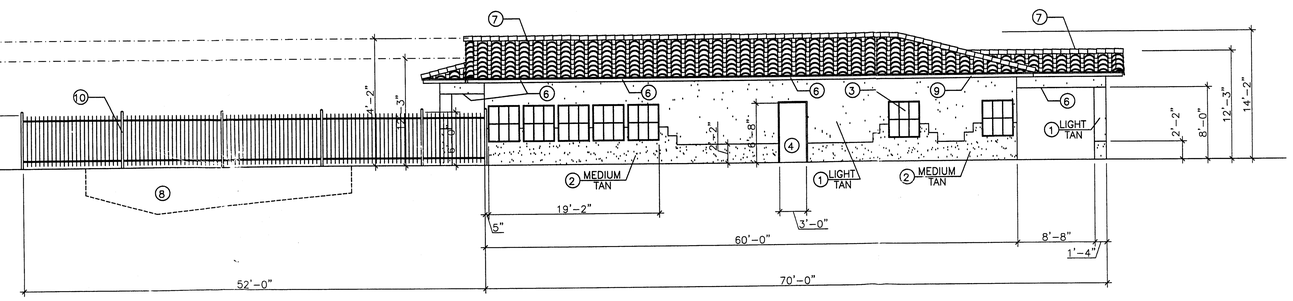
Apartment Office - East Elevation

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



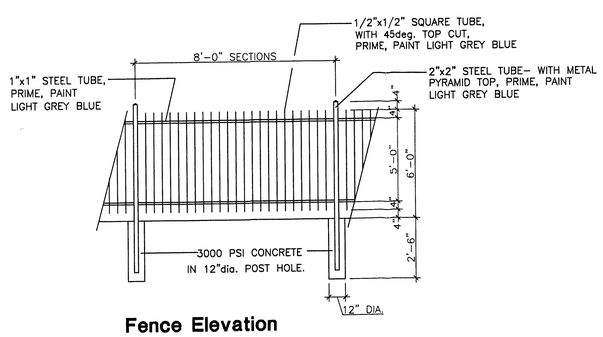
Entrance to Apartment Office - South Elevation

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



Apartment Office - West Elevation

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



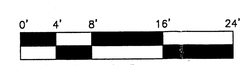
Fence Elevation

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

Keyed Notes (Typical At All Elevations)

1. ARCYLIC STUCCO, LIGHT TAN TO MATCH BENJAMIN MOORE HC-6
2. ARYLIC STUCCO, MEDIUM TAN TO MATCH BENJAMIN MOORE HC-55
3. ANODIZED BROWN COLOR FRAMES, DOUBLE GLAZED WINDOW, WITH BROWN 'UV' BUG SCREEN.
4. PAINT DOOR AND FRAME LIGHT GREY BLUE
5. STAINLESS STEEL HANDRAIL FOR ENTRANCE INTO POOL. PAINT LIGHT GREY BLUE
6. BUILDING SECURITY LIGHT IN SOFFITS, AND PORTAL CEILINGS, RECESSED MOUNTED AND SHIELDED.
7. CONCRETE ROOF TILE, MISSION 'S' VILLA, COLOR RED, AND
8. SMOOTH CONCRETE GUNITE SWIMMING POOL, TILE EDGE, HEAVY BROOM FINISH CONCRETE DECK.
9. WOOD FASCIA, PAINT LIGHT TAN
10. METAL WROUGHT FENCE, PAINT LIGHT GREY BLUE.

