

Vicinity Map
no scale

Talos Log Number 2004314059
Zone Atlas Page Number C18
Project # 1003372
04DRB-01369

SUBDIVISION DATA

1. Total gross acreage of the subdivision shown hereon: 1.6763 acres.
2. Total number of lots created by this plat is 3.
3. Case Number of plat 04DRB-01369.
4. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
5. Distances are ground distances.
6. The purpose of this plat is to subdivide Lot 30-A into 3 lots, and to grant the utility easements & westerly access easement shown hereon.
7. Measured bearings & distances are identical to record bearings & distances.
8. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
9. Lot 30-A is subject to a Grant of Easement recorded in Book 9812, Page 1963.
10. Date of fieldwork: October 15, 2004.
11. Documents used:
 - a) Title Commitment File No. 02402481-COM sq prepared by Rio Grande Title Company, effective date April 13, 2004.
 - b) Plat of Lots 30-A and 30-B, Block 11, Tract A, Unit B North Albuquerque Acres filed 06/10/1997, Volume 97C, Folio 267.
 - c) Plat of North Albuquerque Acres, Unit B, Tract A, filed 04/24/1936 Volume D, Folio 130.
 - d) Access and Encroachment Easement Agreement filed 09/26/1997 in Book 97-26, Page 6010.
 - e) Grant of Easement and Alameda Boulevard Improvements Agreement filed 07/02/1998 in Book 9812, Page 1963.
 - f) First Amendment to Grant of Easement and Alameda Boulevard Improvements Agreement filed 10/20/2004 in Book A85, Page 7286.
 - g) Special Warranty Deed filed 04/13/2004, Book A75, Page 7880.

PUBLIC UTILITY EASEMENTS

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

1. The Public Service Co. of NM- Electric Services Division for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The Public Service Co. of NM-Gas Services Division for the installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
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 for the installation, maintenance and service of such lines, cable and 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 Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

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.

LEGAL DESCRIPTION

A certain parcel of land being identified as Lot 30-A as the same is shown and designated on the plat entitled "PLAT OF LOT 30-A AND 30-B, BEING A REPLAT OF LOTS 3, 4, 29 & 30, BLOCK 11, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES, PROJECTED SECTION 13, T.11 N. R 3 E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the Office of the County Clerk of Bernalillo County, New Mexico on 09/10/1997 in Volume 97C, Folio 267.

Plat of
 Lots 30-A-1, 30-A-2 & 30-A-3
 Block 11, Tract A, Unit B
 North Albuquerque Acres
 Being a Replat of
 Lot 30-A
 Block 11, Tract A, Unit B
 North Albuquerque Acres
 Within
 Elena Gallegos Grant
 Projected Section 13, T.11N., R.3E., N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 October 2004

The purpose of this plat is to subdivide Lot 30-A into 3 lots, and to grant the utility easements & westerly access easement shown hereon.

**PRELIMINARY PLAT
 APPROVED BY DRB
 ON 11/8/04**

APPROVED AND ACCEPTED BY:

PLANNING DEPARTMENT, DRB CHAIR	DATE
CITY ENGINEER/PHOTOLOGY	DATE
PARKS & RECREATION	DATE
TRANSPORTATION DEVELOPMENT	DATE
<i>[Signature]</i> CITY SURVEYOR	10-22-04 DATE
REAL PROPERTY	DATE
UTILITY DEVELOPMENT	DATE
A.M.A.F.C.A.	DATE

FREE CONSENT AND DEDICATION

The platting of the land comprising Lots 30-A-1, 30-A-2 & 30-A-3 as shown hereon, and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owner and proprietor thereof. Said owner does hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner warrants that he holds complete and undisturbed title to the land subdivided.

[Signature]
 Timothy Ott, a married man as his sole and separate property.

ACKNOWLEDGMENT

State of New Mexico)
 County of Bernalillo) SS

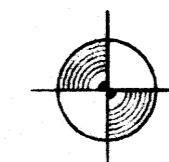
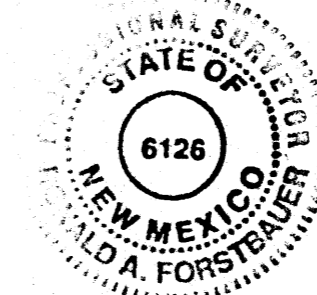
This instrument was acknowledged before me this 22nd day of October, 2004 by Timothy Ott, a married man as his sole and separate property.

Notary Public *[Signature]* My Commission expires 3/15/2008

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, licensed New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Commitment File No. 02402481-COM sq issued by Rio Grande Title Company, Inc., on April 13, 2004 and that the information shown hereon is true and correct to the best of my knowledge and belief.

[Signature] 10/22/04
 Ronald A. Forstbauer Date
 NMPS No. 6126



Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

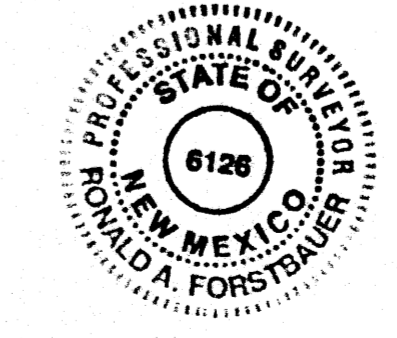
Plat of
 Lots 30-A-1, 30-A-2 & 30-A-3
 Block 11, Tract A, Unit B
 North Albuquerque Acres
 Being a Replat of
 Lot 30-A
 Block 11, Tract A, Unit B
 North Albuquerque Acres
 Within
 Elena Gallegos Grant
 Projected Section 13, T.11N., R.3E., N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 October 2004

The purpose of this plat is to subdivide Lot 30-A into three (3) lots, and to grant the utility easements & westerly access easement shown hereon.

