

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 7.3727 ACRES±
 ZONE ATLAS INDEX NO: B-13-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: OCTOBER 2006

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TWO NEW TRACTS AND TO GRANT EASEMENTS.

Notes:

- MISC. DATA: ZONING SU-1 FOR R-2, C-2 AND IP PURPOSES
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2006453375.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

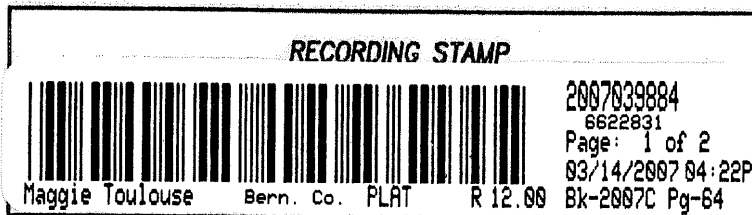
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

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

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

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

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



Legal Description

TRACTS "C-2" AND "C-3" OF THE REPLAT OF TRACT LETTERED "C" OF ADOBE WELLS SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 2, 1989, IN PLAT BOOK C38, FOLIO 110, NOW COMPRISING TRACTS C-2-A AND C-3-A, ADOBE WELLS SUBDIVISION, CONTAINING 7.3727 ACRES MORE OR LESS.

N.M.U.I. EASEMENT NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE ALSO GRANTED FOR NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND WATER AND SANITARY SEWER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER AND SANITARY SEWER SERVICE.

Free Consent

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

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

Todd Berryhill
 TODD BERRYHILL
 REPRESENTATIVE
 LB/VCC EAGLE RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 11-15-06
 DATE

Acknowledgment

STATE OF CALIFORNIA) SS
 COUNTY OF MARIN)
 MARGARET A. MEINBERG, Notary Public,
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF November, 2006 BY TODD BERRYHILL, REPRESENTATIVE, LB/VCC EAGLERANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By *Margaret A. Meinberg*
 MARGARET A. MEINBERG
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: May 21, 2010
 COMMISSION #: 1660321

Plat of
 Tract C-2-A and C-3-A
Adobe Wells Subdivision

Albuquerque, Bernalillo County, New Mexico
 November 2006

Project No. 06-DRB-1003714

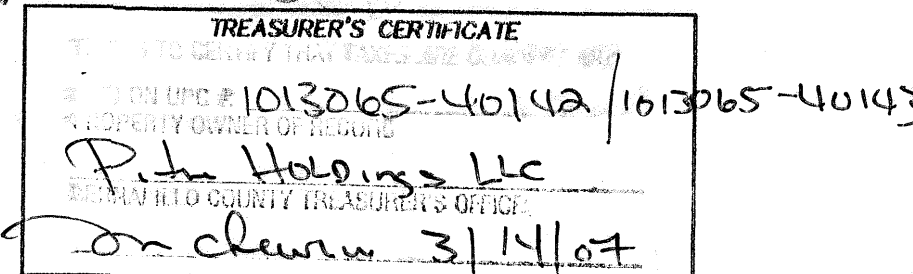
Application No. 06-DRB-01645

Utility Approvals

<i>Lead G. Mart</i> PNM ELECTRIC SERVICES	1-11-07
<i>Lead G. Mart</i> PNM GAS SERVICES	1-11-07
<i>Lead G. Mart</i> QWEST TELECOMMUNICATIONS	1/11/07
<i>Lead G. Mart</i> COMCAST	1-11-07
<i>Lead G. Mart</i> NEW MEXICO UTILITIES, INC.	2-8-07

City Approvals

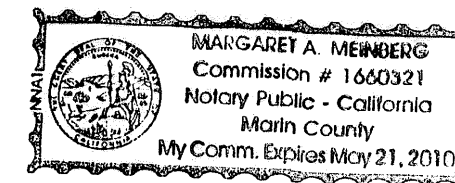
<i>Lead G. Mart</i> CITY SURVEYOR	11-20-06
N/A REAL PROPERTY DIVISION	DATE
N/A ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<i>Lead G. Mart</i> TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	12-6-06
<i>William D. Bales</i> WATER UTILITY DEPARTMENT	12-16-06
<i>Christina Sandoval</i> PARKS AND RECREATION DEPARTMENT	12-16-06
<i>Lynn M. Mason</i> AMAFCA	3-1-07
<i>Brendley D. Bingham</i> CITY ENGINEER	3/8/07
<i>Andrew Garcia</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	3/14/07



Surveyor's Certificate

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

Larry W. Medrano 11/07/06
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



8500-A Jefferson Street, NE
 Albuquerque, NM 87113

866.422.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

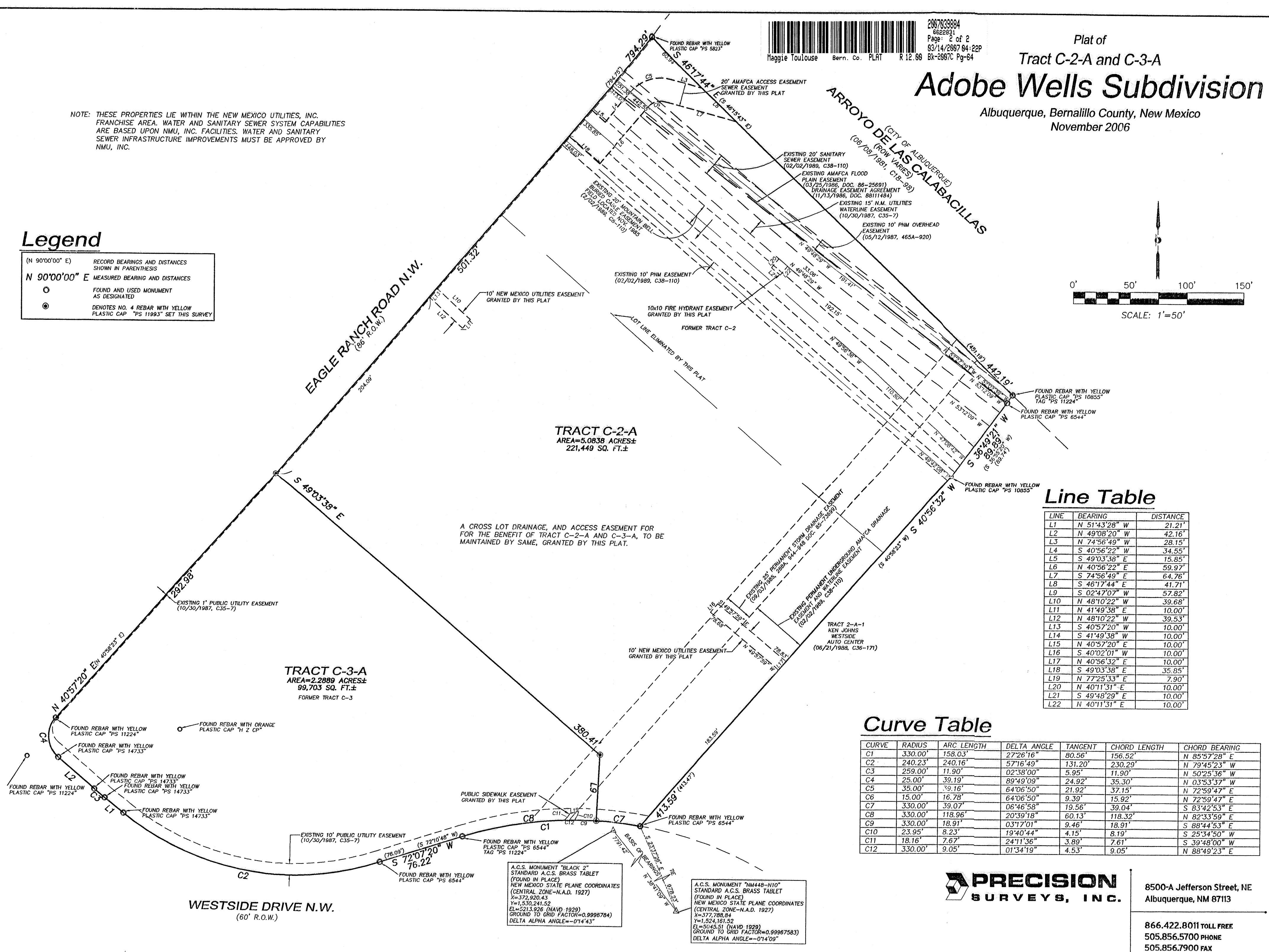
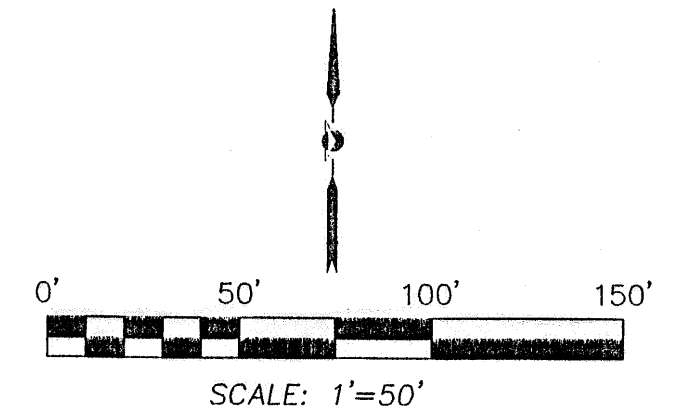
Adobe Wells Subdivision

Albuquerque, Bernalillo County, New Mexico
November 2006

NOTE: THESE PROPERTIES LIE WITHIN THE NEW MEXICO UTILITIES, INC. FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED UPON NMU, INC. FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY NMU, INC.

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DEMOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



Line Table

LINE	BEARING	DISTANCE
L1	N 51°43'28" W	21.21'
L2	N 49°08'20" W	42.16'
L3	N 74°56'49" W	28.15'
L4	S 40°56'22" W	34.55'
L5	S 49°03'38" E	15.85'
L6	N 40°56'22" E	59.97'
L7	S 74°56'49" E	64.76'
L8	S 46°17'44" E	41.71'
L9	S 02°47'07" W	57.82'
L10	N 48°10'22" W	39.68'
L11	N 41°49'38" E	10.00'
L12	N 48°10'22" W	39.53'
L13	S 40°57'20" W	10.00'
L14	S 41°49'38" W	10.00'
L15	N 40°57'20" E	10.00'
L16	S 40°02'01" W	10.00'
L17	N 40°56'32" E	10.00'
L18	S 49°03'38" E	35.85'
L19	N 77°25'33" E	7.90'
L20	N 40°11'31" E	10.00'
L21	S 49°48'29" E	10.00'
L22	N 40°11'31" E	10.00'

Curve Table

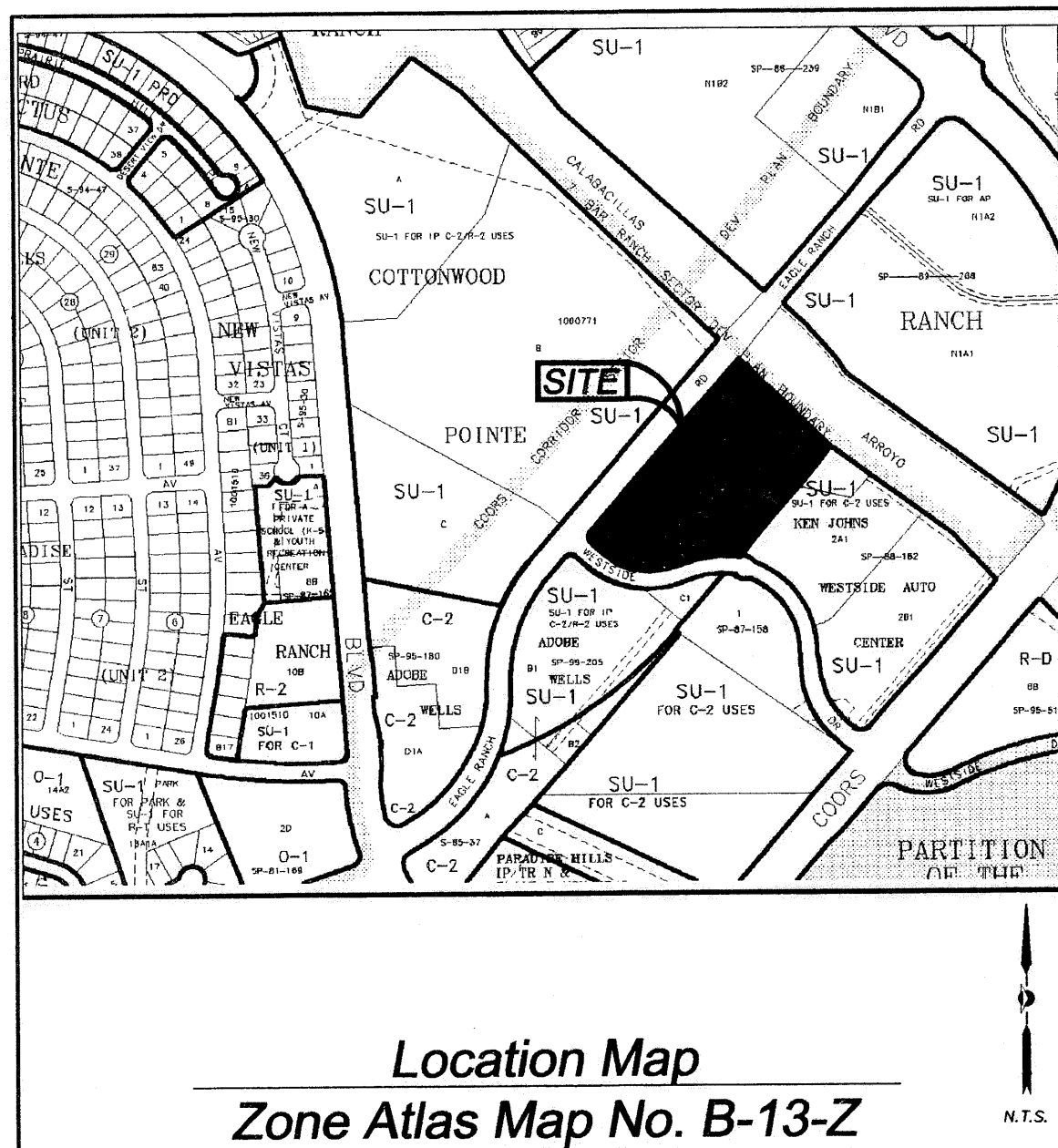
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	330.00'	158.03'	27°26'16"	80.56'	156.52'	N 85°57'28" E
C2	240.23'	240.16'	57°16'49"	131.20'	230.29'	N 79°45'23" W
C3	259.00'	11.90'	02°38'00"	5.95'	11.90'	N 50°25'36" W
C4	25.00'	39.19'	89°49'09"	24.92'	35.30'	N 03°53'37" W
C5	35.00'	39.16'	64°06'50"	21.92'	37.15'	N 72°59'47" E
C6	15.00'	16.78'	64°06'50"	9.39'	15.92'	N 72°59'47" E
C7	330.00'	39.07'	06°46'58"	19.56'	39.04'	S 83°42'53" E
C8	330.00'	118.96'	20°39'18"	60.13'	118.32'	N 82°33'59" E
C9	330.00'	18.91'	03°17'01"	9.46'	18.91'	S 88°44'53" E
C10	23.95'	8.23'	19°40'44"	4.15'	8.19'	S 25°34'50" W
C11	18.16'	7.67'	24°11'36"	3.89'	7.61'	S 39°48'00" W
C12	330.00'	9.05'	07°34'19"	4.53'	9.05'	N 88°49'23" E



8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

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RECORDING STAMP

Plat of
 Tract C-2-A and C-3-A
Adobe Wells Subdivision
 Albuquerque, Bernalillo County, New Mexico
 November 2006

Legal Description
 TRACTS "C-2" AND "C-3" OF THE REPLAT OF TRACT LETTERED "C" OF ADOBE WELLS SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 2, 1989, IN PLAT BOOK C38, FOLIO 110, NOW COMPRISING TRACTS C-2-A AND C-3-A, ADOBE WELLS SUBDIVISION, CONTAINING 7.3727 ACRES MORE OR LESS.

Project No. 06 DRB-
 Application No. _____
 Utility Approvals

PNM ELECTRIC SERVICES	PRELIMINARY PLAT	DATE
PNM GAS SERVICES	APPROVED BY DRB	DATE
QWEST TELECOMMUNICATIONS	ON 12/06/06	DATE
COMCAST		DATE
NEW MEXICO UTILITIES, INC.		DATE
City Approvals		
<i>[Signature]</i>		11-20-06
CITY SURVEYOR		DATE
REAL PROPERTY DIVISION		DATE
ENVIRONMENTAL HEALTH DEPARTMENT		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT		DATE
WATER UTILITY DEPARTMENT		DATE
PARKS AND RECREATION DEPARTMENT		DATE
AMAFCA		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		

Subdivision Data:
 GROSS SUBDIVISION ACREAGE: 7.3727 ACRES±
 ZONE ATLAS INDEX NO: B-13-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: OCTOBER 2006

Disclosure Statement:
 THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TWO NEW TRACTS AND TO GRANT EASEMENTS.

- Notes:**
- MISC. DATA: ZONING SU-1 FOR R-2, C-2 AND IP PURPOSES
 - BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
 - ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
 - THIS PROPERTY LIES WITHIN PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
 - PLAT SHOWS ALL EASEMENTS OF RECORD.
 - SP NO. 2006453315.

Easements
 THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.
 EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOOR AND FIVE FEET (5') ON EACH SIDE.
 IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (FIM) DID NOT CONDUCT A TITLE SEARCH.

N.M.U.I. EASEMENT NOTE:
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE ALSO GRANTED FOR NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND WATER AND SANITARY SEWER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER AND SANITARY SEWER SERVICE.

