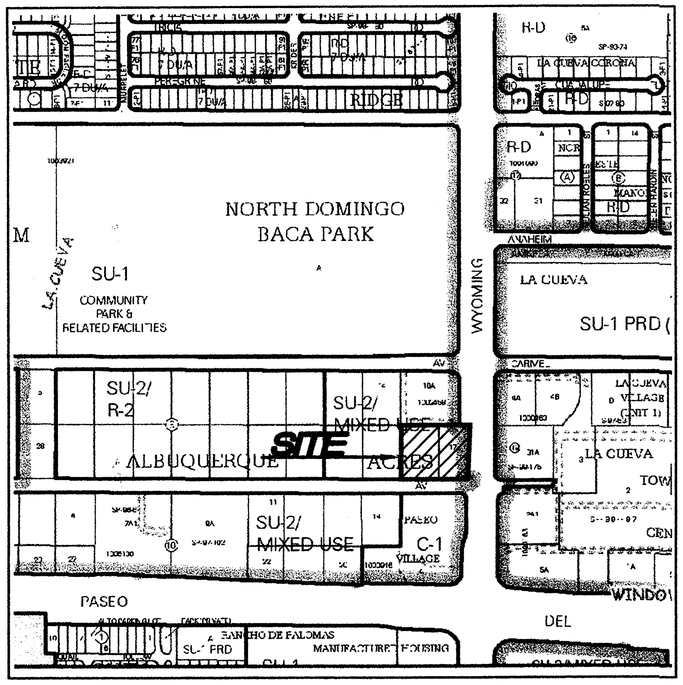


VICINITY MAP

Not To Scale

GENERAL NOTES

1. Bearings are New Mexico State Plane grid bearings, Central Zone – NAD83.
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated.
7. U.C.L.S. Log Number 2010168010
8. City of Albuquerque Zone Atlas: Page C–19–Z

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

a. Plat entitled "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO, SCALE: 1 INCH = 400 FEET", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Volume D1, Folio 20.

b. Warranty Deed from Bandelier Equities Ltd. Co. to The City of Albuquerque, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 22, 2003, in Book A65, Page 3501.

SUBDIVISION DATA	
Total number of existing Lots:	2
Total number of new Lots created:	3
Gross Subdivision acreage:	1.6101 acres.

SECTION 14–14–4–7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1019064255070302 16, 101906423706830218

V-Mad LLC

Bernalillo County Treasurer 1/27/11

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

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

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive nor release any easement or easement rights to which it may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT:

The Purpose of this plat is to create 3 new Lots from existing Lots 17 and 18, Block 9, Tract 2, Unit 3, North Albuquerque Acres and grant the public and private easements as shown hereon.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyor's; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
August 10, 2010

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

PLAT OF
LOTS 17-A, 17-B AND 17-C
BLOCK 9, TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES

(BEING A REPLAT OF LOTS 17 AND 18, BLOCK 9 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDAIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2010

PROJECT NUMBER: 1003532

Application Number:

PLAT APPROVAL

Utility Approvals:

Public Service Compnay of New Mexico (PNM)	8-23-10 Date
New Mexico Gas Company (NMGC)	9-22-2010 Date
QWest Corporation	08-16-10 Date
Comcast	9-24-10 Date

City Approvals:

City Surveyor Department of Municipal Development	8-13-10 Date
Real Property Division	N/A Date
Environmental Health Department	N/A Date
Traffic Engineering, Transportation Division	09-08-10 Date
A.B.C.W.U.A.	9-8-10 Date
Parks and Recreation Department	9/8/10 Date
AMAFCA	9/8/10 Date
City Engineer	9/8/10 Date
DRB Chairperson, Planning Department	1-27-11 Date

DOC# 2011009829

01/27/2011 12:04 PM Page: 1 of 3
CityPLAT R:$17.00 B: 2011C P: 0007 M. Toulous Olivere, Bernalillo Cou

SHEET 1 OF 3

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

100276.dwg

PLAT OF
LOTS 17-A, 17-B AND 17-C
BLOCK 9, TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES

(BEING A REPLAT OF LOTS 17 AND 18, BLOCK 9
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDAIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2010

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Lots 17 and 18, Block 9, Tract 2, Unit 3, North Albuquerque Acres, as the same is shown and designated on the plat entitled "TRACT 2 UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO, SCALE: 1 INCH = 400 FEET", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Volume D1, Folio 20, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings (Central Zone – NAD 83) and ground distances as follows:

BEGINNING at the southwesterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the southwesterly corner of said Lot 18, and also being a point on the northerly right of way line of Holly Avenue N.E., whence Albuquerque Control Survey Monument "HEAVEN" bears S 15°43'55" W, 647.54 feet distant; Thence,

N 00°20'37" E, 233.87 feet to the northwesterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the northwesterly corner of said Lot 18; Thence,

S 89°41'35" E, 299.69 feet to a point (a concrete nail with brass disk stamped "LS 9750" set in place), said point also being the northeasterly corner of said Lot 17, and also being a point on the westerly right of way line of Wyoming Boulevard N.E.; thence,

S 00°18'25" W, 234.06 feet to a point (a concrete nail with brass disk stamped "LS 9750" set in place), said point also being the point of intersection of said northerly right of way line of Holly Avenue N.E. and said westerly right of way line of Wyoming Boulevard N.E.; Thence,

N 89°39'23" W, 299.84 feet to the point of beginning.

Said parcel contains 1.6101 acres, more or less

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

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF LOTS 17–A, 17–B AND 17–C, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES (BEING A REPLAT OF LOTS 17 AND 18, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby grant the easement(s) as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to Lots 17–A and 17–B as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

LOT 18 AND WESTERLY PORTION OF LOT 17

V–MOD, LLC, a New Mexico limited liability company

Jabeen Vagh
By: JABEEN VAGH - MANAGING MEMBER

FREE CONSENT

SURVEYED AND REPLATTED and now comprising "PLAT OF LOTS 17–A, 17–B AND 17–C, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES (BEING A REPLAT OF LOTS 17 AND 18, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner and proprietor. Said owner and proprietor does hereby consent to all of the foregoing and does hereby certify that it is authorized to so act.

EASTERLY PORTION OF LOT 17
CITY OF ALBUQUERQUE

David S. Campbell 8-13-10
By: David S. Campbell, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation.

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 13TH day of AUGUST, 2010, by JABEEN VAGH

Notary Public — My commission expires 1-6-13

OFFICIAL SEAL
Joseph G. Orloski
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 1-6-13

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 13th day of August, 2010, by David S. Campbell, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation.

Marc E. Chavez
Notary Public — My commission expires 2/17/13

OFFICIAL SEAL
Marc E. Chavez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 2/17/13

DOC# 2011009829
01/27/2011 12:04 PM Page: 2 of 3
ityPLAT R:$17.00 B: 2011C P: 0007 M. Toulous Olivere, Bernalillo Cou

SHEET 2 OF 3

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

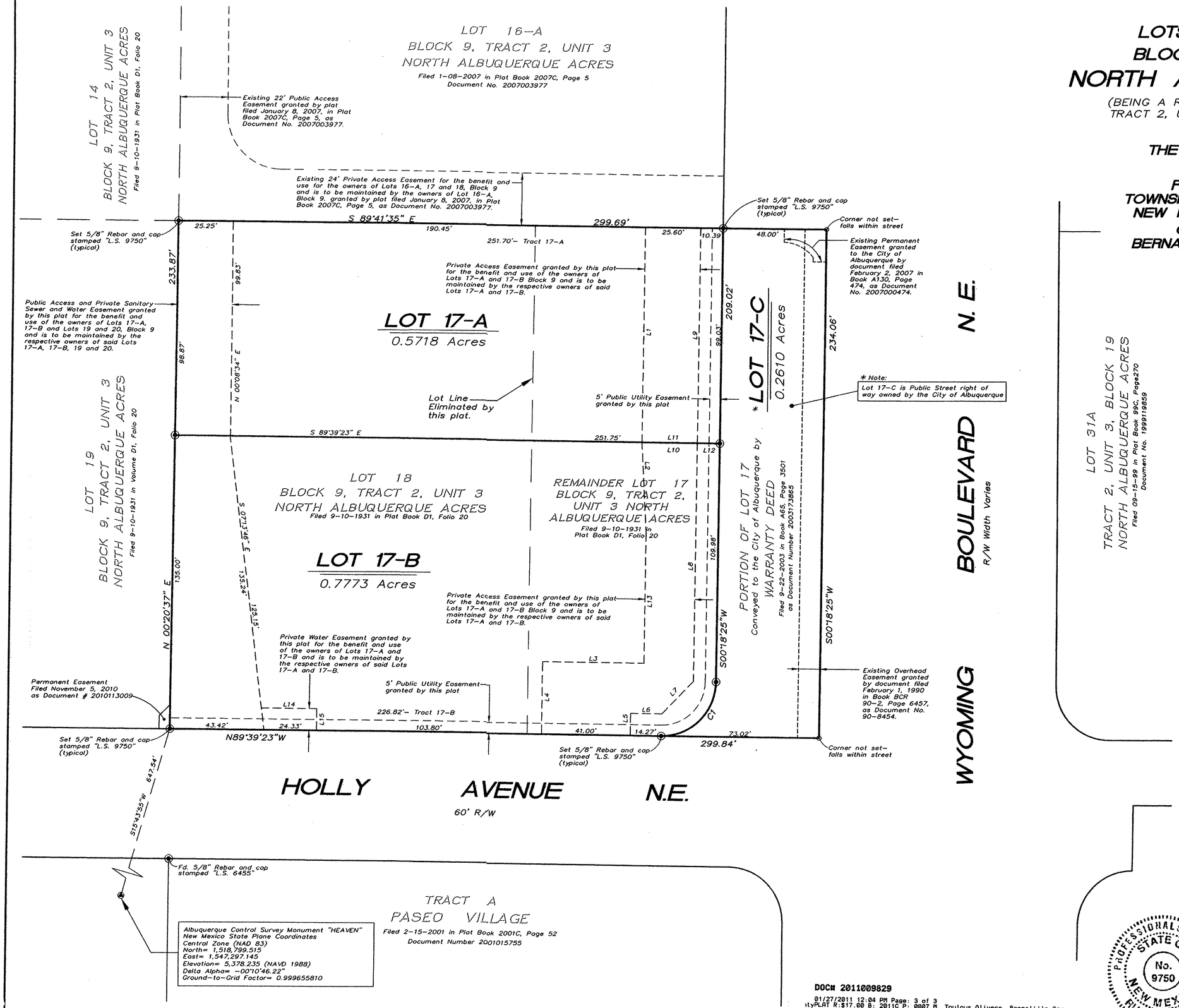
100276.dwg

PLAT OF
LOTS 17-A, 17-B AND 17-C
BLOCK 9, TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES

(BEING A REPLAT OF LOTS 17 AND 18, BLOCK 9
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)

**SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDAIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

AUGUST, 2010



Note:
A private cross lot drainage easement for the benefit of Lots 17-A and 17-B is hereby granted by this plat. Maintenance of said easement to be the responsibility of the owner(s) of said Lots 17-A and 17-B.

LINE TABLE

LINE	LENGTH	BEARING
L1	99.01	S00°19'41"W
L2	41.95	S03°13'31"E
L3	46.80	N89°40'19"W
L4	33.12	S00°19'41"W
L5	10.15	N00°19'41"E
L6	14.44	S89°40'19"E
L7	20.73	N44°11'24"E
L8	109.90	N00°19'41"E
L9	99.03	N00°19'41"E
L10	23.00	S89°39'23"E
L11	25.60	S89°39'24"E
L12	10.43	S89°39'23"E
L13	60.00	S00°19'41"W
L14	25.66	S89°39'23"E
L15	10.00	S00°20'37"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.29'	25.00'	25.02'	35.37'	N45°19'31"E	90°02'12"

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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

DOC# 2011009829
01/27/2011 12:04 PM Page: 3 of 3
PLAT R:$17.00 B: 2011C P: 0007 M. Toulous Olivere, Bernalillo Cou

SHEET 3 OF 3

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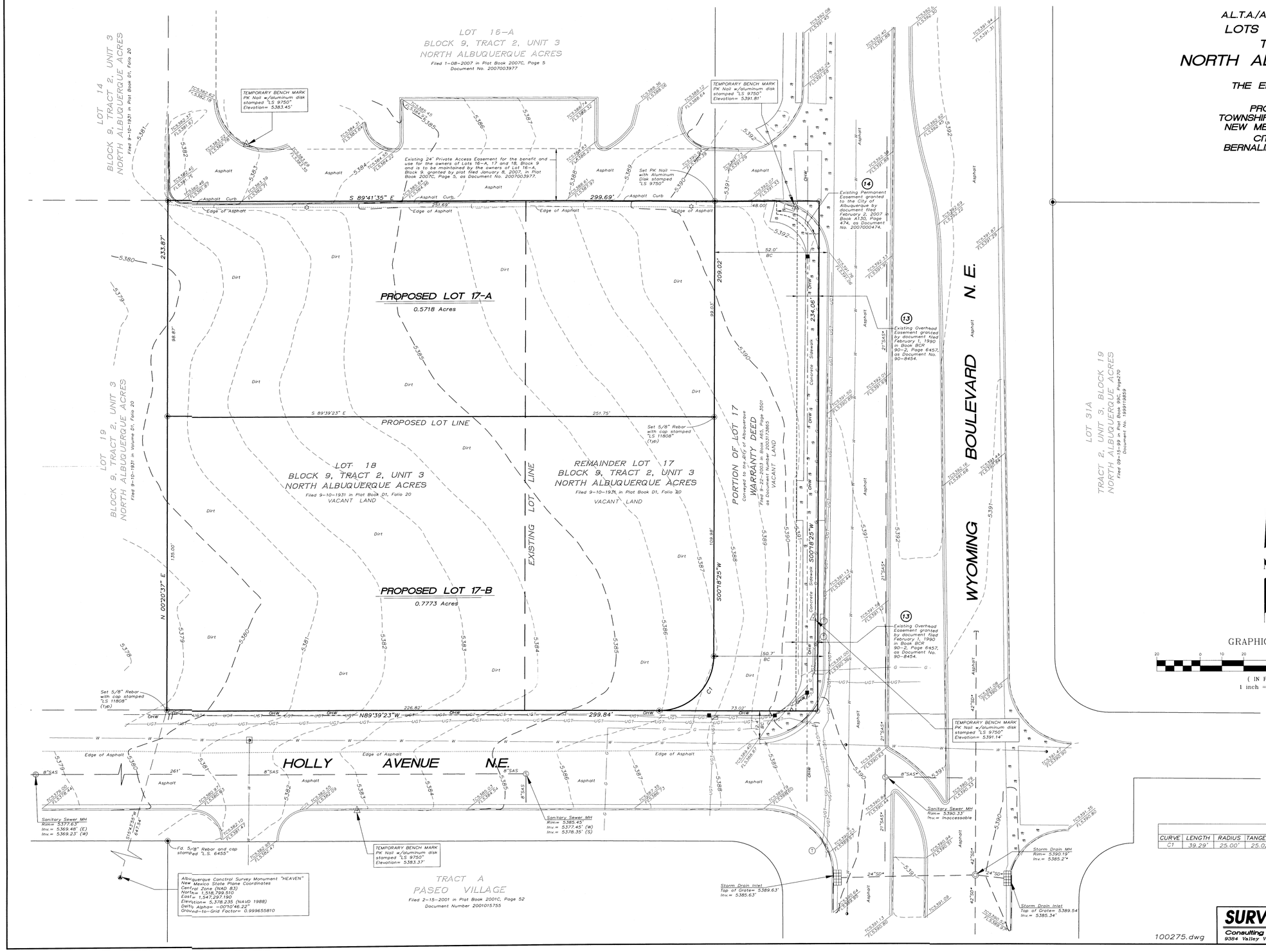
SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

LOTS 17 AND 18, BLOCK 9
TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDAIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2010



LEGEND

- Storm Drain Manhole
- Sanitary Sewer Manhole
- SAS — Sanitary Sewer Line
- SD — Storm Drain Line
- SAS* — Sanitary Sewer Line From Provided Plans
- SD* — Storm Drain Line From Provided Plans
- Storm Drain Inlet
- Power Pole
- Guy Wire
- OHW — Overhead Wires
- UGT — Telephone Line
- G — Gas Line
- W — Water Line
- Water Meter
- Water Valve
- Hydrant
- Cable Pedstal
- Electric Pedstal
- Electric Transformer
- Traffic Box
- Traffic Light Post
- Utility Box
- Light Pole
- Concrete Symbol
- Utility Pedestal
- Set 5/8" Rebar with cap stamped "LS 11808" unless otherwise indicated

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

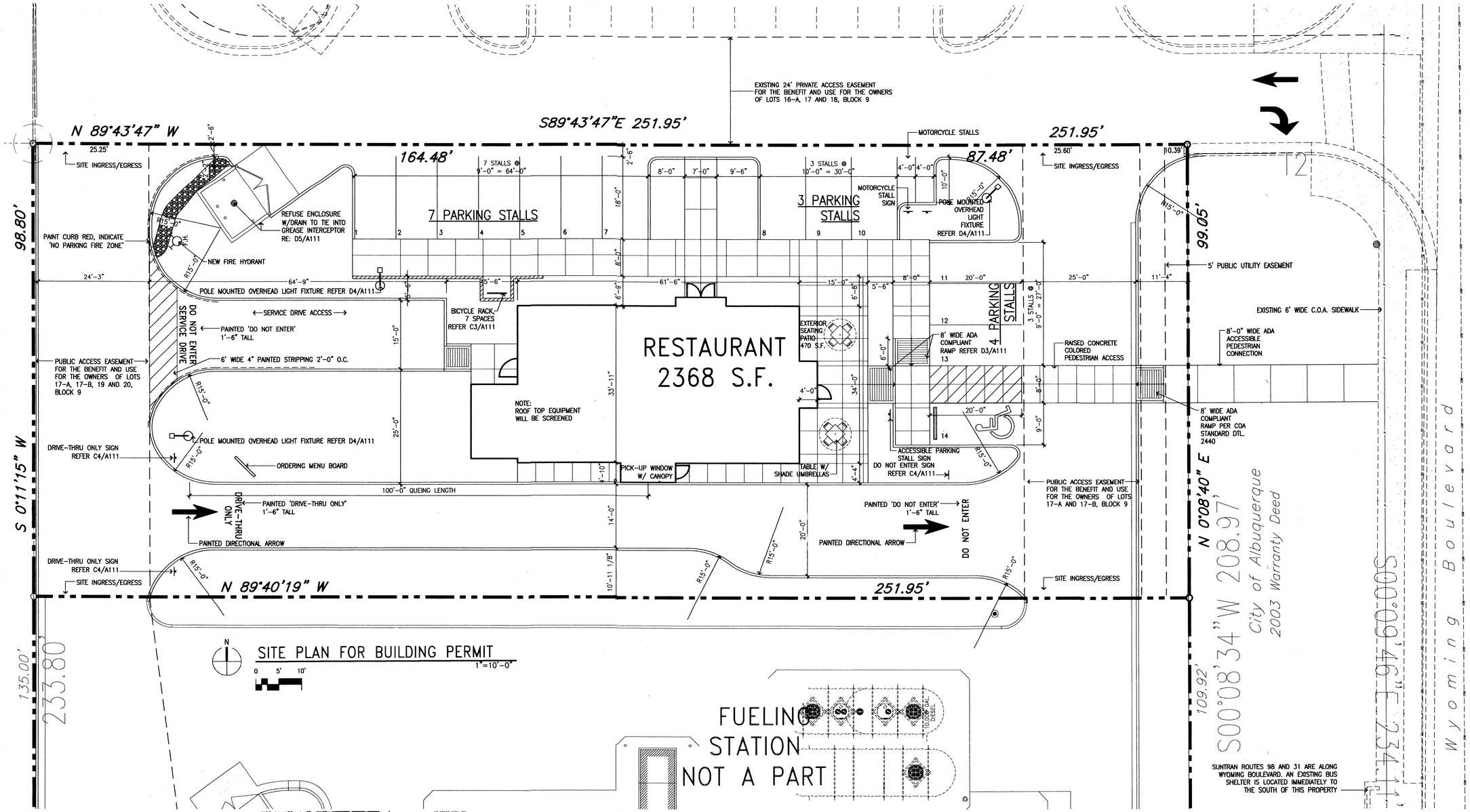
CURVE TABLE

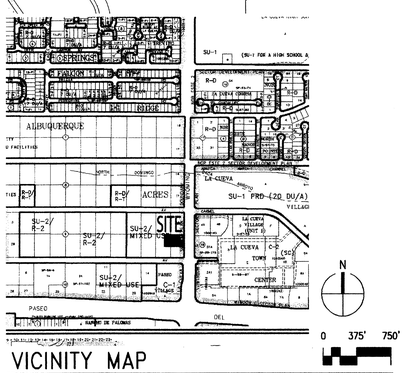
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.29'	25.00'	25.02'	35.37'	N45°19'31"E	90°02'12"

SHEET 2 OF 2

100275.dwg

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377





WRITTEN PROJECT SUMMARY

The proposed project is single story restaurant with a drive through service window to be built in a single phase. The building will be approximately 2,365 square feet and the parking lot and associated features will be completed within this phase. The existing zoning is SU-2 mixed use. All elements of the site plan and building elevations comply with the design guidelines of La Cueva Sector Development Plan.

NOTES:

1. THE SITE PLAN SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONE CODE, SECTION 14-16-3-9 AND THE LIGHTING DESIGN REGULATIONS OF THE LA CUEVA SECTOR DEVELOPMENT PLAN, 14R-1 TO 14R-7
2. MAINTENANCE OF THE OUTDOOR AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

PROJECT DATA

LEGAL DESCRIPTION:
Lot 17A, Plat of Lots 17A,17B & 17C
Block 9, Tract 2, Unit 3 Albuquerque Acres

ZONING:
SU-2 MIXED USE

AREAS:
TRACT AREA: 24,929 SQ. FT. (.572 ACRES)
BUILDING FOOTPRINT: 2,368 SF
F.A.R.: .09

PROPOSED USE:
RESTAURANT WITH DRIVE THROUGH SERVICE WINDOW

PARKING:

PARKING REQUIRED (1 Per 4 SEATS) 48 SEATS PROVIDED	12
PARKING PROVIDED	14
ADA PARKING REQUIRED	1
ADA PARKING PROVIDED	1
BICYCLE PARKING REQUIRED (1:20 AUTOS)	1
BICYCLE PARKING PROVIDED	7
MOTORCYCLE PARKING REQUIRED	1
MOTORCYCLE PARKING PROVIDED	2

PROJECT NUMBER: 1003532
Application Number: 10 EPC-40064

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 12/9/10 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date	* Environmental Health Department (conditional)	Date
ABCWUA	Date	Solid Waste Management Lee Whorle	Date 2-3-11
Parks and Recreation Department	Date	DRB Chairperson, Planning Department	Date
City Engineer	Date		

peter butterfield architect 13013 glenwood hills ct. ne albuquerque nm 87111 (ph) 505.332.9323 (fax) 212.0901

STATE OF NEW MEXICO PETER BUTTERFIELD NO. 3850 REGISTERED ARCHITECT

1/5/11

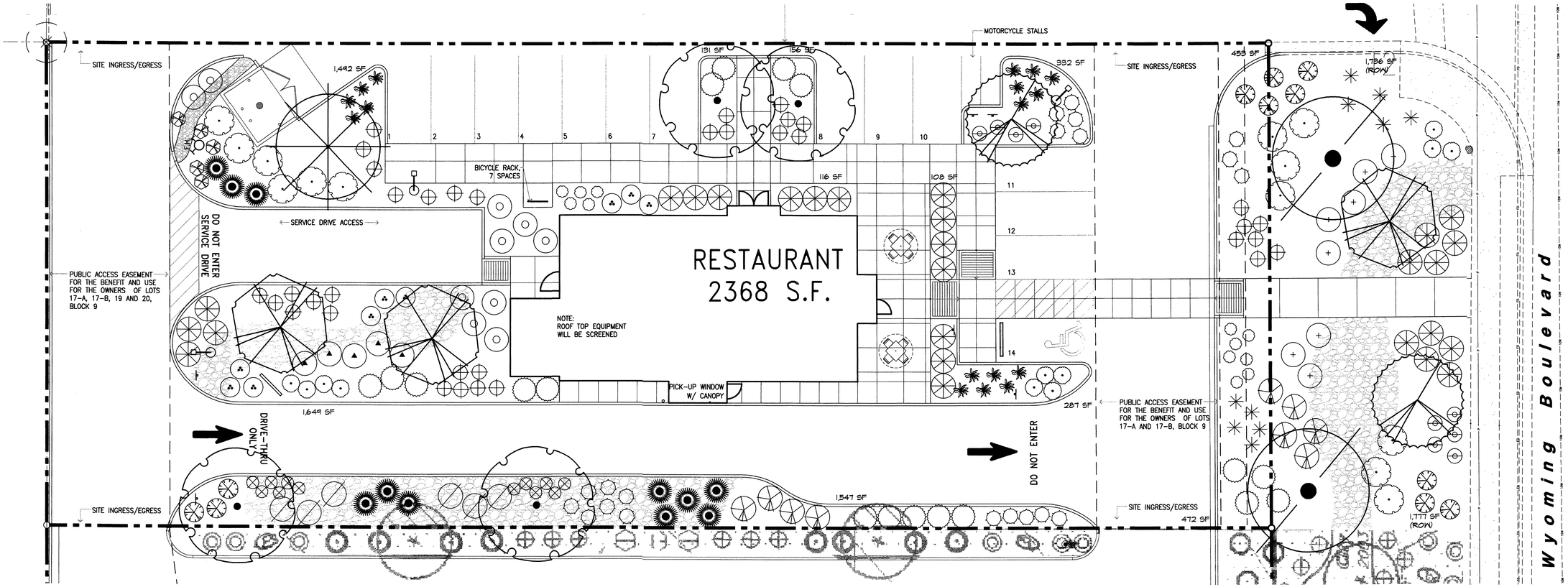
DRAWING NAME

REVISIONS

Twisters Restaurant
Lot 17A, Plat of Lots 17A,17B & 17C
Block 9, Tract 2, Unit 3 Albuquerque Acres, Albuquerque NM