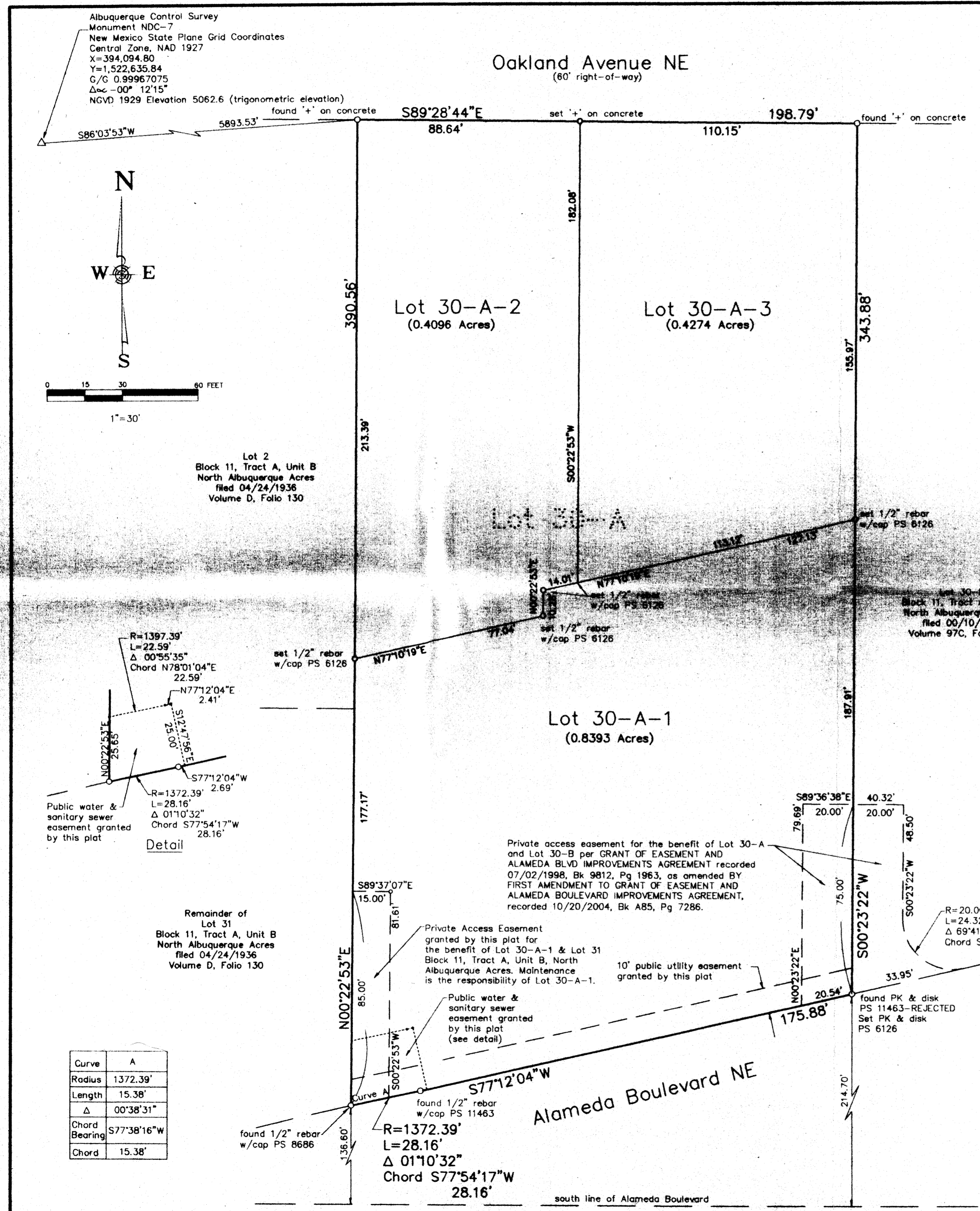
Drainage from Lot 30-A-1 will be routed through Lots 1 and 2 per an approved drainage plan (DRB#1003372). A drainage easement will be granted on a consolidation replat of Lot 30-A-2 shown hereon and adjoining Lots 1 and 2. Maintenance will be the responsibility of the owner of Lot 30-A-1, except for matters caused by the owner of the property to be shown on said consolidation replat.

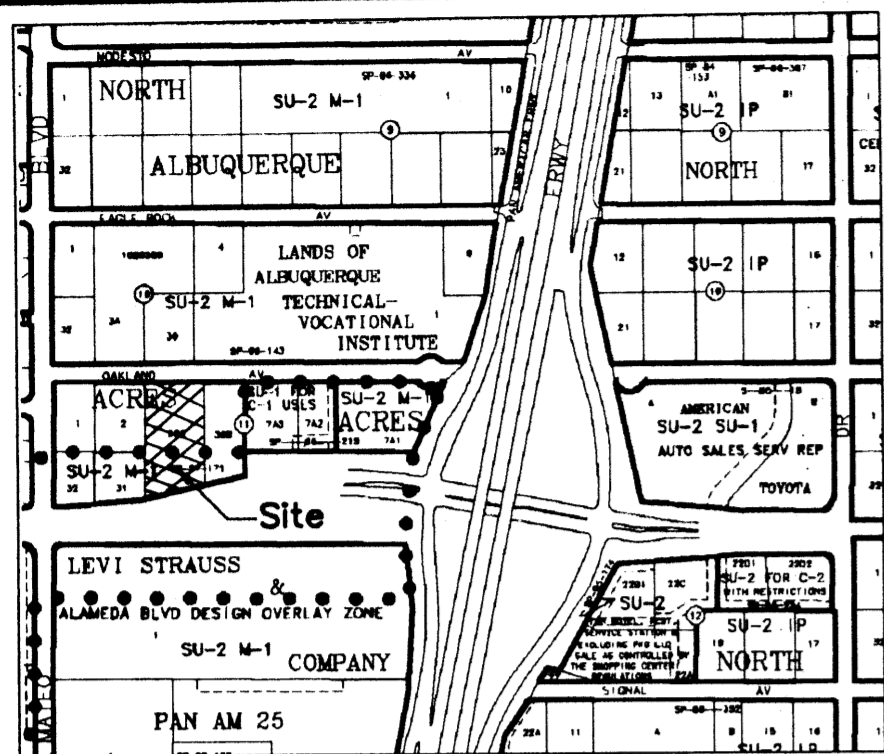
SURVEYOR'S AFFIDAVIT
 I, Ronald A. Forstbauer, licensed New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Commitment File No. 02402481-COM sg issued by Rio Grande Title Company, Inc., on April 13, 2004 and that the information shown hereon is true and correct to the best of my knowledge and belief.

R. Forstbauer 10/21/04
 Ronald A. Forstbauer Date
 NMPS No. 6126



Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032





Vicinity Map
no scale

Talos Log Number 2004314059
Zone Atlas Page Number C18
Project # 1003372
04DRB-01369-01465

SUBDIVISION DATA

- Total gross acreage of the subdivision shown hereon: 1.6763 acres.
- Total number of lots created by this plat is 3.
- Case Number of plat 04DRB-01369.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- The purpose of this plat is to subdivide Lot 30-A into 3 lots, and to grant the utility easements & westerly access easement shown hereon.
- Measured bearings & distances are identical to record bearings & distances.
- Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
- Lot 30-A is subject to a Grant of Easement recorded in Book 9812, Page 1963.
- Date of fieldwork: October 15, 2004.
- Documents used:
 - Title Commitment File No. 02402481-COM sg prepared by Rio Grande Title Company, effective date April 13, 2004.
 - Plat of Lots 30-A and 30-B, Block 11, Tract A, Unit B North Albuquerque Acres filed 09/10/1997, Volume 97C, Folio 267.
 - Plat of North Albuquerque Acres, Unit B, Tract A, filed 04/24/1936 Volume D, Folio 130.
 - Access and Encroachment Easement Agreement filed 09/26/1997 in Book 97-26, Page 6010.
 - Grant of Easement and Alameda Boulevard Improvements Agreement filed 07/02/1998 in Book 9812, Page 1963.
 - First Amendment to Grant of Easement and Alameda Boulevard Improvements Agreement filed 10/20/2004 in Book A85, Page 7286.
 - Special Warranty Deed filed 04/13/2004, Book A75, Page 7880.

PUBLIC UTILITY EASEMENTS

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

- The Public Service Co. of NM- Electric Services Division for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- The Public Service Co. of NM-Gas Services Division for the installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Quest 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.
- Comcast Cable for the installation, maintenance and service of such lines, cable and 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 Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

Lead S. Mule 10-28-04
PNM ELECTRIC SERVICES DATE

Lead S. Mule 10-28-04
PNM GAS SERVICES DATE

Dave R. Muller 11-5-04
QUEST COMMUNICATIONS DATE

Rita Ericks 11/2/04
COMCAST CABLE DATE

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.

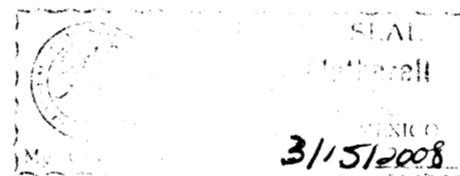
LEGAL DESCRIPTION

A certain parcel of land being identified as Lot 30-A as the same is shown and designated on the plat entitled "PLAT OF LOT 30-A AND 30-B, BEING A REPLAT OF LOTS 3, 4, 29 & 30, BLOCK 11, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES, PROJECTED SECTION 13, T 11 N, R 3 E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the Office of the County Clerk of Bernalillo County, New Mexico on 09/10/1997 in Volume 97C, Folio 267.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lots 30-A-1, 30-A-2 & 30-A-3 as shown hereon, and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owner and proprietor thereof. Said owner does hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Timothy Ott
Timothy Ott—a married man as his sole and separate property.