Free Consent
 THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.
 SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.
Todd Berryhill 11-15-06
 TODD BERRYHILL REPRESENTATIVE LB/VCC EAGLE RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

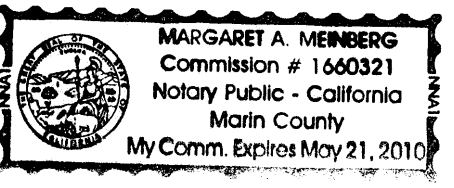
Acknowledgment
 STATE OF CALIFORNIA) SS Margaret Meinberg, Notary Public,
 COUNTY OF MARIN)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF November, 2006 BY TODD BERRYHILL, REPRESENTATIVE, LB/VCC EAGLERANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY *Margaret Meinberg* MY COMMISSION EXPIRES: May 21, 2010
 NOTARY PUBLIC
 COMMISSION #: 1660321

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

Larry W. Medrano 11/07/06
 LARRY W. MEDRANO DATE
 N.M.F.S. No. 11993



PRECISION SURVEYS, INC.



8500-A Jefferson Street, NE
 Albuquerque, NM 87113

866.422.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

C:\CS\068394P.dwg 11/7/2006 2:14:43 PM

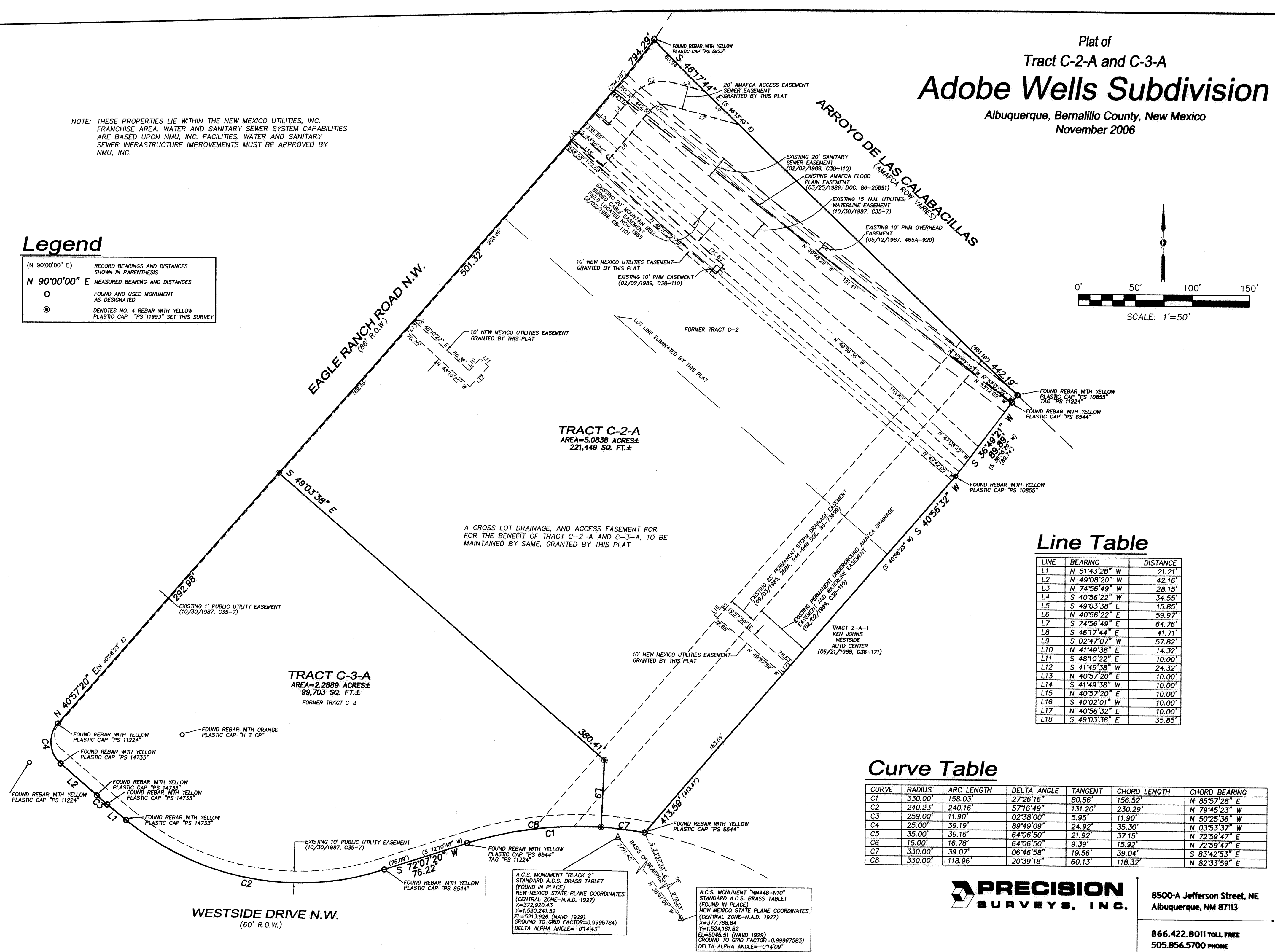
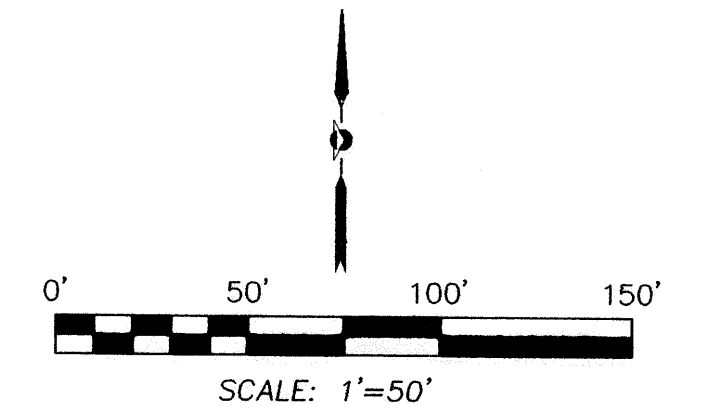
Plat of
Tract C-2-A and C-3-A
Adobe Wells Subdivision

Albuquerque, Bernalillo County, New Mexico
November 2006

NOTE: THESE PROPERTIES LIE WITHIN THE NEW MEXICO UTILITIES, INC. FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED UPON NMU, INC. FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY NMU, INC.

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



Line Table

LINE	BEARING	DISTANCE
L1	N 51°43'28" W	21.21'
L2	N 49°08'20" W	42.16'
L3	N 74°56'49" W	28.15'
L4	S 40°56'22" W	34.55'
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L9	S 02°47'07" W	57.82'
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L12	S 41°49'38" W	24.32'
L13	N 40°57'20" E	10.00'
L14	S 41°49'38" W	10.00'
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L16	S 40°02'01" W	10.00'
L17	N 40°56'32" E	10.00'
L18	S 49°03'38" E	35.85'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	330.00'	158.03'	27°26'16"	80.56'	156.52'	N 85°57'28" E
C2	240.23'	240.16'	57°16'49"	131.20'	230.29'	N 79°45'23" W
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C4	25.00'	39.19'	89°49'09"	24.92'	35.30'	N 03°53'37" W
C5	35.00'	39.16'	64°06'50"	21.92'	37.15'	N 72°59'47" E
C6	15.00'	16.78'	64°06'50"	9.39'	15.92'	N 72°59'47" E
C7	330.00'	39.07'	06°46'58"	19.56'	39.04'	S 83°42'53" E
C8	330.00'	118.96'	20°39'18"	60.13'	118.32'	N 82°33'59" E

A.C.S. MONUMENT "BLACK 2" STANDARD A.C.S. BRASS TABLE (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927)
X=372,920.43
Y=1,530,241.52
EL=5213.926 (NAVD 1929)
GROUND TO GRID FACTOR=0.9996784
DELTA ALPHA ANGLE=-074°43'

A.C.S. MONUMENT "NM448-N10" STANDARD A.C.S. BRASS TABLE (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927)
X=377,788.84
Y=1,524,161.52
EL=5045.51 (NAVD 1929)
GROUND TO GRID FACTOR=0.99967583
DELTA ALPHA ANGLE=-074°09'



8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

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 Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department(conditional)	Date
Michael Holton Solid Waste Management	11/5/07 Date
DRB Chairperson, Planning Department	Date

SPBP
~~PRELIMINARY PLAN~~
APPROVED BY DRB
ON

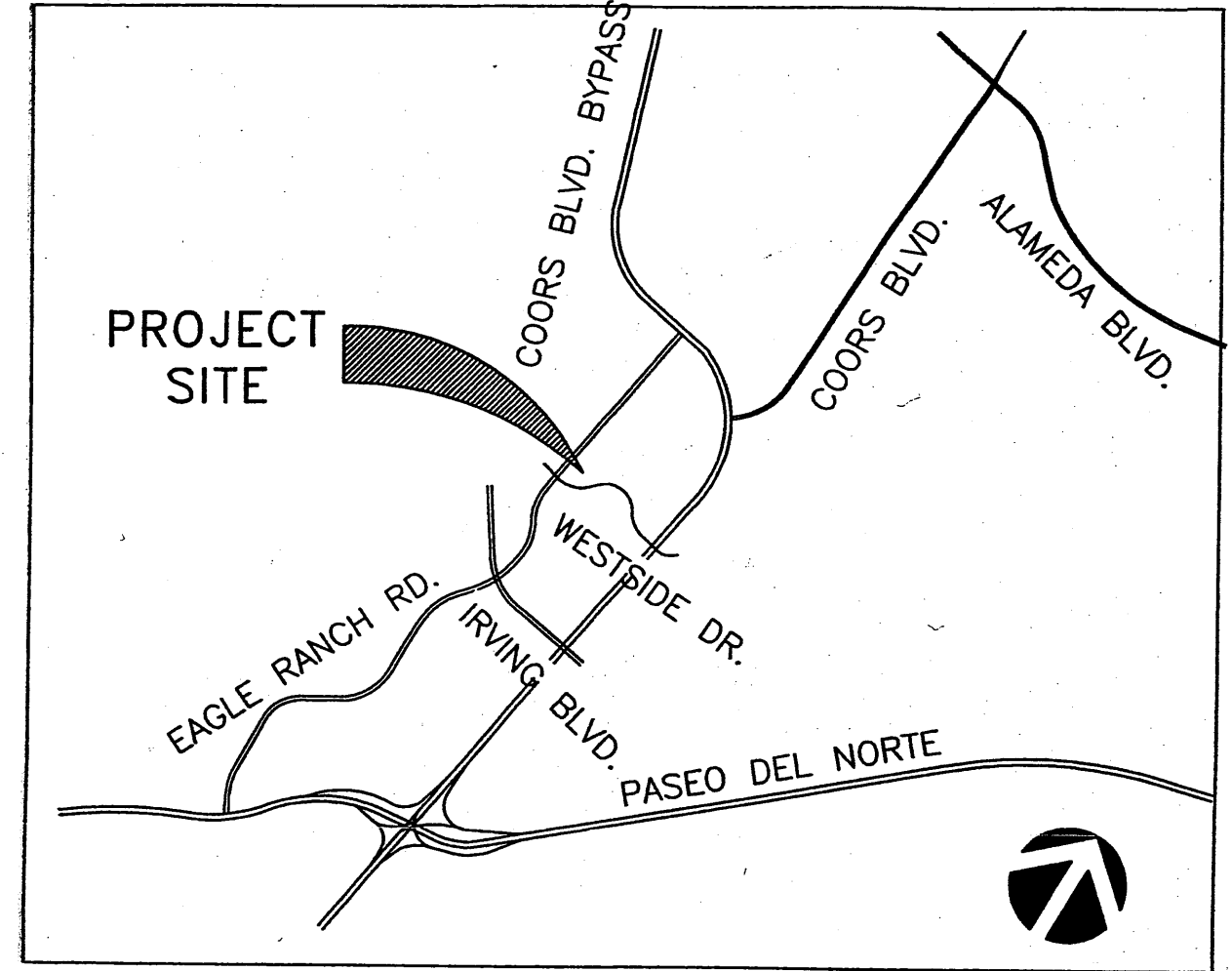
PARKING CALCULATIONS

BASED ON THE CITY OF ALBUQUERQUE OFF-STREET PARKING REGULATIONS SECTION 14-16-3-1

TYPICAL STALL = 9'-0" WIDE X 20'-0" LONG
 3,900 SF OFFICE RETAIL/200 = 20 SPACES
 5,000 SF WAREHOUSE/ 2,000 = 3 SPACES
 SPACES REQUIRED = 23
 SPACES PROVIDED = 26

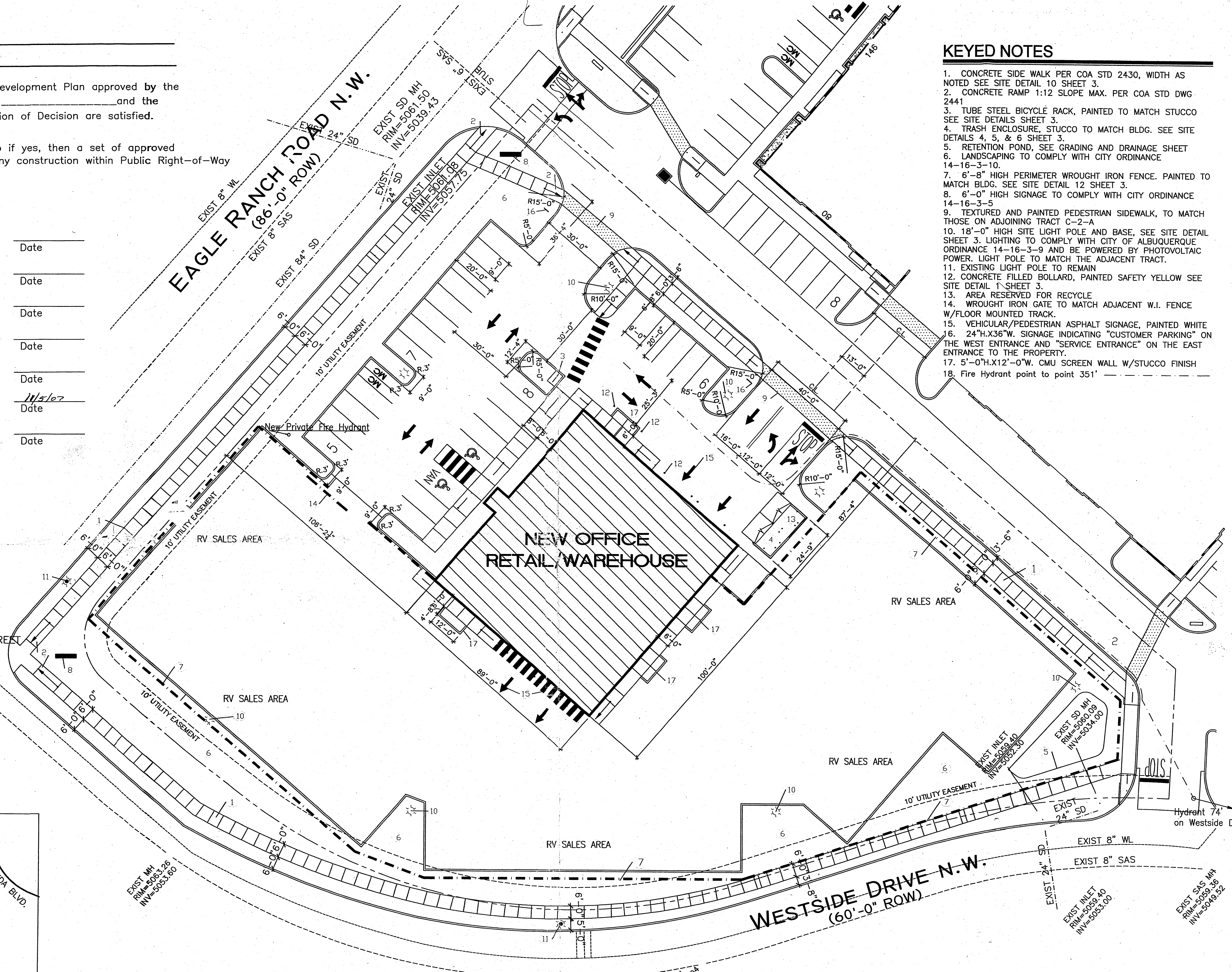
ACCESSIBLE SPACES REQUIRED = 1
 ACCESSIBLE SPACES PROVIDED = 2

MOTORCYCLE SPACES REQUIRED = 1
 MOTORCYCLE SPACES PROVIDED = 2



VICINITY MAP

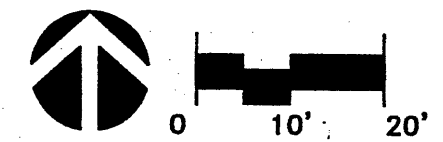
CITY OF ALBUQUERQUE
 "SOLID WASTE"
 MANAGEMENT DEPARTMENT
 APPROVED 11/5/07
 M.H.