SHEET NO. A001

January 11, 2011



peter butterfield
architect 13013 glenwood hills ct. ne
albuquerque nm 87111 (ph) 505.332.9323 (fax) 212.0901

DRAWING NAME

REVISIONS

LANDSCAPE PALETTE

QTY.	SYMBOL	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE SIZE WATER USE
		TREES		
2		CERCIS RENIFORMIS 'OKLAHOMA' OKLAHOMA REDBUD	25-GAL. (10' HT. MIN.)	25' X 25' MEDIUM
3		CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' DESERT WILLOW	25-GAL. (10' HT. MIN.)	20' X 25' LOW+
2		ROBINIA X AMBIGUA PURPLE ROBE LOCUST	2" B&B	35' X 30' MEDIUM+
1		PINUS ELDARICA AFGHAN PINE	B&B (8' HT. MIN.)	40' X 35' MEDIUM
4		QUERCUS BUCKLEYI TEXAS RED OAK	2" B&B	25' X 25' MEDIUM

QTY.	SYMBOL	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE SIZE WATER USE
		SHRUBS/GROUNDCOVERS		
12		ARTEMISIA 'POWIS CASTLE' POWIS CASTLE SAGE	1-GAL.	36' X 30" MEDIUM
18		BACCHARIS 'STARN THOMPSON' DWARF COYOTEBUSH	1-GAL.	24" X 60" LOW
9		BUDDLEIA DAVIDII 'NANHOENSIS' BUTTERFLY BUSH	5-GAL.	48" X 36" MEDIUM
13		CAESALPINA GILLESII BIRD OF PARADISE	5-GAL.	48" X 72" LOW
11		CARYOPTERIS CLANDONENSIS BLUE MIST	5-GAL.	48" X 48" LOW
7		CHRYSOTHAMNUS NAUSEOSUS CHAMISA	5-GAL.	60" X 60" LOW
5		CYTISUS X 'LENA' LENA'S BROOM	5-GAL.	24" X 36" LOW
11		ERIGAMERIA LARICIFOLIA DWARF TURPENTINE BUSH	1-GAL.	36" X 42" LOW+

QTY.	SYMBOL	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE SIZE WATER USE
9		FALLUGIA PARADOXA APACHE PLUME	5-GAL.	60" X 60" LOW
12		GALLARDIA GRANDIFLORA 'FANFAIR' BLANKET FLOWER	1-GAL.	30" X 30" LOW
17		HALIMIUM LASIANTHUM YELLOW ROCKROSE	1-GAL.	24" X 36" MEDIUM
6		PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	1-GAL.	60" X 60" MEDIUM
20		POTENTILLA FRUTICOSA SHRUBBY CINQUEFOI	5-GAL.	36" X 36" MEDIUM+
9		RHUS AROMATICA 'GRO-LOW' PROSTRATE SUMAC	5-GAL.	24" X 48" LOW+
5		RHUS TRILOBATA THREE-LEAF SUMAC	5-GAL.	48" X 60" LOW+

QTY.	SYMBOL	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE SIZE WATER USE
10		ROSMARINUS OFFICINALIS PROSTRATE ROSEMARY	1-GAL.	24" X 60" LOW+
35		SALVIA GREGGII CHERRY SAGE	5-GAL.	36" X 36" MEDIUM
27		ORNAMENTAL GRASSES MISCANTHUS SINENSIS MAIDEN HAIR GRASS	5-GAL.	60" X 60" MEDIUM+
11		ACCENTS DASYLIRION WHEELERI SOTOL	5-GAL.	48" X 60" LOW
10		HESPERALOE PARVIFLORA RED/YELLOW FLOWERING YUCCA	5-GAL.	36" X 36" MEDIUM
		2"-4" BUILDOLOGY BROWN COBLE (6" DEPTH OVER WEED CONTROL FABRIC)		

GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH A COMBINATION OF SANTA ANA TAN ROCK MULCH, SANTA FE BROWN ROCK MULCH AND 2"-4" BUILDOLOGY BROWN COBBLE.

IRRIGATION SYSTEM
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

MAINTENANCE RESPONSIBILITY
MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE OWNER.

WATER CONSERVATION ORDINANCE COMPLIANCE
THE LANDSCAPE PLAN FOR THIS SITE SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPE AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

LANDSCAPE COVERAGE
PLANTING BEDS SHALL HAVE 75% LIVING GROUNDCOVER AT FULL MATURITY.

LANDSCAPE CALCULATIONS

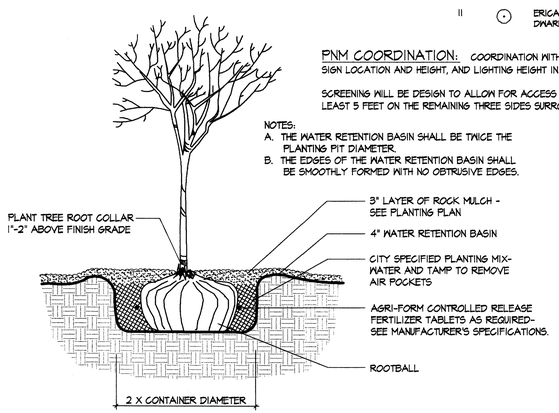
SITE AREA: (5.21 AC.)	24,916 SF
BUILDING AREA:	2,368 SF
TOTAL NET:	22,548 SF
*IMPERVIOUS AREA:	15,805 SF
REQUIRED LANDSCAPE (15%):	3,382 SF
PROVIDED LANDSCAPE:	
ON-SITE -	6,743 SF (30%)
R.O.W. -	3,513 SF
	10,256 SF
PROVIDED ON-SITE LANDSCAPE:	6,743 SF
LESS USEABLE UNPLANTED COBBLE AREAS:	- 1,514 SF
TOTAL PROVIDED LANDSCAPE BEDS:	5,229 SF
REQUIRED LIVE VEGETATIVE COVER (75%):	3,922 SF
PROVIDED LIVE VEGETATIVE COVER (82%):	4,312 SF

STREET TREES
WYOMING STREET FRONTAGE IS 491'. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 30' O.C.

REQUIRED: 4
PROVIDED: 4

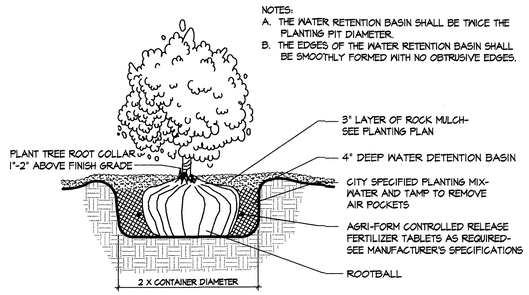
PNM COORDINATION: COORDINATION WITH PNM's NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGN TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.



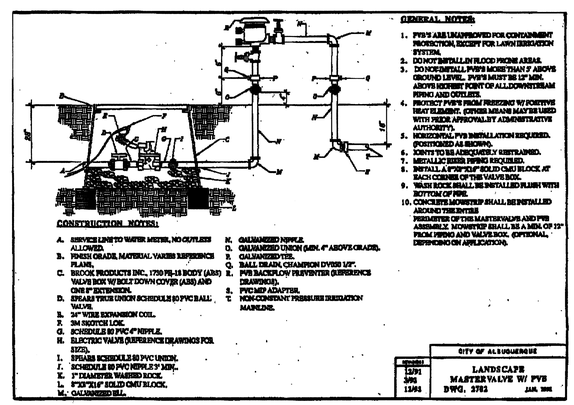
1 TREE PLANTING @ GRADE

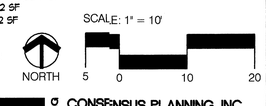
N.T.S.



2 SHRUB PLANTING @ GRADE

N.T.S.



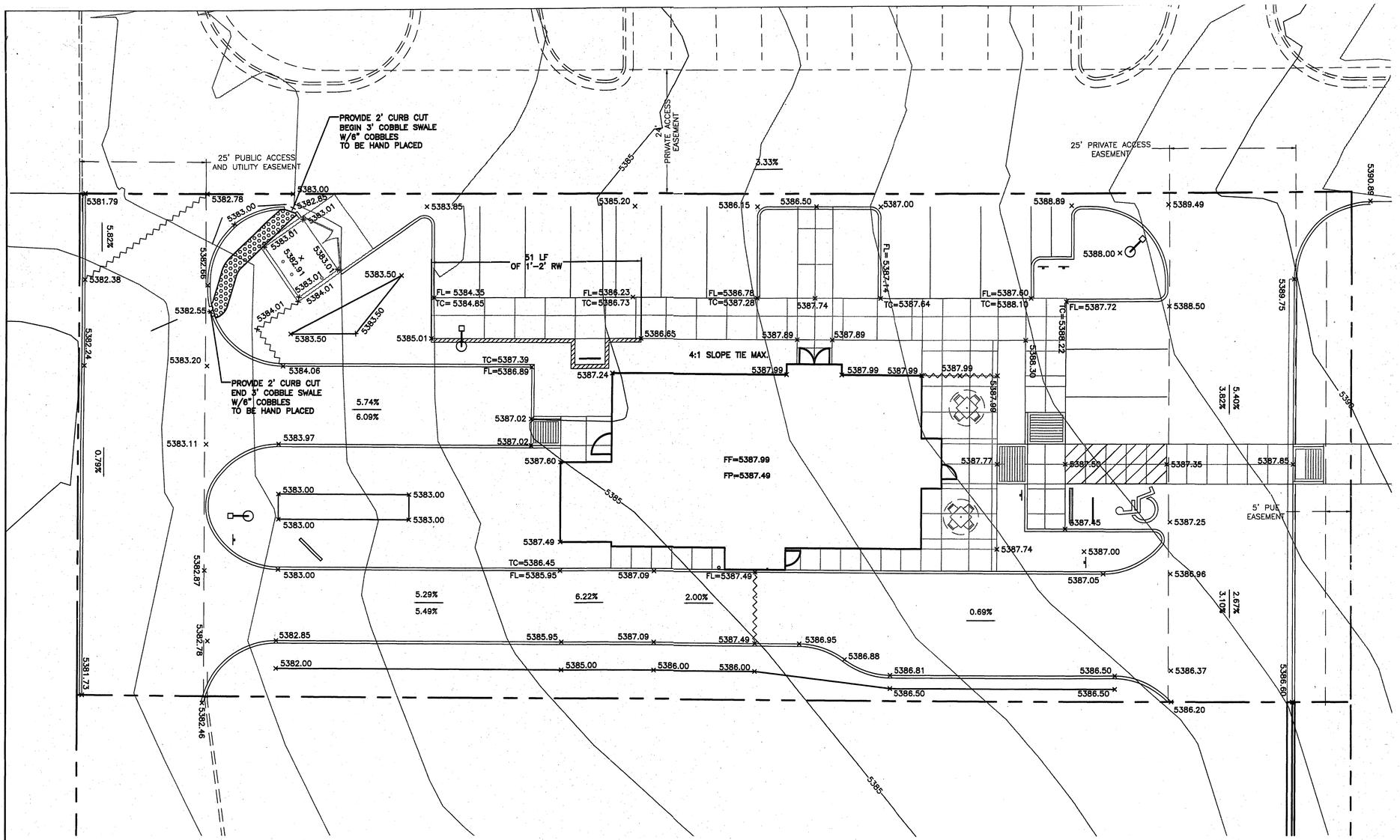


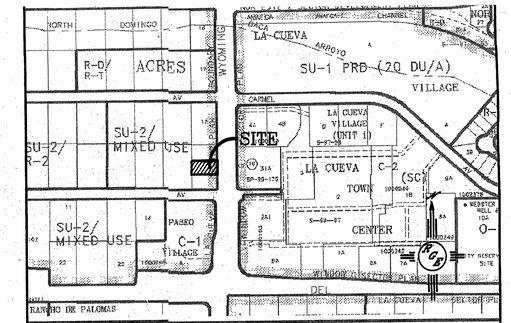
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Twisters Restaurant
Lot 17A, Plat of Lots 17A,17B & 17C
Block 9, Tract 2, Unit 3 Albuquerque Acres, Albuquerque NM

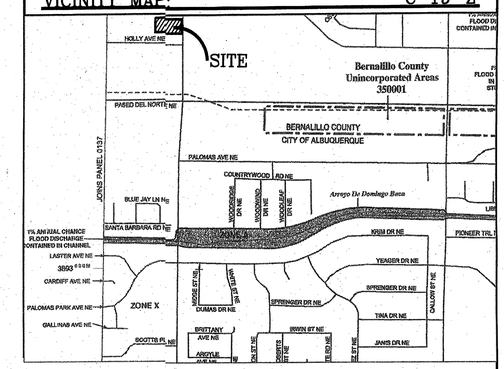
SHEET NO. L101

January 6, 2011





VICINITY MAP: C-19-Z



LEGAL DESCRIPTION:

LOT 17, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES

NOTES:

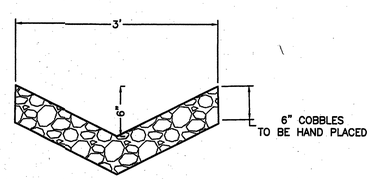
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB SHALL BE 6" UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL DEPRESS ALL LANDSCAPE AREAS AS SHOWN TO PROVIDE FOR WATER HARVESTING.

DRAINAGE NARRATIVE:

THIS SITE IS LOCATED WITHIN THE DOMINGO BACA DRAINAGE AREA AND NORTH ALBUQUERQUE ACRES DRAINAGE MANAGEMENT PLAN. THIS SITE IS ALLOWED FREE DISCHARGE. SITE DRAINAGE WILL FLOW TO THE WEST AND EXIT THE SITE VIA THE COMMON ACCESS EASEMENT DRAINING TO HOLLY. FLOWS SHALL BE CONVEYED WITHIN HOLLY TO THE WEST, ENTERING THE DOMINGO BACA REGIONAL DAM.

LEGEND

- 5394 — EXISTING CONTOUR
- 5395 — EXISTING INDEX CONTOUR
- SLOPE TIE
- 4048.25 — EXISTING SPOT ELEVATION
- 4048.25 — PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- LIMITS OF CONSTRUCTION
- PROPOSED CURB
- EXISTING CURB



COBBLE SWALE DETAIL

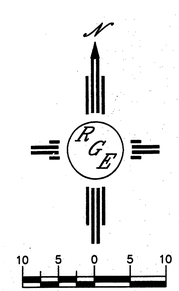
NTS

EROSION CONTROL NOTES:

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

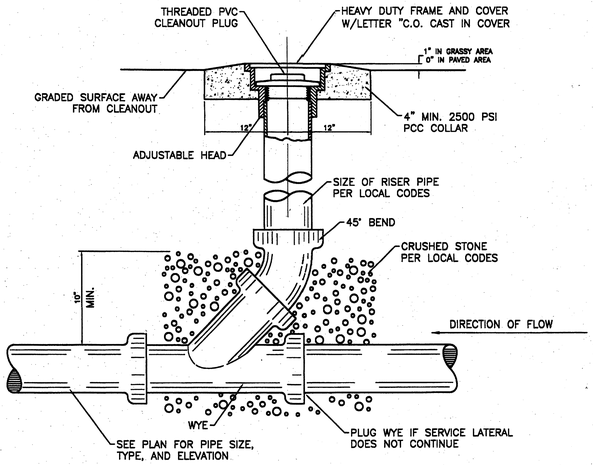
CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



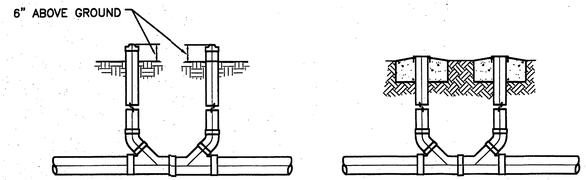
SCALE: 1"=10'

ENGINEER'S SEAL DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER DAVID SOULE P.E. #14522	TWISTERS GRADING AND DRAINAGE PLAN Rio Grande Engineering 1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	DRAWN BY WCWJ DATE 1-24-11 2143-LAYOUT-10-19-10 SHEET # — JOB # 2143



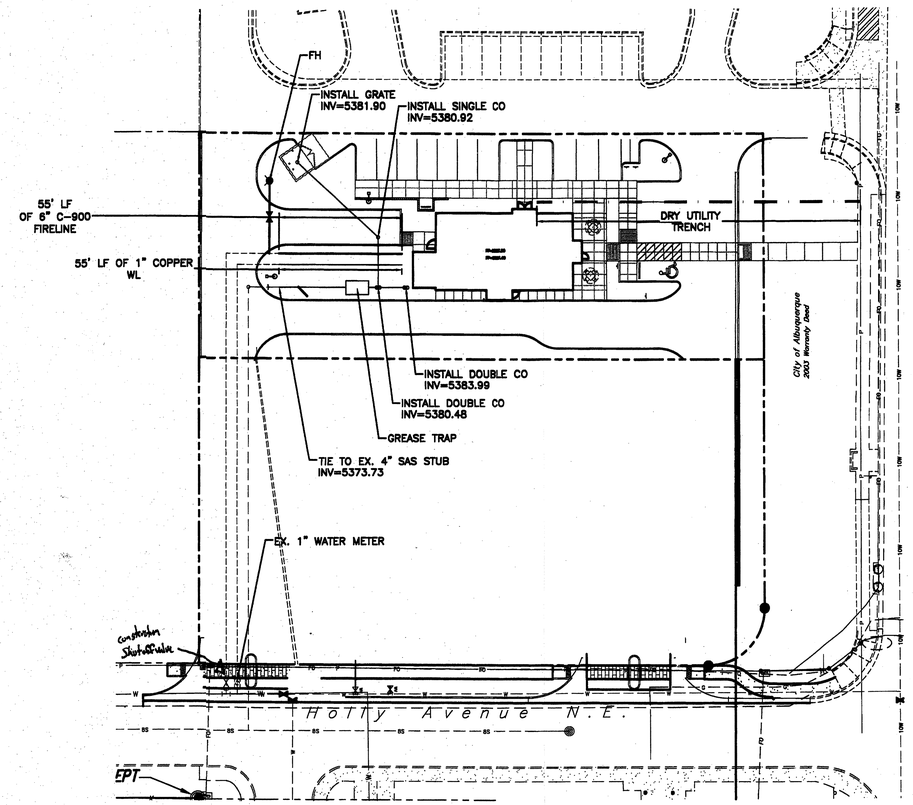
SANITARY SEWER CLEAN-OUT

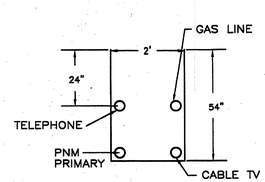
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS

NTS





UTILITY TRENCH DETAIL

NTS

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.

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 RESIDENTIAL 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.

8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.

9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.

10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.

11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.

12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.

13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.

14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.

15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.

16. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES 3 DAYS IN ADVANCE OF CONSTRUCTION.

WATER SHUTOFF PLAN SHUTOFF VALVES:

NOTES:

1. WATER SHUT-OFF SHALL BE COORDINATED WITH NEW MEXICO UTILITIES, INC.
2. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
3. NOTIFY NEW MEXICO UTILITIES (898-2661) THREE(3) WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUT-OFF PLAN
4. ALL WATERLINE CONNECTIONS, CAP, JOINTS TO BE BLOCKED PER DETAILS THIS SHEET
5. ALL WATERLINES TO BE PVC, UNLESS OTHERWISE NOTED.
6. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN IN THE EVENT OF EMERGENCY

LEGEND

	EXISTING SAS MANHOLE
EX. 8" SAS	EXISTING SANITARY SEWER LINE
	PROPOSED SAS MANHOLE
	PROPOSED SAS CLEANOUT
8" SAS	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
EX. 12" WL	EXISTING WATER LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED FIRE HYDRANT
	WATER SERVICE LINE
8" WL	PROPOSED WATER LINE
	PROPOSED STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	CENTERLINE
	RIGHT-OF-WAY
	DRY UTILITY TRENCH
	BOUNDARY LINE
	EASEMENT

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.

N

30 15 0 15 30

SCALE: 1"=30'

ENGINEER'S SEAL

DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

DAVID SOULE P.E. #14522

TWISTERS

MASTER UTILITY PLAN

Rio Grande Engineering
1606 CENTRAL AVENUE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

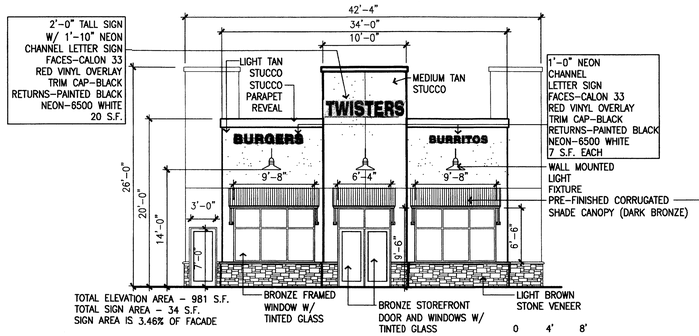
DRAWN BY WCWJ

DATE 1-17-11

2143-LAYOUT-10-19-10

SHEET # —

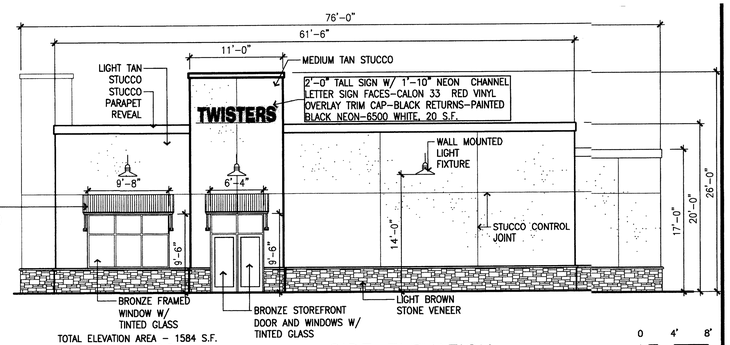
JOB # 2143



TOTAL ELEVATION AREA – 981 S.F.
TOTAL SIGN AREA – 34 S.F.
SIGN AREA IS 3.46% OF FACADE

FRONT ELEVATION (EAST)

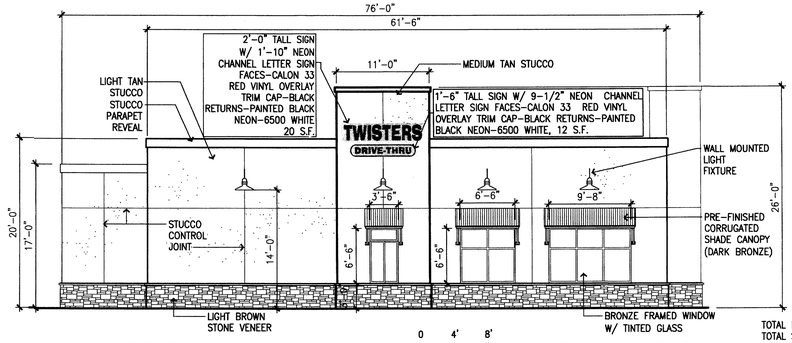
0 4' 8'
1/8" = 1'-0"



TOTAL ELEVATION AREA – 1584 S.F.
TOTAL SIGN AREA – 20 S.F.
SIGN AREA IS 1.26% OF FACADE

SIDE ELEVATION (NORTH)

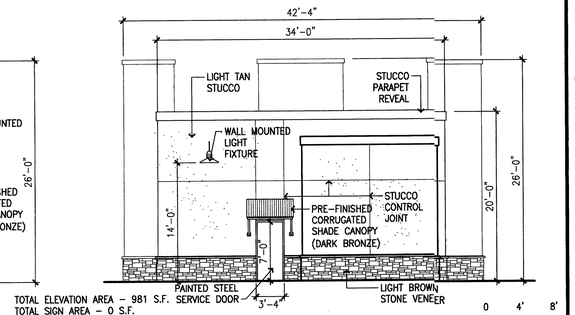
0 4' 8'
1/8" = 1'-0"



TOTAL ELEVATION AREA – 1584 S.F.
TOTAL SIGN AREA – 32 S.F.
SIGN AREA IS 2.02% OF FACADE

SIDE ELEVATION (SOUTH)