ACKNOWLEDGMENT

State of New Mexico) SS
County of Bernalillo)

This instrument was acknowledged before me this 22nd day of October, 2004 by Timothy Ott, a married man as his sole and separate property.

Notary Public *Keri M. Hull* My Commission expires 3/15/2008

Plat of
Lots 30-A-1, 30-A-2 & 30-A-3
Block 11, Tract A, Unit B
North Albuquerque Acres
Being a Replat of
Lot 30-A
Block 11, Tract A, Unit B
North Albuquerque Acres
Within
Elena Gallegos Grant
Projected Section 13, T.11N., R.3E., N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
October 2004

APPROVED AND ACCEPTED BY:

Sherran Milton 11/10/04
PLANNING DEPARTMENT, DRB CHAIR DATE

Bradley L. Bigham 11/3/04
CITY ENGINEER/HYDROLOGY DATE

Christine Sandoval 11/3/04
PARKS & RECREATION DATE

Soft 11-3-04
TRANSPORTATION DEVELOPMENT DATE

R. B. Faust 10-22-04
CITY SURVEYOR DATE

N/A
REAL PROPERTY DATE

Nancy Mung 11-5-2004
UTILITY DEVELOPMENT DATE

Bradley L. Bigham 11/3/04
A.M.A.F.C.A. DATE

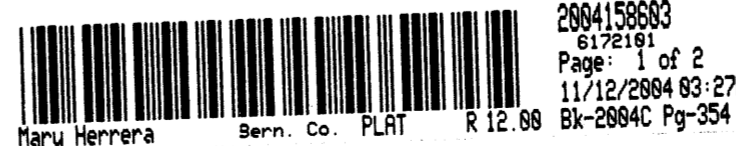
SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, licensed New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Commitment File No. 02402481-COM sg issued by Rio Grande Title Company, Inc., on April 13, 2004 and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 10/22/04
Ronald A. Forstbauer Date
NMPS No. 6126



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 101906404240220503
PROPERTY OWNER OF RECORD
DAVOS CAPITAL LLC
COUNTY TREASURER'S OFFICE
Matt Gill 12/2/04



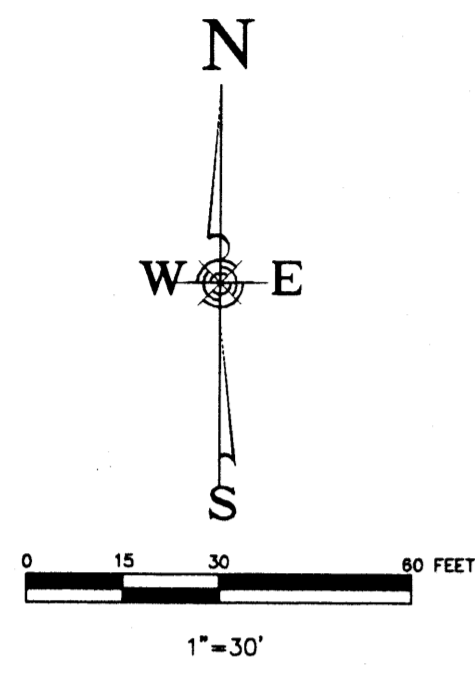
Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

Albuquerque Control Survey
 Monument NDC-7
 New Mexico State Plane Grid Coordinates
 Central Zone, NAD 1927
 X=394,094.80
 Y=1,522,635.84
 G/G 0.99967075
 Δα = -00°d12'15"
 NGVD 1929 Elevation 5062.6 (trigonometric elevation)

Oakland Avenue NE
 (60' right-of-way)

Plat of
 Lots 30-A-1, 30-A-2 & 30-A-3
 Block 11, Tract A, Unit B
 North Albuquerque Acres
 Being a Replat of
 Lot 30-A
 Block 11, Tract A, Unit B
 North Albuquerque Acres
 Within
 Elena Gallegos Grant
 Projected Section 13, T.11N., R.3E., N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 October 2004

The purpose of this plat is to subdivide Lot 30-A into three (3) lots, and to grant the utility easements & westerly access easement shown hereon.



Lot 2
 Block 11, Tract A, Unit B
 North Albuquerque Acres
 filed 04/24/1936
 Volume D, Folio 130

Lot 30-A

Lot 30-B
 Block 11, Tract A, Unit B
 North Albuquerque Acres
 filed 00/10/1997
 Volume 97C, Folio 267

Lot 30-A-1
 (0.8393 Acres)

Remainder of
 Lot 31
 Block 11, Tract A, Unit B
 North Albuquerque Acres
 filed 04/24/1936
 Volume D, Folio 130

Private access easement for the benefit of Lot 30-A and Lot 30-B per GRANT OF EASEMENT AND ALAMEDA BLVD IMPROVEMENTS AGREEMENT recorded 07/02/1998, Bk 9812, Pg 1963, as amended by FIRST AMENDMENT TO GRANT OF EASEMENT AND ALAMEDA BOULEVARD IMPROVEMENTS AGREEMENT, recorded 10/20/2004, Bk A85, Pg 7286.

Private Access Easement granted by this plat for the benefit of Lot 30-A-1 & Lot 31 Block 11, Tract A, Unit B, North Albuquerque Acres. Maintenance is the responsibility of Lot 30-A-1.

Public water & sanitary sewer easement granted by this plat

10' public utility easement granted by this plat

R=20.00'
 L=24.32'
 Δ 69°41'27"
 Chord S34°27'22"E
 22.85'

found PK & disk
 PS 11463-REJECTED
 Set PK & disk
 PS 6126

Curve	A
Radius	1372.39'
Length	15.38'
Δ	00°38'31"
Chord Bearing	S77°38'16"W
Chord	15.38'

R=1372.39'
 L=28.16'
 Δ 01°10'32"
 Chord S77°54'17"W
 28.16'

south line of Alameda Boulevard

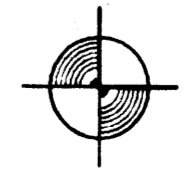


Drainage from Lot 30-A-1 will be routed through Lots 1 and 2 per an approved drainage plan (DRB#1003372). A drainage easement will be granted on a consolidation replat of Lot 30-A-2 shown hereon and adjoining Lots 1 and 2. Maintenance will be the responsibility of the owner of Lot 30-A-1, except for matters caused by the owner of the property to be shown on said consolidation replat.