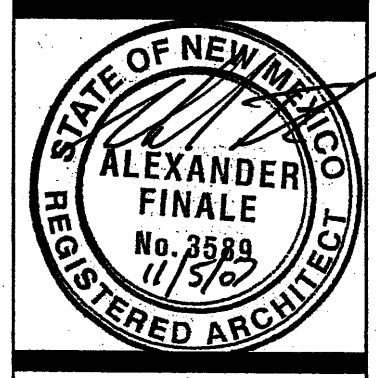
KEYED NOTES

1. CONCRETE SIDE WALK PER COA STD 2430, WIDTH AS NOTED SEE SITE DETAIL 10 SHEET 3.
2. CONCRETE RAMP 1:12 SLOPE MAX. PER COA STD DWG 2441
3. TUBE STEEL BICYCLE RACK, PAINTED TO MATCH STUCCO SEE SITE DETAILS SHEET 3.
4. TRASH ENCLOSURE, STUCCO TO MATCH BLDG. SEE SITE DETAILS 4, 5, & 6 SHEET 3.
5. RETENTION POND, SEE GRADING AND DRAINAGE SHEET
6. LANDSCAPING TO COMPLY WITH CITY ORDINANCE 14-16-3-10.
7. 6'-8" HIGH PERIMETER WROUGHT IRON FENCE. PAINTED TO MATCH BLDG. SEE SITE DETAIL 12 SHEET 3.
8. 6'-0" HIGH SIGNAGE TO COMPLY WITH CITY ORDINANCE 14-16-3-5
9. TEXTURED AND PAINTED PEDESTRIAN SIDEWALK, TO MATCH THOSE ON ADJOINING TRACT C-2-A
10. 18'-0" HIGH SITE LIGHT POLE AND BASE, SEE SITE DETAIL SHEET 3. LIGHTING TO COMPLY WITH CITY OF ALBUQUERQUE ORDINANCE 14-16-3-9 AND BE POWERED BY PHOTOVOLTAIC POWER. LIGHT POLE TO MATCH THE ADJACENT TRACT.
11. EXISTING LIGHT POLE TO REMAIN
12. CONCRETE FILLED BOLLARD, PAINTED SAFETY YELLOW SEE SITE DETAIL 1 SHEET 3.
13. AREA RESERVED FOR RECYCLE
14. WROUGHT IRON GATE TO MATCH ADJACENT W.I. FENCE W/FLOOR MOUNTED TRACK.
15. VEHICULAR/PEDESTRIAN ASPHALT SIGNAGE, PAINTED WHITE
16. 24"H.X36"W. SIGNAGE INDICATING "CUSTOMER PARKING" ON THE WEST ENTRANCE AND "SERVICE ENTRANCE" ON THE EAST ENTRANCE TO THE PROPERTY.
17. 5'-0"H.X12'-0"W. CMU SCREEN WALL W/STUCCO FINISH
18. Fire Hydrant point to point 351'

SITE DEVELOPMENT PLAN
 SCALE: 1" = 20'



APD PLANS CHECKING OFFICE
 REVIEWED 024-3011
 APPROVED 11.5.07
 R.C. Jones



ALEXANDER FINALE ARCHITECT, LTD.
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 9818 Chantilly Road NW Albuquerque, NEW MEXICO 87114-4602
 P: 505-895-5402 F: 505-895-4954

Enchantment RV, Inc.
Site Development Plan

A New Office & Warehouse for Enchantment RV
 Westside Road NW Albuquerque, NM 87114

Date:	06/26/07
Revision:	
Rev. No. By:	Date:

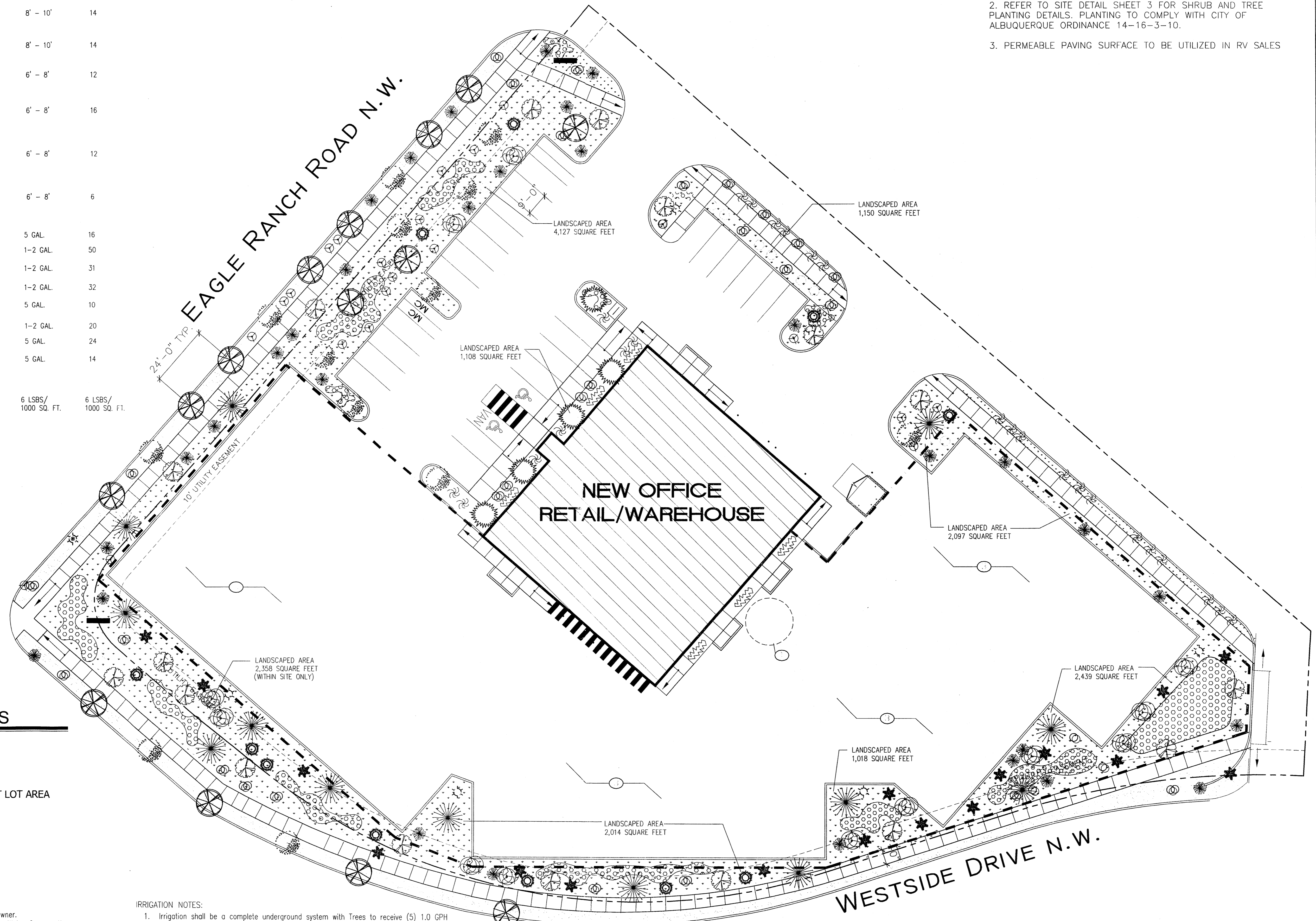
Sheet: **1**

LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPEC	QUANTITY
TREES				
	ULMAS PARVIFOLIA	LACEBARK ELM	8' - 10'	14
	CHILOPSIS CATALPA	CHITALPA	8' - 10'	14
	FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE	6' - 8'	12
	CHILOPSIS LINEARIS	DESERT WILLOW	6' - 8'	16
	PINACEAE PINUS ELDUIS	PINYON PINE	6' - 8'	12
	PINUS NIGRA	AUSTRIAN PINE	6' - 8'	6
SHRUBS				
	CHRYSOTHAMUS NAUSEOSUS	CHAMISA	5 GAL.	16
	FALLUGIA PARADOXA	APACHE PLUME	1-2 GAL.	50
	PEROVSKIA ARTIMISIOIDES	RUSSIAN SAGE	1-2 GAL.	31
	SANTOLINA CHAMAECYPARIS	GRAY SANTOLINA	1-2 GAL.	32
	SPARTIUM JUCEUM	SPANISH BROOM	5 GAL.	10
	LAVANDULA ANGUSTIFOLIA	LAVENDER	1-2 GAL.	20
	MISCANTHUS SINENSIS	MAIDEN GRASS	5 GAL.	24
	LONICERA ARIZONICA	HONEY SUCKLE	5 GAL.	14
	BUCHLOW DACTYLOIDES	BUFFALO GRASS	6 LSBS/ 1000 SQ. FT.	6 LSBS/ 1000 SQ. FT.
	3/4" TO 1" SANTA FE BROWN GRAVEL			
	2" TO 4" SANTA ANA TAN STONES			

KEYED NOTES

1. PROPOSED LOCATION OF UNDERGROUND RAIN HARVESTING CISTERN TO BE USED FOR IRRIGATION.
2. REFER TO SITE DETAIL SHEET 3 FOR SHRUB AND TREE PLANTING DETAILS. PLANTING TO COMPLY WITH CITY OF ALBUQUERQUE ORDINANCE 14-16-3-10.
3. PERMEABLE PAVING SURFACE TO BE UTILIZED IN RV SALES



LANDSCAPE CALCULATIONS

TOTAL LOT AREA = 2.289 ACRES = 99,709 S.F.
 LESS BUILDING AREA = 9,000 S.F.
 NET LOT AREA = 90,709 S.F.
 LANDSCAPE REQUIREMENT = 13,606 (15%)
 LANDSCAPED AREA = 14,896 S.F. = 16.4% OF NET LOT AREA

LANDSCAPE NOTES:

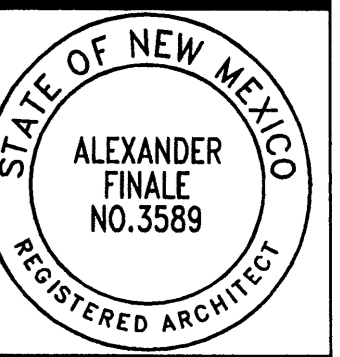
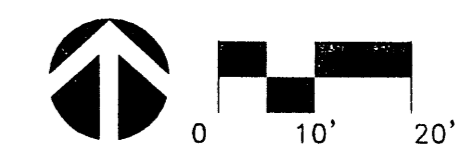
1. Landscape maintenance shall be the responsibility of the Property Owner.
2. It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.
3. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.
4. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.
5. Plant beds shall achieve 75% live ground cover at maturity.
6. SFBrown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

1. Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.
2. Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.
3. Point of connection for irrigation system is unknown at current time and will be coordinated in the field.
4. Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.
5. Irrigation maintenance shall be the responsibility of the Property Owner.
6. Irrigation run time for trees shall be between 140 and 150 gallons per tree per week per week until established.
7. FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

SITE DEVELOPMENT PLAN

SCALE: 1" = 20'



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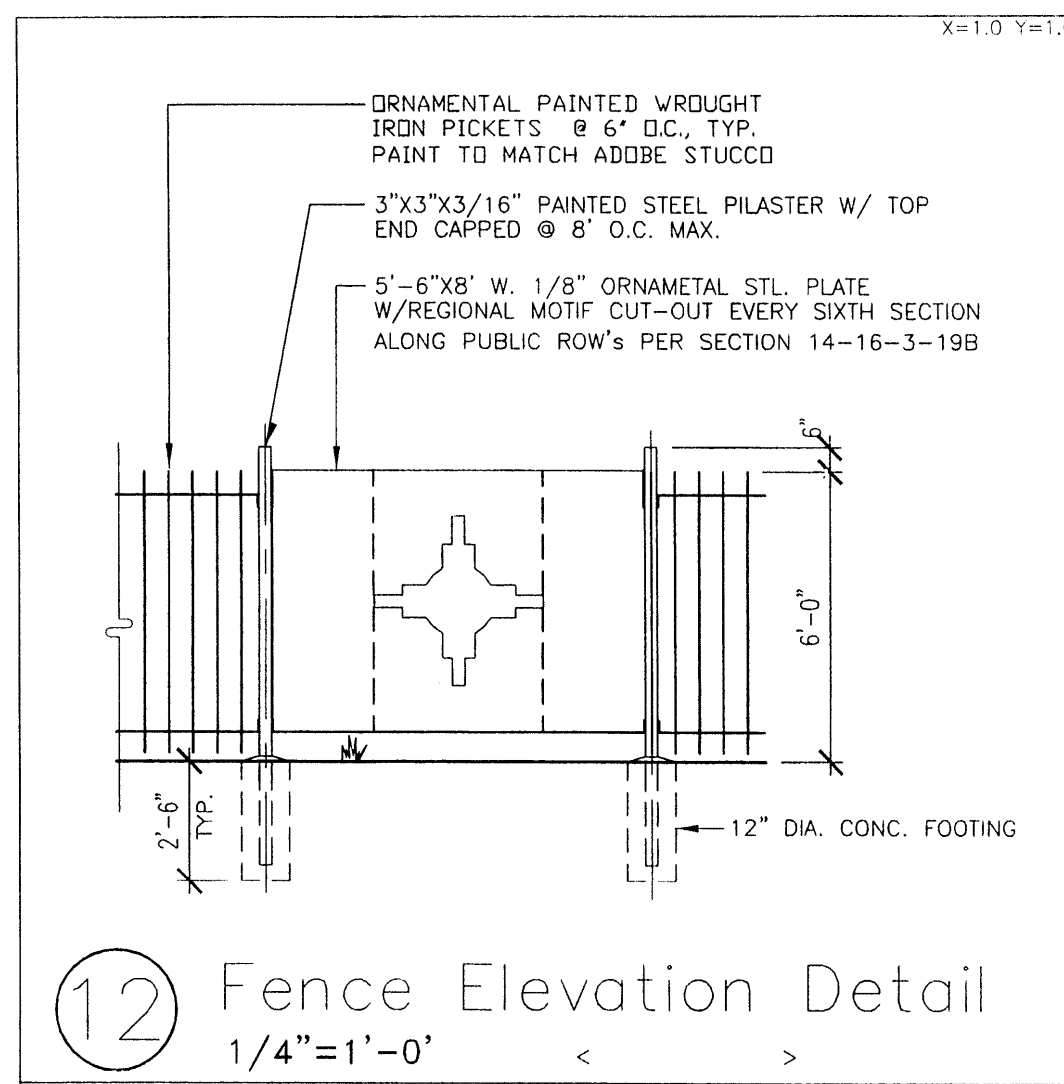
Landscaping Plan

A New Office & Warehouse
 for Enchantment RV
 Westside Road NW Albuquerque, NM 87114

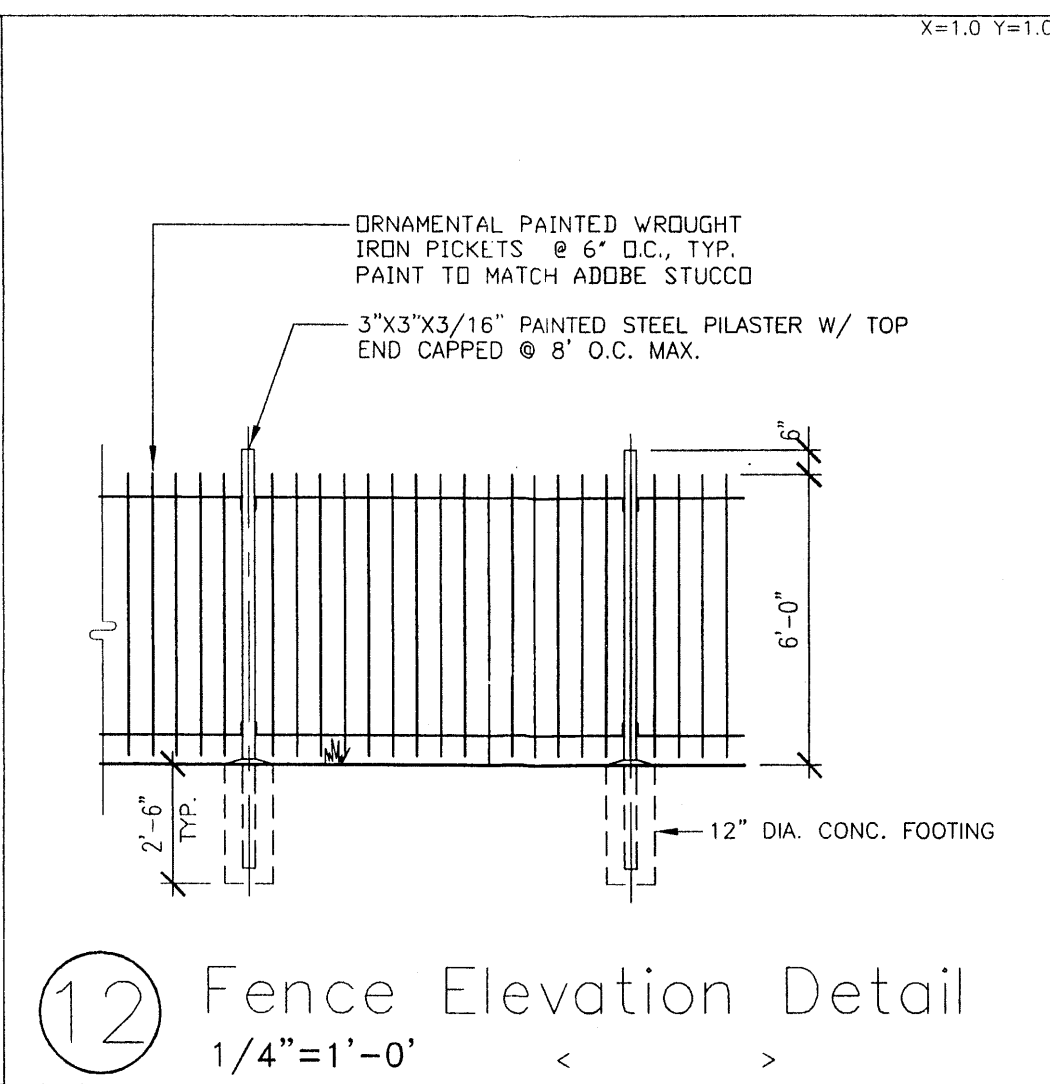
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Revision:	
Rev. No. by:	Date:

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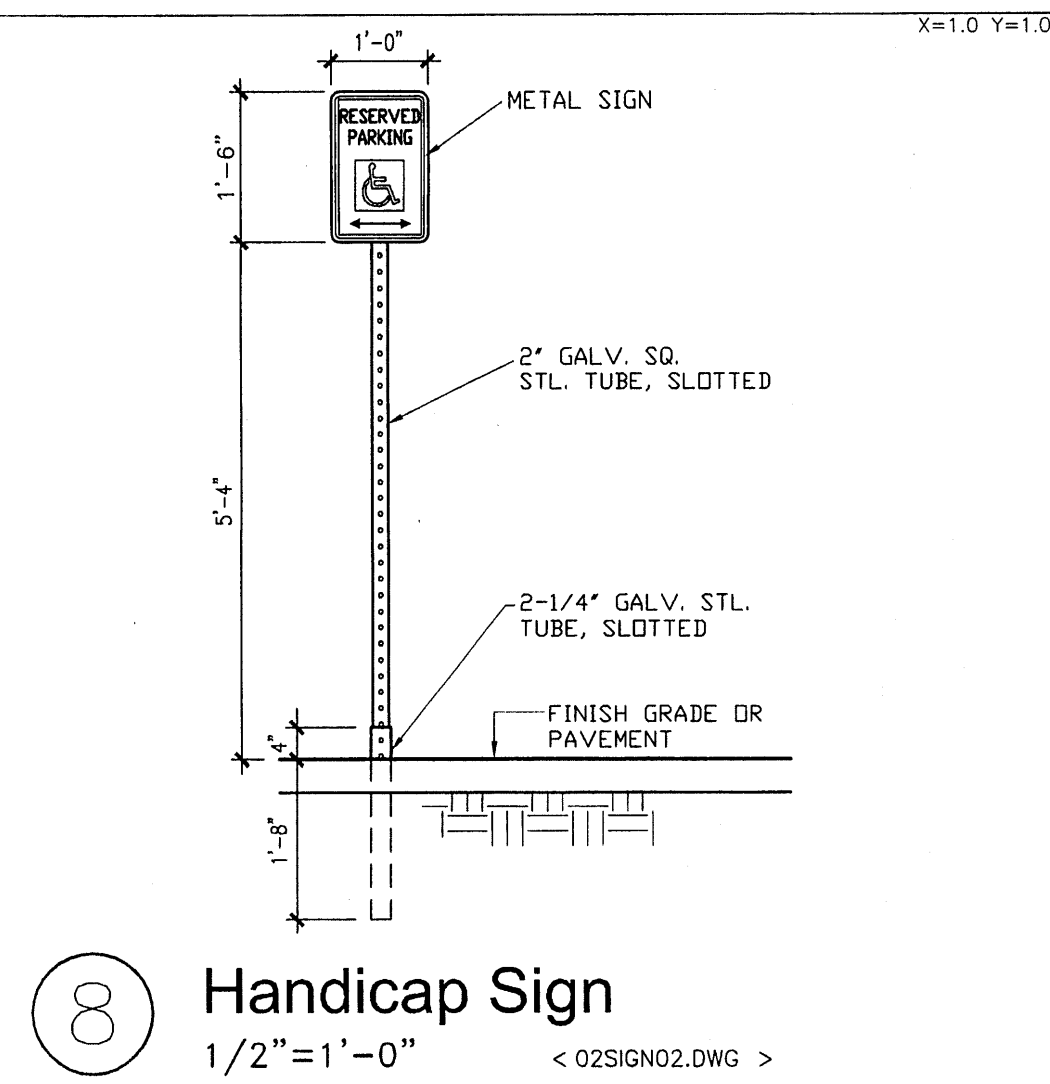
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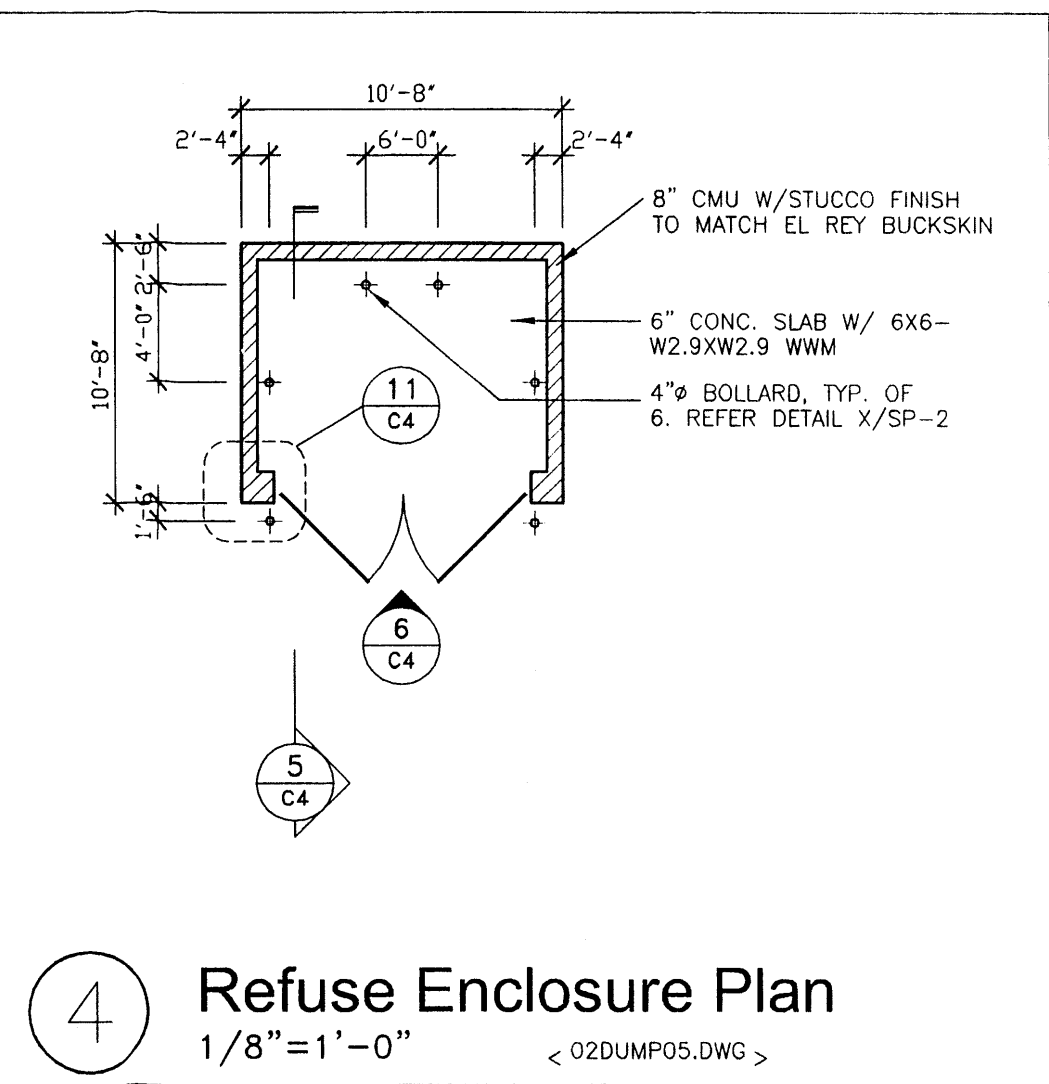
12 Fence Elevation Detail
1/4"=1'-0"



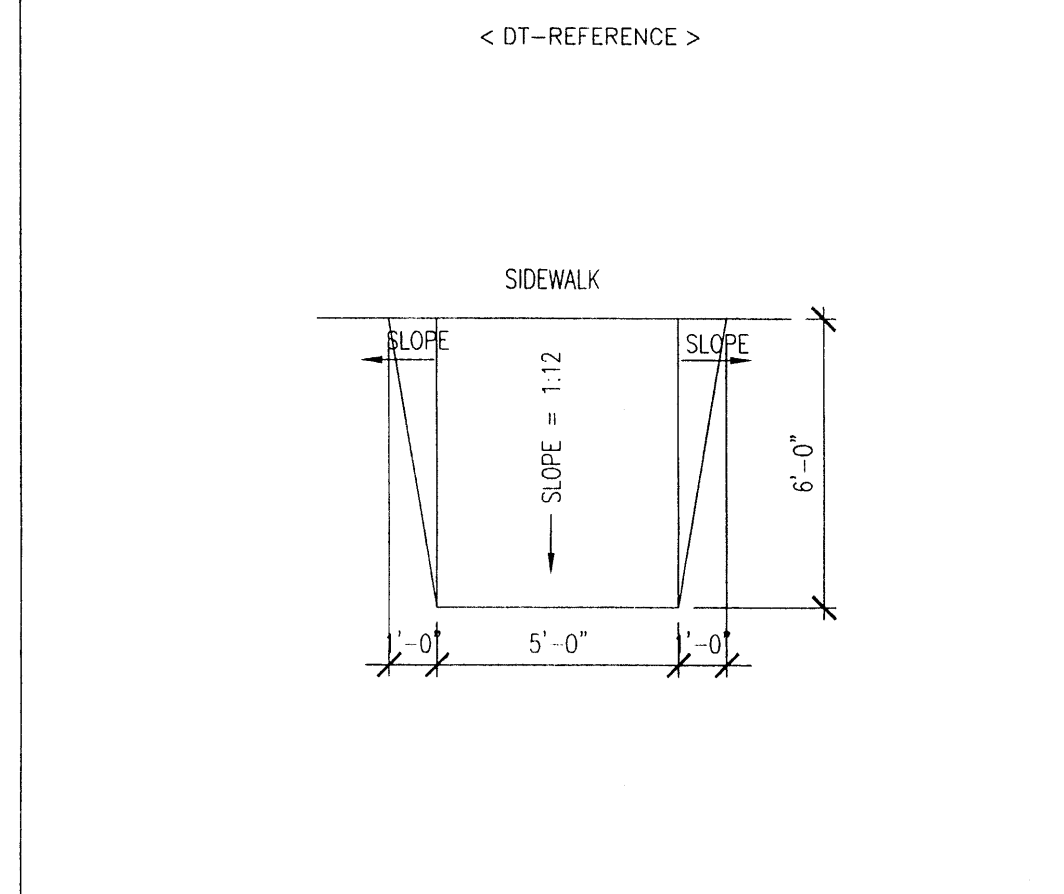
12 Fence Elevation Detail
1/4"=1'-0"



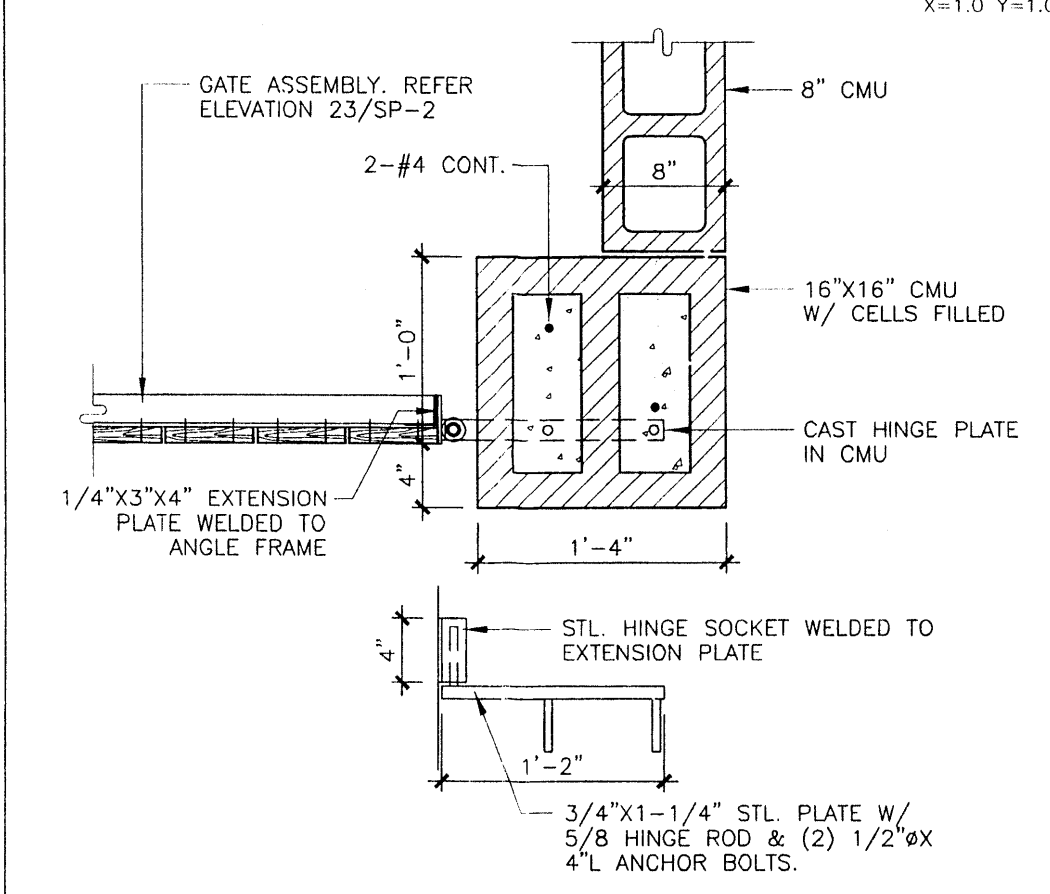
8 Handicap Sign
1/2"=1'-0"



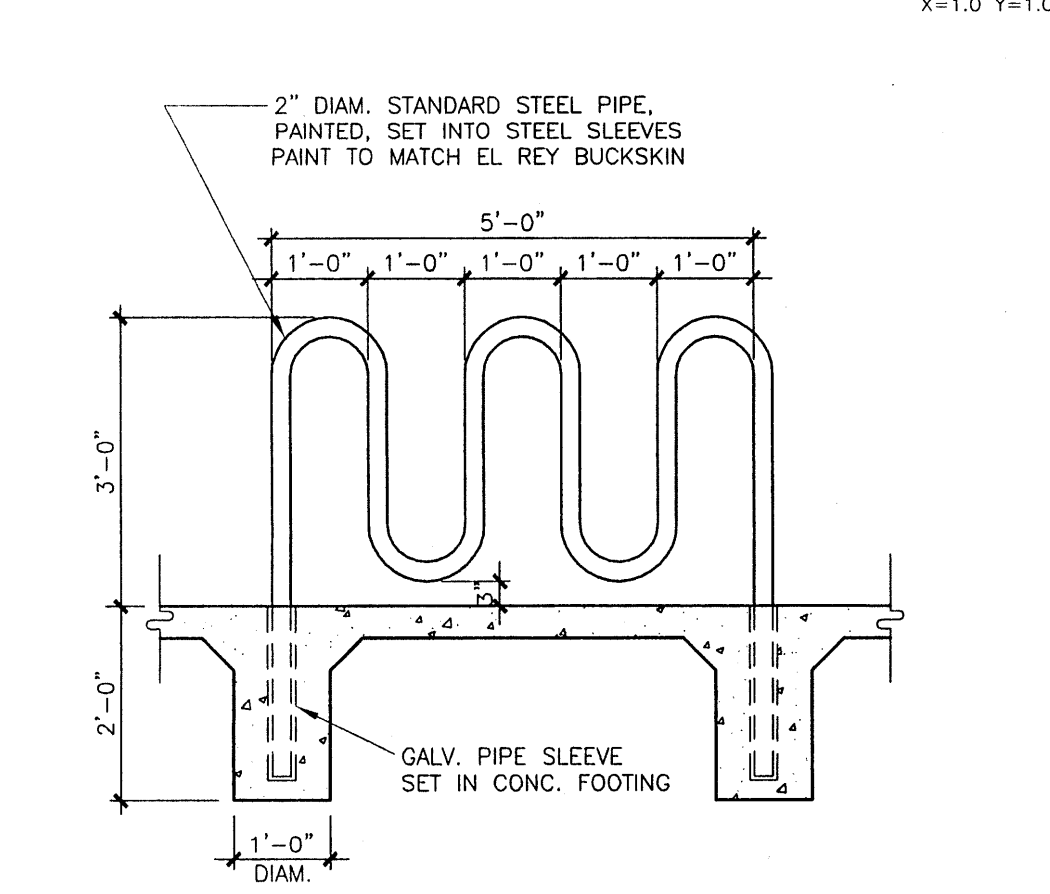
4 Refuse Enclosure Plan
1/8"=1'-0"



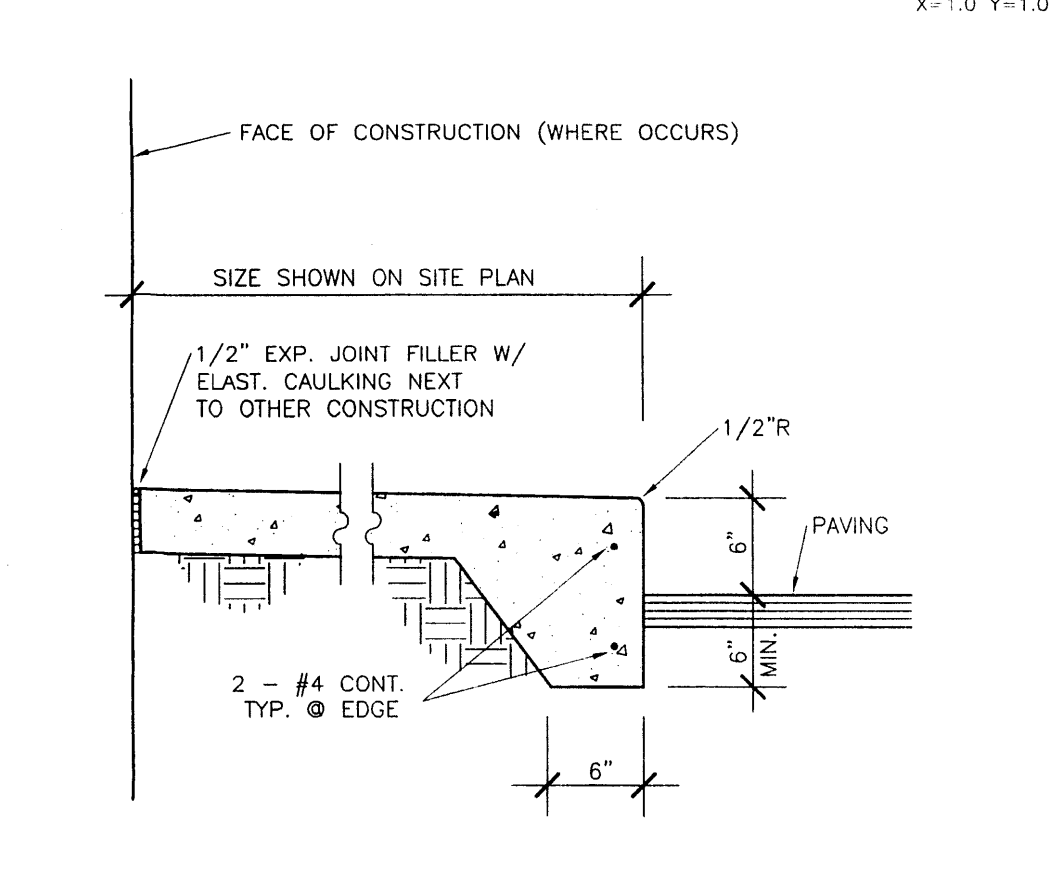
15 Ramp Detail
1/4"=1'-0"