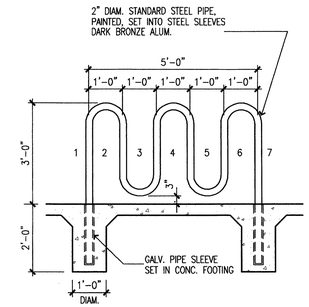
0 4' 8'
1/8" = 1'-0"



TOTAL ELEVATION AREA – 981 S.F.
TOTAL SIGN AREA – 0 S.F.
SIGN AREA IS 0% OF FACADE

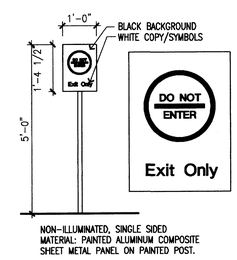
BACK ELEVATION (WEST)

0 4' 8'
1/8" = 1'-0"



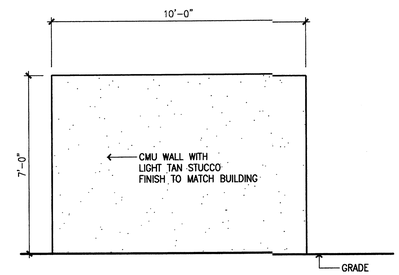
C3 BICYCLE RACK

1/2" = 1'-0"

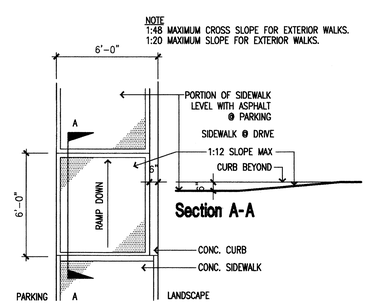


C4 DIRECTIONAL SIGN

1/2" = 1'-0"

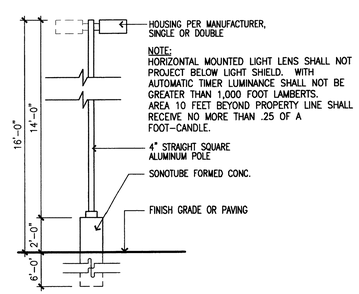


SIDE ELEVATION



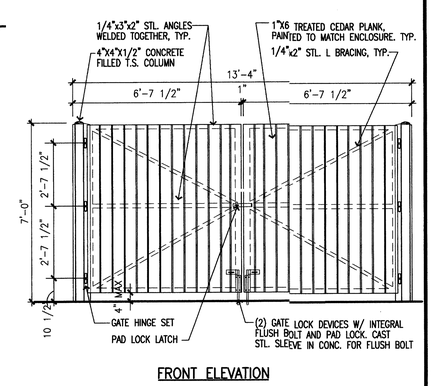
D3 RAMP @ SIDEWALK

1/4" = 1'-0"



D4 LIGHT POLE DETAIL

1/4" = 1'-0"



FRONT ELEVATION

D5 REFUSE ENCLOSURE

3/8" = 1'-0"

peter butterfield
architect 13013 glenwood hills cd. ne
albuquerque nm 87111 (ph) 505.332.9323 (fax) 212.0901

STATE OF NEW MEXICO
PETER BUTTERFIELD
NO. 3850
REGISTERED ARCHITECT

1/5/11

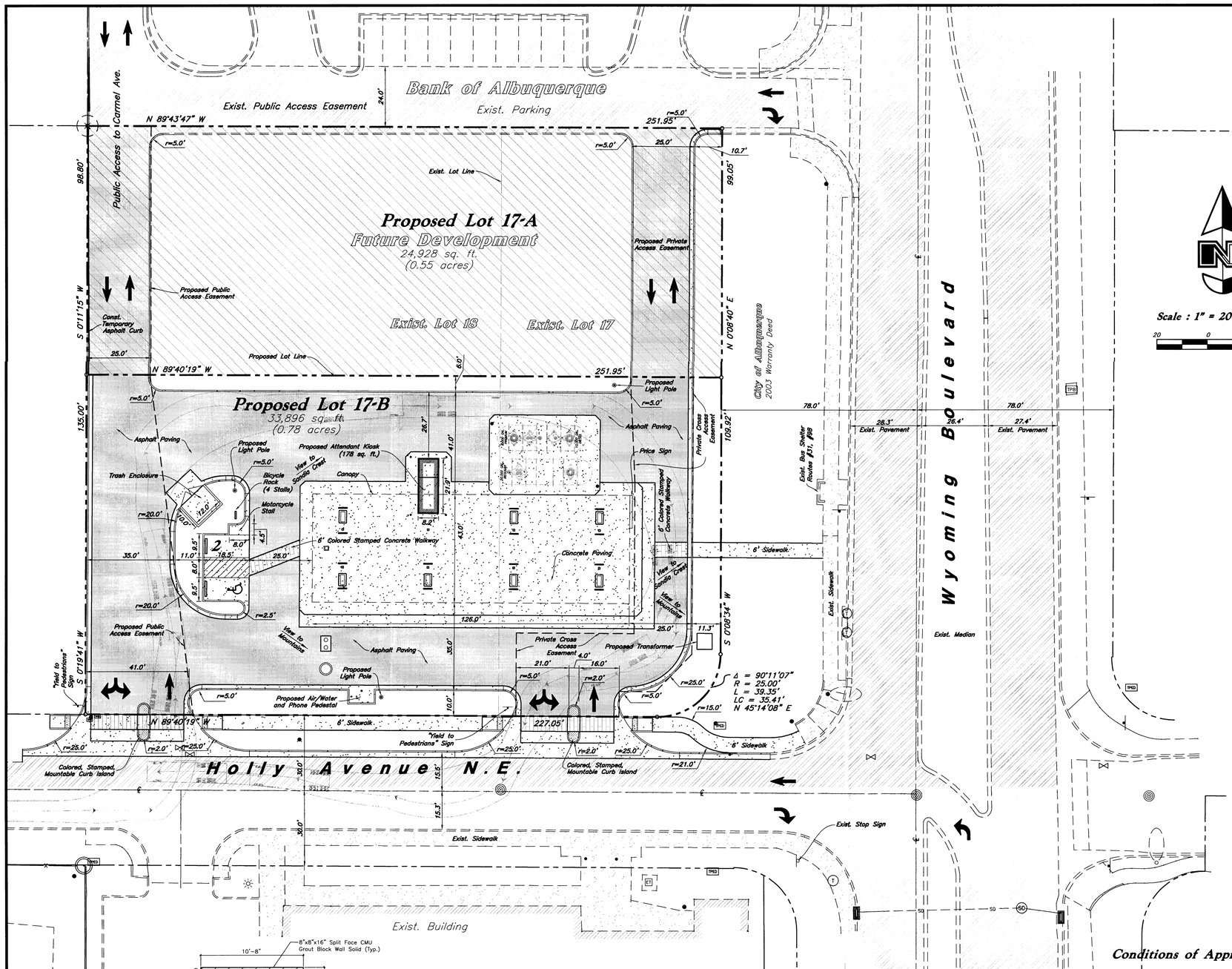
DRAWING NAME

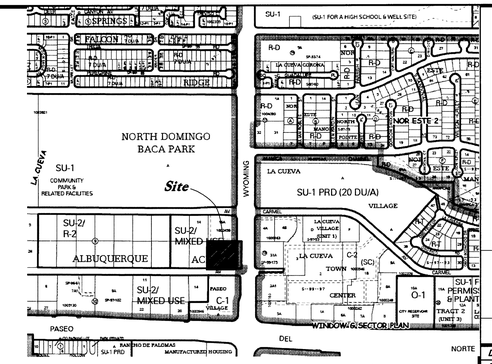
REVISIONS

Twisters Restaurant
Lot 17A, Plat of Lots 17A,17B & 17C
Block 9, Tract 2, Unit 3 Albuquerque Acres, Albuquerque NM

SHEET NO. A111

January 11, 2011





Vicinity Map
Zone Atlas Page: C-19-Z

Scale : 1" = 20'

20 0 20 40

Description

The South 135' of Lot 17 and 18, Block 9, Tract 2, Unit 3 of the North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico.

Site Data

Total Site Area	= 33,896 Sq. Ft. (0.78 Acres)
Kiosk Area	= 178 Sq. Ft.
Canopy Area	= 5,418 Sq. Ft.
Parking Required	= 1 Stall
Parking Provided	= 1 Stall + 1 Accessible Stall
Motorcycle Parking	= 1 Stall Provided
Bicycle Parking	= 4 Stalls Provided
Maximum Building Height	= 36'
Minimum Building Setback	= 5'

Lanscape Analysis

Net Site Area	= 27,442 Sq. Ft.
Landscape Required	= 4,116 Sq. Ft. (15%)
Landscape Provided	= 4,757 Sq. Ft. (17%)

PROJECT

EPC Application #: 1003532 Case #s 10EPC-40035, -40036
DRB Application #:
DRB Project #:

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on July 8, 2010 and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division — Date

Parks and Recreation Department — Date

Public Works Water Utilities Division — Date

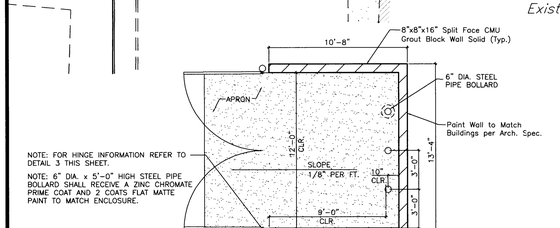
City Engineer, Engineering Division / AMAFC — Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque Planning Division — Date

Solid Waste — Date 8-17-10

Fire Department — Date



NOTE: FOR HINGE INFORMATION REFER TO DETAIL 3 THIS SHEET.

NOTE: 6" DIA. x 5'-0" HIGH STEEL PIPE BOLLARD SHALL RECEIVE A ZINC CHROMATE PRIME COAT AND 2 COATS FLAT MATTE PAINT TO MATCH ENCLOSURE.

Trash Enclosure Detail

Not to Scale

Legend

Existing Improvements	Existing Inlet Box
Proposed Improvements	Proposed Inlet Box
Property Line	Exist. Catch Basin
Proposed Asphalt	Catch Basin
Existing Asphalt	Proposed Manhole
ADA Route	Existing Manhole
Proposed Concrete	Fire Hydrant
Detail Number / Sheet Number	Existing Fire Hydrant
	Existing Light Pole
	Proposed Light Pole
	Existing Street Light
	Proposed Street Light

Survey Note

Great Basin Engineering has relied upon a survey performed by Bohanon Houston Inc. in preparing this drawing. Great Basin Engineering makes no claims to the accuracy of the information provided by Bohanon Houston.

Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone (NAD 83). Distances are Gound.

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE

Conditions of Approval

1. There shall be no sales of alcohol from the kiosk on the site.
2. Site Plan shall comply with and be designed per DPM Standards
3. Video surveillance cameras shall be installed to view all points of sale, walkways, service islands, dumpsters and building entrance/exit points.
4. Site Plan shall comply with the General Lighting Regulations of 14-16-3-9, specifically in reference to lighting under the canopy.
5. The site development plan for building permit shall comply with all design regulations of the LaCueva Sector Development Plan.

Smith's
FOOD & DRUG STORES
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

#459
Albuquerque, New Mexico

REV	DATE	DESCRIPTION

Designed by: BPH
Drafted by: BPH
Client Name: Smith's Food and Drug
SMC459QAS-EPC-SP

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

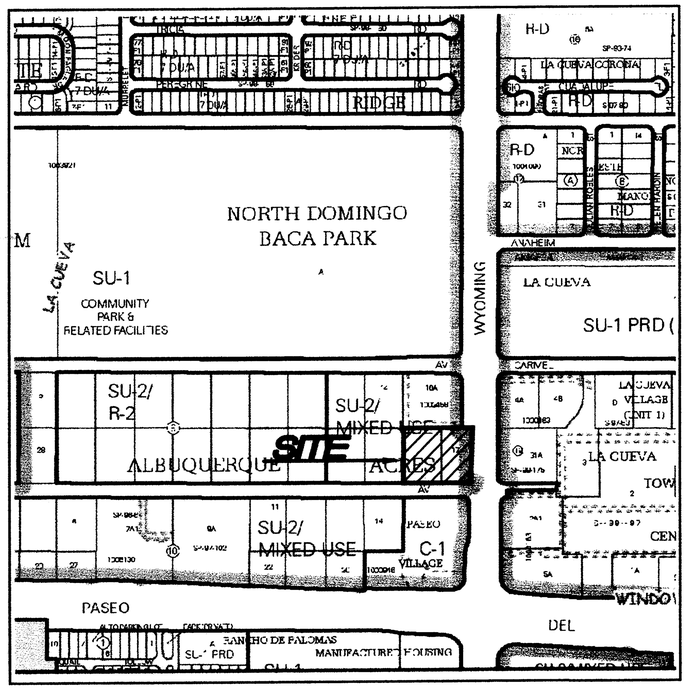
Site Development Plan for Building Permit / Subdivision Plat

Smith's Fuel Center
Wyoming Boulevard and Holly Avenue NE
Albuquerque, New Mexico

BRET GENE WARLEN
NEW MEXICO
12972
REGISTERED PROFESSIONAL ENGINEER

12 Aug, 2010

SHEET NO. 1



VICINITY MAP

Not To Scale

GENERAL NOTES

1. Bearings are New Mexico State Plane grid bearings, Central Zone – NAD83.
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated.
7. U.C.L.S. Log Number 2010168010
8. City of Albuquerque Zone Atlas: Page C–19–Z

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

a. Plat entitled "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO, SCALE: 1 INCH = 400 FEET", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Volume D1, Folio 20.

b. Warranty Deed from Bandelier Equities Ltd. Co. to The City of Albuquerque, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 22, 2003, in Book A65, Page 3501.

SUBDIVISION DATA	
Total number of existing Lots:	2
Total number of new Lots created:	3
Gross Subdivision acreage:	1.6101 acres.

SECTION 14–14–4–7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

_____

_____

_____

_____
Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

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

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive nor release any easement or easement rights to which it may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT:

The Purpose of this plat is to create 3 new Lots from existing Lots 17 and 18, Block 9, Tract 2, Unit 3, North Albuquerque Acres and grant the public and private easements as shown hereon.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyor's; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
August 10, 2010

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

PLAT OF
LOTS 17-A , 17-B AND 17-C
BLOCK 9, TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES

(BEING A REPLAT OF LOTS 17 AND 18, BLOCK 9
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDAIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2010

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Compnay of New Mexico (PNM)	Date
New Mexico Gas Company (NMGC)	Date
QWest Corporation — Michelle Ramirez	08-16-10 Date
Comcast	Date

City Approvals:

City Surveyor — Department of Municipal Development	8-13-10 Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
A.B.C.W.U.A.	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SHEET 1 OF 3

100276.dwg

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505–897–3366
Fax: 505–897–3377

PLAT OF
LOTS 17-A, 17-B AND 17-C
BLOCK 9, TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES

(BEING A REPLAT OF LOTS 17 AND 18, BLOCK 9
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)

SITUATE WITHIN
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TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDAIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2010

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Lots 17 and 18, Block 9, Tract 2, Unit 3, North Albuquerque Acres, as the same is shown and designated on the plat entitled "TRACT 2 UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO, SCALE: 1 INCH = 400 FEET", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Volume D1, Folio 20, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings (Central Zone – NAD 83) and ground distances as follows:

BEGINNING at the southwesterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the southwesterly corner of said Lot 18, and also being a point on the northerly right of way line of Holly Avenue N.E., whence Albuquerque Control Survey Monument "HEAVEN" bears S 15°43'55" W, 647.54 feet distant; Thence,

N 00°20'37" E, 233.87 feet to the northwesterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the northwesterly corner of said Lot 18; Thence,

S 89°41'35" E, 299.69 feet to a point (a concrete nail with brass disk stamped "LS 9750" set in place), said point also being the northeasterly corner of said Lot 17, and also being a point on the westerly right of way line of Wyoming Boulevard N.E.; thence,

S 00°18'25" W, 234.06 feet to a point (a concrete nail with brass disk stamped "LS 9750" set in place), said point also being the point of intersection of said northerly right of way line of Holly Avenue N.E. and said westerly right of way line of Wyoming Boulevard N.E.; Thence,

N 89°39'23" W, 299.84 feet to the point of beginning.

Said parcel contains 1.6101 acres, more or less

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

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF LOTS 17–A, 17–B AND 17–C, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES (BEING A REPLAT OF LOTS 17 AND 18, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby grant the easement(s) as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to Lots 17–A and 17–B as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

LOT 18 AND WESTERLY PORTION OF LOT 17

V–MOD, LLC, a New Mexico limited liability company

Jabeen Vagh
By: JABEEN VAGH - MANAGING MEMBER

FREE CONSENT

SURVEYED AND REPLATTED and now comprising "PLAT OF LOTS 17–A, 17–B AND 17–C, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES (BEING A REPLAT OF LOTS 17 AND 18, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner and proprietor. Said owner and proprietor does hereby consent to all of the foregoing and does hereby certify that it is authorized to so act.

EASTERLY PORTION OF LOT 17
CITY OF ALBUQUERQUE

David S. Campbell
per 8-13-10
By: David S. Campbell, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation.

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 13TH day of AUGUST, 2010, by JABEEN VAGH

Notary Public — My commission expires 1-6-13

OFFICIAL SEAL
Joseph G. Orloski
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 1-6-13

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 13th day of August, 2010, by David S. Campbell, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation.

Marc E. Chavez
Notary Public — My commission expires 2/17/13

OFFICIAL SEAL
Marc E. Chavez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 2/17/13

SHEET 2 OF 3

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

100276.dwg

PLAT OF
LOTS 17-A, 17-B AND 17-C
BLOCK 9, TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES

(BEING A REPLAT OF LOTS 17 AND 18, BLOCK 9 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)

SITUATE WITHIN
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IN
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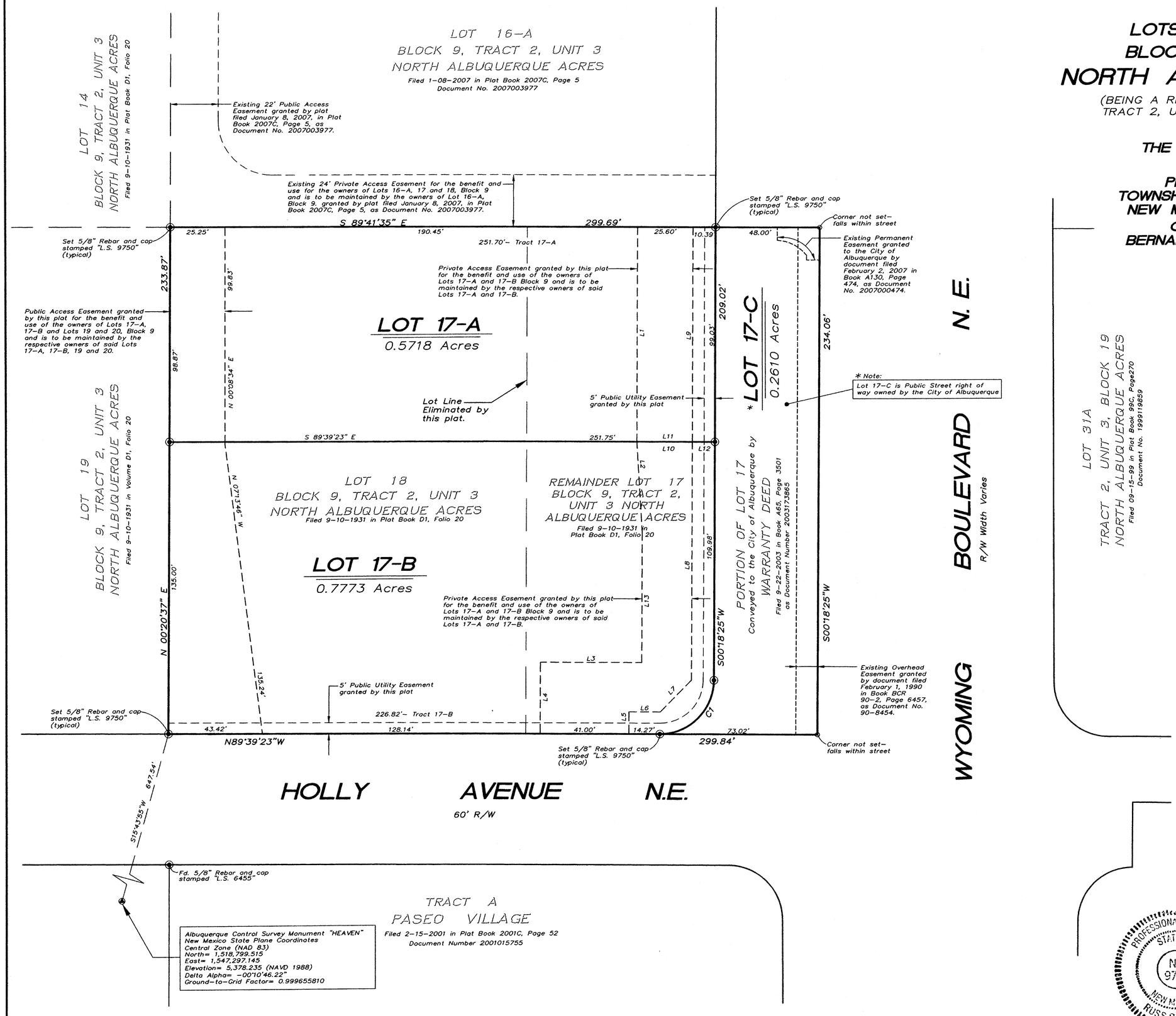
TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDAIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2010



LINE TABLE		
LINE	LENGTH	BEARING
L1	99.01	S00°19'41"W
L2	41.95	S03°13'31"E
L3	46.80	N89°40'19"W
L4	33.12	S00°19'41"W
L5	10.15	N00°19'41"E
L6	14.44	S89°40'19"E
L7	20.73	N44°11'24"E
L8	109.90	N00°19'41"E
L9	99.03	N00°19'41"E
L10	23.00	S89°39'23"E
L11	25.60	S89°39'24"E
L12	10.43	S89°39'23"E
L13	60.00	S00°19'41"W

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

SHEET 3 OF 3

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.29'	25.00'	25.02'	35.37'	N45°19'31"E	90°02'12"

100276.dwg

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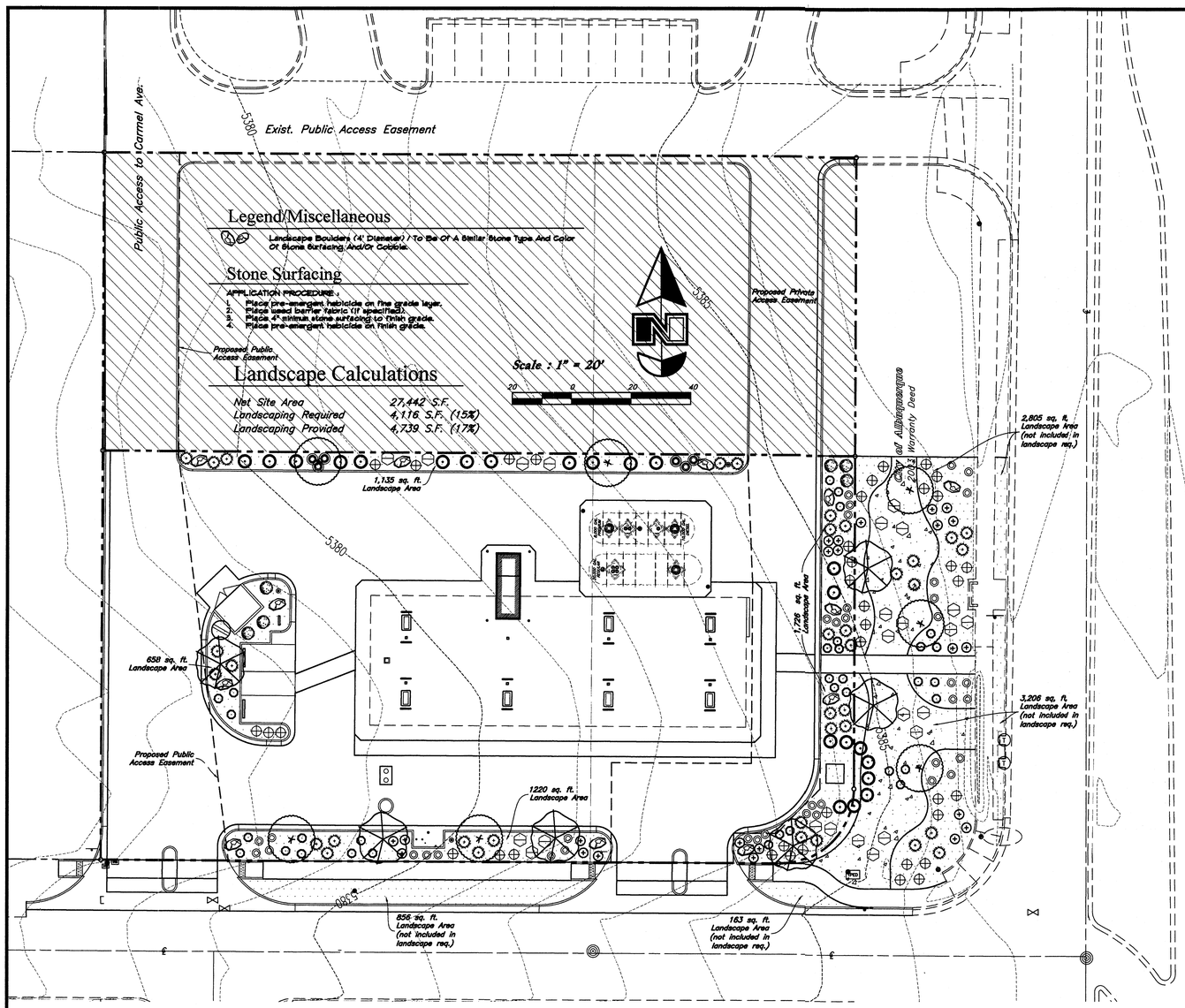
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377



Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	20 Yr. Ht.	20 Yr. Spd.
6		Fraxinus velutina	Arizona Ash	2" Caliper / 10'-12' Ht.	40 Ft.	40 Ft.
7		Ulmus parvifolia	Lacebark Elm	2" Caliper / 10'-12' Ht.	40 Ft.	40 Ft.