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, licensed New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Commitment File No. 02402481-COM as issued by Rio Grande Title Company, Inc., on April 13, 2004 and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer
 Ronald A. Forstbauer
 NMPS No. 6126
 10/22/04
 Date



Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

GENERAL NOTES

- A. FUTURE DEVELOPMENT ON THE VACANT PORTION OF THIS LOT SHALL ADHERE TO THE SAME DESIGN CONCEPTS SET FORTH IN THIS SUBMITTAL.
- B. ALL SUBDIVIDED LOTS IN THIS SUBMITTAL SHALL NOT EXCEED 0.95 F.A.R. MAX.
- C. MAXIMUM BUILDING HEIGHT AND SETBACKS PER SU2 FOR M-1 ZONE, ALAMEDA DESIGN OVERLAY, AND NORTH I-25 SECTOR PLAN. *MAX. BUILDING HEIGHT IS 27'-0"*

KEYED NOTES

1. PROPOSED PROPERTY LINE THROUGH EXISTING LOT 30-A
2. LANDSCAPED AREA
3. AUTOMOBILE DISPLAY AREA
4. NEW 6'-0" WIDE CONCRETE SIDEWALK
5. NOT USED
6. MONUMENT SIGN, 48 SF SURFACE AREA MAX.
7. ASPHALT PAVING
8. TRASH ENCLOSURE PER COA STANDARDS.
9. EXISTING CONCRETE SIDEWALK TO REMAIN
10. EXISTING CONCRETE CURB TO REMAIN
11. UNUSED PORTION OF PROPERTY NOT BEING DEVELOPED UNDER THIS CONTRACT
12. REMOVE EXISTING CONCRETE CURB AND SIDEWALK
13. REMOVE EXISTING ASPHALT CURB
14. PROPOSED DIESEL LANE FOR WEST BOUND TRAFFIC
15. NEW CONCRETE CURB
16. 6' WIDE CONCRETE WALKWAY
17. EXISTING STUCCO WALL
18. EXISTING FIRE HYDRANT
19. EXISTING UTILITY POLE
20. CONCRETE WHEEL STOP/TYP.