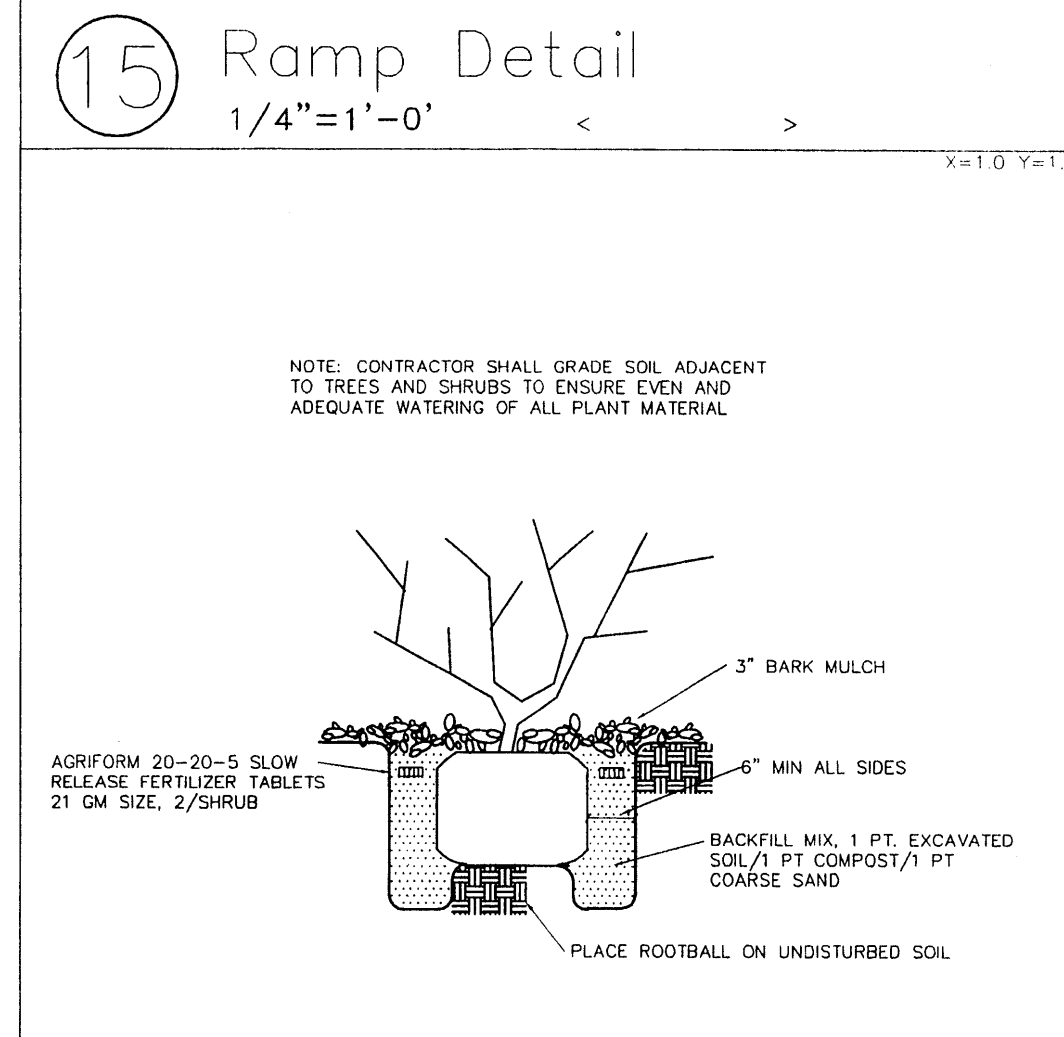
11 Corner Detail
1"=1'-0"



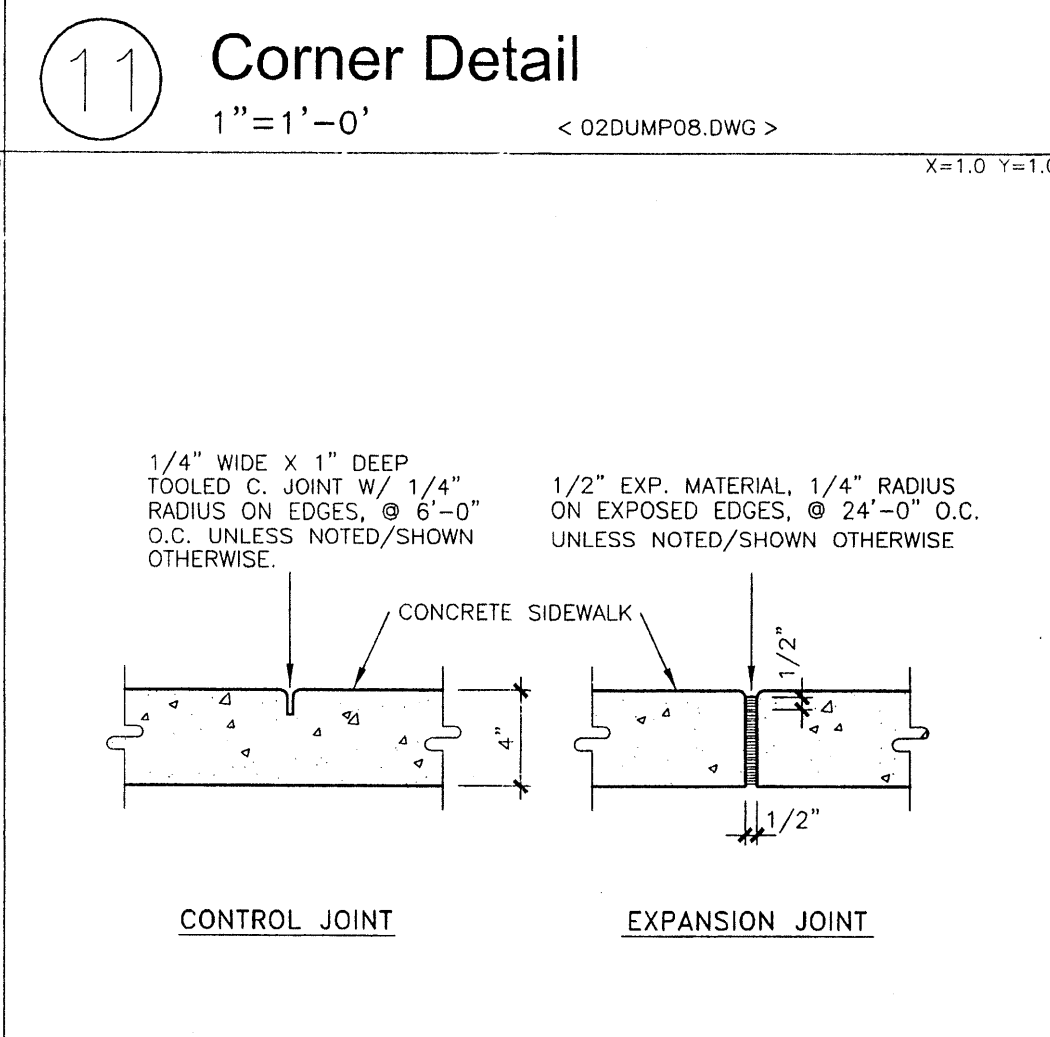
7 Bike Rack Detail
1/2"=1'-0"



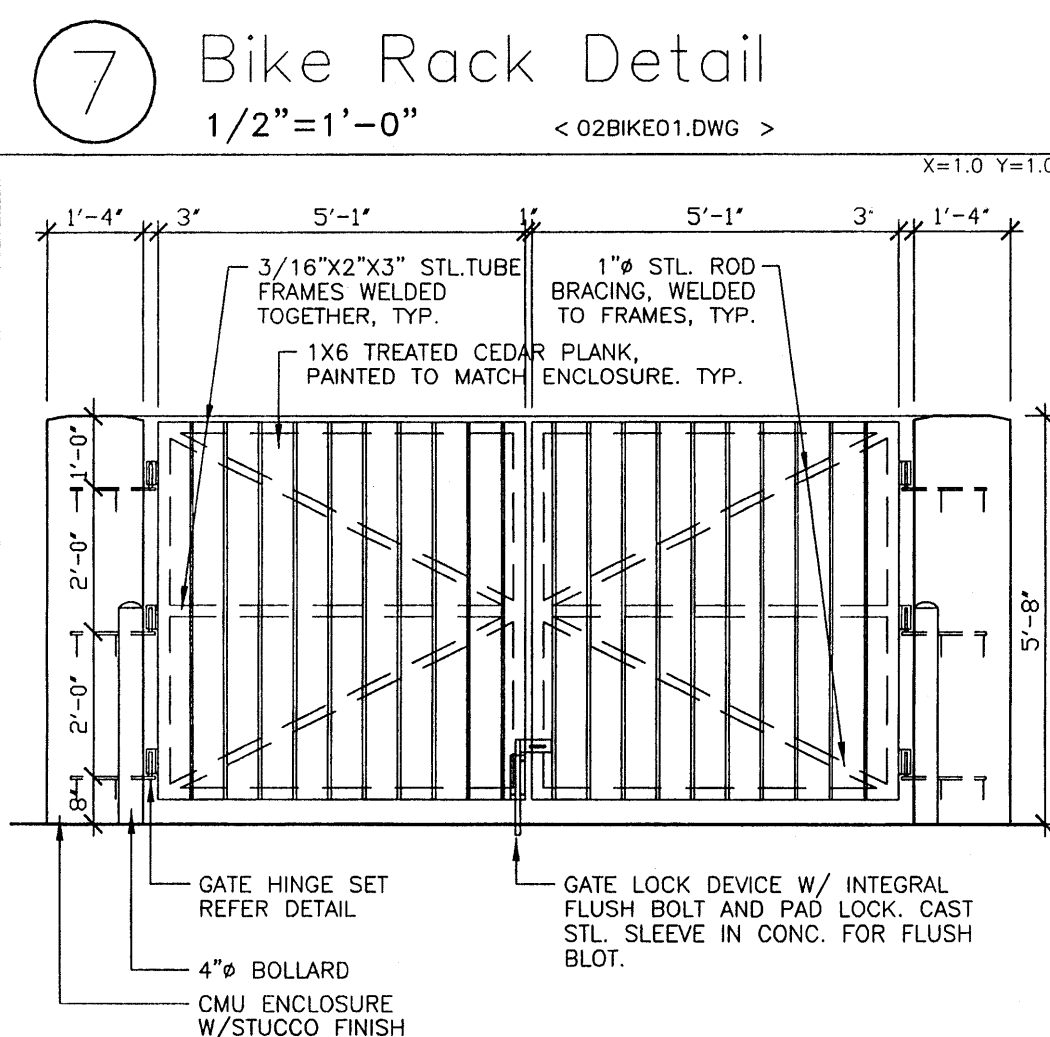
3 Sidewalk Section
1"=1'-0"



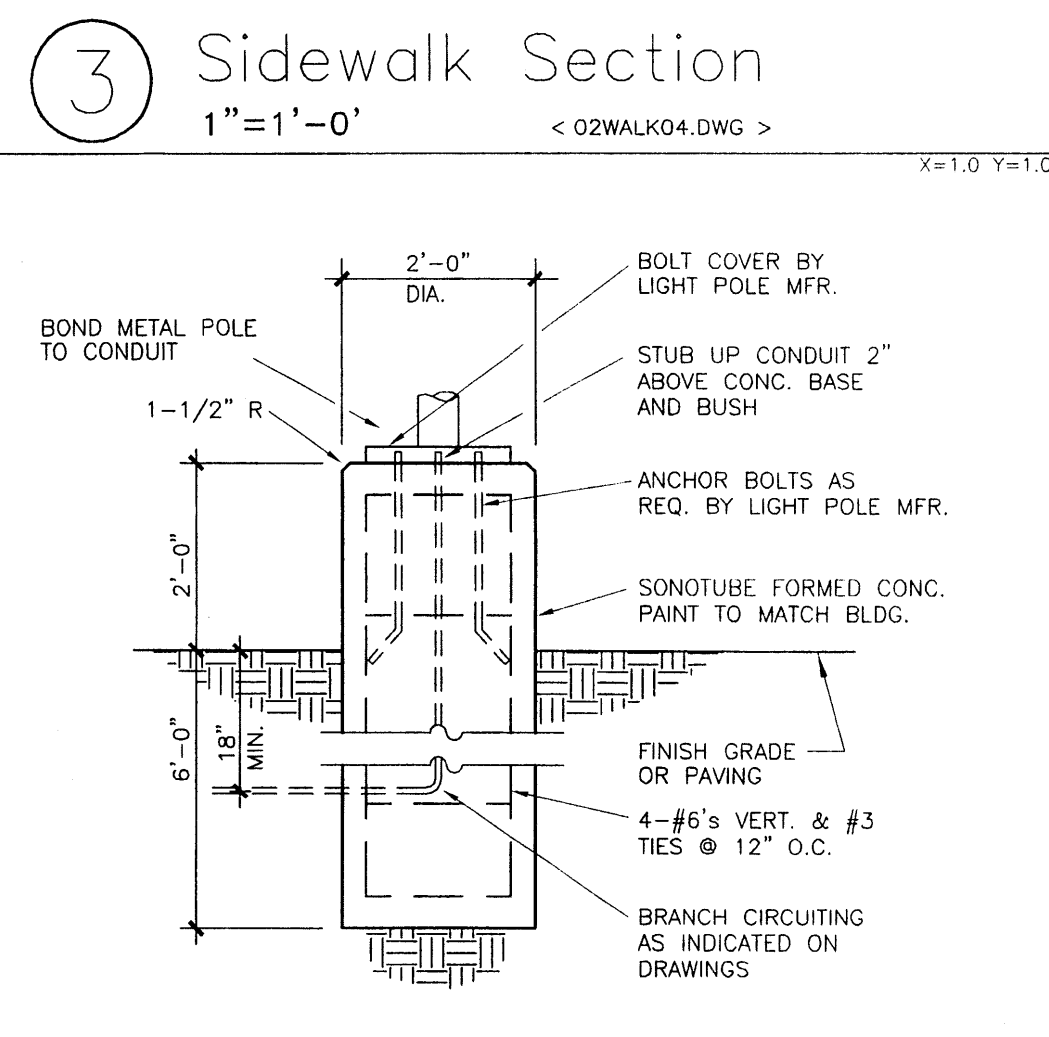
14 Shrub Planting
NTS



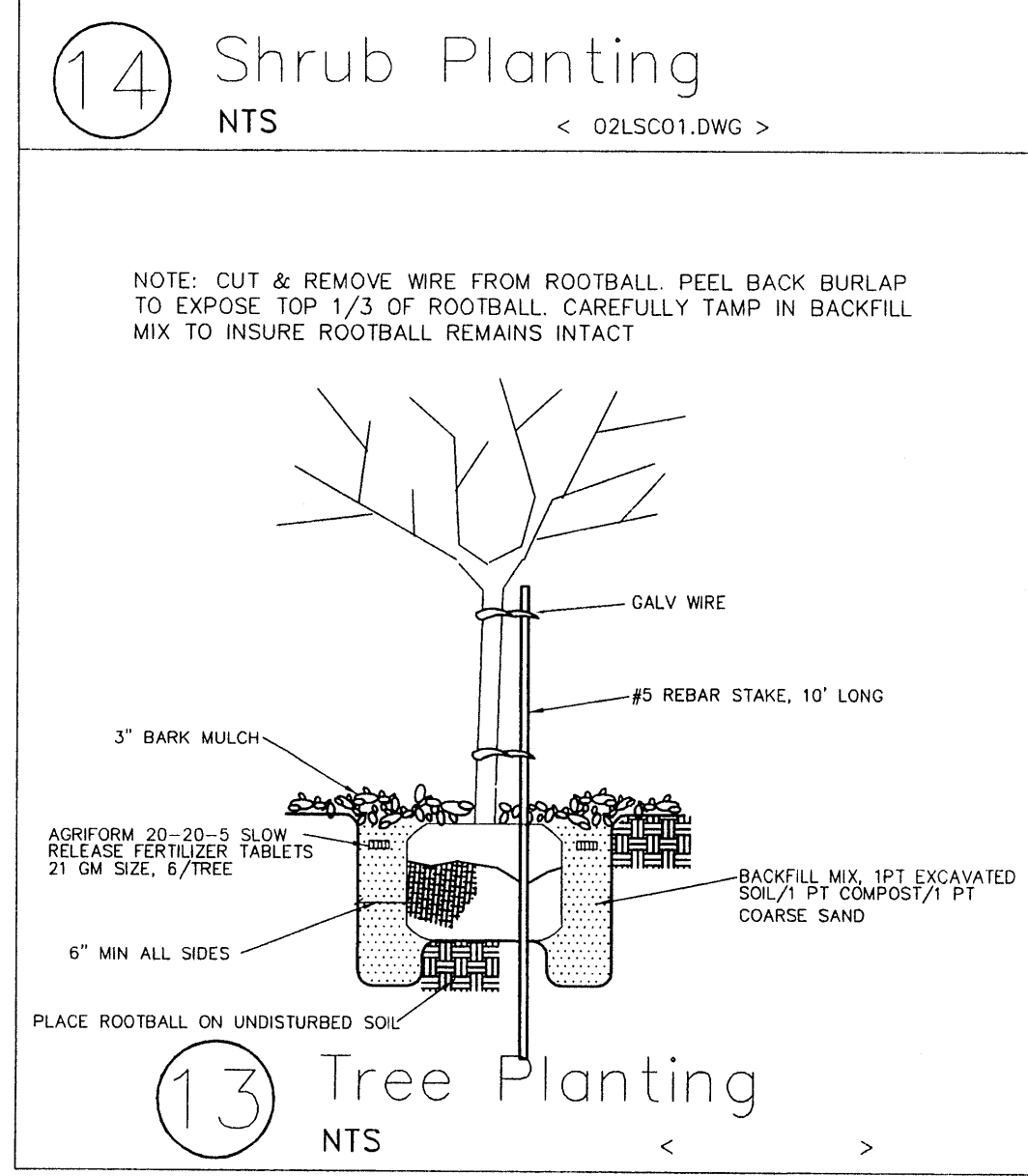
10 Concrete Joints
1-1/2"=1'-0"