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	5 Yr. Ht.	5 Yr. Spd.
33		Caryopteris x. clandonensis	Blue Mist Spiraea	5 Gallon / 18"-24" Ht.	3 Ft.	4 Ft.
6		Chrysothamnus nauseosus	Rubber Rabbitbrush	5 Gallon / 15"-18" Ht.	5 Ft.	5 Ft.
38		Hesperaloe parviflora	Red Flowering Yucca	5 Gallon / 15"-18" Ht.	3 Ft.	4 Ft.
36		Juniperus sabina 'Broadmoor'	Broadmore Juniper	5 Gallon / 18"-24" Spr.	3 Ft.	6 Ft.
22		Photinia fraseri	Red Tip Photinia	5 Gallon / 18"-24" Ht.	8 Ft.	8 Ft.
23		Salvia dorrii	Desert Sage	5 Gallon / 15"-18" Ht.	2 Ft.	3 Ft.

Plant List (ORNAMENTAL GRASSES/VINES)

Quan.	Symbol	Botanical Name	Common Name	Size	5 Yr. Ht.	5 Yr. Spd.
1		Erianthus ravennae	Ravenna Grass	5 Gallon / 24"-30" Ht.	12 Ft.	9 Ft.
44		Helictotrichon sempervirens	Blue Avena Grass	5 Gallon / 15"-18" Ht.	2 Ft.	1 Ft.
24		Miscanthus gracillimus	Gracillimus Maiden Grass	5 Gallon / 24"-30" Ht.	5 Ft.	5 Ft.

Legend / Materials

Symbol	Item	Description / Remarks
	Decorative Stone Surfacing 2" Minus Size / Washed (Tan Color)	Place To A Uniform Depth Of 4 Inches Over Approved Weed Barrier Fabric (Optional). The Sub-grade Shall Be Raked Smooth & Clear Of All Material Over 1" In Size. (Contractor to Submit Samples to Engineer Before Installation)
	Decorative Stone Surfacing 4" Minus Size / Washed (Red or Dark Brown Color)	Place To A Uniform Depth Of 4 Inches Over Approved Weed Barrier Fabric (Optional). The Sub-grade Shall Be Raked Smooth & Clear Of All Material Over 1" In Size. (Contractor to Submit Samples to Engineer Before Installation)

Planting Notes

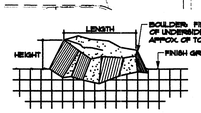
1. All new planting and stone surfacing areas shall be sub-graded to a depth of 4 inches below the Ultimate finish grade, allowing for the installation of a 4 inch layer of either bark mulch for plant water wells and/or the installation of either type of stone surfacing and weed barrier fabric.
2. All plant material holes shall be dug a minimum 2 times the diameter of the rootball and (6) inches deeper. Excavated material shall be removed from the site, or used for other grading purposes on the site.
3. Plant backfill mixture shall be composed of 4 parts (80%) topsoil to 1 part (20%) humus mulch additive, and shall be rotary mixed on-site prior to installation.
4. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
5. Upon completion of planting operations, all shrub and tree wells shall receive a (3) inch minimum depth of fine ground bark in the planting pit. The overall shrub areas (beyond the planting pit), shall receive a 3 inch depth of the type of stone surfacing or cobble rock as specified.
6. All areas where different types of stone surfacing are adjacent, shall be neatly placed together, matching a uniform transition from one material type to the other. It is not the intent to any type of edger for this.
7. The project shall be swept clean of dirt and debris prior to completion of the project.
8. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of final completion and acceptance.

General Notes

1. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
2. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.
3. The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equally spaced.
4. The plant materials list is provided as an indication of the specific requirements of the plants specified, wherever in conflict with the planting plan, the planting plan shall govern.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.
7. The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hoes, etc. daily.
8. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of root balls shall be planted flush with finish grade.
9. The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walks, etc.
10. The contractor shall maintain all work until all work is complete and accepted by the Owner. In addition, the contractor shall maintain and guarantee all work for a period of ONE YEAR from the date of final acceptance by the Owner. The contractor shall provide a bond for 20% of the landscape and irrigation work for the same ONE YEAR maintenance and guarantee period. Maintenance shall include mowing, weeding, fertilizing, cleaning, insecticides, herbicides, etc.
11. It shall be the contractors responsibility to ensure that any damaged or disturbed landscaping from the construction of this project is to be returned to as good or better condition.
12. It shall be the responsibility of the property owner to maintain all landscaping and irrigation facilities after construction at the end of the contractor warranty period.

Sub-Grade Requirements

1. SHRUB/STONE AREAS : Four (4) inches below finish grade. This will allow for the installation of the required depth of decorative stone surfacing, leaving the grade slightly below finish grade of concrete areas.



NOTE: USE CARE TO MINIMIZE MARRING & SCRATCHING.

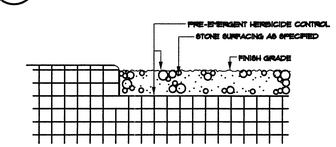
1/2 Decorative Boulder
N. T. S.

Note Of Ordinance Compliance

1. All New Landscaping Shall Be In Compliance With The Water Conservation Landscaping And Water Waste Ordinance.
2. 75% of Living Ground Cover Is Provided at 5 Year Maturity.

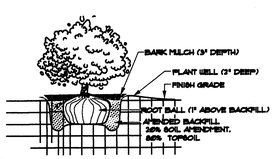
Street Trees Notes

1. The Development Has Provided The Minimum Requirement Of Street Trees For All Major Streets.

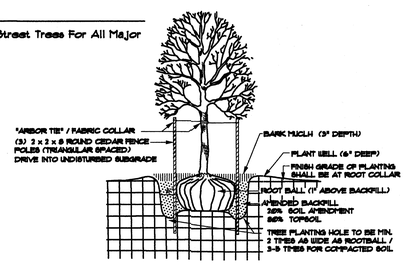


NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

2/2 Stone Surfacing
N. T. S.



3/2 Shrub Planting
N. T. S.



4/2 Tree Planting
N. T. S.

Irrigation Notes

1. All plant materials shown on the drawing shall be serviced by an automatic underground irrigation system. The contractor is to have a qualified irrigation system specialist prepare a design for an automatic underground irrigation system and submit drawings to the engineer for approval at least 30 days prior to the system installation. Underground irrigation system drawings shall be prepared on 24"x36" sheets, neatly drawn and very legible. Drawings are to include head spacing, types of heads, piping with sizes, valves, fitting, drip irrigation system, backflow prevention detail and all other items required for proper installation of the system.
2. The landscape contractor shall be responsible for the installation of all irrigation sleeves prior to placement of hard improvements. Coordinate with the general contractor.
3. The utility contractor is to provide an irrigation system connection to either the culinary or secondary waterline, as applicable, within state and local jurisdictional codes.
4. The irrigation contractor is responsible to coordinate this item with the utility contractor.
5. The irrigation control box shall be located or relocated at the direction of the project manager.

Smith's
FOOD & DRUG STORES
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

#459
Albuquerque, New Mexico

REV.	DATE	DESCRIPTION

Designed by: BPH
Drafted by: BPH
Client Name: Smith's Food and Drug
SMC459GAS-EPC-LS

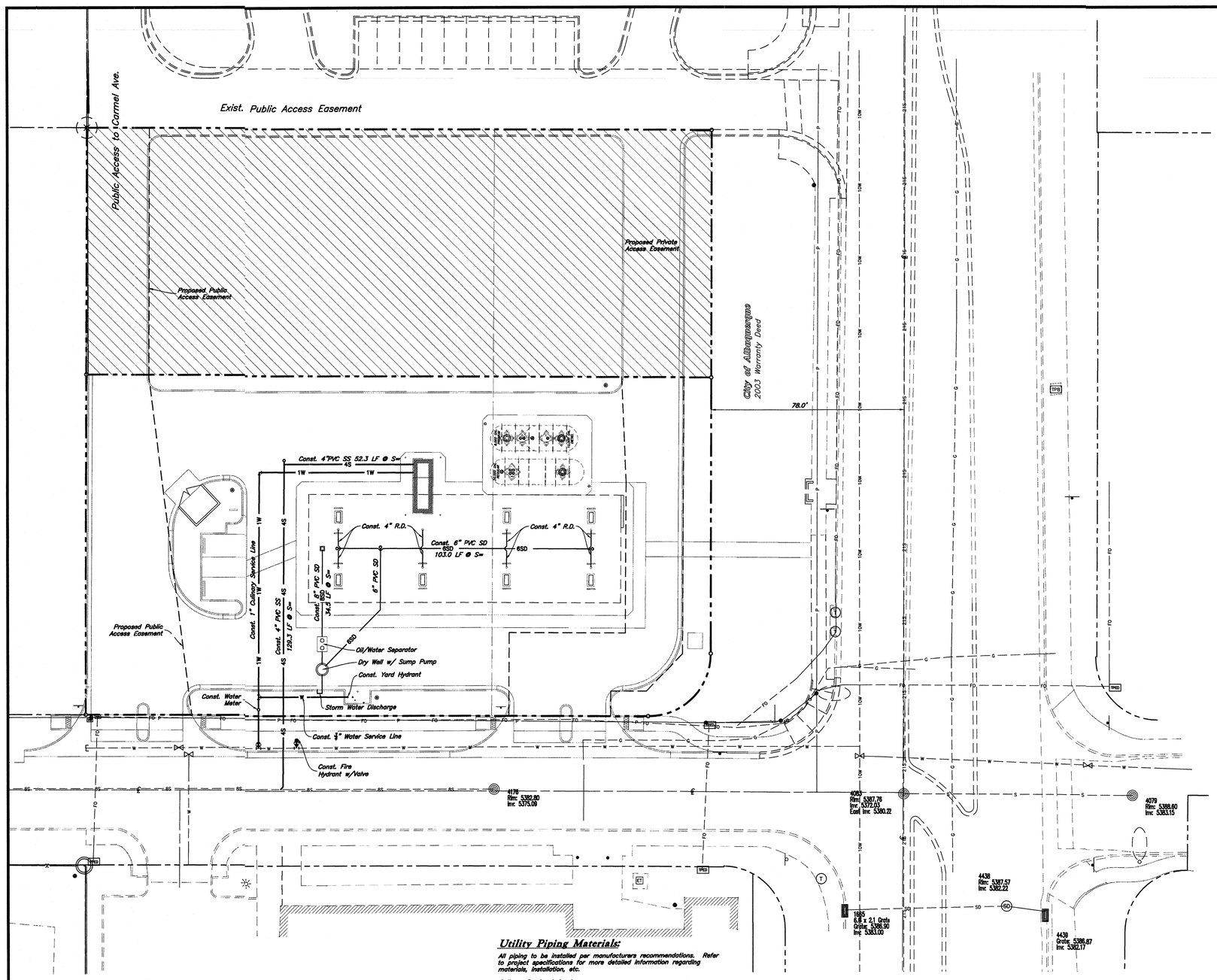
GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

Preliminary Landscape Plan

Smith's Fuel Center
Wyoming Boulevard and Holly Avenue NE
Albuquerque, New Mexico

12 Aug, 2010

SHEET NO. 2



Scale : 1" = 20'

20 0 20 40

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Pipe material as shown on utility plan view and/or to meet city standards.

Water Main Lines and Fire Lines

1. Pipe material as shown on utility plan view and/or to meet city standards.

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

Storm Drain Lines

1. 10" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

Building Data	
Type:	x
Square Footage:	x
Fire Sprinkled:	x
Building Height:	x
Fire Flow Required:	x
Building Occupancy:	x

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

New Mexico One Call, Inc.
NMOC
Professional Resources for Damage Prevention
1-800-321-ALERT

Smith's
FOOD & DRUG STORES
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

#459
Albuquerque, New Mexico

REV.	DATE	DESCRIPTION

Designed by: BPH
Drafted by: BPH
Client Name: Smith's Food and Drug

SMC459GAS-EPC-UT

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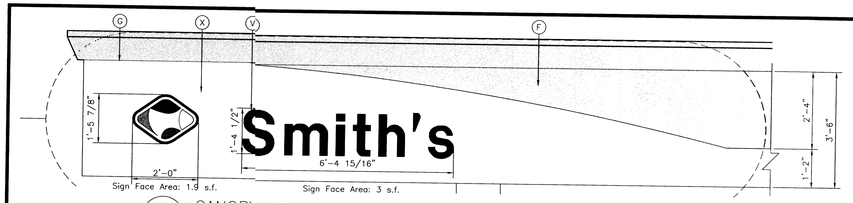
Preliminary Utility Plan

Smith's Fuel Center
Wyoming Boulevard and Holly Avenue NE
Albuquerque, New Mexico

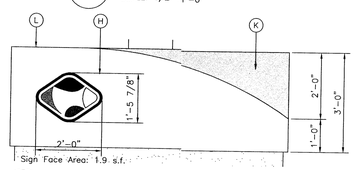
GREG GENE WAHLER NEW MEXICO 12972 REGISTERED PROFESSIONAL ENGINEER

13 Aug, 2010

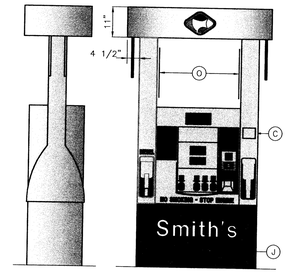
SHEET NO. 4



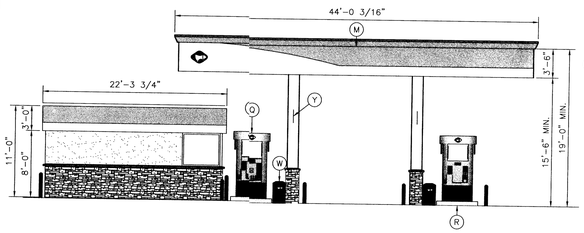
1 CANOPY GRAPHICS
SCALE: 1/2"=1'-0"



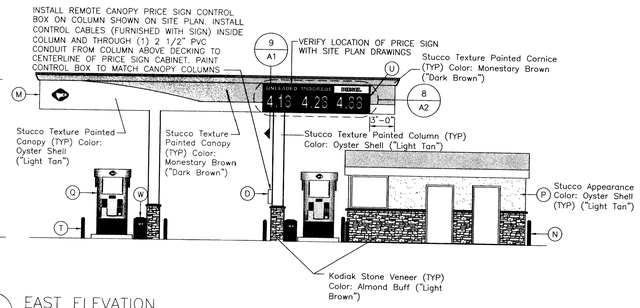
2 KIOSK GRAPHICS
SCALE: 1/2"=1'-0"



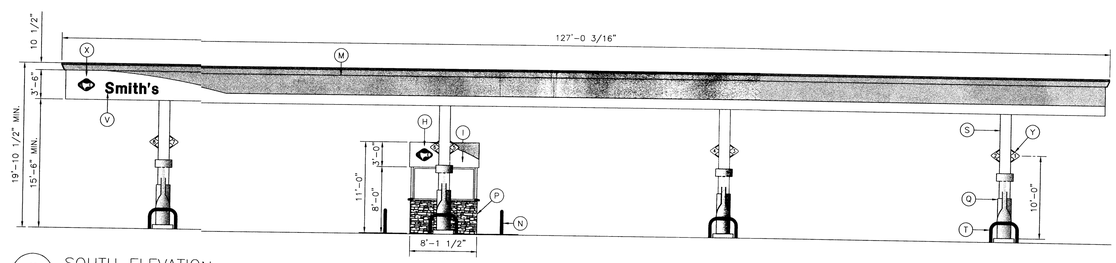
3 DISPENSER ELEVATION
SCALE: 1/2"=1'-0"



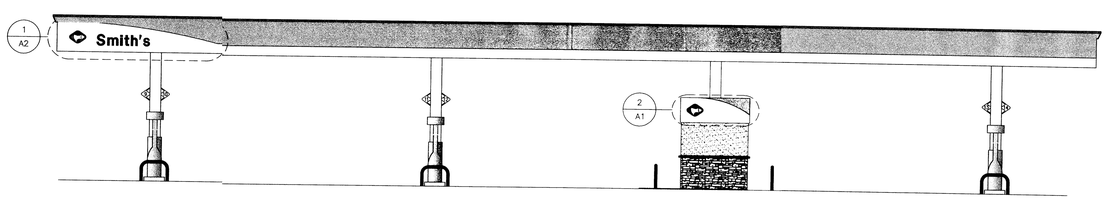
4 WEST ELEVATION
SCALE: 1/8"=1'-0"



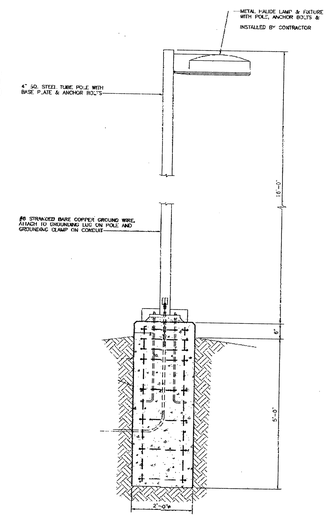
5 EAST ELEVATION
SCALE: 1/8"=1'-0"



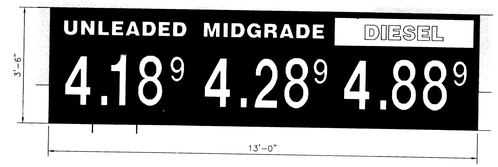
6 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



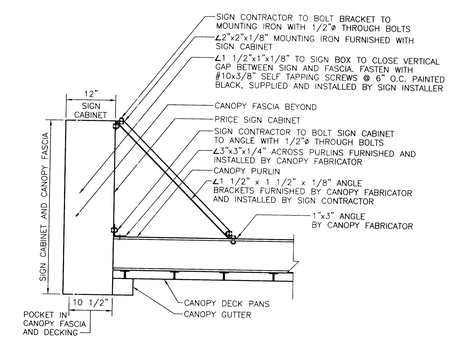
7 NORTH ELEVATION
SCALE: 1/8"=1'-0"



Area Light Detail
Not to Scale



8 CANOPY PRICE SIGN GRAPHICS
SCALE: 1/2"=1'-0"



9 SECTION AT CANOPY SIGN
NOT TO SCALE

EQUIPMENT SCHEDULE O

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	INTERNALLY ILLUMINATED IDENTIFICATION SIGN		DUALITE		OWNER	SIGN INSTALLER
B	INTERNALLY ILLUMINATED REMOTE CONTROL PRICE SIGN		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
C	STATIC WARNING DECAL		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
D	REMOTE PRICE SIGN CONTROL BOX		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
E	SIGN POLE – G.C. TO PAINT	BLACK	DUALITE		OWNER	SIGN INSTALLER
F	CANOPY FASCIA	Monestary Brown			CANOPY FABRICATOR	CANOPY FABRICATOR
G	CANOPY FASCIA	OYESTER SHELL			CANOPY FABRICATOR	CANOPY FABRICATOR
H	LOGO – NON-ILLUMINATED (28" H x 37 1/2" W)		DUALITE		OWNER	GENERAL CONTRACTOR
I	PRE-CUT BLACK VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	Monestary Brown			OWNER	GENERAL CONTRACTOR
L	KIOSK FASCIA	OYESTER SHELL			OWNER	GENERAL CONTRACTOR
M	CANOPY				CANOPY FABRICATOR	CANOPY FABRICATOR
N	6" DIAMETER BOLLARD – G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
O	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
P	KIOSK	OYESTER SHELL			GENERAL CONTRACTOR	GENERAL CONTRACTOR
Q	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
R	ISLAND FORMS – G.C. TO PAINT	GRAPHITE SW4017	OPW		OWNER	GENERAL CONTRACTOR
S	CANOPY COLUMNS – G.C. TO PAINT	ESSENTIAL GRAY SW6002			CANOPY FABRICATOR	CANOPY FABRICATOR
T	U-SHAPED BOLLARD – G.C. TO PAINT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
U	PRICE SIGN, SEE DETAIL 8, THIS SHEET		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
V	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	ILLUMINATED LOGO SIGN		DUALITE		OWNER	SIGN INSTALLER
Y	PUMP NUMBER FLAG				CANOPY FABRICATOR	GENERAL CONTRACTOR

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NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS.
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNERS/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

Galloway
Planning, Architecture, Engineering.
5350 DTC Parkway,
Greenwood Village, CO 80111
303.770.8884 O
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Smith's

The Kroger Co.
Denver, CO 80239
Phone (303) 715-5917
Fax (303) 715-5905

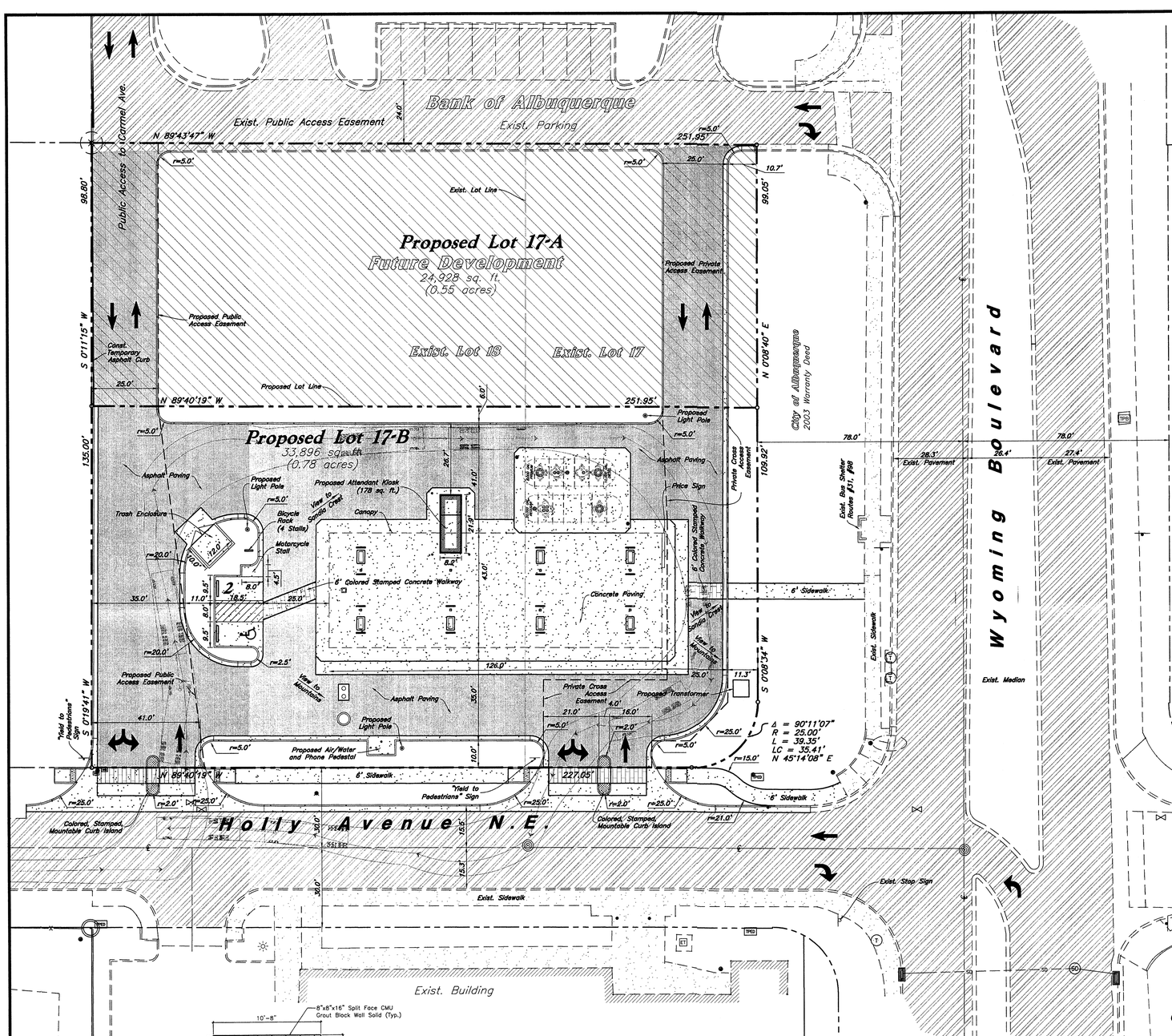
REVISIONS

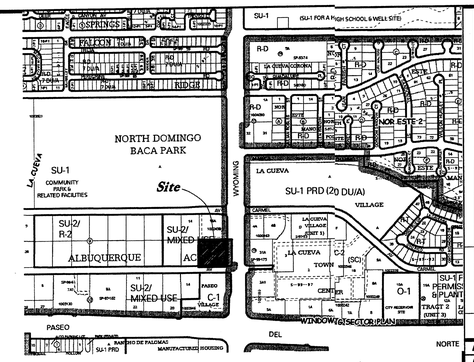
No.	DESCRIPTION	DES. BY	DRAWN BY	DATE

Project #:	#XXXX
Designed By:	DLJ
Drawn By:	JMG
Checked By:	DLJ
Date:	12 Aug 2010
Scale:	FULL
Disk File:	459gaselev.dwg
Model:	7 (GD)
Address:	XXXX XXXX

EXTERIOR ELEVATIONS AND SIGNAGE

Drawing No.: A1





Vicinity Map
Zone Atlas Page: C-19-Z

Description

The South 135' of Lot 17 and 18, Block 9, Tract 2, Unit 3 of the North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico.