21. LIGHT POLE TYP.; 4" ALUMINUM POLE, 28'-0" HIGH MAX.
22. CONCRETE RETAINING WALL, NOT TO EXCEED 3'-0" IN HEIGHT TYP.
23. RAISED PEDESTRIAN WALKWAY
24. BIKE RACK
25. EXISTING CONCRETE SIDEWALK RAMP.
26. 6'-0" LANDSCAPE SETBACK
27. 10'-0" BUILDING SETBACK
28. NEW CONCRETE SIDEWALK RAMP, SLOPE 1:12 MIN.
29. NEW FIRE HYDRANT.
30. ACCESSIBLE PARKING SIGN
31. 10'-0" PUBLIC UTILITY EASEMENT
32. CONCRETE PATIO
33. WATER DETENTION POND AREA
34. DRIVEWAY ACCESS EASEMENT
35. PUBLIC WATER & SANITARY SOURCE EASEMENT

SITE INFORMATION

LEGAL DESCRIPTION:
LOT 30-A, BLOCK 11, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NM

ZONE: SU2 FOR M-1

GROSS BUILDING SQUARE FOOTAGE: 1,965 SF

TOTAL SITE AREA: 36,593 SF / 0.84 ACRES

F.A.R.: 0.093

BUILDING USE: CAR DEALERSHIP INCLUDING ADMINISTRATIVE OFFICE SPACE

AFD Plans Checking Office
924-3611
HYDRANTS ONLY
Hydrants shall be installed prior to construction

APPROVED DISAPPROVED
R.C. Jangh 9-9-04
Signature & Date

PROJECT NUMBER: 1003372
APPLICATION NUMBER: 04-01234

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

CITY ENGINEER DATE

* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

Michael Holter 9-9-04
SOLID WASTE MANAGEMENT DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

* Environmental Health, if necessary

REVISIONS

- △
- △
- △
- △

DRAWN BY: KK

REVIEWED BY: CG

DATE: 09/10/04

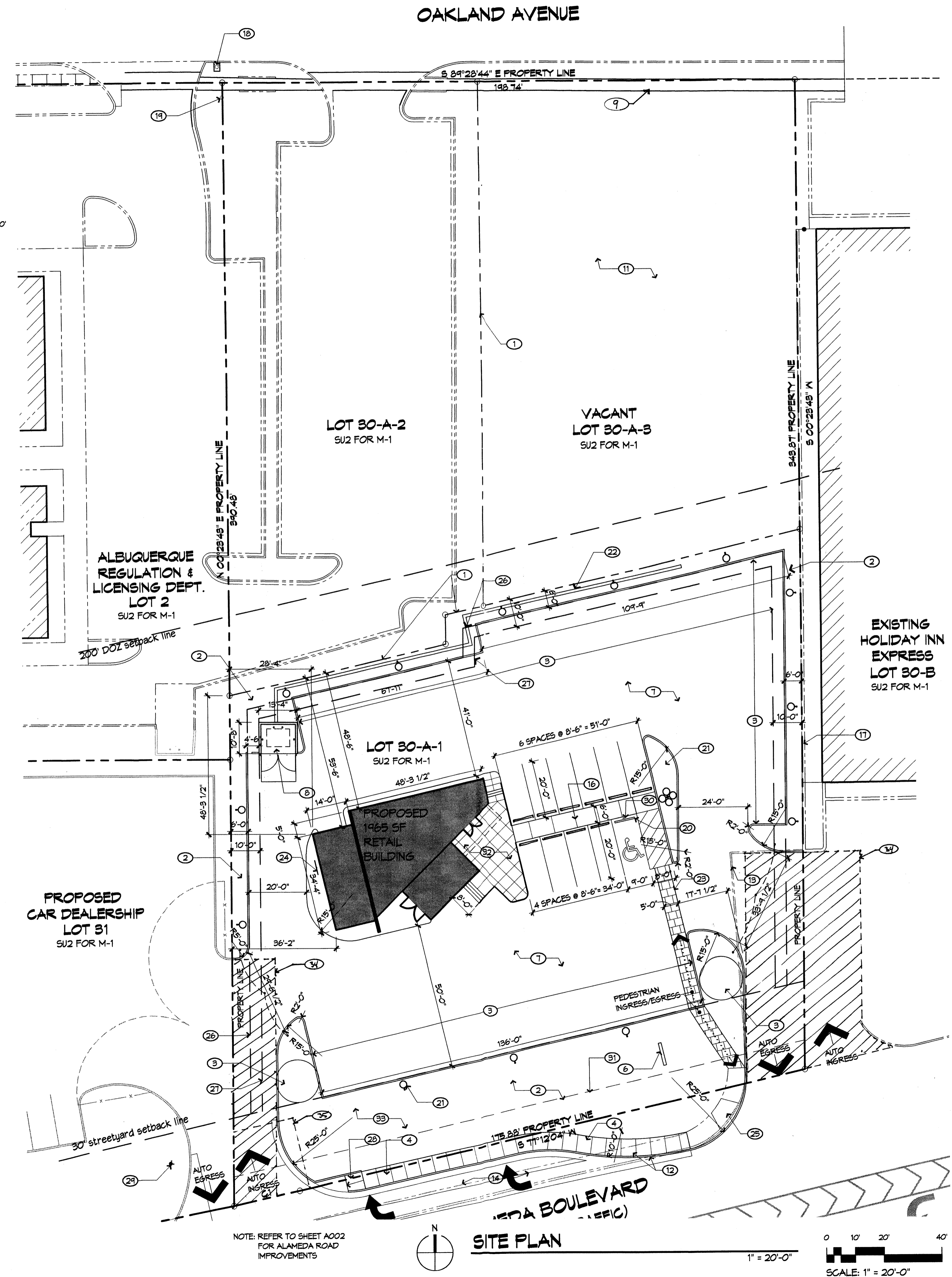
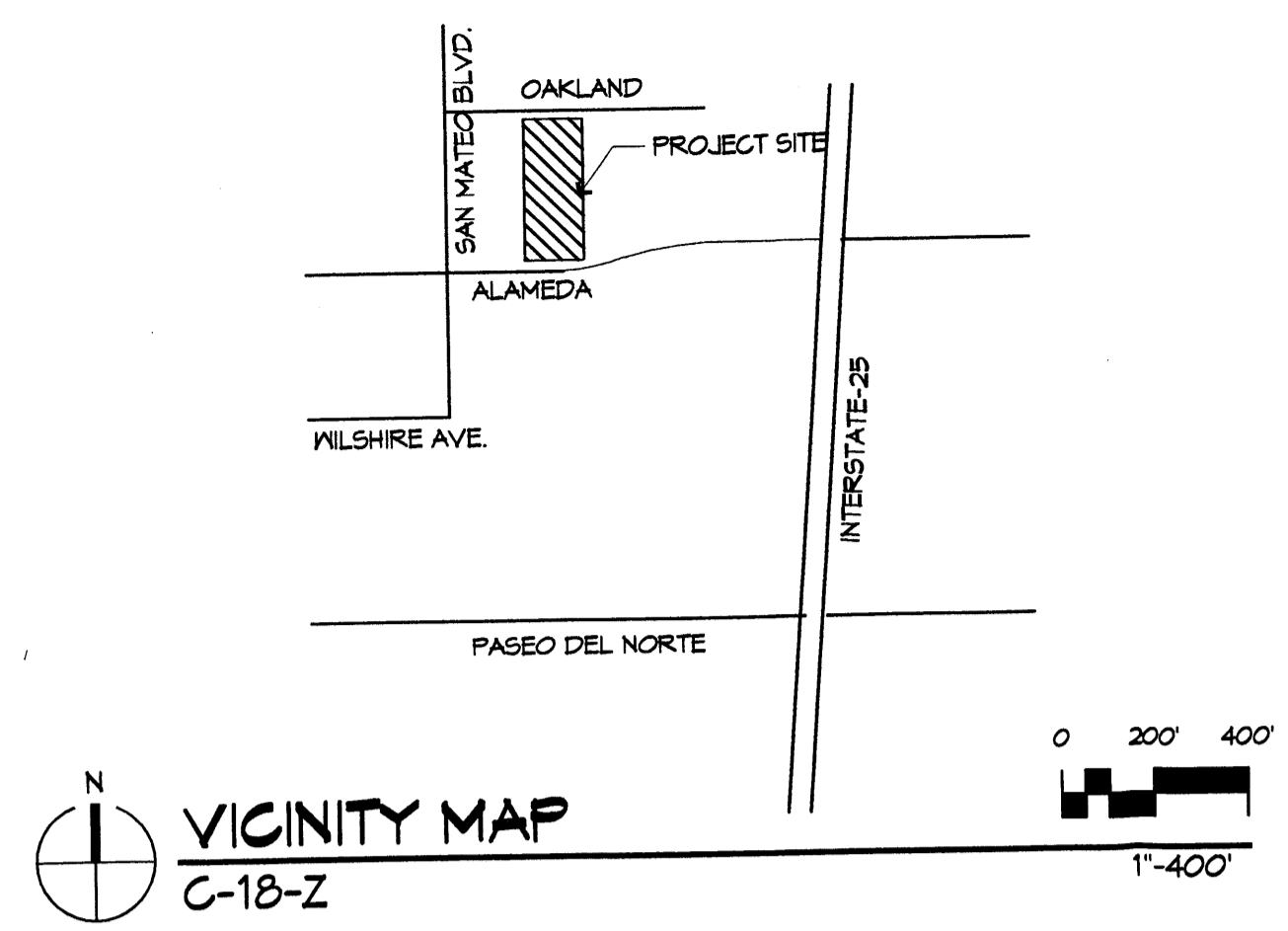
PROJECT NO.: 04042