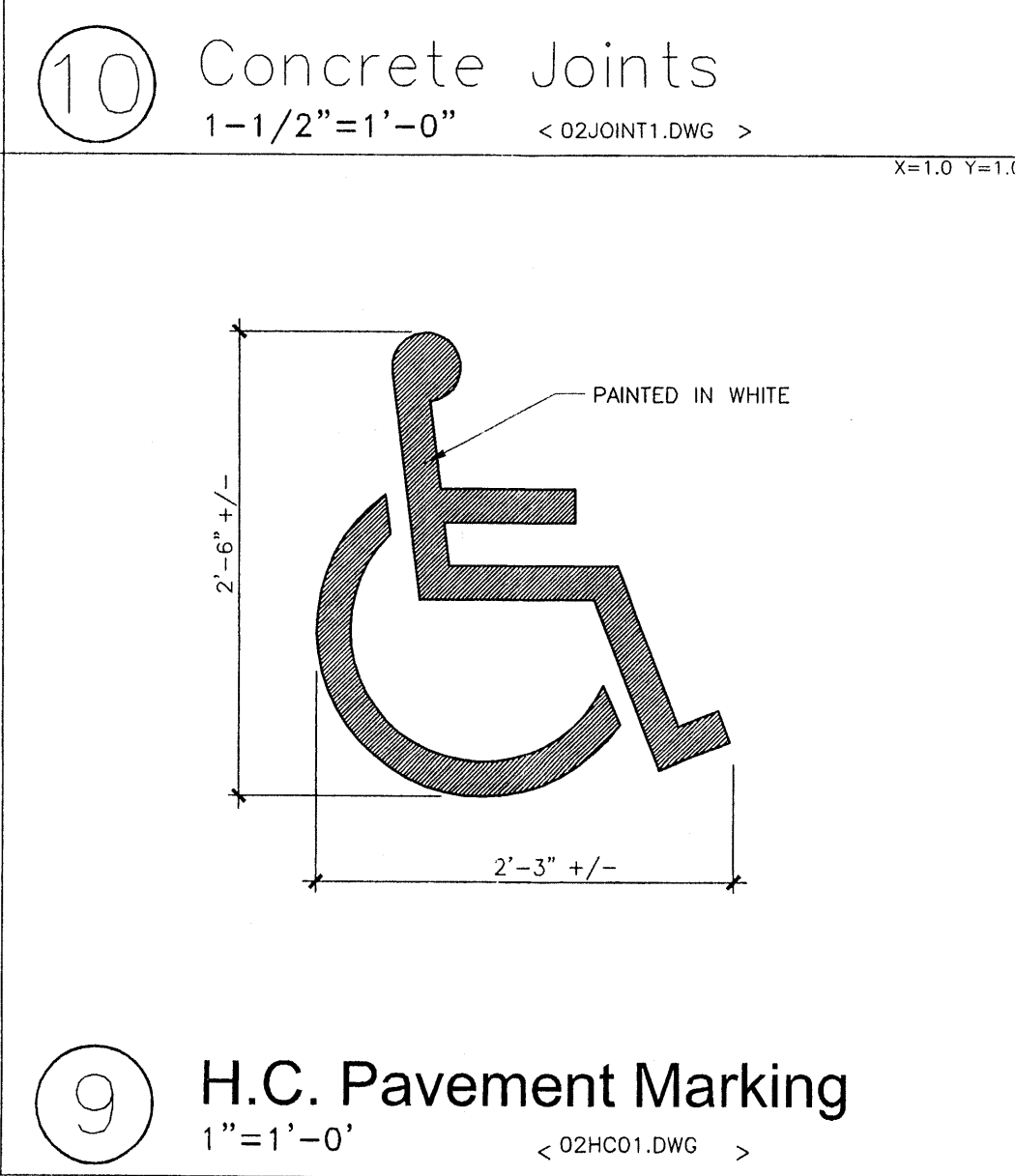
6 Gate Elevation
3/8"=1'-0"



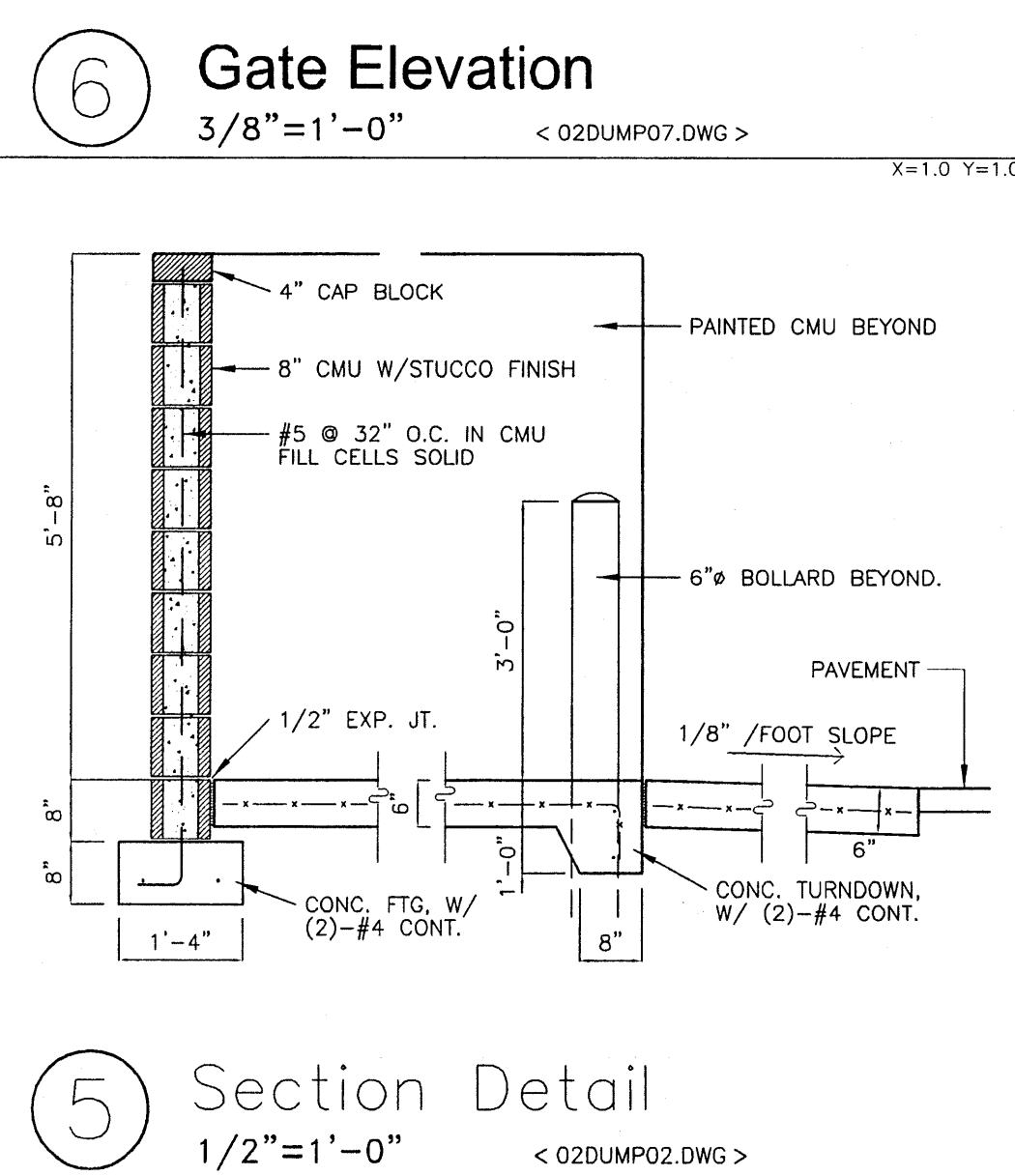
2 Light Pole Base
1/2"=1'-0"



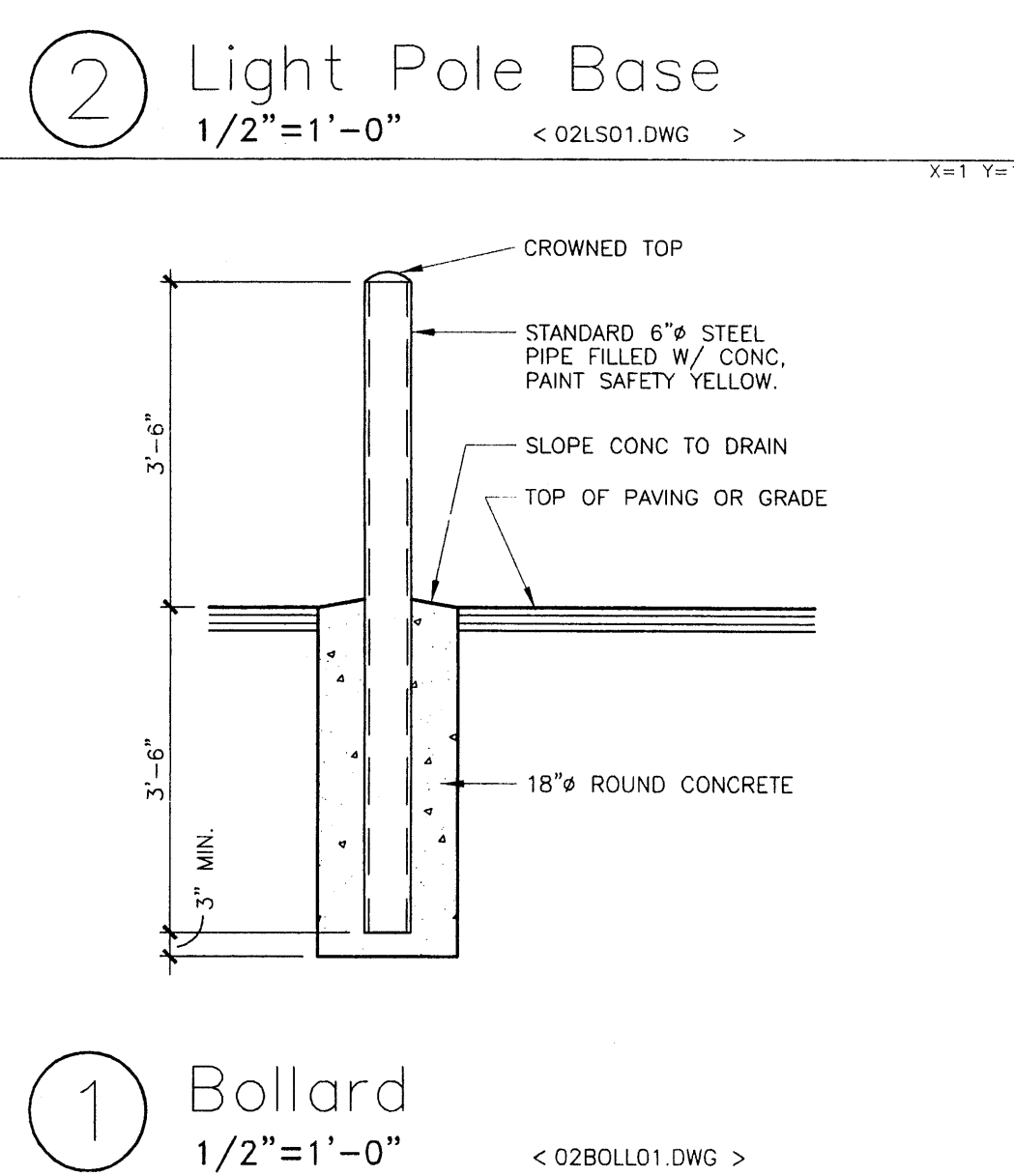
13 Tree Planting
NTS



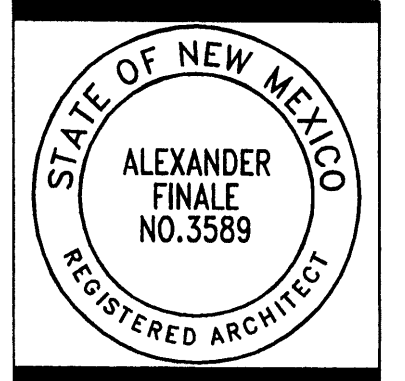
9 H.C. Pavement Marking
1"=1'-0"



5 Section Detail
1/2"=1'-0"



1 Bollard
1/2"=1'-0"



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Enchantment RV

A New Office and Warehouse
for Enchantment RV
Westside Road NW Albuquerque, NM 87114

Site Details

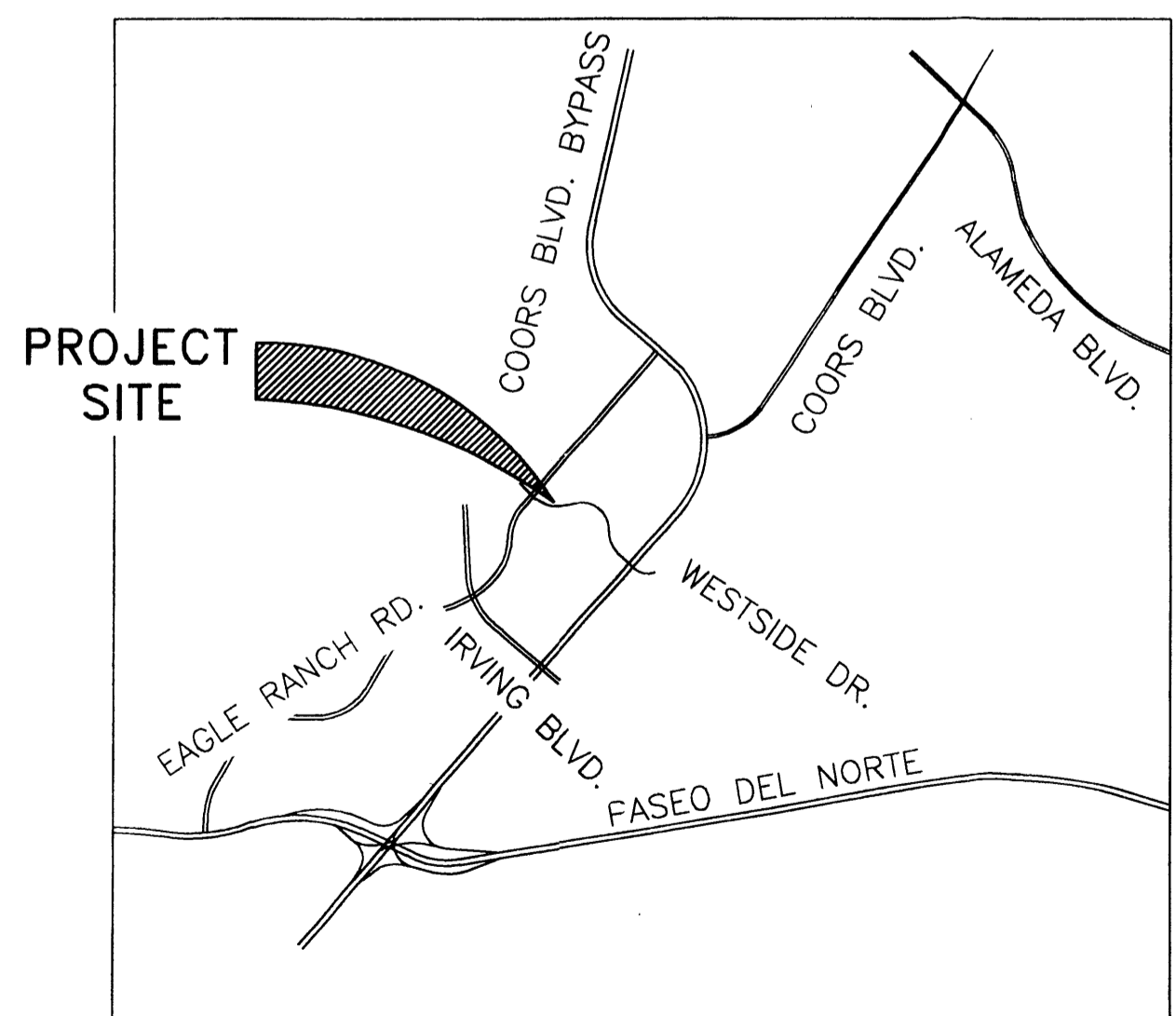
Date:	08/16/07
Revision:	
Rev. No. By:	Date:

Sheet:

3

**DRAINAGE CALCULATION
RATIONAL METHOD**

1. DETERMINE THE PEAK DISCHARGE
DPM TABLE A-9
JUST WEST OF COORS RD.
ZONE 1, 100% TREATMENT D
Qp2 = 1.69 CFS/ACRE
Qp10 = 2.89 CFS/ACRE
Qp100 = 4.37 CFS/ACRE
2. DETERMINE THE DRAINAGE AREA
AREA DETERMINED FROM EDGE OF SIDEWALK/EASEMENT INWARD
A = 1.938 ACRES
3. CALCULATE PROPERTY RUNOFF VOLUME
Q1 = 4.37*1.938 = 8.47 CFS
4. CALCULATE OFFSITE FLOWS
NO OFFSITE FLOWS ARE PRESENT
Q2 = 0, Q3 = 0
5. CALCULATE TOTAL PROPOSED PEAK DISCHARGE
TOTAL Qp = 8.47 CFS
6. COMPARE TO FLOW CALCULATED BY TIERRA WEST, LLC
"DRAINAGE REPORT FOR VENTURE COMMERCE CENTER
NORTHEAST CORNER OF EAGLE RANCH/WESTWIDE DR." ON
NOVEMBER 15, 2006
Qp = 8.56 CFS FROM BASIN 8
7. SINCE Qp OF THE PROPOSED SITE IS EQUAL TO OR LESS THAN THE
DESIGNED FLOW FROM THE SITE THAT THE SYSTEM WAS DESIGNED
FOR, THE FLOW FROM THE SITE DOES NOT NEGATIVELY AFFECT THE
IN PLACE DRAINAGE SYSTEM AS IT WAS DESIGNED.