Site Data

Total Site Area	= 33,896 Sq. Ft. (0.78 Acres)
Kiosk Area	= 178 Sq. Ft.
Canopy Area	= 5,418 Sq. Ft.
Parking Required	= 1 Stall
Parking Provided	= 1 Stall + 1 Accessible Stall
Motorcycle Parking	= 1 Stall Provided
Bicycle Parking	= 4 Stalls Provided
Maximum Building Height	= 36'
Minimum Building Setback	= 5'

Lanscape Analysis

Net Site Area	= 27,442 Sq. Ft.
Landscape Required	= 4,116 Sq. Ft. (15%)
Landscape Provided	= 4,757 Sq. Ft. (17%)

PROJECT

EPC Application #: 1003532 Case #5 10EPC-40035, -40036
DRB Application #:
DRB Project #:

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on July 8, 2010 and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division — Date

Parks and Recreation Department — Date

Public Works Water Utilities Division — Date

City Engineer, Engineering Division / AMAFC — Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque Planning Division — Date

Solid Waste — Date

Fire Department — Date

Conditions of Approval

1. There shall be no sales of alcohol from the kiosk on the site.
2. Site Plan shall comply with and be designed per DPM Standards
3. Video surveillance cameras shall be installed to view all points of sale, walkways, service islands, dumpsters and building entrance/exit points.
4. Site Plan shall comply with the General Lighting Regulations of 14-16-3-9, specifically in reference to lighting under the canopy.
5. The site development plan for building permit shall comply with all design regulations of the LaCueva Sector Development Plan.

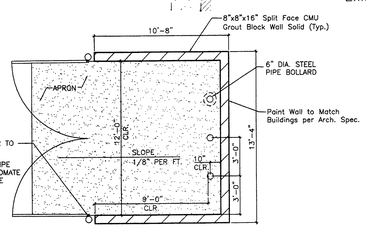
Survey Note

Great Basin Engineering has relied upon a survey performed by Bohanan Houston Inc. in preparing this drawing. Great Basin Engineering makes no claims to the accuracy of the information provided by Bohanan Houston.

Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone (NAD 83). Distances are Gound.

Legend

Existing Improvements
Proposed Improvements
Property Line
Proposed Asphalt
Existing Asphalt
ADA Route
Proposed Concrete
Detail Number / Sheet Number
Existing Inlet Box
Proposed Inlet Box
Exist. Catch Basin
Catch Basin
Proposed Manhole
Existing Manhole
Fire Hydrant
Existing Fire Hydrant
Existing Light Pole
Proposed Light Pole
Existing Street Light
Proposed Street Light



NOTE: FOR HINGE INFORMATION REFER TO DETAIL 3 THIS SHEET.

NOTE: 6" DIA. x 8'-0" HIGH STEEL PIPE BOLLARD SHALL RECEIVE A ZINC CHROMATE PRIME COAT AND 2 COATS FLAT MATTE PAINT TO MATCH ENCLOSURE.

Trash Enclosure Detail
Not to Scale

Smith's
FOOD & DRUG STORES
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

 # 459
Albuquerque, New Mexico

REV.	DATE	DESCRIPTION

Designed by: BPH
Drafted by: BPH
Client Name: Smith's Food and Drug
SMC459GAS-EPC-SP

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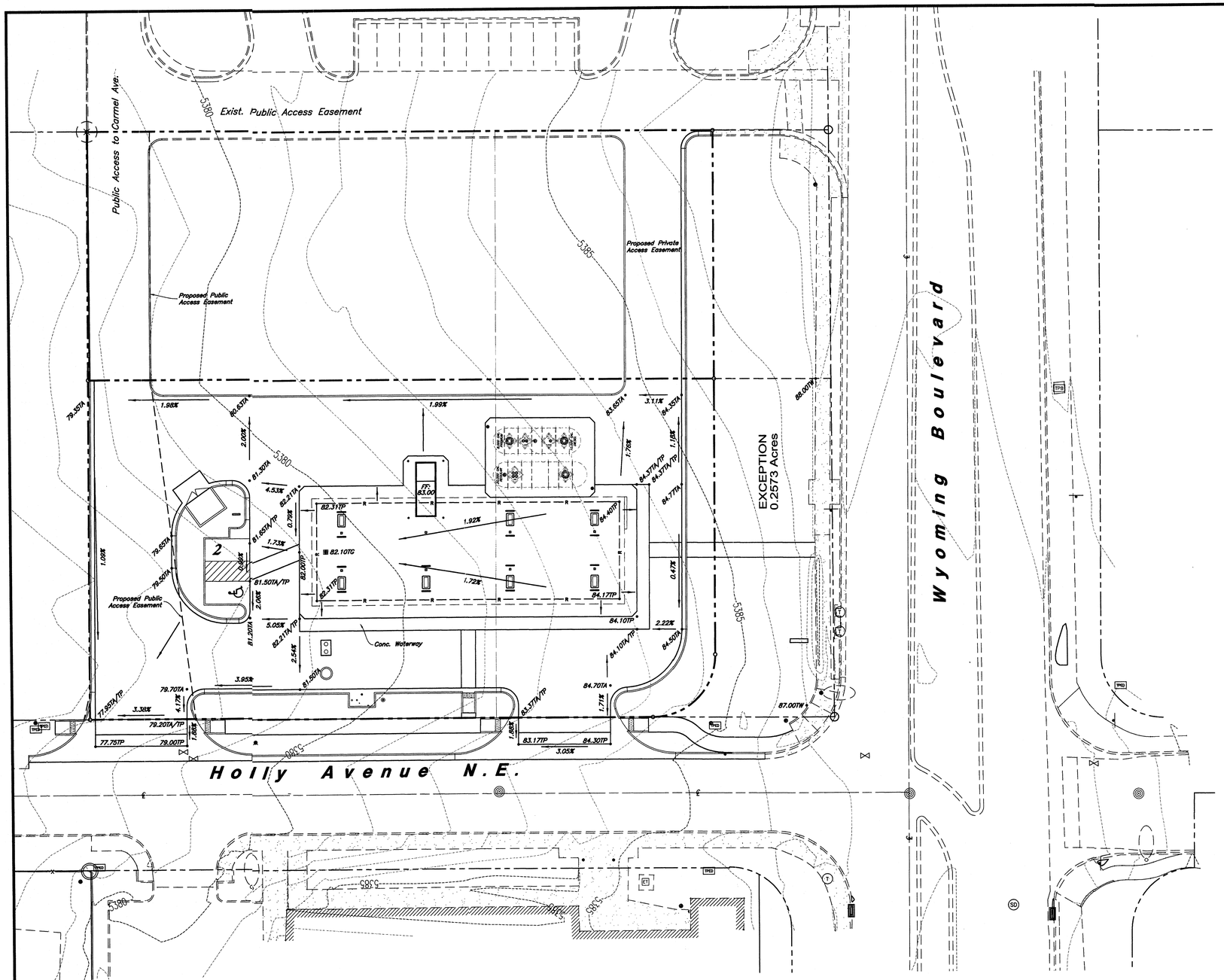
CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8551

Site Development Plan for Building Permit / Subdivision Plat
Smith's Fuel Center
Wyoming Boulevard and Holly Avenue NE
Albuquerque, New Mexico

BRET GENE WALLER NEW MEXICO 12978 REGISTERED PROFESSIONAL ENGINEER

12 Aug, 2010

SHEET NO. 1



Scale : 1" = 20'

20 0 20 40

Grading Narrative

The natural topography of the site slopes downward towards the west. Proposed grading improvements include similar grading provided with the Bank of Albuquerque to the north of the proposed site.

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by _____ are included in the requirements of grading and site Preparation. The Report is titled "_____"
    Job No.:
    Dated:
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for a standard and open face curb and gutter for dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.

ADA Note:
Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.
The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHA.

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Drafted by: BPH
Client Name:
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SMC459GAS-EPC-GR

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Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

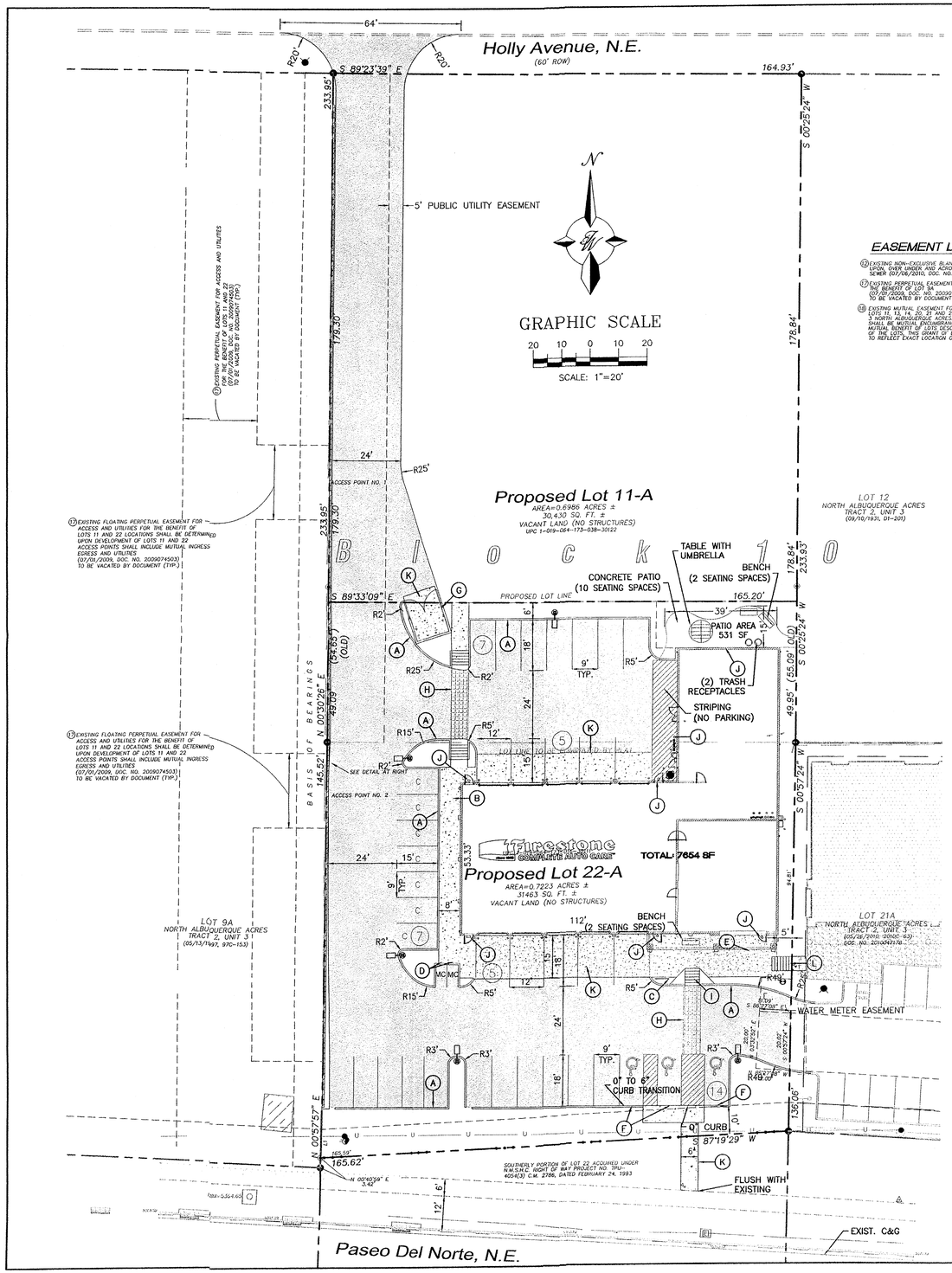
Preliminary Grading Plan

Smith's Fuel Center
Wyoming Boulevard and Holly Avenue NE
Albuquerque, New Mexico

BRUCE GENE MANLEY
NEW MEXICO
12872
REGISTERED PROFESSIONAL ENGINEER

26 May, 2010

SHEET NO.
3



EASEMENT LEGEND

(12) EXISTING NON-EXCLUSIVE BLANKET EASEMENT FOR UTILITIES UPON, OVER UNDER AND ACROSS COMMON AREA AND STORM SEWER (07/08/2010, DOC. NO. 2010064338) – NON PLOTTABLE

(17) EXISTING PERPETUAL EASEMENT (PARKING ALLOCATION) FOR THE BENEFIT OF LOT 9A (07/01/2009, DOC. NO. 2009074133) TO BE VACATED BY DOCUMENT (TYP.)

(18) EXISTING MUTUAL EASEMENT FOR UTILITIES AND ACCESS FOR LOTS 11, 13, 14, 20-22 AND 32 BLOCK 10 TRACT 2, OF UNIT 3 NORTH ALBUQUERQUE ACRES. THIS GRANT OF EASEMENT SHALL BE MUTUAL ENCUMBRANCE, AND SHALL BE FOR THE MUTUAL BENEFIT OF LOTS DESCRIBED. UPON FINAL DEVELOPMENT OF THE LOTS, THIS GRANT OF EASEMENT SHALL BE AMENDED TO REFLECT EXACT LOCATION OF THE EASEMENT – NON PLATTABLE

LEGEND

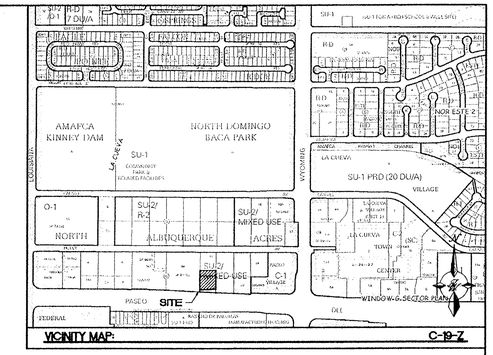
- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING LANE
- EXISTING STRIPING
- BIKERACK
- HEAVY DUTY CONCRETE APRON
- AC PAVING (PRIVATE)

KEYED NOTE:

- (A) STANDARD CURB PER COA STD DWG #2415A
- (B) SIDEWALK
- (C) BIKE RACK (PER DETAIL SHEET C5)
- (D) MOTORCYCLE SIGN
- (E) COVERED CANOPY
- (F) HANDICAP PARKING SIGN
- (G) TRASH ENCLOSURE & DUMPSTERS
- (H) PEDESTRIAN PATHWAY (PER DETAIL SHEET C5)
- (I) ADA RAMP
- (J) WALL PACK LIGHTING
- (K) HEAVY DUTY CONCRETE APRON
- (L) STAIRS, 6' MIN. WIDTH

NOTES

1. PRIMARY VEHICULAR ACCESS SHALL BE FROM HOLLY AVENUE THROUGH THE EXISTING PARKING LOT ON LOT 9A VIA EXISTING EASEMENT (NO. 17 THIS SHEET). ACCESS WILL ALSO BE PROVIDED THROUGH LOTS 20,21, AND 22 VIA EXISTING MUTUAL ACCESS EASEMENT (NO 18, THIS SHEET).
2. A PEDESTRIAN CONNECTION TO THE EXISTING PUBLIC SIDEWALK ON PASEO DEL NORTE TO THE SOUTH WILL BE CONSTRUCTED. A PEDESTRIAN CONNECTION TO THE PROPOSED DEVELOPMENT TO THE EAST WILL BE PROVIDED THROUGH STAIRS.
3. SETBACKS:
   THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE (5) FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.
4. HEIGHT:
   STRUCTURES SHALL NOT EXCEED 26 FEET.
5. LOT SIZE/MAX FAR: NO REQUIREMENTS.
6. NO ROOF-MOUNTED EQUIPMENT IS PROPOSED. MECHANICAL EQUIPMENT SHALL BE SCREENED.
7. FUTURE BUILDING DEVELOPMENT ON LOT 11 WILL REQUIRE APPROVAL BY THE EPC.
8. SITE LIGHTING SHALL COMPLY WITH REG. 14-16-3-9.
9. DEVELOPMENT SHALL COMPLY WITH THE REGULATIONS OF THE SU-2/MU (MIXED USE) ZONE AND THE COMMON DESIGN REGULATIONS FOR SU-2 ZONED PROPERTIES IN THE LA CUEVA SECTOR DEVELOPMENT PLAN (LCSDP).
10. ALL OUTDOOR LIGHT FIXTURES SHALL BE EQUIPPED WITH LIGHT AND MOTION SENSORS AND/OR AUTOMATIC TIMING DEVICES.
11. ALL OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND OPERATED SO THAT THE AREA 10 FEET BEYOND THE PROPERTY LINE RECEIVES NO MORE THAN 0.25 OF A FOOT CANDLE fc) OF LIGHT FROM THE PREMISES LIGHTING SYSTEM.



VICINITY MAP: C-19-Z

LEGAL DESCRIPTION:

REMAINING PORTION OF LOT 22 AND SOUTHERLY PORTION OF LOT 11, BLOCK 10, NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	09.27.11 Date
DRB Chairperson, Planning Department	Date

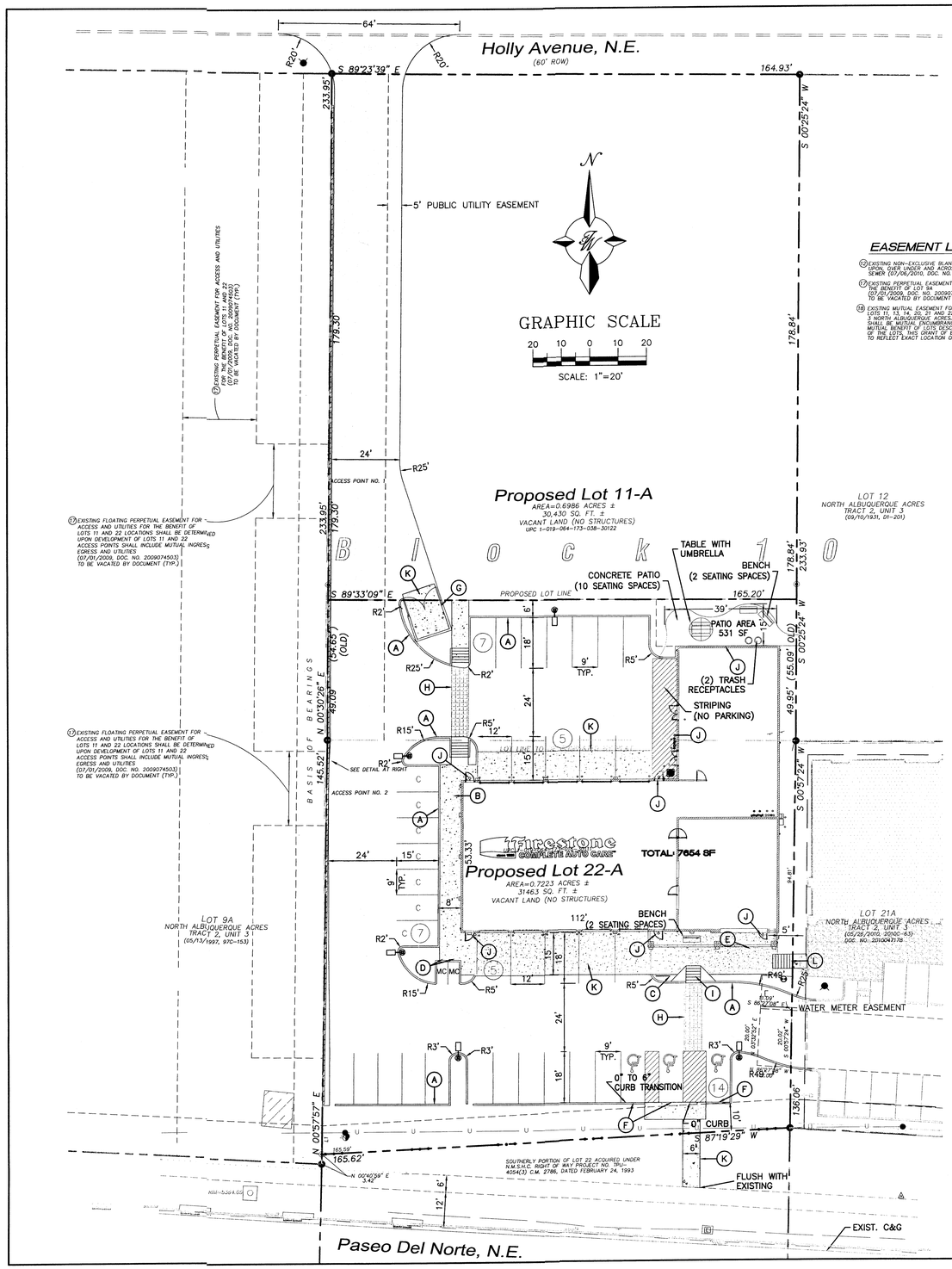
* Environmental Health, if necessary

SITE DATA

PROPOSED USAGE:	FIRESTONE (AUTO REPAIR)
LOT AREA:	±31,463 SF (.7223 AC) (NEW LOT AREA)
LOT COVERAGE:	24.3%
BUILDING AREA:	7,654 SF
PARKING REQUIRED:	38 SPACES (1 SPACE PER 200 SF BUILDING AREA)
PARKING PROVIDED:	38 SPACES (7 COMPACT, 10 SERVICE BAYS)
HC PARKING REQUIRED:	3 SPACES
HC PARKING PROVIDED:	3 SPACES 1 SPACE VAN ACCESSIBLE
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES
LANDSCAPE REQUIRED:	15% OF NET LOT AREA
TOTAL REQUIRED:	3,571 SF
TOTAL PROVIDED:	4,945 SF

9-28-11

ENGINEER'S SEAL	FIRESTONE PASEO DEL NORTE & WYOMING BLVD	DRAWN BY JH
		DATE 09-27-11
	SITE DEVELOPMENT PLAN FOR BLDG PERMIT	2995-SPB
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 tierrawestllc.com	SHEET # C2
RONALD R. BOHANNAN P.E. #7868		JOB # 29095



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING LANE
- EXISTING STRIPING
- BIKERACK
- HEAVY DUTY CONCRETE APRON
- AC PAVING (PRIVATE)

KEYED NOTE:

- (A) STANDARD CURB PER COA STD DWG #2415A
- (B) SIDEWALK
- (C) BIKE RACK (PER DETAIL SHEET C5)
- (D) MOTORCYCLE SIGN
- (E) COVERED CANOPY
- (F) HANDICAP PARKING SIGN
- (G) TRASH ENCLOSURE & DUMPSTERS
- (H) PEDESTRIAN PATHWAY (PER DETAIL SHEET C5)
- (I) ADA RAMP
- (J) WALL PACK LIGHTING
- (K) HEAVY DUTY CONCRETE APRON
- (L) STAIRS, 6' MIN. WIDTH

NOTES

1. PRIMARY VEHICULAR ACCESS SHALL BE FROM HOLLY AVENUE THROUGH THE EXISTING PARKING LOT ON LOT 9A VIA EXISTING EASEMENT (NO. 17 THIS SHEET). ACCESS WILL ALSO BE PROVIDED THROUGH LOTS 20,21, AND 22 VIA EXISTING MUTUAL ACCESS EASEMENT (NO 18, THIS SHEET).
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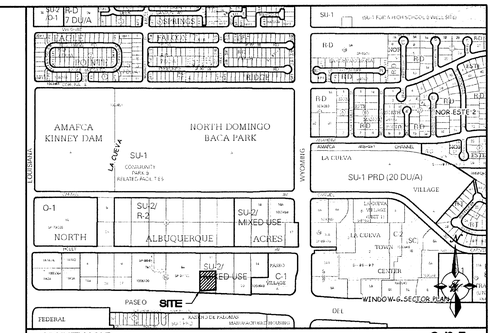

VICINITY MAP: C-19-Z

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DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
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DRB Chairperson, Planning Department	Date

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Brian Barne 9-28-11

ENGINEER'S SEAL	FIRESTONE PASEO DEL NORTE & WYOMING BLVD	DRAWN BY JH
	SITE DEVELOPMENT PLAN FOR BLDG PERMIT	DATE 09-27-11
		2995-SPB
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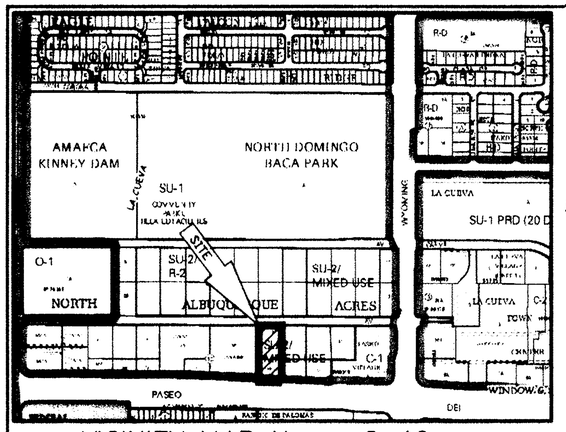


N.T.S.