DRAWING NAME

SITE PLAN FOR SUBDIVISION

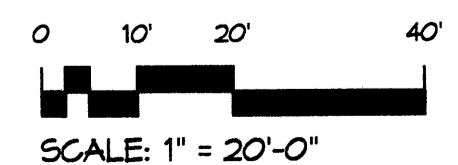
SHEET NO.

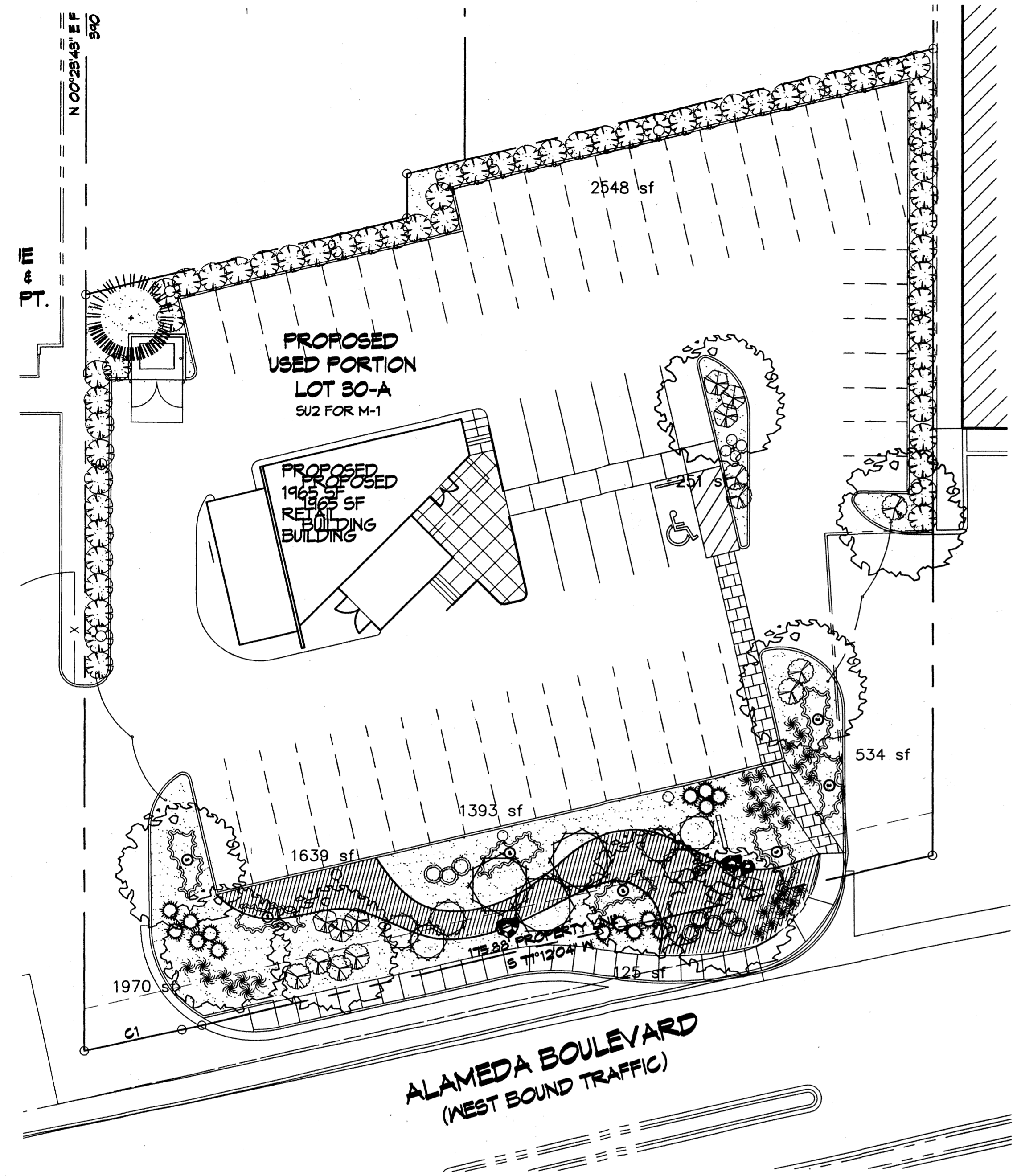
A003
OF



NOTE: REFER TO SHEET A002 FOR ALAMEDA ROAD IMPROVEMENTS

SITE PLAN

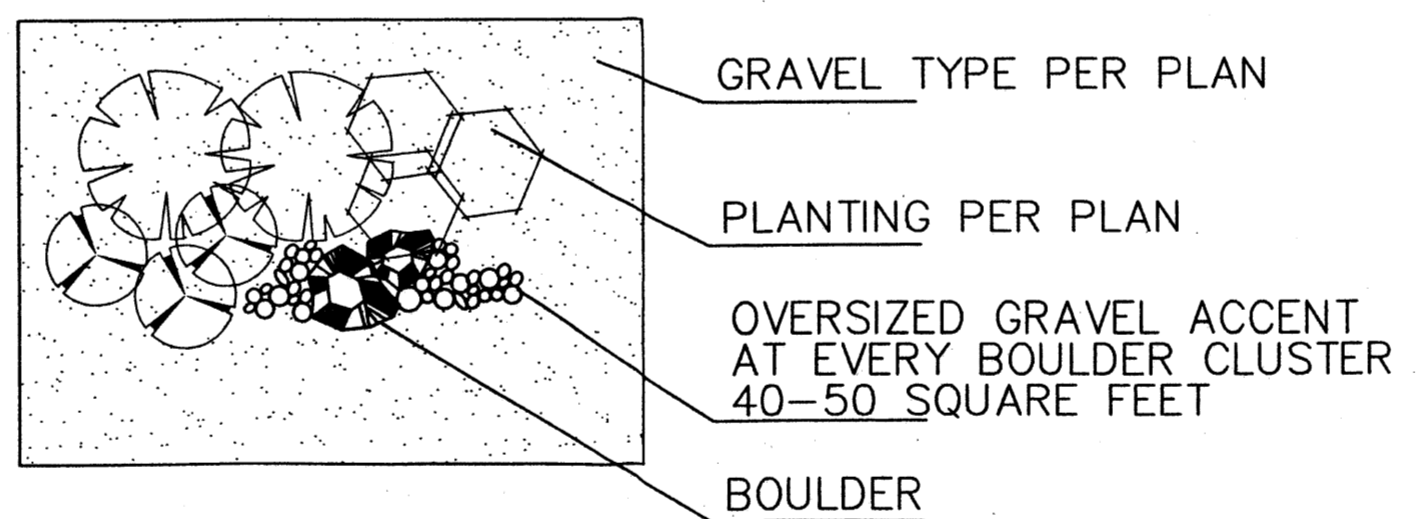




PLANT LEGEND

- RAYWOOD ASH 8
Fraxinus oxycarpa
2" Cal.
- DESERT WILLOW (L) 3
Chilopsis linearis
15 Gal.
- BIRD OF PARADISE (L) 6
Caesalpinia gilliesii
5 Gal. 100sf
- INDIAN HAWTHORN (M) 9
Raphiolepis indica
1 Gal. 36sf
- MAIDEN GRASS (M) 15
Miscanthus spp.
1 Gal. 36sf
- COMPACT NANDINA 21
or
CRANBERRY COTONEASTER
*Nandina domestica 'Harbor dwarf' /
Cotoneaster apiculatus*
1 Gal. 81sf
Symbol indicates 3 plants
- COMMERCIAL GRADE
STEEL EDGING
- AUSTRIAN PINE (M) 1
Pinus nigra
6'-8'
- ROSEMARY (M) 8
Rosmarinus officinalis
1 Gal. 36sf
- CHAMISA (L) 63
Chrysothamnus nauseosus
1 Gal. 25sf
- HONEYSUCKLE (M) 9
Lonicera sempervirens
1 Gal. 144 sf
Unstaked-Groundcover
- RED YUCCA (L) 31
Hesperaloe parviflora
1 Gal. 16sf
- BOULDERS
- 3/4" GRAY GRAVEL
WITH FILTER FABRIC
- SANTA FE BROWN CRUSHER FINES
WITH FILTER FABRIC

GRAVEL ACCENT DETAIL



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	36533	square feet
TOTAL BUILDINGS AREA	1965	square feet
OFFSITE AREA	465	square feet
NET LOT AREA	34103	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	5115	square feet
TOTAL BED PROVIDED	8460	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	6346	square feet
TOTAL GROUNDCOVER PROVIDED	6577	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet
TOTAL LANDSCAPE PROVIDED	8460	square feet

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" poly pipe 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.

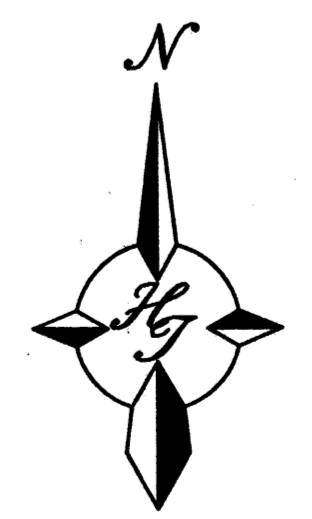
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

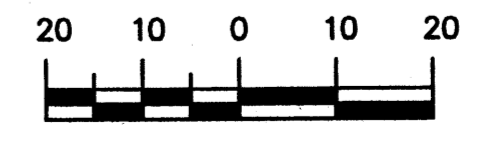
STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:
Name of Alameda Blvd.
Required 7 Provided 7

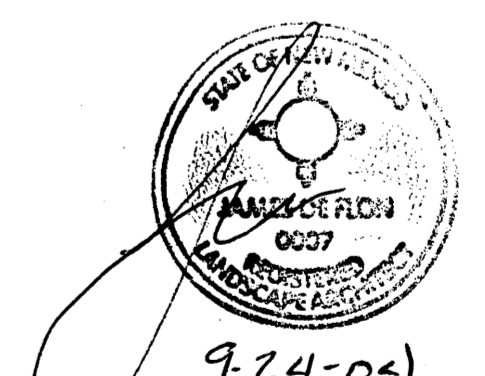
FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



GRAPHIC SCALE



SCALE: 1"=20'



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

All creative ideas contained herein remain 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.