SITE LOCATION MAP

EXECUTIVE SUMMARY

This project is located at the intersection of Eagle Ranch Rd. and Westside Dr. in West Albuquerque, New Mexico. The site is a vacant commercial lot that is being developed into an Recreational Vehicle Dealership. The drainage concept for the site is to grade all areas such that drainage is routed to a drop inlet on the east side where a storm drain pipe will convey it to the storm drain manhole just east of the property line. Drainage from the sidewalks and driveways will spill into the City's storm drainage system via drop inlets. There are no offsite flows that have been observed.

The drainage from this site impacts the AMAFCA arroyo to the north. However, this flow has already been accounted for in two previous, larger, drainage studies.

Approvals being requested by submittal of this grading and drainage plan set is for "Site Development Plan for Building Permit", "Grading Permit", and "Paving Permit".

INTRODUCTION

The purpose of this project is to develop the commercial lot for an RV Dealership business, and make the necessary grading improvements to avoid problems with on site drainage and the new facilities. Asphalt pavement, curb and gutter, sidewalks, utilities, and an office building will be added to the site. It will be assumed that 98% of the lot will be impervious for the purpose of calculating the drainage storage. The City may require a certain amount to vegetated area.

The previous drainage studies of concern are: (1) Drainage Report for Venture Commerce Center Northeast Corner of Eagle Ranch Rd./Westside Dr. by Tierra West, LLC. (2) Drainage Report for Cactus Hills Subdivision by Easterling Leverton & Associates (file C13/D13). Provisions were made for a 24" stub to collect the drainage from the current Tract C-3-A and route it to the manhole for the 60" RCP the drains into the AMAFCA Channel "Arroyo Del Las Calabacillas".

The FIRM Map 35001C0108E indicates that this site is not in any 100 year flood plains.

The rational method of calculating drainage flow and volume is used. See the calculations to the left for flow and volume quantities of interest.

The assumption made for downstream capacity is that the lot usage is not changing very much when compared to the previous drainage studies. Also, because the drainage area is small when compared to the overall areas of the previous drainage studies and that this site is near the end of the 60" RCP storm drain, the drainage from this site will be in and out of the pipe before the larger flow from the areas above arrives at the outlet from this site.

The calculated flow volume to be conveyed to the AMAFCA Channel is 8.47 CFS.

DEVELOPED CONDITIONS

The proposed construction is for asphalt paving and a new building. The building and asphalt paving will prevent percolation through the soil. This grading and drainage plan will route the additional drainage created by adding impervious surfaces to a proposed drop inlet where it will be routed to a manhole which serves a 60" RCP storm drain.

There are no known offsite flows.

CALCULATIONS

The drainage calculations are presented to the left on this sheet. The peak flow is determined by following the City of Albuquerque DPM for small water sheds.

CONCLUSION

The addition of the new facilities is creating additional drainage flow and the additional volume will be captured and routed to the existing 60" RCP storm drain which spills into the Arroyo Del Las Calabacillas.

GENERAL NOTES

1. NOTES ON THIS SHEET PERTAIN TO THE PROJECT AND ALL SUBSEQUENT SHEETS.
2. ALL DISTURBED SOIL UNDER ANY STRUCTURES WILL BE COMPACTED TO 95% MAXIMUM DENSITY WITH OPTIMUM MOISTURE CONTENT IN TWO 8" LIFTS (LOOSE). THIS INCLUDES PAVEMENT, CURB AND GUTTER, SIDEWALK, AND THE BUFFER AREAS. ADDITIONAL REQUIREMENTS FOR SOIL COMPACTION UNDER THE BUILDING FOUNDATION MAY BE DETERMINED BY THE FOUNDATION DESIGN.
3. CONTRACTOR WILL BE RESPONSIBLE FOR HIRING A GEOTECHNICAL TESTING COMPANY FOR SOIL DENSITY TESTS. A MINIMUM OF 1 TEST PER EVERY 2,000 SF COMPACTED.
4. CONTRACTOR IS RESPONSIBLE FOR HIRING A SURVEYING COMPANY TO PROVIDE CONSTRUCTION STAKING SERVICES UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR. THE GRADES WILL NOT BE CHANGED UNLESS APPROVED BY THE ENGINEER SEALING THESE DESIGN DRAWINGS.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SWPP PLAN AND INSPECTION REPORTING DURING CONSTRUCTION. SEDIMENT WILL NOT LEAVE THE SITE VIA VEHICLE TRACKING, STORM WATER, WIND, OR BY ANY OTHER MEANS. WATER LOOSE DISTURBED SOIL DAILY.
6. CONTRACTOR WILL USE ALL CITY OF ALBUQUERQUE STANDARD DETAILS UNLESS NOTED OTHERWISE.

	MADRID ENGINEERING P. O. Box 109, 480 El Llano Rd. Santa Cruz, NM 87567 505-859-2929 mrmadrid@madrid-engineering.com	
	Submitted:	Mario R. Madrid, P.E.
Owner:	Michael Grier	
Location:	Albuquerque, New Mexico	
Rev:	0	Date: September 28, 2007
Discipline Number:	C1	1 OF 5

A B C D E F G H I

1

2

3

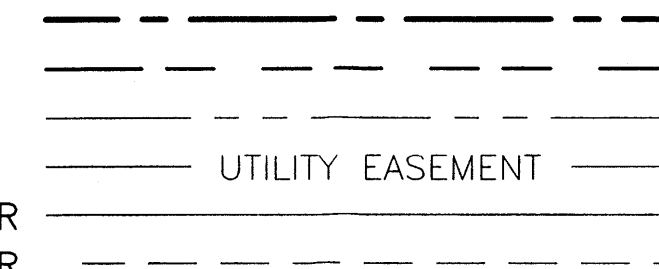
4

5

6

LEGEND:

MATCHLINES
 PROPERTY LINE
 EXISTING FEATURES
 EXISTING EASEMENT
 EXST 5 FOOT CONTOUR
 EXST 1 FOOT CONTOUR

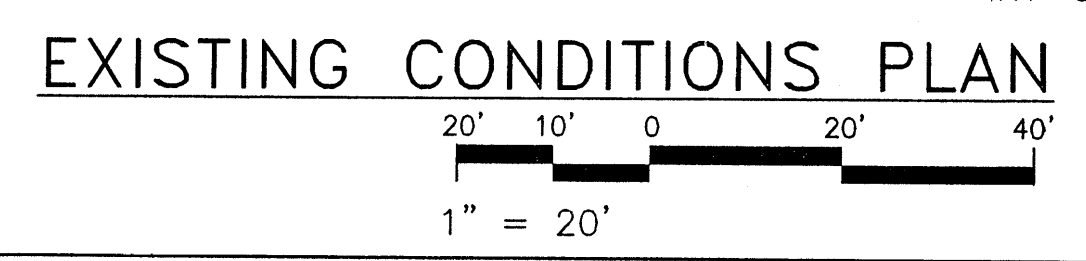
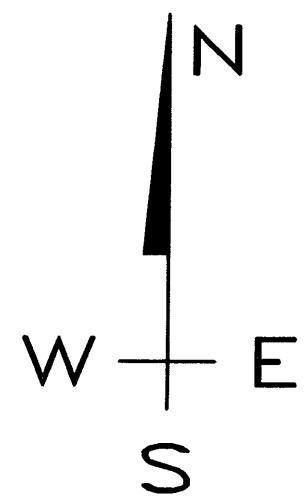
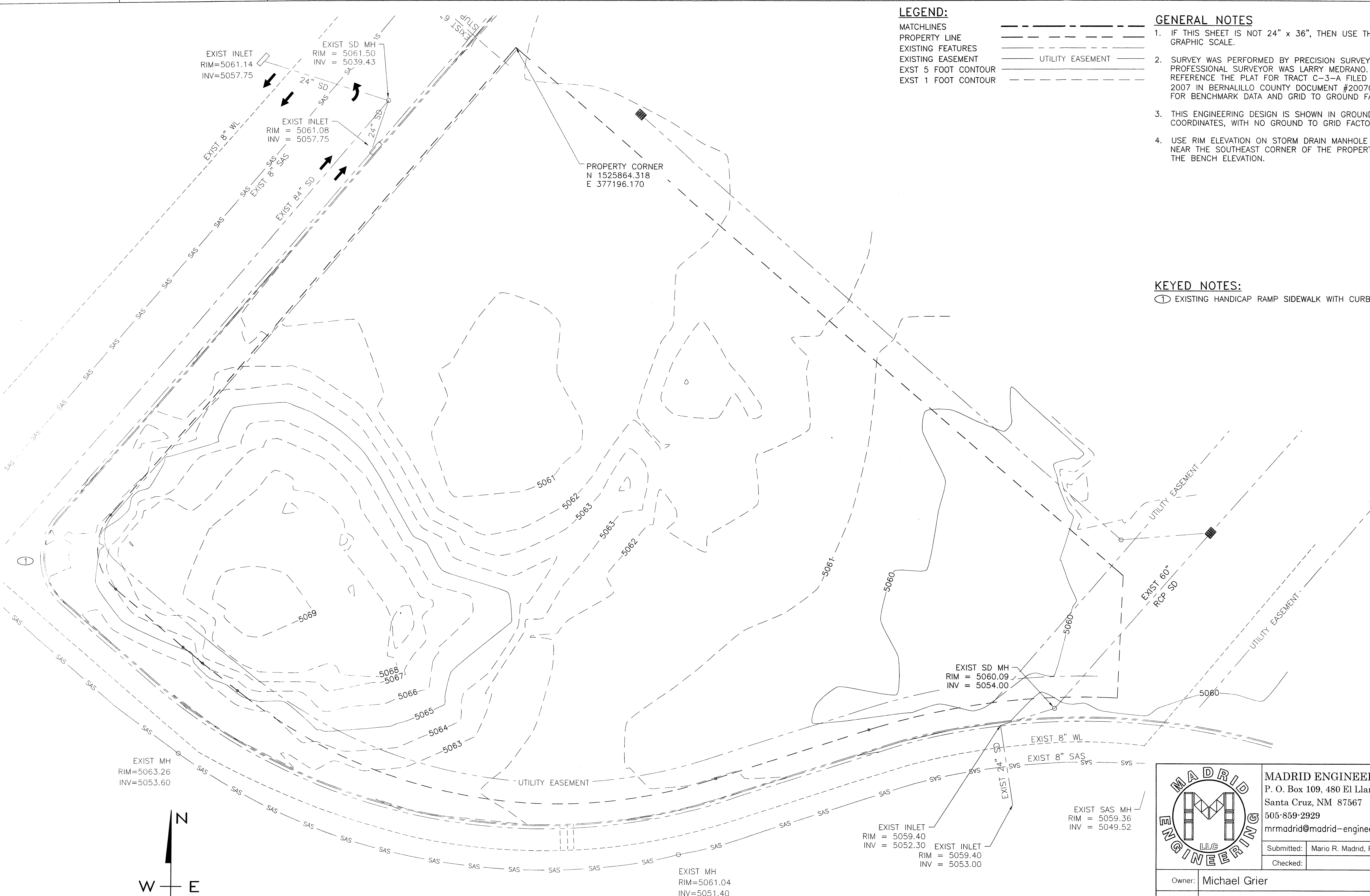


GENERAL NOTES

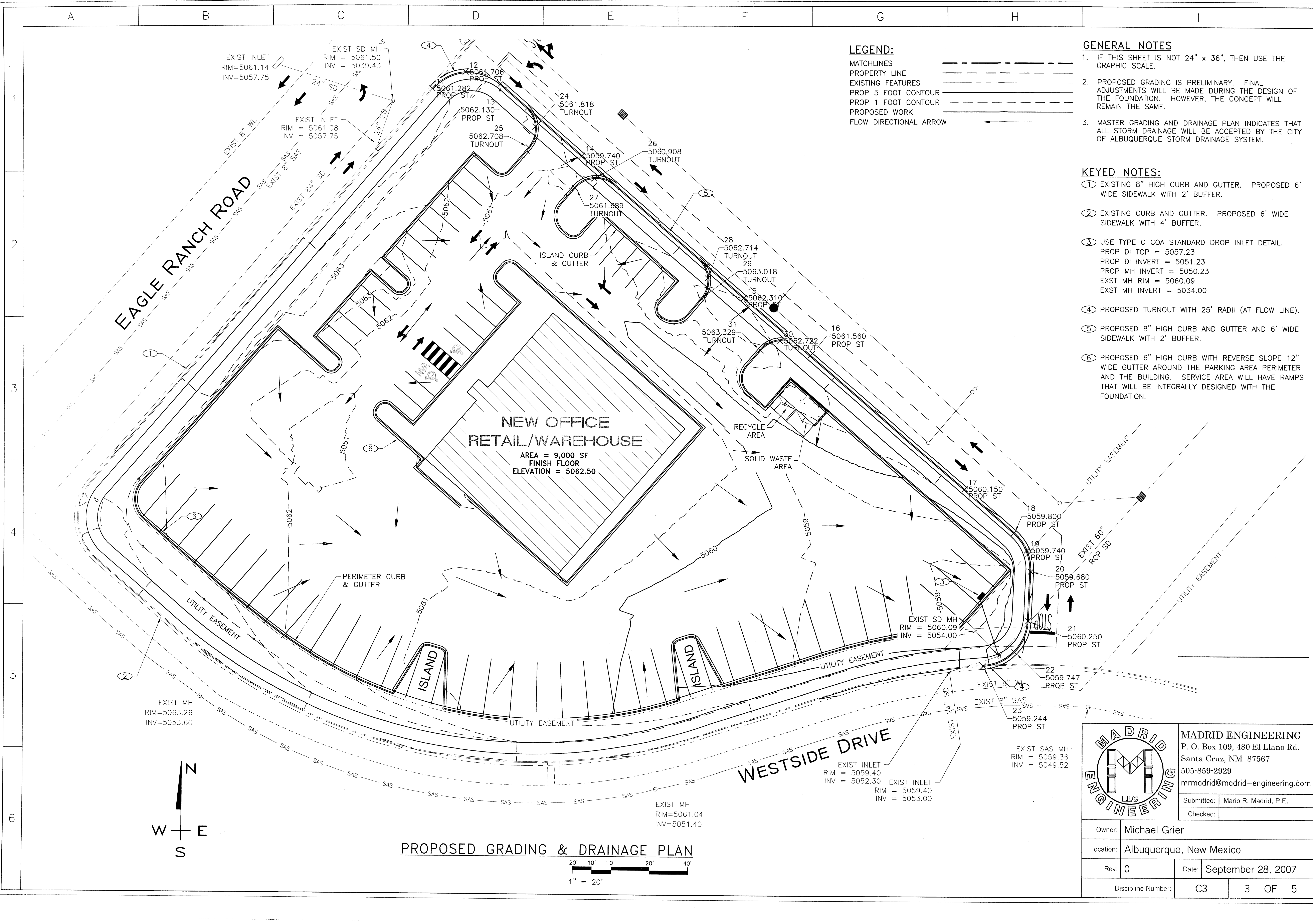
1. IF THIS SHEET IS NOT 24" x 36", THEN USE THE GRAPHIC SCALE.
2. SURVEY WAS PERFORMED BY PRECISION SURVEYS. PROFESSIONAL SURVEYOR WAS LARRY MEDRANO. REFERENCE THE PLAT FOR TRACT C-3-A FILED MARCH 2007 IN BERNALILLO COUNTY DOCUMENT #2007039884 FOR BENCHMARK DATA AND GRID TO GROUND FACTORS.
3. THIS ENGINEERING DESIGN IS SHOWN IN GROUND COORDINATES, WITH NO GROUND TO GRID FACTOR.
4. USE RIM ELEVATION ON STORM DRAIN MANHOLE LOCATED NEAR THE SOUTHEAST CORNER OF THE PROPERTY AS THE BENCH ELEVATION.

KEYED NOTES:

- ① EXISTING HANDICAP RAMP SIDEWALK WITH CURB.



	MADRID ENGINEERING P. O. Box 109, 480 El Llano Rd. Santa Cruz, NM 87567 505-859-2929 mrmadrid@madrid-engineering.com		
	Submitted:	Mario R. Madrid, P.E.	
Checked:			
Owner:	Michael Grier		
Location:	Albuquerque, New Mexico		
Rev:	0	Date:	September 28, 2007
Discipline Number:	C2	2 OF 5	



LEGEND:

- MATCHLINES
- PROPERTY LINE
- EXISTING FEATURES
- PROP 5 FOOT CONTOUR
- PROP 1 FOOT CONTOUR
- PROPOSED WORK
- FLOW DIRECTIONAL ARROW

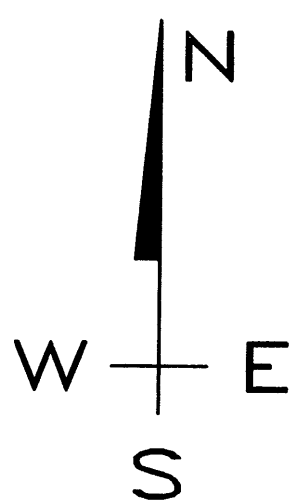
GENERAL NOTES:

1. IF THIS SHEET IS NOT 24" x 36", THEN USE THE GRAPHIC SCALE.
2. PROPOSED GRADING IS PRELIMINARY. FINAL ADJUSTMENTS WILL BE MADE DURING THE DESIGN OF THE FOUNDATION. HOWEVER, THE CONCEPT WILL REMAIN THE SAME.
3. MASTER GRADING AND DRAINAGE PLAN INDICATES THAT ALL STORM DRAINAGE WILL BE ACCEPTED BY THE CITY OF ALBUQUERQUE STORM DRAINAGE SYSTEM.