VICINITY MAP No. C-19

LEGAL DESCRIPTION

LOT NUMBERED ELEVEN (11) AND THE REMAINING PORTION OF LOT NUMBERED TWENTY-TWO (22) IN BLOCK NUMBERED TEN (10) OF TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931 IN VOLUME D, FOLIO 201, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF PASEO DEL NORTE WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "HEAVEN" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1988) X=1,547,297.145 AND Y=1,518,799.515 BEARS S 58°34'17" E, A DISTANCE OF 376.31 FEET RUNNING
THENCE S 87°03'39" W, ALONG THE NORTHERLY LINE OF PASEO DEL NORTE, A DISTANCE OF 165.58 FEET TO THE SOUTHWEST CORNER;
THENCE N 00°40'36" E, A DISTANCE OF 409.45 FEET TO THE NORTHWEST CORNER, BEING THE CENTERLINE OF HOLLY AVENUE;
THENCE S 89°40'11" E, ALONG THE CENTERLINE OF HOLLY AVENUE, A DISTANCE OF 165.20 FEET TO THE NORTHEAST CORNER;
THENCE S 00°40'08" W, A DISTANCE OF 400.01 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 1.5352 ACRES MORE OR LESS.

PLAT OF
LOTS 11-A AND 22-A, BLOCK 10
TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES

WITHIN
ELENA GALLEGOS LAND GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2011

PROJECT NUMBER: 1003532

APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE

NEW MEXICO GAS COMPANY — DATE

QWEST TELECOMMUNICATIONS — DATE

COMCAST — DATE

CITY APPROVALS:

CITY SURVEYOR — DATE 6-28-11

*REAL PROPERTY DIVISION (CONDITIONAL) — DATE

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) — DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — DATE

ABCWUA — DATE

PARKS AND RECREATION DEPARTMENT — DATE

AMAFCA — DATE

CITY ENGINEER — DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOT LINE BETWEEN LOTS 11 AND 22, DEDICATE ADDITIONAL RIGHT OF WAY AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3: TOTAL AREA OF PROPERTY: 1.5352 ACRES.
4: TALOS LOG NO. N/A
5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
8: DATE OF FIELD WORK: MAY, 2011
9: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

PUBLIC UTILITY EASEMENTS

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

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

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. AND DO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE: Resolution Equities, LLC

by Gordon L. Skaugard DATE 6/27/11

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 27th DAY OF June, 2011.

BY: Resolution Equities LLC by Gordon L. Skaugard
OWNERS NAME

MY COMMISSION EXPIRES: 4/10/2013 BY: _____ NOTARY PUBLIC

OFFICIAL SEAL
Trisha A. Lopez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

SURVEYORS CERTIFICATE:

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

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 27th DAY OF June, 2011.

ANTHONY L. HARRIS P.S. # 11463

HARRIS SURVEYING, INC.
5413-D MONROE STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056
FAX: (505) 889-8646

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC#_____

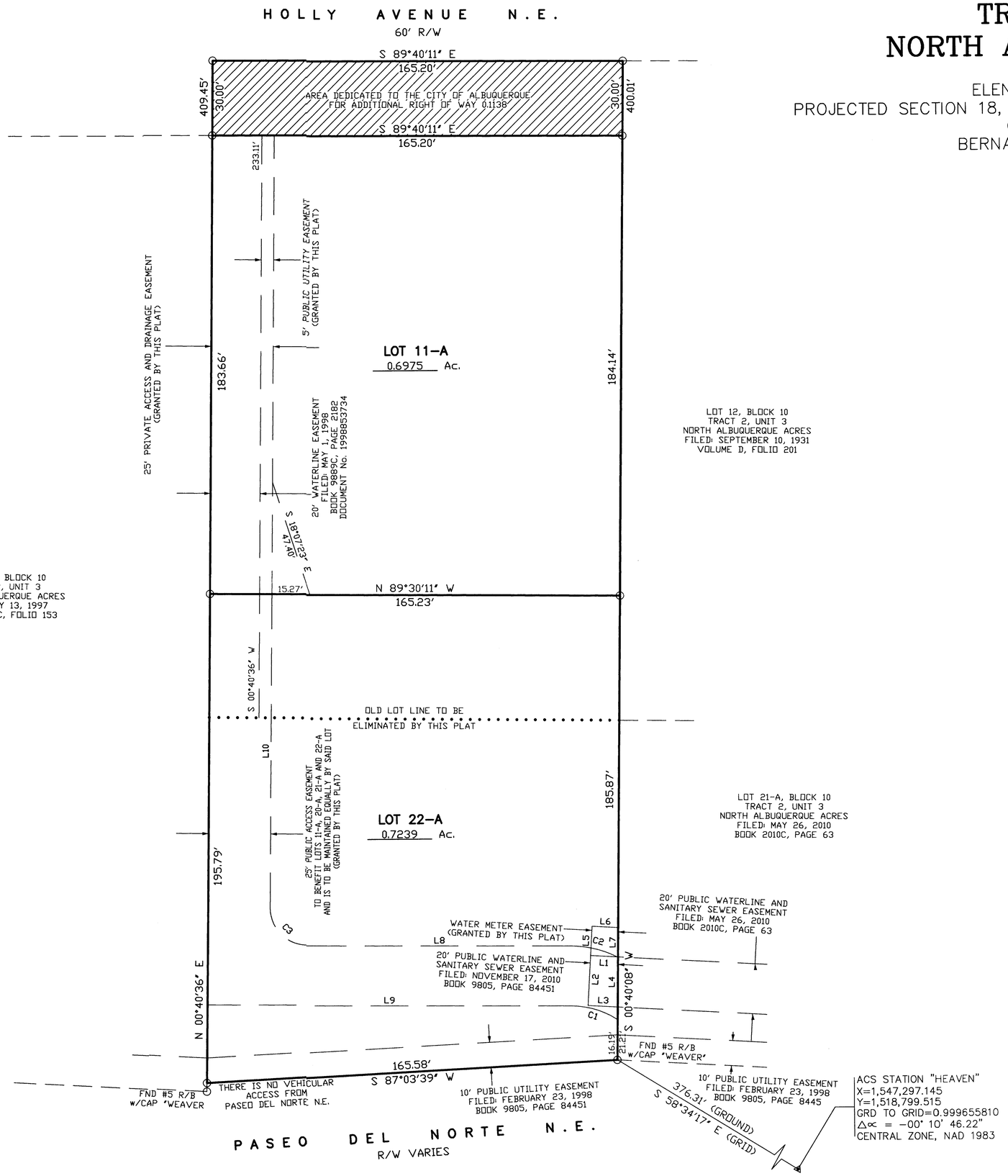
PROPERTY OWNER OF RECORD: _____

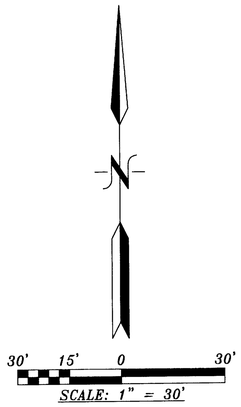
BERNALILLO CO. TREASURER'S OFFICE: _____

11-0293.DWG (JUNE, 2011)

PLAT OF
LOTS 11–A AND 22–A, BLOCK 10
TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES

WITHIN
ELENA GALLEGOS LAND GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2011





CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	31°57'18"	N 73°21'13" W	35.35	19.71	19.46
C2	26°25'04"	N 76°07'19" W	42.30	19.50	19.33
C3	90°16'28"	S 44°27'38" E	15.00	23.63	21.26

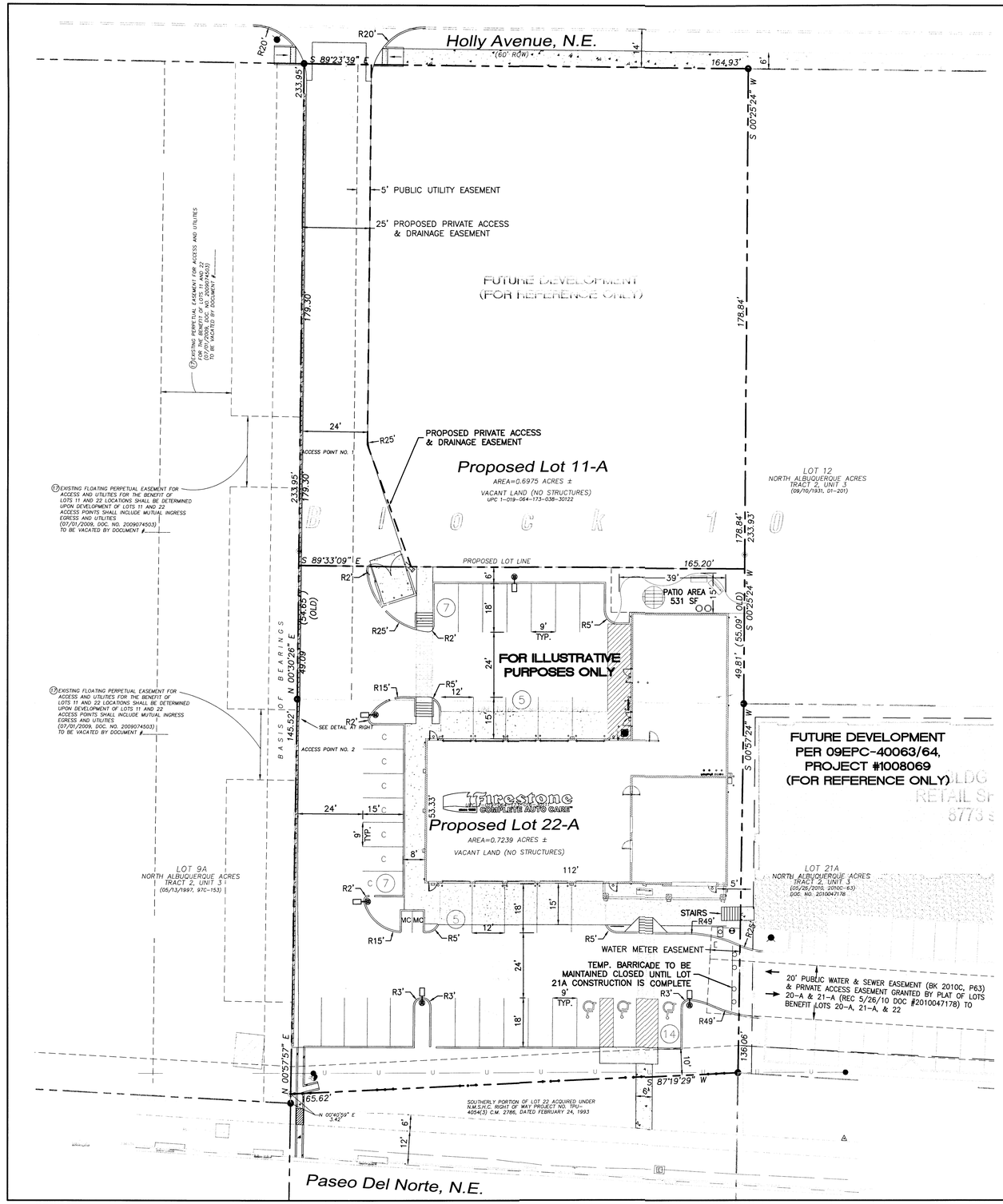
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 86°43'56" E	11.09'
L2	N 03°16'04" E	20.00'
L3	N 86°43'56" W	12.00'
L4	S 00°40'36" W	20.02'
L5	N 03°16'04" E	11.79'
L6	N 86°43'56" W	10.55'
L7	S 00°40'08" W	11.80'
L8	N 89°35'52" W	106.36'
L9	N 89°35'52" W	146.54'
L10	S 00°40'36" W	125.39'

HARRIS SURVEYING, INC.
2412-D MONROE STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056
FAX: (505) 889-8645

11-0293.DWG (JUNE, 2011)

Created by Neevia docuPrinter trial version



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- PARKING LOT LIGHTS
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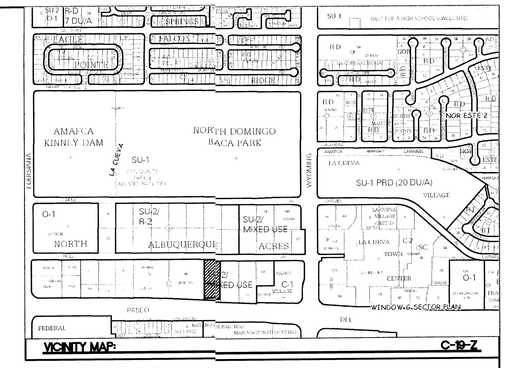
9. THE SITE DEVELOPMENT PLAN SHALL COMPLY WITH THE LANDSCAPING REGULATIONS, SEC. 14-16-3-10.

SITE DATA: LOT 22 (PROPOSED LOT 22A)

PROPOSED USAGE:	AUTO REPAIR (FIRESTONE)
ZONING:	SU-2 MIXED USE
SITE AREA:	±0.53 ACRES (EXISTING) 0.7223 ACRES (PROPOSED)
PROPOSED LOT COVERAGE:	24.3 %

SITE DATA: LOT 11 (PROPOSED LOT 11A)

PROPOSED USAGE:	FUTURE
ZONING:	SU-2 MIXED USE
SITE AREA:	0.886 ACRES (EXISTING) 0.6975 ACRES (PROPOSED)



VICINITY MAP: C-19-Z

LEGAL DESCRIPTION:
LOT 22 AND LOT 11, BLOCK 10, NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

EASEMENT LEGEND

(12) EXISTING NON-EXCLUSIVE BLANKET EASEMENT FOR UTILITIES UPON, OVER UNDER AND ACROSS COMMON AREA AND STORM SEWER (07/06/2010, DOC. NO. 2010064384) – NON PLOTTABLE

(17) EXISTING PERPETUAL EASEMENT (PARKING ALLOCATION) FOR THE BENEFIT OF LOT 9A (07/01/2009, DOC. NO. 2009074133) TO BE VACATED BY DOCUMENT #_____

(18) EXISTING MUTUAL EASEMENT FOR UTILITIES AND ACCESS FOR LOTS 11, 13, 14, 20, 21 AND 22, BLOCK 10 TRACT 2, OF UNIT 3 NORTH ALBUQUERQUE ACRES. THIS GRANT OF EASEMENT SHALL BE MUTUAL ENCUMBRANCE AND SHALL BE FOR THE MUTUAL BENEFIT OF LOTS DESCRIBED. UPON FINAL DEVELOPMENT OF THE LOTS, THIS GRANT OF EASEMENT SHALL BE AMENDED TO REFLECT EXACT LOCATION OF THE EASEMENT – NON PLOTTABLE

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

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Water Utility Development	_____	Date
Parks & Recreation Department	_____	Date
City Engineer	_____	Date
* Environmental Health Department (conditional)	_____	Date
Solid Waste Management	_____	Date
DRB Chairperson, Planning Department	_____	Date

* Environmental Health, if necessary

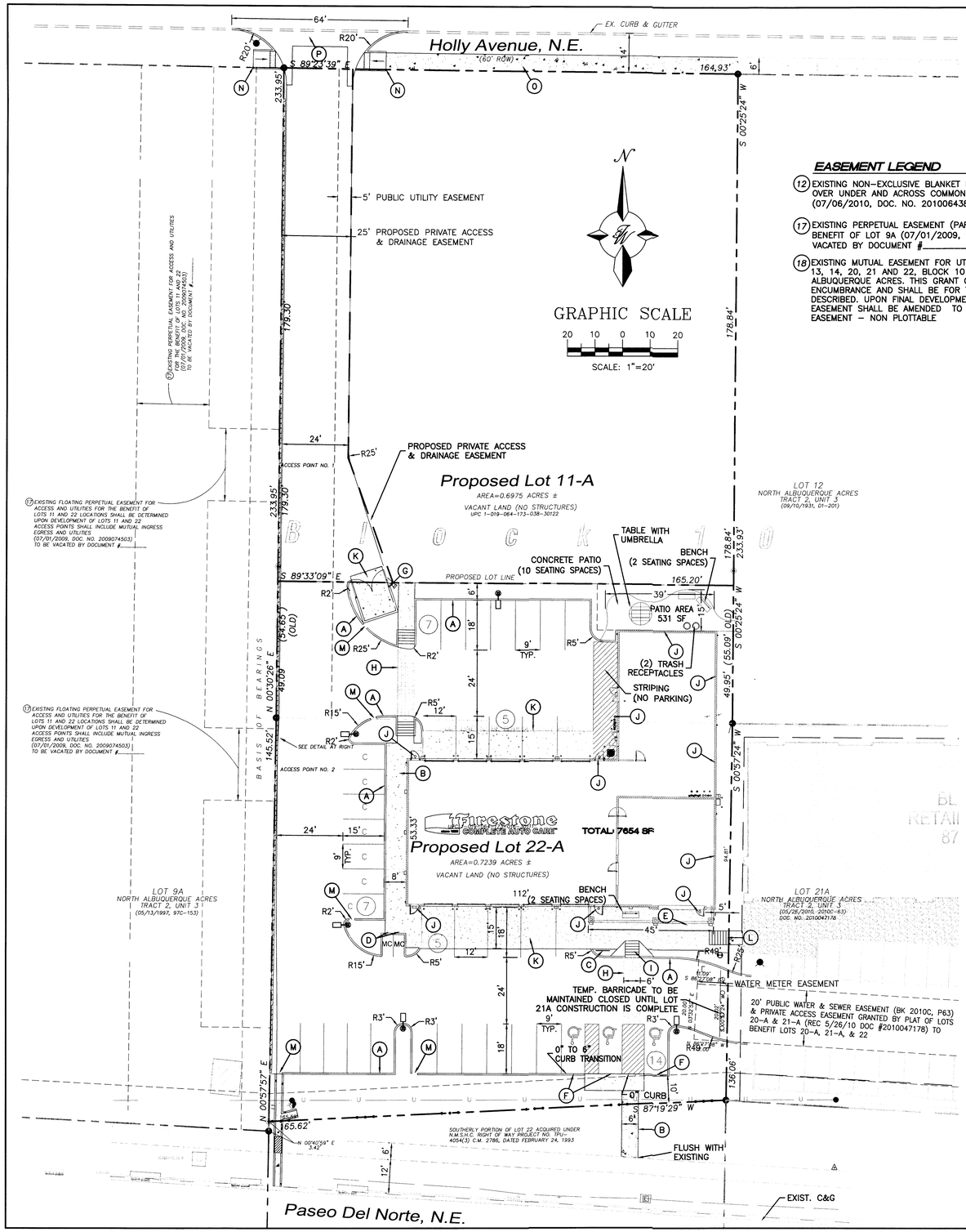
INDEX TO DRAWINGS

C1. SITE PLAN FOR SUBDIVISION
C2. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
C3. PRELIMINARY GRADING AND DRAINAGE PLAN
C4. MASTER UTILITY PLAN
C5. DETAILS
L1. LANDSCAPE PLAN
A4 EXTERIOR ELEVATIONS

N

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

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	FIRESTONE PASEO DEL NORTE & WYOMING BLVD SITE PLAN FOR SUBDIVISION TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 tierrawestllc.com	DRAWN BY JH DATE 11-03-11 2995-SPSB SHEET # C1 JOB # 29095



EASEMENT LEGEND

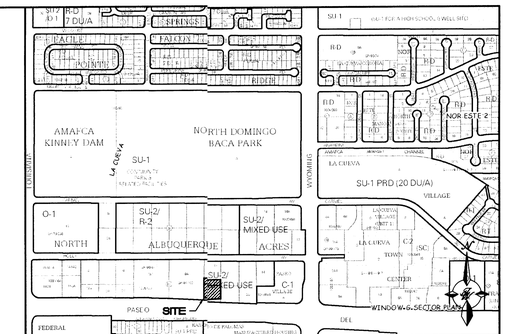
(12) EXISTING NON-EXCLUSIVE BLANKET EASEMENT FOR UTILITIES UPON, OVER UNDER AND ACROSS COMMON AREA AND STORM SEWER (07/06/2010, DOC. NO. 2010064384) – NON PLOTTABLE

(17) EXISTING PERPETUAL EASEMENT (PARKING ALLOCATION) FOR THE BENEFIT OF LOT 9A (07/01/2009, DOC. NO. 2009074133) TO BE VACATED BY DOCUMENT #_____

(18) EXISTING MUTUAL EASEMENT FOR UTILITIES AND ACCESS FOR LOTS 11, 13, 14, 20, 21 AND 22, BLOCK 10 TRACT 2, OF UNIT 3 NORTH ALBUQUERQUE ACRES. THIS GRANT OF EASEMENT SHALL BE MUTUAL ENCUMBRANCE AND SHALL BE FOR THE MUTUAL BENEFIT OF LOTS DESCRIBED. UPON FINAL DEVELOPMENT OF THE LOTS, THIS GRANT OF EASEMENT SHALL BE AMENDED TO REFLECT EXACT LOCATION OF THE EASEMENT – NON PLOTTABLE

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING LANE
- EXISTING STRIPING
- BIKERACK
- HEAVY DUTY CONCRETE APRON
- AC PAVING (PRIVATE)



VICINITY MAP: C-19-Z

LEGAL DESCRIPTION:

REMAINING PORTION OF LOT 22 AND SOUTHERLY PORTION OF LOT 11, BLOCK 10, NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

KEYED NOTE:

- (A) STANDARD CURB PER COA STD DWG #2415A
- (B) SIDEWALK
- (C) BIKE RACK (PER DETAIL SHEET C5)
- (D) MOTORCYCLE SIGN
- (E) COVERED CANOPY
- (F) HANDICAP PARKING SIGN
- (G) TRASH ENCLOSURE & DUMPSTERS
- (H) PEDESTRIAN PATHWAY (PER DETAIL SHEET C5)
- (I) ADA RAMP
- (J) WALL PACK LIGHTING
- (K) HEAVY DUTY CONCRETE APRON
- (L) STAIRS, 6' MIN. WIDTH
- (M) 2' CURB CUT
- (N) ACCESSIBLE RAMP W/ TRUNCATED DOMES PER COA STD DWG #2426
- (O) 6' SIDEWALK PER COA STD DWG #2430
- (P) 6' VALLEY GUTTER PER COA STD DWG #2420

NOTES

1. PRIMARY VEHICULAR ACCESS SHALL BE FROM HOLLY AVENUE THROUGH THE EXISTING PARKING LOT ON LOT 9A VIA EXISTING EASEMENT (NO. 17 THIS SHEET). ACCESS WILL ALSO BE PROVIDED THROUGH LOTS 20,21, AND 22 VIA EXISTING MUTUAL ACCESS EASEMENT (NO 18, THIS SHEET).
2. A PEDESTRIAN CONNECTION TO THE EXISTING PUBLIC SIDEWALK ON PASEO DEL NORTE TO THE SOUTH WILL BE CONSTRUCTED. A PEDESTRIAN CONNECTION TO THE PROPOSED DEVELOPMENT TO THE EAST WILL BE PROVIDED THROUGH STAIRS.
3. SETBACKS:
   THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE (5) FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.
4. HEIGHT:
   STRUCTURES SHALL NOT EXCEED 26 FEET.
5. LOT SIZE/MAX FAR: NO REQUIREMENTS.
6. NO ROOF-MOUNTED EQUIPMENT IS PROPOSED. MECHANICAL EQUIPMENT SHALL BE SCREENED.
7. FUTURE BUILDING DEVELOPMENT ON LOT 11 WILL REQUIRE APPROVAL BY THE EPC.
8. SITE LIGHTING SHALL COMPLY WITH REG. 14-16-3-9.
9. DEVELOPMENT SHALL COMPLY WITH THE REGULATIONS OF THE SU-2/MU (MIXED USE) ZONE AND THE COMMON DESIGN REGULATIONS FOR SU-2 ZONED PROPERTIES IN THE LA CUEVA SECTOR DEVELOPMENT PLAN (LCSDP).
10. ALL OUTDOOR LIGHT FIXTURES SHALL BE EQUIPPED WITH LIGHT AND MOTION SENSORS AND/OR AUTOMATIC TIMING DEVICES.
11. ALL OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND OPERATED SO THAT THE AREA 10 FEET BEYOND THE PROPERTY LINE RECEIVES NO MORE THAN 0.25 OF A FOOT CANDLE fc) OF LIGHT FROM THE PREMISES LIGHTING SYSTEM.
12. THE SITE DEVELOPMENT PLAN SHALL COMPLY WITH THE LANDSCAPING REGULATIONS, SEC. 14-16-3-10.