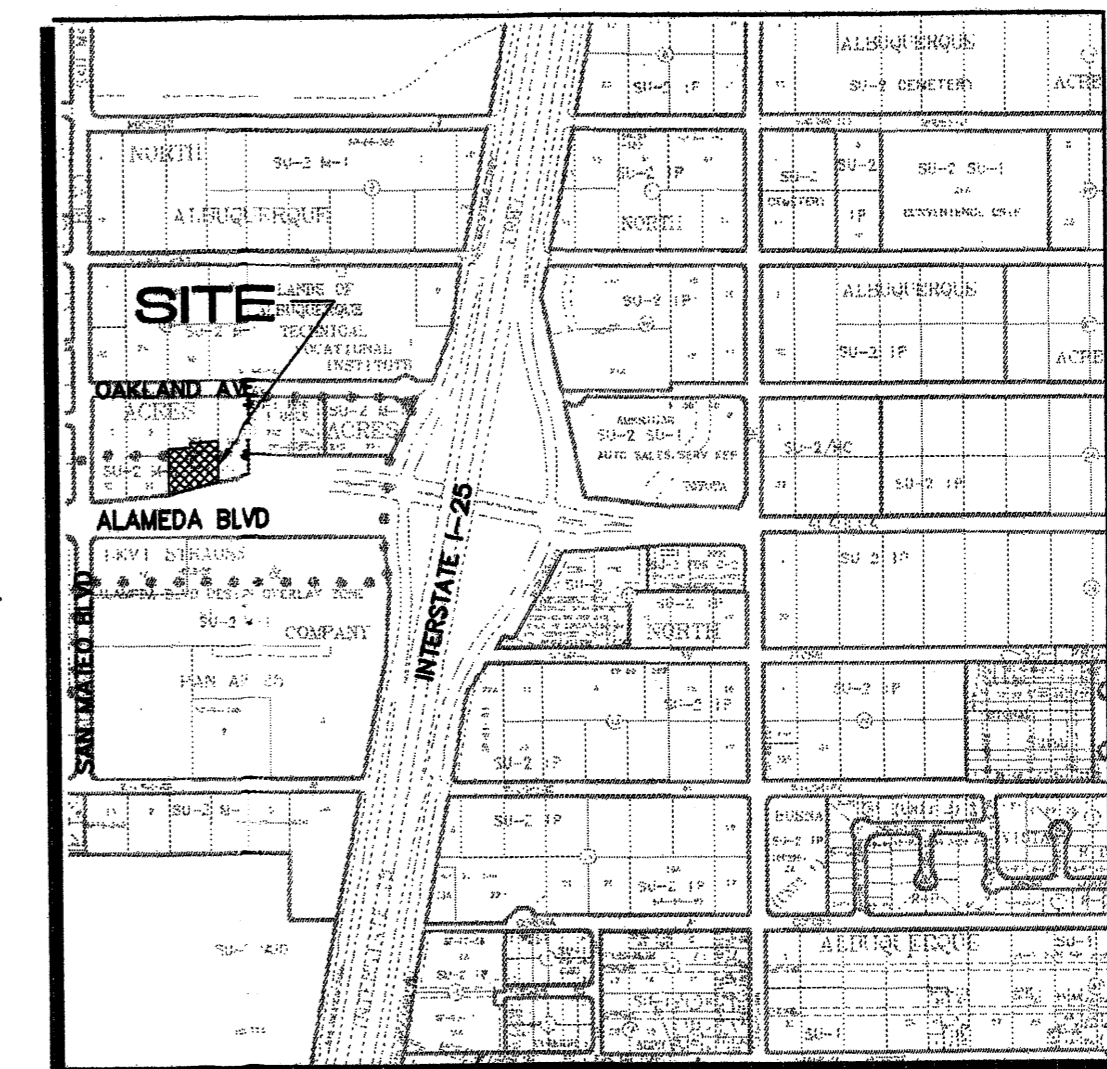
REVISIONS

- △
- △
- △
- △

DRAWN BY	SLJ
REVIEWED BY	CMD
DATE	09/28/04
PROJECT NO.	04042
DRAWING NAME	Landscape plan



Used Auto-Dealership
5301 Alameda Boulevard NE
Albuquerque, New Mexico 87113

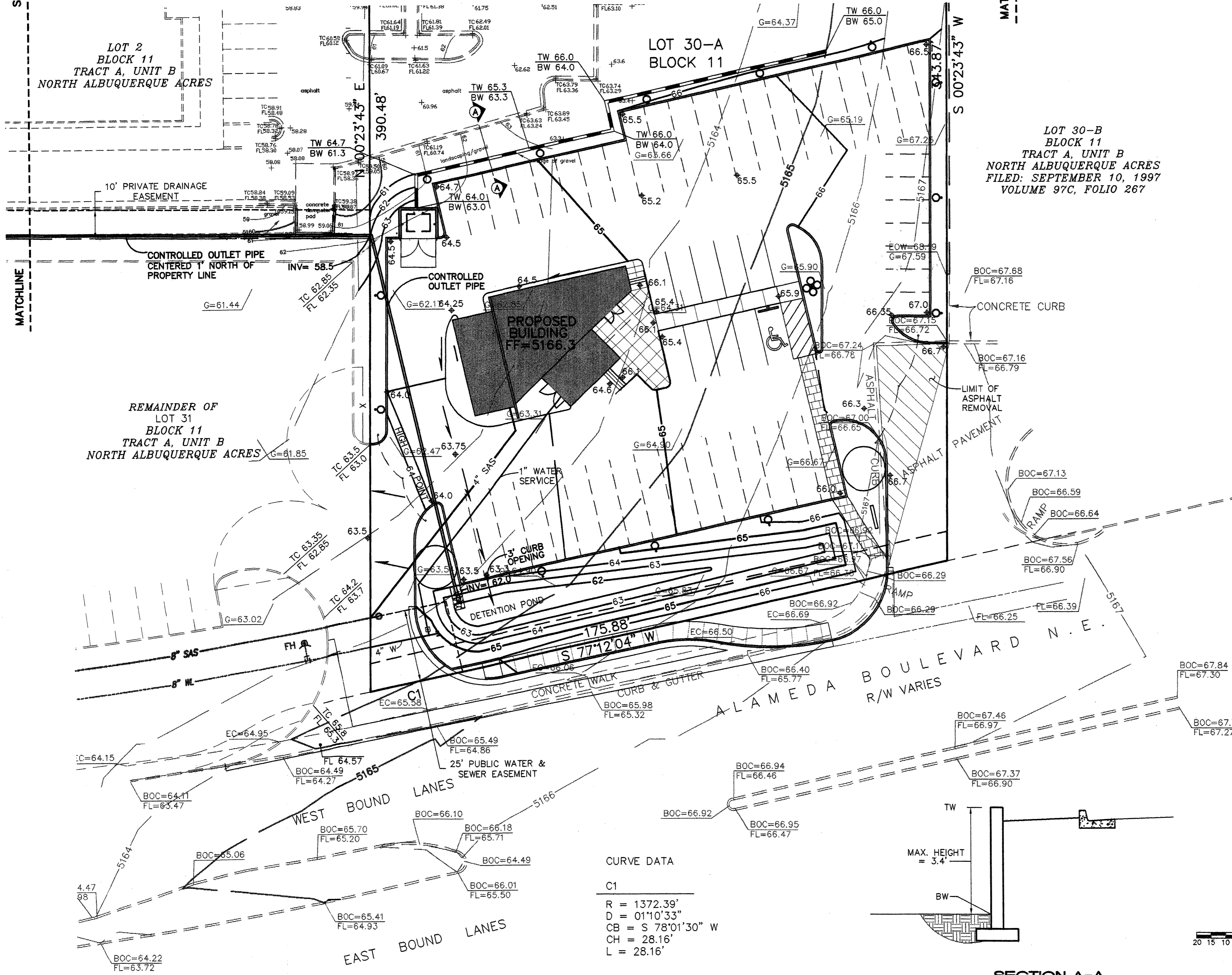


C-18-Z
VICINITY MAP
1"=780'±

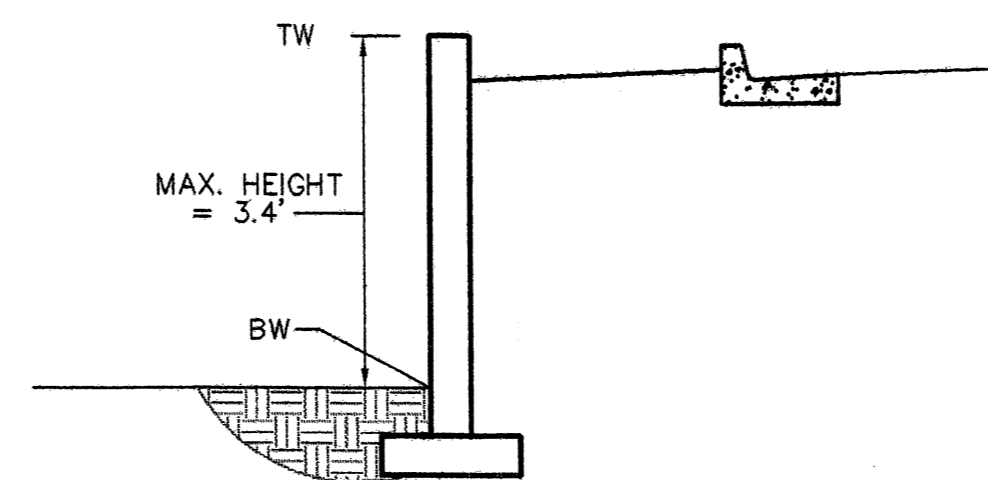
OFFSITE DRAINAGE OUTFALL AS SHOWN ON LOT 2
ALONG WITH REQUIRED GRANTING OF PRIVATE
DRAINAGE EASEMENT, BY SUBSEQUENT PLATTING, IS
HEREBY APPROVED