Scale Typical At All Elevations



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

07 June 2004

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Rababi Apt.-Office Phase 2

Mr. Felix Rababi
Golf Course & Irving Blvd.
Albuquerque, NM

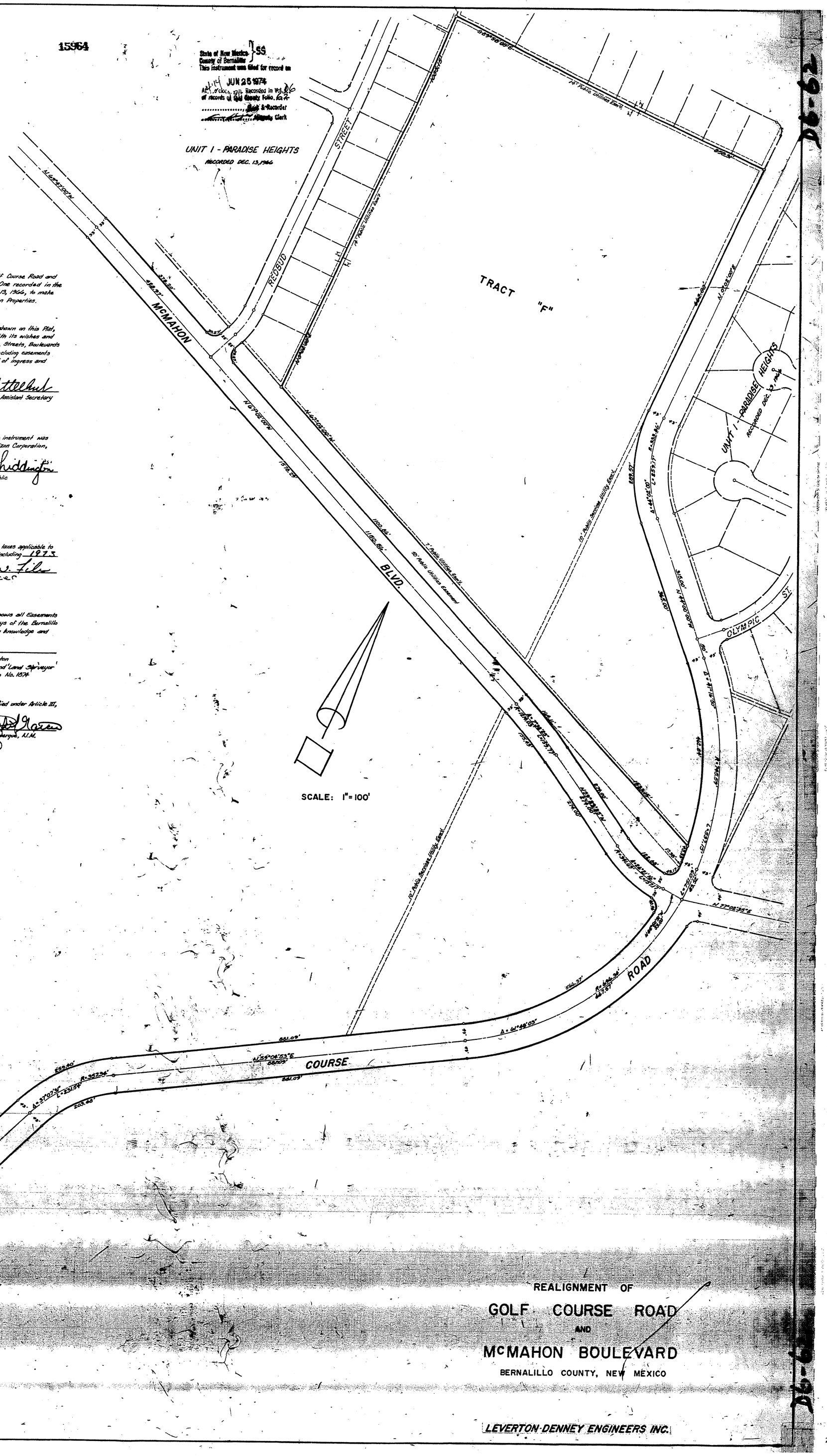
SHEET NO.
7.8

200359

15964

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
JUN 25 1974
At 11 o'clock AM. Recorded in Vol. 26
of records of said County, Folio. 27
Clerk & Recorder
Deputy Clerk

UNIT 1 - PARADISE HEIGHTS
RECORDED DEC. 13, 1966



PURPOSE

This Land Division Map is to amend the alignment of portions of Golf Course Road and McMahon Boulevard as shown on the Plat of Paradise Heights, Unit One recorded in the Office of the County Clerk of Bernalillo County, New Mexico on December 13, 1966, to make said roads compatible to existing roads outside of Horizon Corporation Properties.

FREE CONSENT & DEDICATION

Horizon Corporation, a Delaware corporation, Owner of all the land shown on this Plat, freely consents to the division thereof, such division being in accordance with its wishes and desires, and hereby dedicates to the use of the Public forever all Roads, Streets, Boulevards and public ways shown on this Plat, together with all Easements shown, including easements for overhead, underground and buried service wires and including the Right of ingress and egress and the Right to trim or remove interfering trees.

L. E. Steele - Vice President Attest: Helen M. Kettelhut
Helen M. Kettelhut - Assistant Secretary

State of Arizona } SS
County of Maricopa

On this 30 day of April, 1974, the foregoing instrument was acknowledged before me by L. E. Steele, Vice President of the Horizon Corporation, a Delaware corporation, on behalf of said Corporation.

My commission expires 8-11-77 Charlene Liddington
Notary Public

TAX STATEMENT

US Life Title, Hilbo Quesada hereby certify that the taxes applicable to the land shown hereon have been paid for the past two years up to and including 1973

By: Douglas W. Tiles
TITLE Officer

SURVEYOR'S CERTIFICATION

I certify that this Plat was prepared under my direct supervision, shows all Easements of Record, meets the minimum requirements for monumentation and surveys of the Bernalillo County Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

STATE OF NEW MEXICO
JOHN G. LEVERTON
No. 1874
REGISTERED
PROFESSIONAL ENGINEER AND LAND SURVEYOR

John G. Leverton
Professional Engineer and Land Surveyor
State of New Mexico No. 1874

APPROVAL AND CONDITIONAL ACCEPTANCE is hereby granted, as specified under Article III, Section 6 of the Subdivision Ordinance for Bernalillo County, New Mexico.

6/25/74
Date

Planning Director, City of Albuquerque, N.M.
S-74-222 (SP)

REALIGNMENT OF
GOLF COURSE ROAD
AND
McMAHON BOULEVARD
BERNALILLO COUNTY, NEW MEXICO

LEVERTON-DENNEY ENGINEERS INC.

D6-62

200359