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

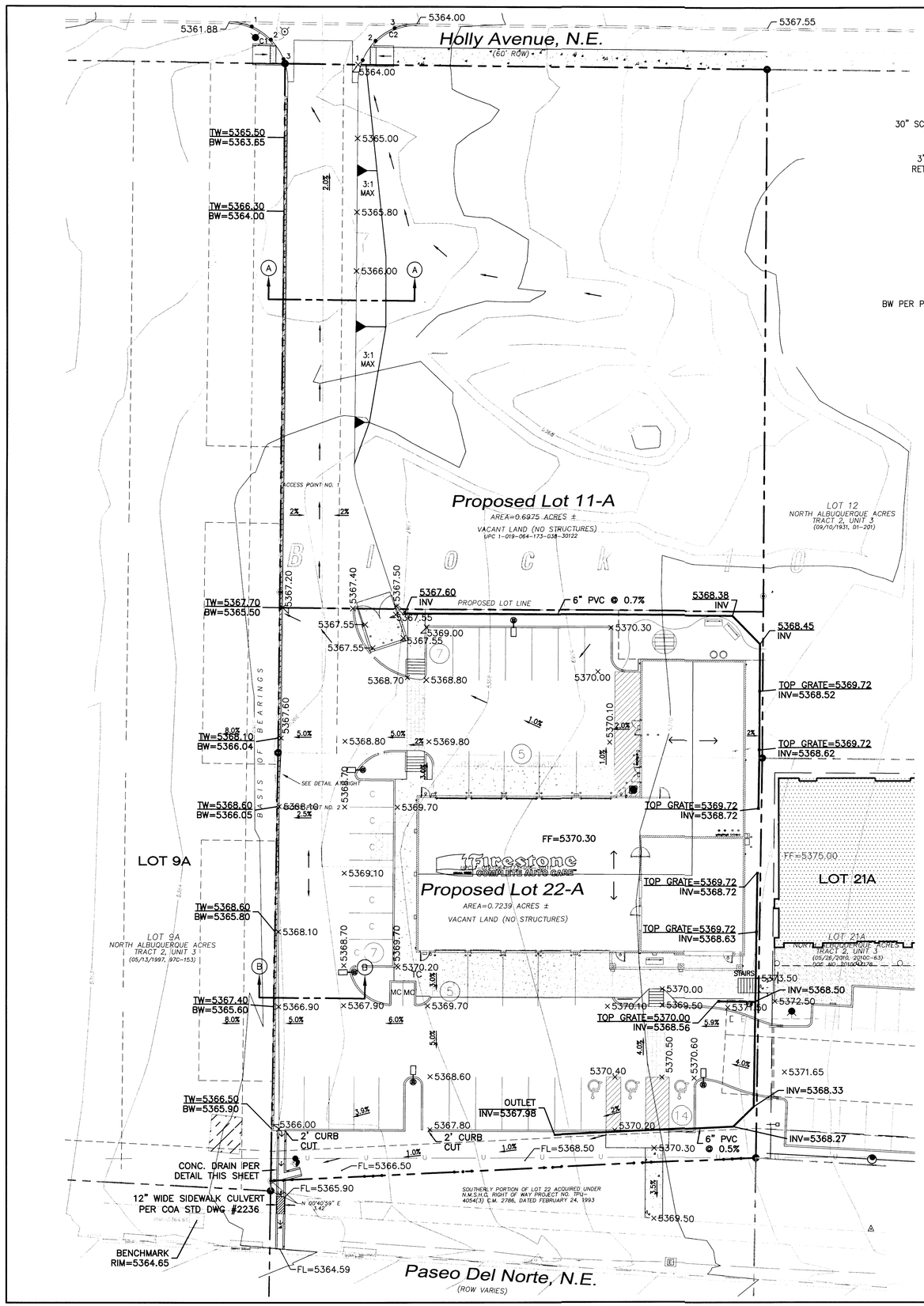
Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

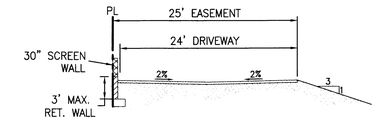
* Environmental Health, if necessary

SITE DATA

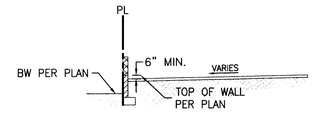
PROPOSED USAGE:	FIRESTONE (AUTO REPAIR)
LOT AREA:	±31,463 SF (.7223 AC) (NEW LOT AREA)
LOT COVERAGE:	24.3%
BUILDING AREA:	7,654 SF
PARKING REQUIRED:	38 SPACES (1 SPACE PER 200 SF BUILDING AREA)
PARKING PROVIDED:	38 SPACES (7 COMPACT, 10 SERVICE BAYS)
HC PARKING REQUIRED:	3 SPACES
HC PARKING PROVIDED:	3 SPACES 1 SPACE VAN ACCESSIBLE
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES
LANDSCAPE REQUIRED:	15% OF NET LOT AREA
TOTAL REQUIRED:	3,571 SF
TOTAL PROVIDED:	4,945 SF

ENGINEER'S SEAL	FIRESTONE PASEO DEL NORTE & WYOMING BLVD	DRAWN BY JH
	SITE DEVELOPMENT PLAN FOR BLDG PERMIT	DATE 11-03-11
		2995-SPB
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 tierrawestllc.com	SHEET # C2
RONALD R. BOHANNAN P.E. #7868		JOB # 29095

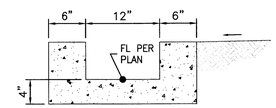




SECTION A-A
NTS



SECTION B-B
NTS



CONCRETE DRAIN DETAIL
NTS

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- 5010 CONTOUR MAJOR
- 5011 CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION
- NEW LANDSCAPING
- PROPOSED INLET
- SCREEN WALL
- RETAINING WALL

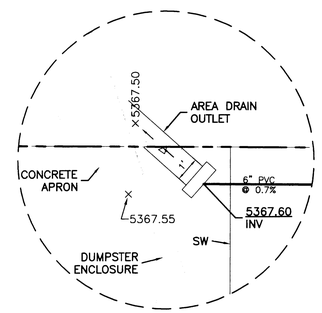
QUARTER POINTS

C1

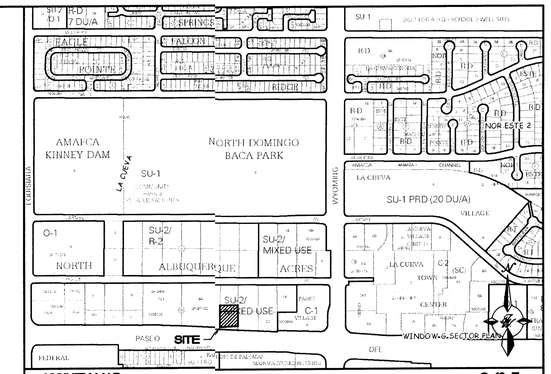
FL	ELEV.
1	5362.09
2	5362.77
3	5363.23

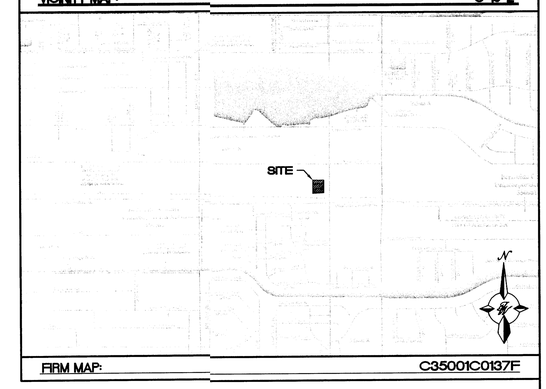
C2

FL	ELEV.
1	5363.81
2	5363.70
3	5363.75



AREA DRAIN OUTLET DETAIL
NTS





NOTES:

1. GRADES ON CURB LINE ARE TO FLOWLINE UNLESS OTHERWISE SPECIFIED.
2. LANDSCAPE AREAS SHALL BE DEPRESSED.
3. ANY CHANGES TO THIS PLAN SHALL BE COORDINATED AND APPROVED BY THE CITY.
4. CURB NOTCHES/CUTS SHALL BE USED AT LOCATION SHOWN ON PLAN.
5. TO THE EXTENT THAT THE DRAINAGE PATTERN CROSSES ON TO AN ADJACENT SITE, AN APPROPRIATE CROSS-DRAINAGE AGREEMENT SHALL EXIST.

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL SITES OVER 1 ACRE DISTURBANCE REQUIRE FEDERAL NPDES PERMIT.

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH THE ENGINEER AND APPROVED BY THE CITY.

N

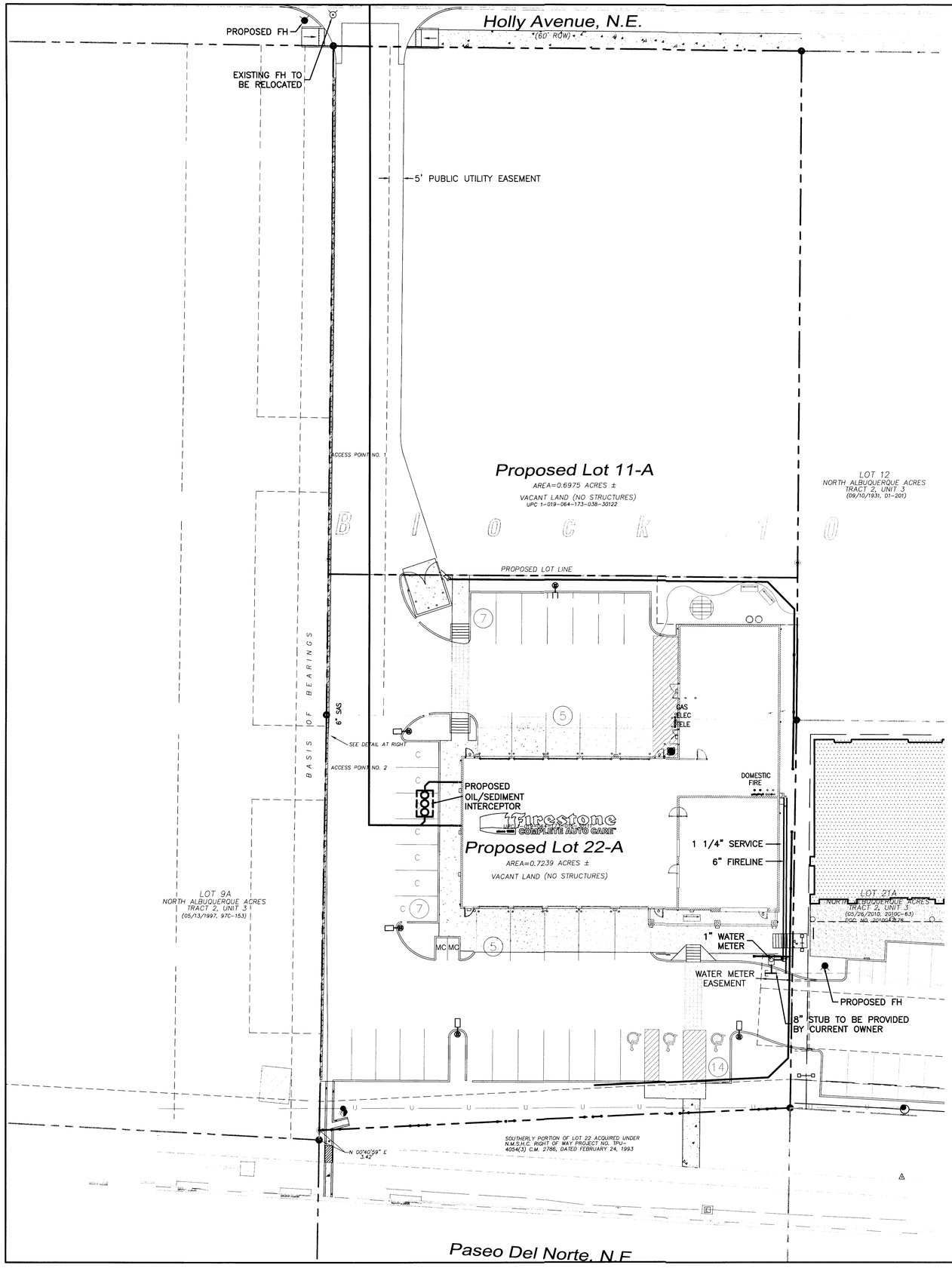
GRAPHIC SCALE

20 10 0 10 20

SCALE: 1"=20'

ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL	FIRESTONE PASEO DEL NORTE & WYOMING BLVD	DRAWN BY JH
	GRADING AND DRAINAGE PLAN	DATE 11-02-11
		2995-GRB
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 tierrawestllc.com	SHEET # C3
RONALD R. BOHANNAN P.E. #7868		JOB # 29095



CAUTION:

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GENERAL NOTES:

1. ALL UTILITIES SERVING THE BUILDING SHALL BE PLACED UNDERGROUND. 4' MINIMUM BURY DEPTH REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
6. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 36" SD — STORM SEWER LINE
- 8" SAS — SANITARY SEWER LINE
- 8" WL — WATERLINE
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EX. 8" WL — EXISTING WATER LINE
- EX. 18" RCP — EXISTING STORM SEWER LINE

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), 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. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL 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.

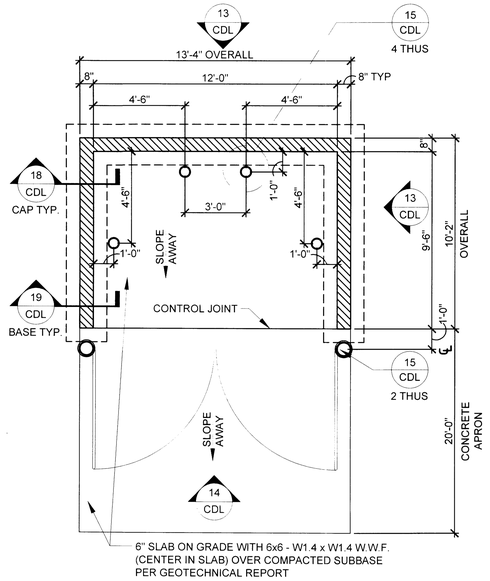
N

GRAPHIC SCALE

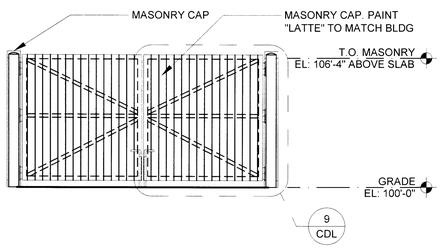
20 10 0 10 20

SCALE: 1"=20'

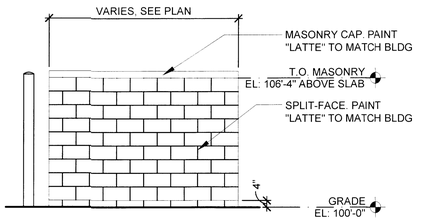
ENGINEER'S SEAL	FIRESTONE PASEO DEL NORTE & WYOMING BLVD	DRAWN BY JH
		DATE 11-02-11
	MASTER UTILITY PLAN	2995-MUB
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 tierrawestllc.com	SHEET # C4
RONALD R. BOHANNAN P.E. #7868		JOB # 29095



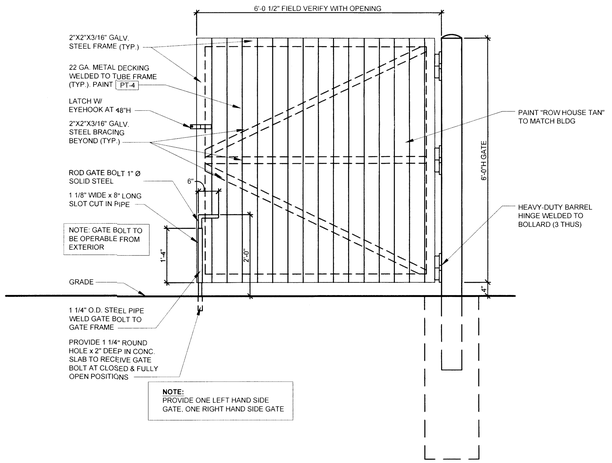
8 CDL TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

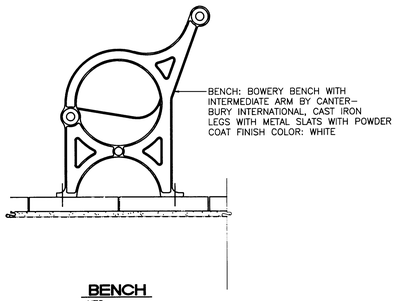


14 CDL TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

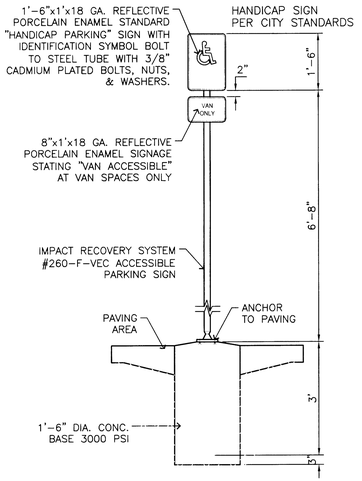


13 CDL TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

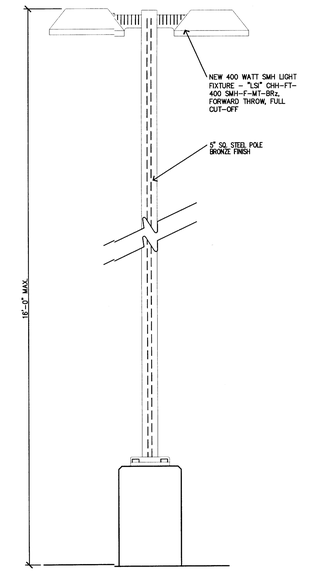




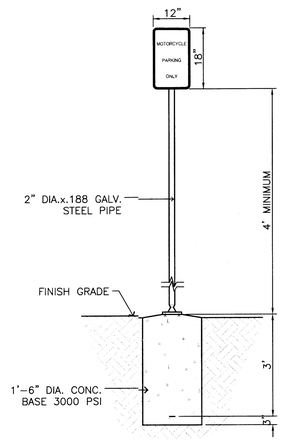
BENCH
NTS



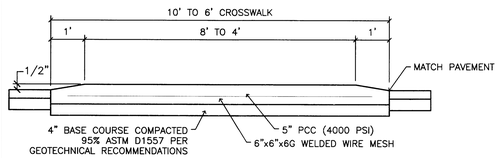
HANDICAP SIGN
SCALE : NTS



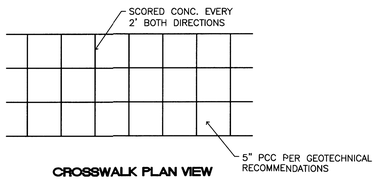
AREA LIGHT ELEVATION 4
SCALE : NTS



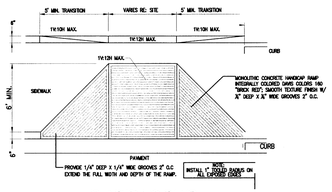
MOTORCYCLE PARKING SIGN
SCALE : NTS



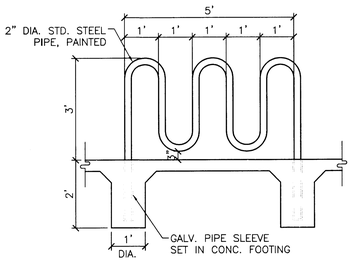
RAISED CROSSWALK
SCALE : NTS



CROSSWALK PLAN VIEW

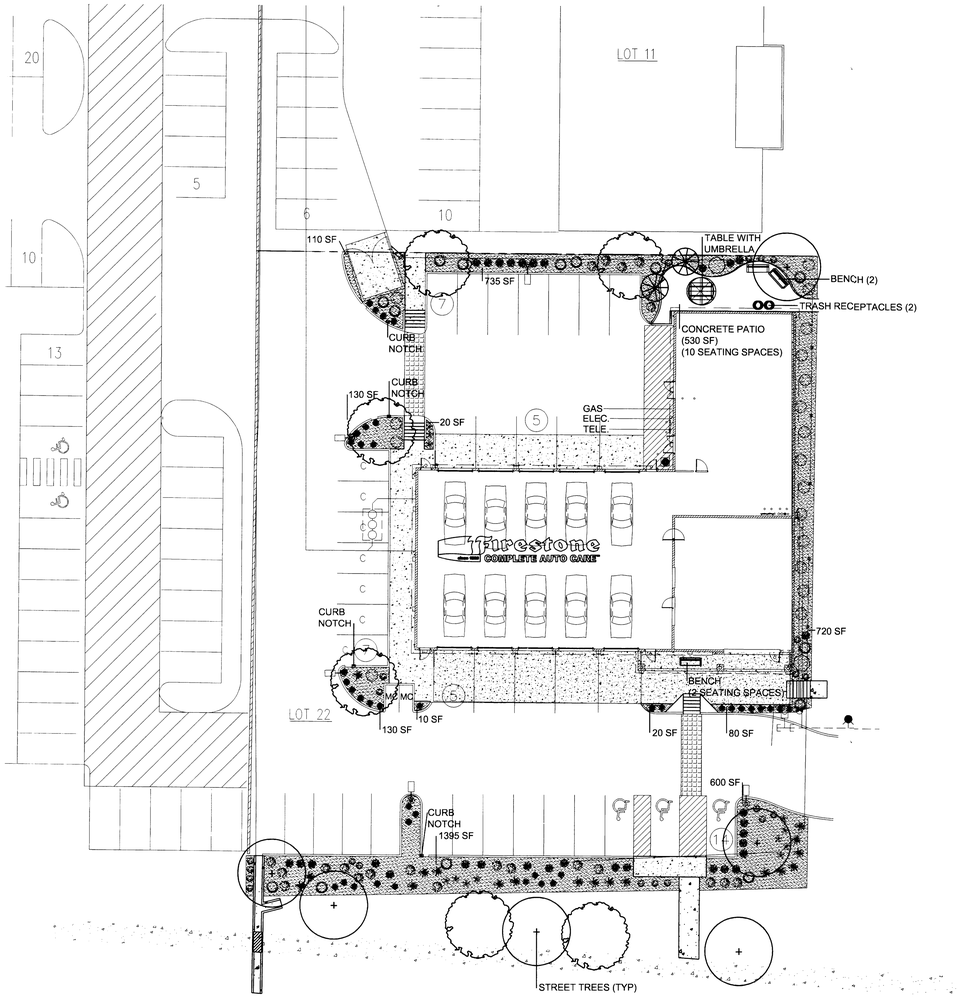


FLARED HC RAMP
NOT TO SCALE



BIKE RACK DETAIL
SCALE : 1/2"=1'-0"

ENGINEER'S SEAL	FIRESTONE PASEO DEL NORTE & WYOMING BLVD	DRAWN BY JH
	DETAILS	DATE 10-25-11
		2995-DETAILS
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 tierrawestllc.com	SHEET # C5
RONALD R. BOHANNAN P.E. #7868		JOB # 29095



PLANT LEGEND

Qty.	Symbol	Scientific Name / Common Name	Size	Water Use	Drip Emitters (See Irrigation Note)
		Trees			
6		Fraxinus oxycarpa 'Raywood' Raywood Ash	2" B&B	Medium+	6-2 GPH
6		Pistacia chinensis Chinese Pistache	2" B&B	Medium +	6-2 GPH
2		Vitex agnus-castus Chaste Tree	15-Gal	Medium	6-2 GPH
		Shrubs/Groundcovers			
2		Buddleia davidii Butterfly Bush	5-Gal	Medium	2-2 GPH
20		Caryopteris clandonensis Blue Mist	5-Gal	Medium	2-2 GPH
12		Hesperaloe parviflora Red Yucca	1-Gal	Low+	2-2 GPH
14		Pinus mugo Mugo Pine	5-Gal	Medium	2-2 GPH
22		Potentilla fruticosa Shrubby Cinquefoil	5-Gal	Medium+	2-2 GPH
18		Rhus trilobata Three-leaf Sumac	5-Gal	Low+	2-2 GPH
18		Rosmarinus officinalis Rosemary	5-Gal	Low +	2-2 GPH
		Ornamental Grasses			
40		Calamagrostis acutiflora Karl Foerster Grass	5-Gal	Medium	2-2 GPH
32		Muhlenbergia capillaris 'Regal Mist' Regal Mist	5-Gal	Medium	2-2 GPH

CALCULATIONS

Quantity	Scientific Name	Common Name	SF Coverage	Total SF
2	Buddleia davidii	Butterfly Bush	20	40
20	Caryopteris clandonensis	Blue Mist	15	300
12	Hesperaloe parviflora	Red Yucca	20	240
14	Pinus mugo	Mugo Pine	30	420
22	Potentilla fruticosa	Potentilla fruticosa	10	220
18	Rhus trilobata	Three-leaf Sumac	30	540
18	Rosmarinus officinalis	Rosemary	30	540
40	Calamagrostis acutiflora	Karl Foerster Grass	10	400
32	Muhlenbergia capillaris 'Regal Mist'	Regal Mist	12	384
		Total SF Provided		**3084**
		Propsed Landscape Area		3950
		75% Live Groundcover Required		**2963**