Thor M. Odeh Oct 14, 2004
OWNER LOT 2 DATE

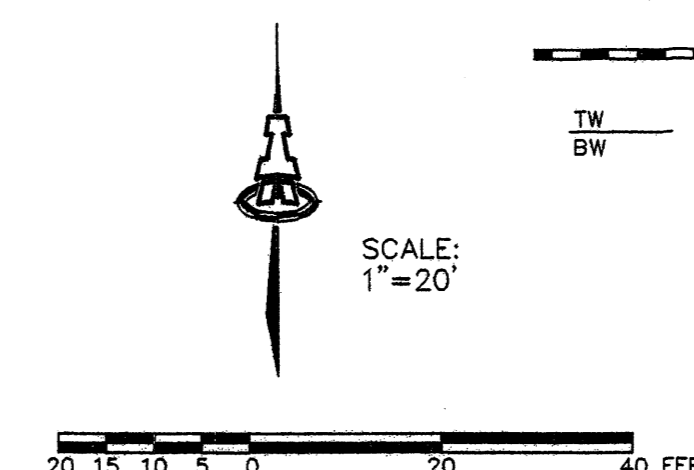
SEE ABOVE



CURVE DATA
C1
R = 1372.39'
D = 01°10'33"
CB = S 78°01'30" W
CH = 28.16'
L = 28.16'



SECTION A-A
NTS



LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	FLOW ARROW
FF = 5166.3	FINISH FLOOR ELEVATION
	SIDEWALK CULVERT
	TOP OF CURB ELEVATION
	FLOWLINE ELEVATION
	INVERT ELEVATION
	CONTROLLED OUTLET PIPE
	RETAINING WALL
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION

REVISIONS

DRAWN BY	thor
REVIEWED BY	SMM
DATE	07/30/04
PROJECT NO.	
DRAWING NAME	

**CONCEPTUAL
GRADING & UTILITY
PLAN**

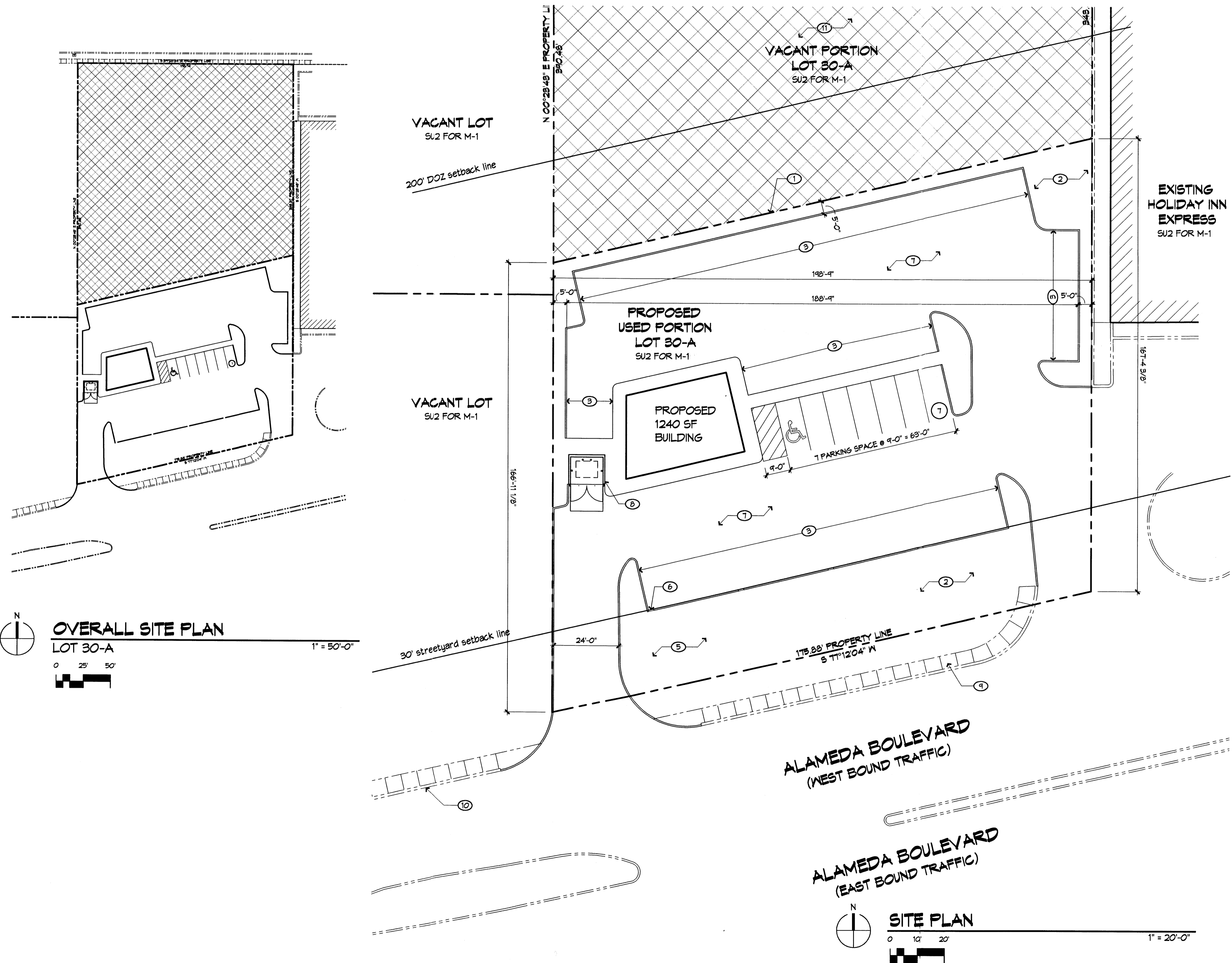
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
1356GRD.DWThor 10.05.04

SHEET NO.

OF

KEYED NOTES

1. PROPOSED PROPERTY LINE THROUGH EXISTING LOT 30-A
2. LANDSCAPED AREA
3. AUTOMOBILE DISPLAY AREA
4. 6" CONCRETE SIDEWALK
5. WATER DETENTION AREA
6. CURB CUTS TYPICAL, ALLOW WATER RUN OFF TO ACCUMULATE IN WATER DETENTION AREA
7. ASPHALT PAVING
8. TRASH ENCLOSURE PER COA STANDARDS
9. EXISTING CONCRETE SIDEWALK
10. EXISTING CONCRETE CURB
11. SHADED AREA INDICATES PORTION OF PROPERTY NOT USED UNDER THIS CONTRACT



OVERALL SITE PLAN
LOT 30-A
1" = 50'-0"

SITE PLAN
1" = 20'-0"

REVISIONS

△	
△	
△	
△	

DRAWN BY	KK
REVIEWED BY	CG
DATE	04-06-04
PROJECT NO.	P00001
DRAWING NAME	

SITE PLAN

SHEET NO.
SPO1
OF