SITE DATA

GROSS LOT AREA	31,463	SF
LESS BUILDING(S)	7,654	SF
NET LOT AREA	23,809	SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	3,571	SF
PROPOSED LANDSCAPE	3,950	SF
PERCENT OF NET LOT AREA	16	%
HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA	1066	SF
PROPOSED HIGH WATER USE TURF	0	SF
PERCENT OF LANDSCAPE AREA	0	%

REQUIRED STREET TREES
PROVIDED AT 30' O.C. SPACING ALONG STREET 5
REQUIRED PARKING LOT TREES
PROVIDED AT 1 PER 10 SPACES (1 SPACES/10) 4

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS

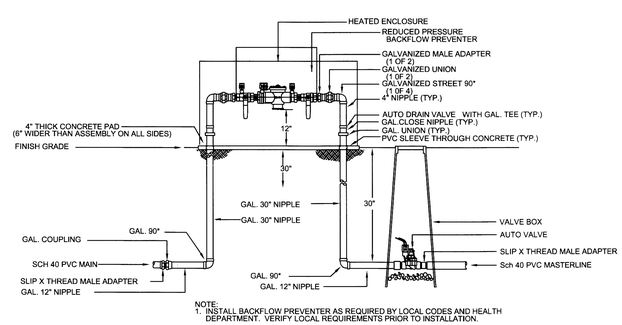
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING AND SPRING:
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH

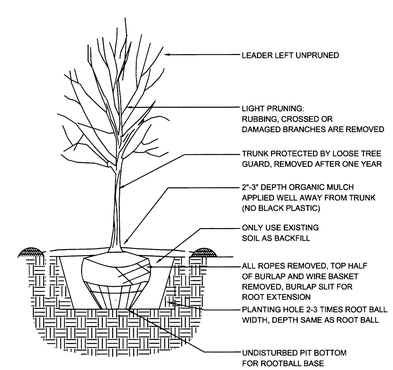
NOTES

1. MAINTENANCE OF LANDSCAPE AND IRRIGATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE. DRIP EMITTERS SHALL BE 6 - 2 GPH DRIP EMITTERS PER TREE AND 2 - 2 GPH DRIP EMITTERS PER SHRUB.
3. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. 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 EXCEPTION FROM THE WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
5. IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY.
6. LANDSCAPE AREAS TO BE MULCHED WITH LIGHT OR MEDIUM BROWN GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.
7. TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS.
8. NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

RP BACKFLOW/MASTER VALVE DETAIL



TREE PLANTING DETAIL

growing better Heads Up
LANDSCAPE CONTRACTORS
www.headsuplandscape.com

PO Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

STATE OF NEW MEXICO
JOHN ALLEN BRALY
428
REGISTERED LANDSCAPE ARCHITECT

Date: 3/28/2011
Revisions:
- 04/05/2011
- 04/27/2011
- 04/27/2011 - 2
- 5/23/2011
- 09/26/11
- 10/24/11
- 11/04/11

Drawn by: mw
Reviewed by: jb

Firestone

Paseo Del Norte & Wyoming Blvd
Albuquerque, NM

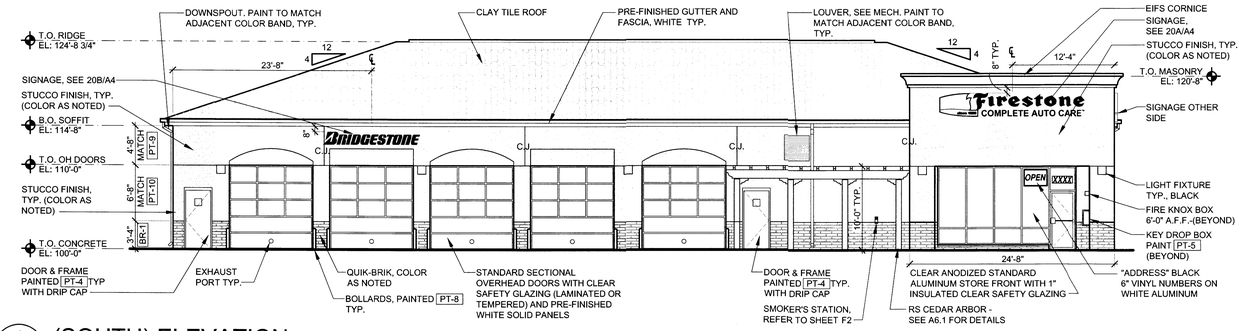
NORTH

Scale: 1" = 20'

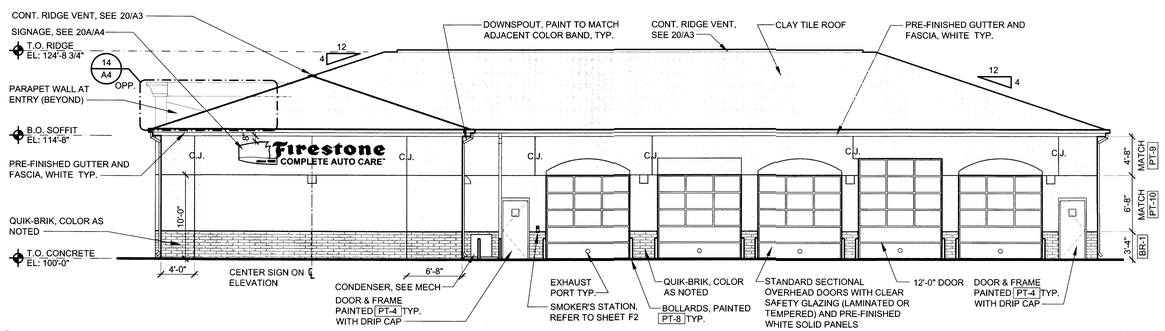
10 0 20 40

Sheet Title:
Landscape Plan

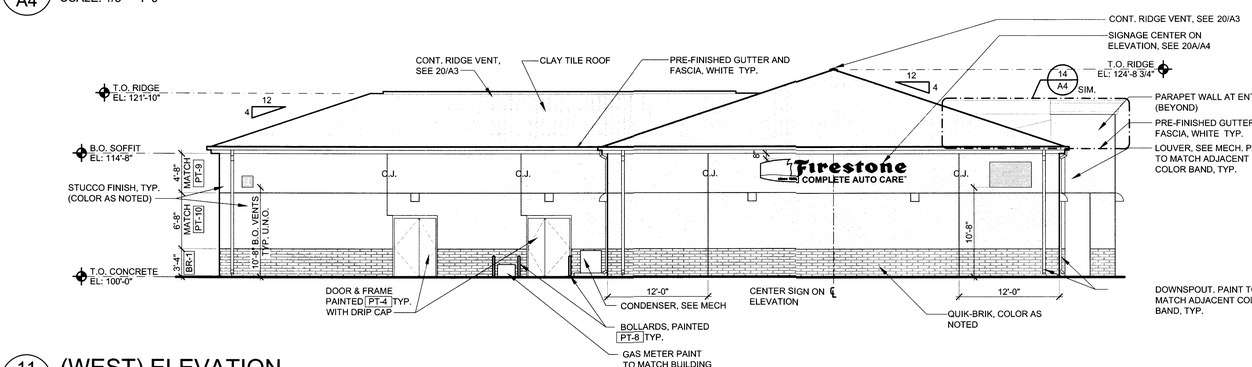
Sheet Number:
LS-01



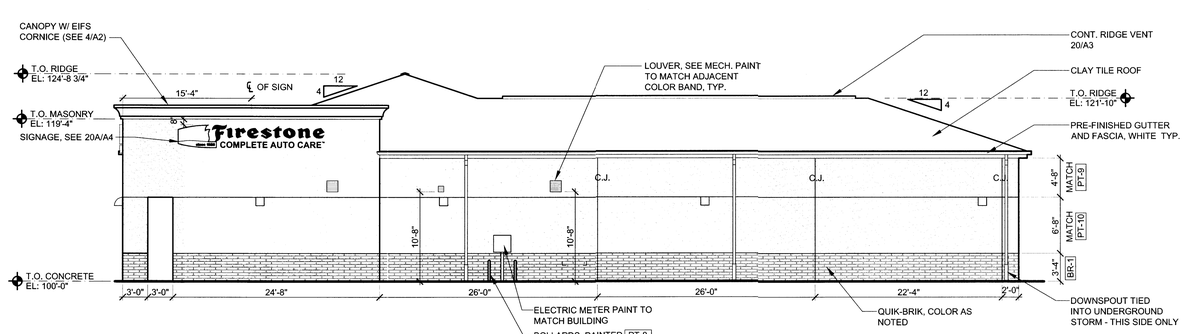
1 A4 (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



6 A4 (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



11 A4 (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



16 A4 (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

PAINT COLOR SCHEDULE:

NOTE: ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS

DESCRIPTION: (ALL "SHERWIN / WILLIAMS" NUMBERS 'SW' & 'CC'-CUSTOM COLORS)

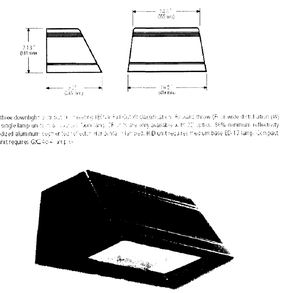
KEY:	COLOR:	COLOR FAM.	S.W. #	LRV
PT-1	"MEGA GREIGE"	GREY	-SW7031	38
PT-2	"HARBOR BLUE"	BLUE (INT)	-CC9001	±23
PT-3	NOT USED	NOT USED	NOT USED	-
PT-4	"BRANDYWINE"	BROWN	-SW7710	29
PT-5	"SAFETY RED"	RED	-SW4081	11
PT-6	NOT USED	NOT USED	NOT USED	-
PT-7	"BLACK"	BLACK	-CC9003	-
PT-8	"SAFETY YELLOW"	YELLOW	-SW4084	38
PT-9	"ROW HOUSE TAN"	BROWN/TAN	-SW7689	32
PT-10	"LATTE"	BROWN/TAN	-SW6108	39
PT-11	NOT USED	NOT USED	NOT USED	-
PT-12	"WARM STONE"	GREY (INT)	-SW7032	21
PT-13	"ANTIQUE WHITE"	WHITE	-SW6119	74

MATERIAL SCHEDULE:

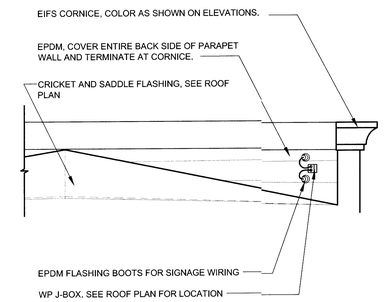
BR-1 QUIK-BRIK: COLOR TO BE "MARCUS" (BROWN/RED)

GENERAL NOTES:

1. SEE DETAIL 17/A6 FOR CONTROL JOINT DETAIL
2. PROVIDE DRIP CAP OVER ALL MAN DOORS - SEE DETAIL 1H/A8
3. PAINT ALL EXPOSED LINTELS TO MATCH ADJACENT BUILDING COLOR.
4. SEE ELECTRICAL FOR SIGNAGE OPERATING TIME SETUP
5. ROOF TILES:
   US TILE - "S" MISSION TILE
   'FAUX MISSION BLEND' - USING:
   10% NEWPORT
   10% RUSTIC NEWPORT
   20% PALERMO
   20% RUSTIC PALERMO
   40% TUINO
   20% TILE BOOST
6. INSTALLATION OF BUILDING SIGNS AND STREET SIGN BY SIGN VENDER, G.C. TO PROVIDE WIRING. REFER ELECTRICAL.



10 A4 WALL PACK
SCALE: N.T.S.



14 A4 REAR SIDE OF PARAPET WALL PERSPECTIVE
SCALE: N.T.S.

NOTE: ALL SIGNAGE MUST BE DESIGNED TO BE CONSISTENT AND COMPLIMENT THE MATERIALS, COLOR AND ARCHITECTURAL STYLE OF THE BUILDING OR SITE

NOTE: SIGNAGE SHALL BE INTERNALLY ILLUMINATED

20 A4 SIGNAGE DETAIL
SCALE: 1/4" = 1'-0"

CASCO
10877 WATSON ROAD
ST. LOUIS, MO 63127
PROJECT MANAGERS

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED IN ANY WAY DETRIMENTAL TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BRIDGESTONE RETAIL OPERATIONS, LLC. ADMISSION TO THE EXCLUSIVE OWNERSHIP IN AND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.

NEW FCAC STORE
"L 2010 - JUNE" L.H.
WYOMING BLVD. & PASEO DEL NORTE
ALBUQUERQUE, NM 87109

PROFESSIONAL OF RECORD
PRACTICING AS AN INDIVIDUAL

WILLIAM A BANDLE JR.
#2992 EXP. 12/31/11

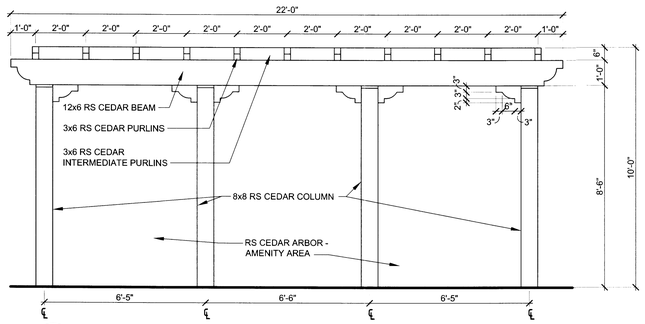
ZONE APPROVAL	(BY/DATE):
VP.	
CONTR.	
RM.	
CM.	

PROPERTY NO.:	000000
6 DIGIT:	000000
4 DIGIT:	0000

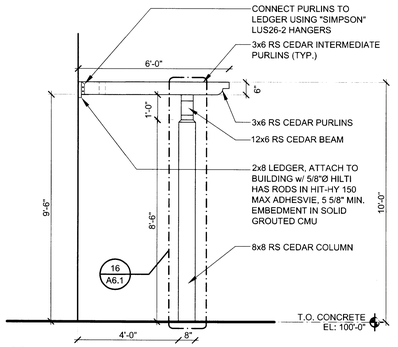
FILE NAME:	L_L_A04.DWG
AOR PROJECT NUMBER:	211646
TO PERMIT:	DATE: 06-01-11
TO OWNER:	DATE: 06-01-11
TO BID:	DATE: ##-##-##

SHEET TITLE:
EXTERIOR ELEVATIONS & DETAILS

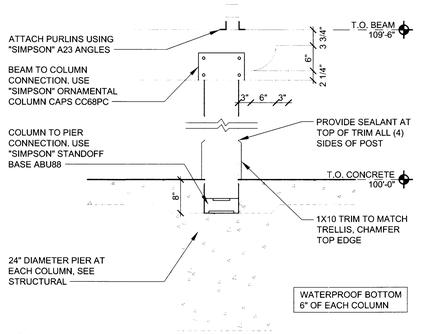
SHEET NUMBER:
DRB A4



1 A6.1 TRELLIS FEATURE
SCALE: 3/8" = 1'-0"



6 A6.1 TRELLIS FEATURE
SCALE: 3/8" = 1'-0"



16 A6.1 TRELLIS POST DETAIL
SCALE: 3/4" = 1'-0"

CASCO
10877 WATSON ROAD
ST. LOUIS, MO 63127
PROJECT MANAGERS

Firestone COMPLETE AUTO CARE

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE REPRODUCED IN WHOLE OR IN PART OR SHOWN TO OTHERS WITHOUT WRITTEN PERMISSION. AND THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITION AND AS ADMISSION TO THE EXCLUSIVE OWNERSHIP BY AND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.

NEW FCAC STORE
"L 2010 - JUNE" L.H.
WYOMING BLVD. & PASEO DEL NORTE
ALBUQUERQUE, NM 87109

PROFESSIONAL OF RECORD PRACTICING AS AN INDIVIDUAL

WILLIAM A BANDLE JR.
#2992 EXP. 12/31/11

ZONE APPROVAL	(BY/DATE):
VP.	
CONTR.	
RM.	
CM.	

PROPERTY NO.:	000000
6 DIGIT:	000000
4 DIGIT:	0000

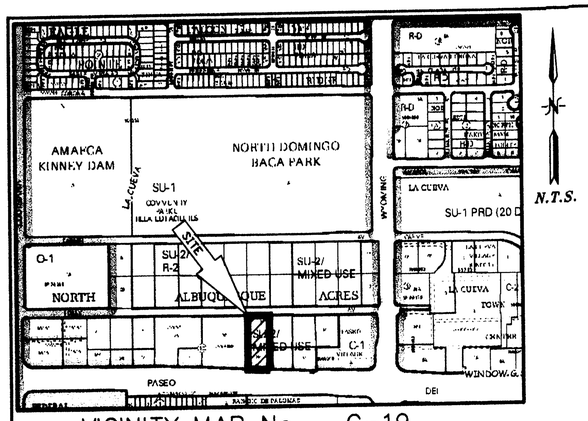
FILE NAME:	RS_L_A06.DWG
AOR PROJECT NUMBER:	211646
TO PERMIT:	DATE: 06-01-11
TO OWNER:	DATE: 06-01-11
TO BID:	DATE: ##-##-##

SHEET TITLE:
WALL SECTIONS AND DETAILS

SHEET NUMBER:
A6.1

PLAT OF
LOTS 11-A AND 22-A, BLOCK 10
TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES

WITHIN
ELENA GALLEGOS LAND GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2011



VICINITY MAP No. C-19

LEGAL DESCRIPTION

LOT NUMBERED ELEVEN (11) AND THE REMAINING PORTION OF LOT NUMBERED TWENTY-TWO (22) IN BLOCK NUMBERED TEN (10) OF TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931 IN VOLUME D, FOLIO 201, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF PASEO DEL NORTE WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "HEAVEN" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1988) X=1,547,297.145 AND Y=1,518,799.515 BEARS S 58°34'17" E, A DISTANCE OF 376.31 FEET RUNNING
THENCE S 87°03'39" W, ALONG THE NORTHERLY LINE OF PASEO DEL NORTE, A DISTANCE OF 165.58 FEET TO THE SOUTHWEST CORNER;
THENCE N 00°40'36" E, A DISTANCE OF 409.45 FEET TO THE NORTHWEST CORNER, BEING THE CENTERLINE OF HOLLY AVENUE;
THENCE S 89°40'11" E, ALONG THE CENTERLINE OF HOLLY AVENUE, A DISTANCE OF 165.20 FEET TO THE NORTHEAST CORNER;
THENCE S 00°40'08" W, A DISTANCE OF 400.01 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 1.5352 ACRES MORE OR LESS.

PROJECT NUMBER: 1003532
APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE 10-21-11
NEW MEXICO GAS COMPANY	DATE 10/21/2011
QWEST TELECOMMUNICATIONS	DATE 10-21-11
COMCAST N/A	DATE

CITY APPROVALS:

CITY SURVEYOR	DATE 6-28-11
*REAL PROPERTY DIVISION (CONDITIONAL) N/A	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) N/A	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOT LINE BETWEEN LOTS 11 AND 22, DEDICATE ADDITIONAL RIGHT OF WAY AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:
1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3: TOTAL AREA OF PROPERTY: 1.5352 ACRES.
4: TALOS LOG NO. N/A
5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
8: DATE OF FIELD WORK: MAY, 2011
9: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.
Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. AND DO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Resolution Equities, LLC
by Gordon L. Skaugard DATE 6/27/11

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 27th DAY OF June, 20 11
BY: Resolution Equities LLC by Gordon L. Skaugard
OWNERS NAME

MY COMMISSION EXPIRES: 4/10/2013 BY: NOTARY PUBLIC

OFFICIAL SEAL
Trisha A. Lopez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/10/2013

SURVEYORS CERTIFICATE:

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

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 27th DAY OF June, 2011.

ANTHONY L. HARRIS, P.S. # 11463

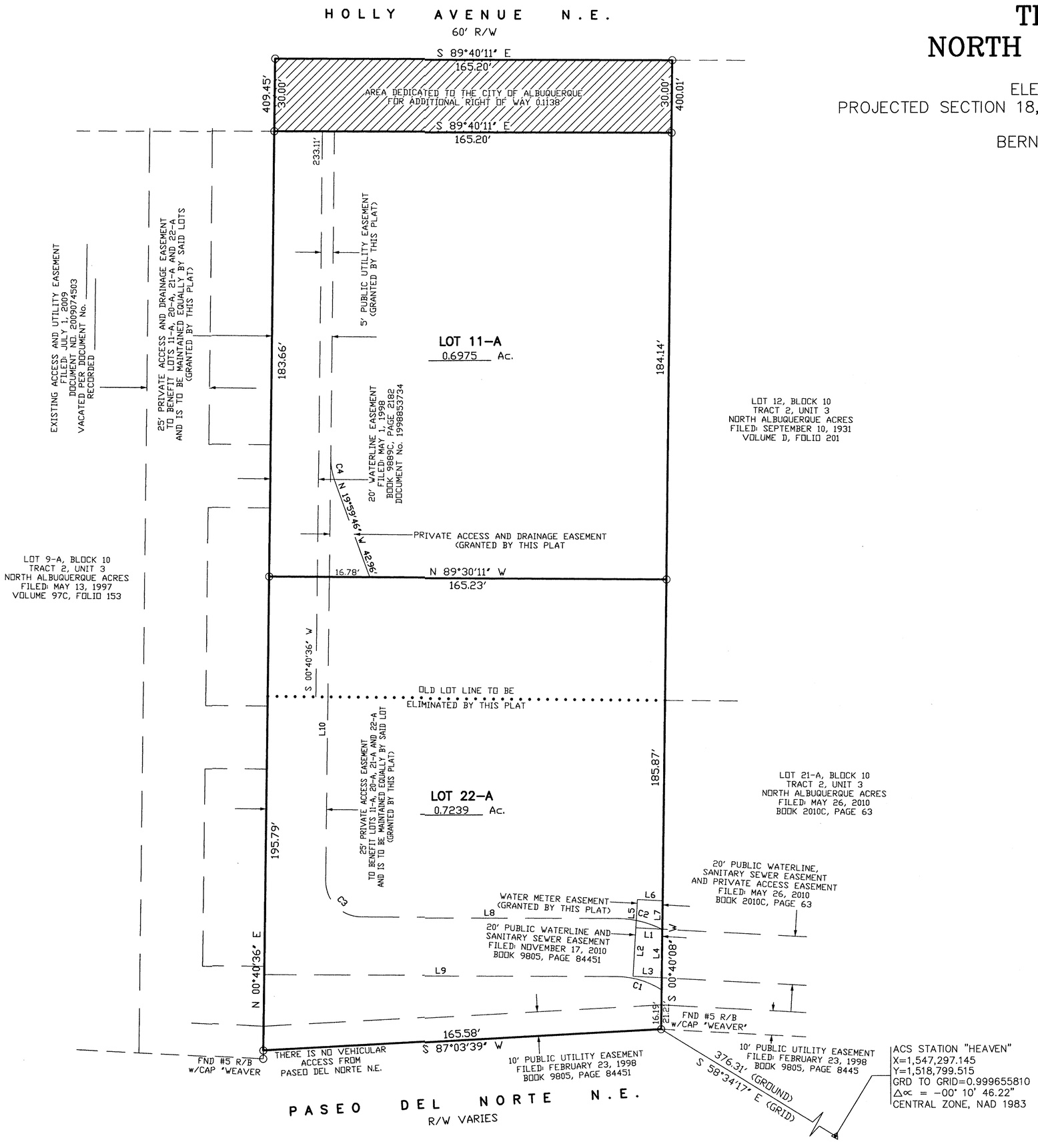
HARRIS SURVEYING, INC.
2412-D MONROE STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056
FAX: (505) 889-8645

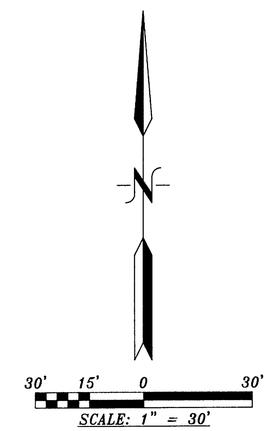
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC#_____
PROPERTY OWNER OF RECORD:_____
BERNALILLO CO. TREASURER'S OFFICE:_____

11-0293.DWG (JUNE, 2011)

PLAT OF
LOTS 11-A AND 22-A, BLOCK 10
TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES

WITHIN
ELENA GALLEGOS LAND GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2011





CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	31°57'18"	N 73°21'13" W	35.35	19.71	19.46
C2	26°25'04"	N 76°07'19" W	42.30	19.50	19.33
C3	90°16'28"	S 44°27'38" E	15.00	23.63	21.26

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 86°43'56" E	11.09'
L2	N 03°16'04" E	20.00'
L3	N 86°43'56" W	12.00'
L4	S 00°40'36" W	20.02'
L5	N 03°16'04" E	11.79'
L6	N 86°43'56" W	10.55'
L7	S 00°40'08" W	11.80'
L8	N 89°35'52" W	106.36'
L9	N 89°35'52" W	146.54'
L10	S 00°40'36" W	125.39'

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