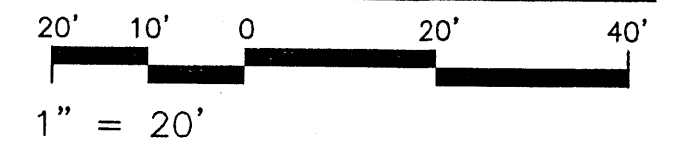
KEYED NOTES:

- ① EXISTING 8" HIGH CURB AND GUTTER. PROPOSED 6' WIDE SIDEWALK WITH 2' BUFFER.
- ② EXISTING CURB AND GUTTER. PROPOSED 6' WIDE SIDEWALK WITH 4' BUFFER.
- ③ USE TYPE C COA STANDARD DROP INLET DETAIL. PROP DI TOP = 5057.23 PROP DI INVERT = 5051.23 PROP MH INVERT = 5050.23 EXST MH RIM = 5060.09 EXST MH INVERT = 5034.00
- ④ PROPOSED TURNOUT WITH 25' RADII (AT FLOW LINE).
- ⑤ PROPOSED 8" HIGH CURB AND GUTTER AND 6' WIDE SIDEWALK WITH 2' BUFFER.
- ⑥ PROPOSED 6" HIGH CURB WITH REVERSE SLOPE 12" WIDE GUTTER AROUND THE PARKING AREA PERIMETER AND THE BUILDING. SERVICE AREA WILL HAVE RAMPS THAT WILL BE INTEGRALLY DESIGNED WITH THE FOUNDATION.

**NEW OFFICE
RETAIL/WAREHOUSE**
 AREA = 9,000 SF
 FINISH FLOOR
 ELEVATION = 5062.50

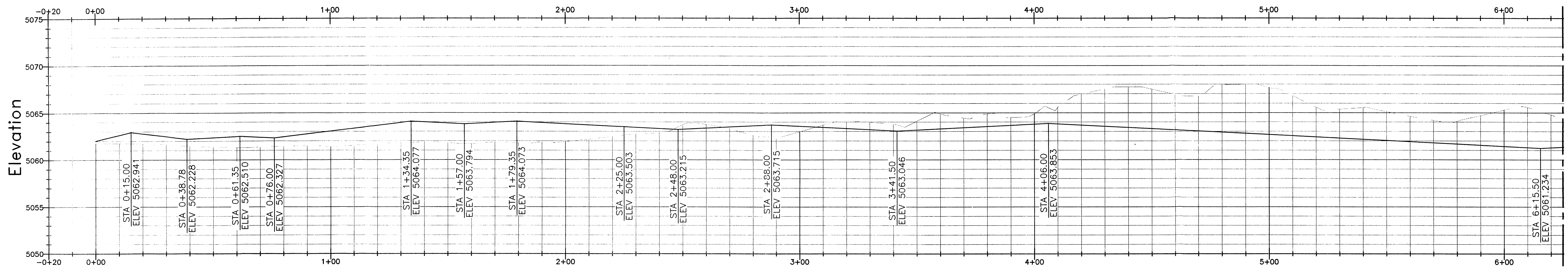


PROPOSED GRADING & DRAINAGE PLAN



	MADRID ENGINEERING P. O. Box 109, 480 El Llano Rd. Santa Cruz, NM 87567 505-859-2929 mrmadrid@madrid-engineering.com	
	Submitted:	Mario R. Madrid, P.E.
Checked:		
Owner:	Michael Grier	
Location:	Albuquerque, New Mexico	
Rev:	0	Date: September 28, 2007
Discipline Number:	C3	3 OF 5

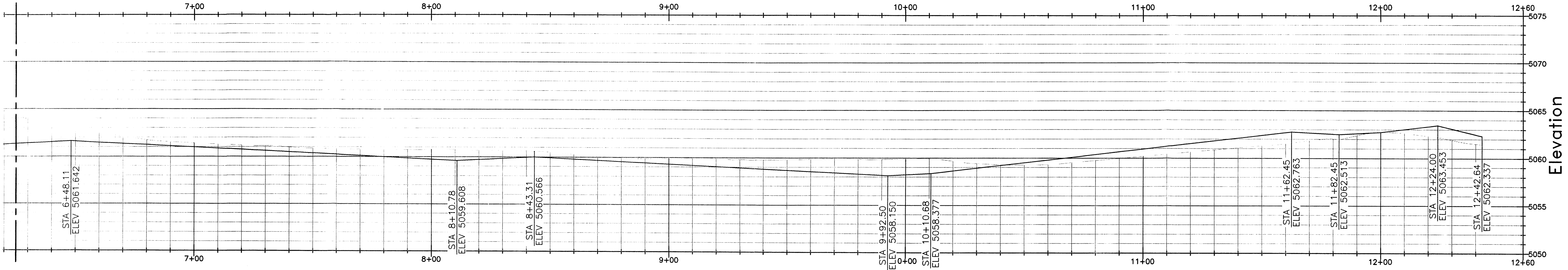
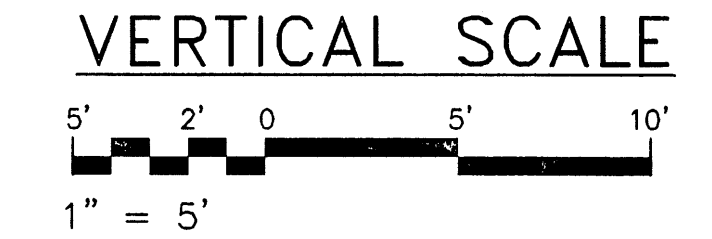
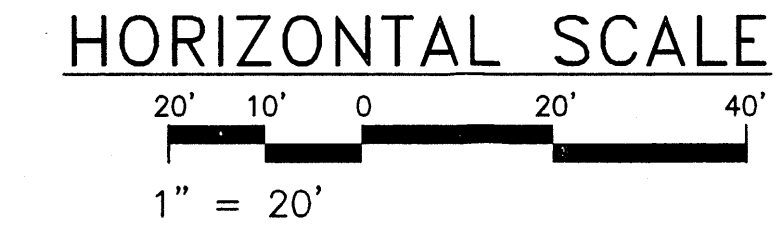
PERIMETER CURB & GUTTER PROFILE



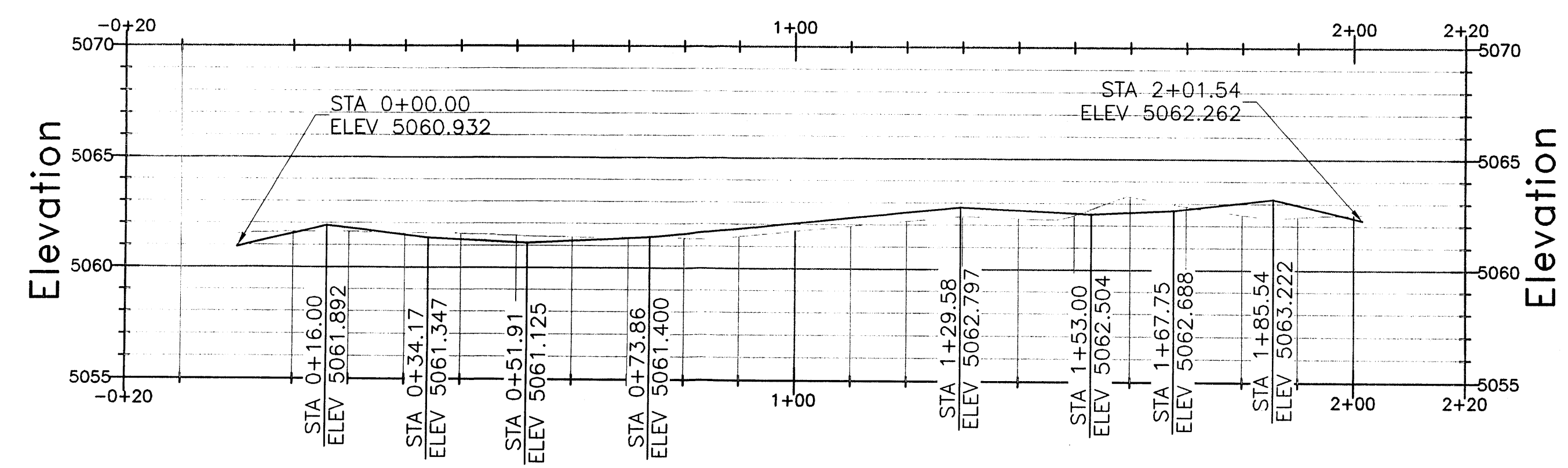
LEGEND:

MATCHLINES
EXISTING SURFACE
PROPOSED GRADE

PERIMETER CURB & GUTTER PROFILE, CONT'D



ISLAND CURB & GUTTER PROFILE



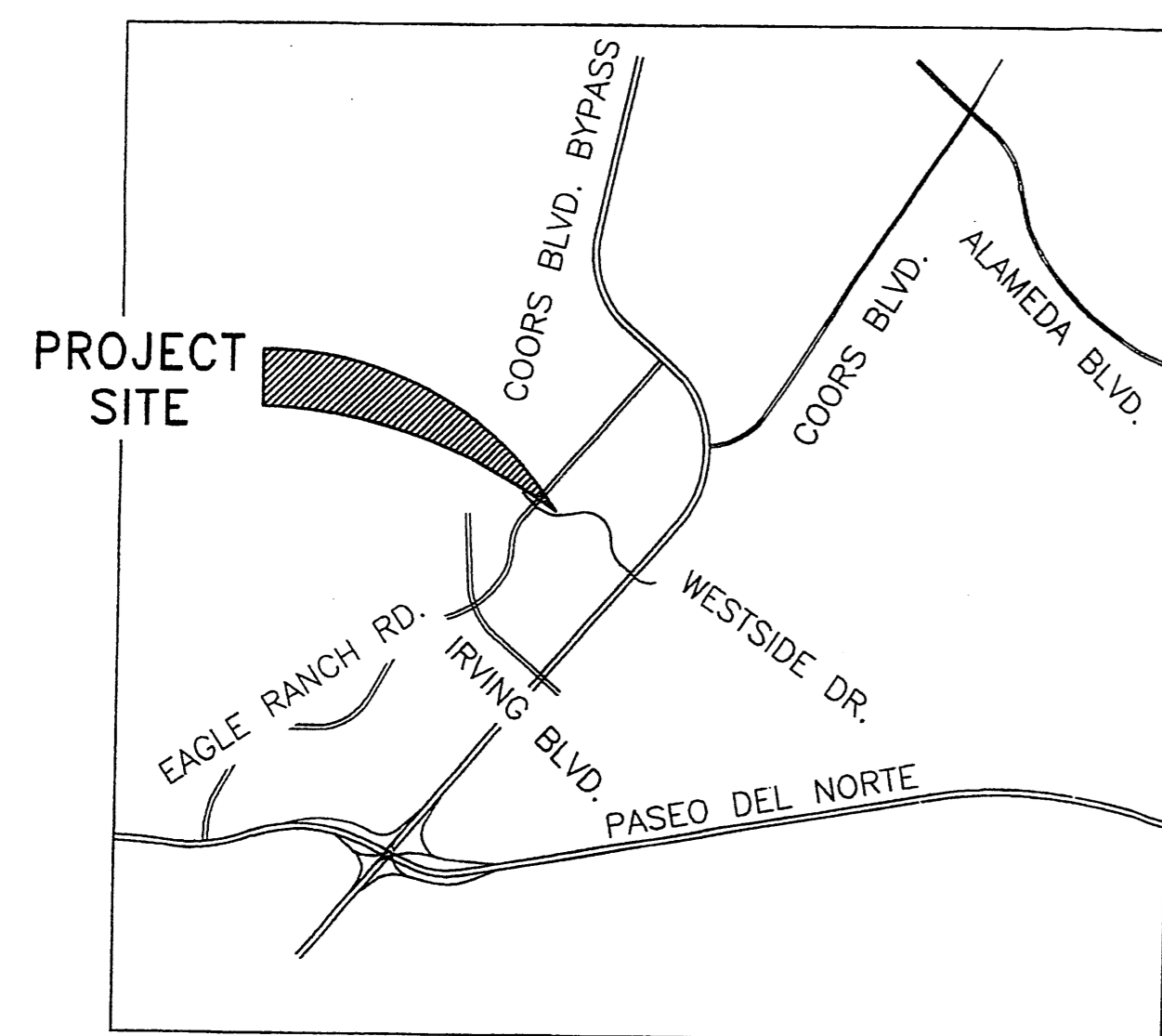
GENERAL NOTES

- IF THIS SHEET IS NOT 24" x 36", THEN USE THE GRAPHIC SCALE.
- PROFILE ABOVE IS OF THE PERIMETER CURB AND GUTTER WITHIN THE PROPERTY.
- PROFILE ON LEFT IS OF THE ISLAND NORTH OF THE BUILDING WITHIN THE PROPERTY.
- THE PROFILES ARE OF THE TOP OF CURB.
- 6" x 6" CURB, 12" GUTTER WITH +3% SLOPE, 12" DEPTH. USE 3,000 PSI CONCRETE, PLACE CRACK CONTROL JOINTS EVERY 8 FEET. PLACE EXPANSION JOINTS EVERY 16 FEET WITH (3) #4 BARS 12" LONG.

	MADRID ENGINEERING P. O. Box 109, 480 El Llano Rd. Santa Cruz, NM 87567 505-859-2929 mrmadrid@madrid-engineering.com	
	Submitted:	Mario R. Madrid, P.E.
Owner:	Michael Grier	
Location:	Albuquerque, New Mexico	
Rev:	0	Date: September 28, 2007
Discipline Number:	C4	4 OF 5

**DRAINAGE CALCULATION
RATIONAL METHOD**

1. DETERMINE THE PEAK DISCHARGE
DPM TABLE A-9
JUST WEST OF COORS RD.
ZONE 1, 100% TREATMENT D
 $Q_p2 = 1.69 \text{ CFS/ACRE}$
 $Q_p10 = 2.89 \text{ CFS/ACRE}$
 $Q_p100 = 4.37 \text{ CFS/ACRE}$
2. DETERMINE THE DRAINAGE AREA
AREA DETERMINED FROM EDGE OF SIDEWALK/EASEMENT INWARD
 $A = 1.938 \text{ ACRES}$
3. CALCULATE PROPERTY RUNOFF VOLUME
 $Q1 = 4.37 * 1.938 = 8.47 \text{ CFS}$
4. CALCULATE OFFSITE FLOWS
NO OFFSITE FLOWS ARE PRESENT
 $Q2 = 0, Q3 = 0$
5. CALCULATE TOTAL PROPOSED PEAK DISCHARGE
TOTAL $Q_p = 8.47 \text{ CFS}$
6. COMPARE TO FLOW CALCULATED BY TIERRA WEST, LLC
"DRAINAGE REPORT FOR VENTURE COMMERCE CENTER
NORTHEAST CORNER OF EAGLE RANCH/WESTWIDE DR." ON
NOVEMBER 15, 2006
 $Q_p = 8.56 \text{ CFS FROM BASIN 8}$
7. SINCE Q_p OF THE PROPOSED SITE IS EQUAL TO OR LESS THAN THE
DESIGNED FLOW FROM THE SITE THAT THE SYSTEM WAS DESIGNED
FOR, THE FLOW FROM THE SITE DOES NOT NEGATIVELY AFFECT THE
IN PLACE DRAINAGE SYSTEM AS IT WAS DESIGNED.



SITE LOCATION MAP

EXECUTIVE SUMMARY

This project is located at the intersection of Eagle Ranch Rd. and Westside Dr. in West Albuquerque, New Mexico. The site is a vacant commercial lot that is being developed into an Recreational Vehicle Dealership. The drainage concept for the site is to grade all areas such that drainage is routed to a drop inlet on the east side where a storm drain pipe will convey it to the storm drain manhole just east of the property line. Drainage from the sidewalks and driveways will spill into the City's storm drainage system via drop inlets. There are no offsite flows that have been observed.

The drainage from this site impacts the AMAFCA arroyo to the north. However, this flow has already been accounted for in two previous, larger, drainage studies.

Approvals being requested by submittal of this grading and drainage plan set is for "Site Development Plan for Building Permit", "Grading Permit", and "Paving Permit".

INTRODUCTION

The purpose of this project is to develop the commercial lot for an RV Dealership business, and make the necessary grading improvements to avoid problems with on site drainage and the new facilities. Asphalt pavement, curb and gutter, sidewalks, utilities, and an office building will be added to the site. It will be assumed that 98% of the lot will be impervious for the purpose of calculating the drainage storage. The City may require a certain amount to vegetated area.

The previous drainage studies of concern are: (1) Drainage Report for Venture Commerce Center Northeast Corner of Eagle Ranch Rd./Westside Dr. by Tierra West, LLC. (2) Drainage Report for Cactus Hills Subdivision by Easterling Leverton & Associates (file C13/D13). Provisions were made for a 24" stub to collect the drainage from the current Tract C-3-A and route it to the manhole for the 60" RCP the drains into the AMAFCA Channel "Arroyo Del Las Calabacillas".

The FIRM Map 35001C0108E indicates that this site is not in any 100 year flood plains.

The rational method of calculating drainage flow and volume is used. See the calculations to the left for flow and volume quantities of interest.

The assumption made for downstream capacity is that the lot usage is not changing very much when compared to the previous drainage studies. Also, because the drainage area is small when compared to the overall areas of the previous drainage studies and that this site is near the end of the 60" RCP storm drain, the drainage from this site will be in and out of the pipe before the larger flow from the areas above arrives at the outlet from this site.

The calculated flow volume to be conveyed to the AMAFCA Channel is 8.47 CFS.

DEVELOPED CONDITIONS

The proposed construction is for asphalt paving and a new building. The building and asphalt paving will prevent percolation through the soil. This grading and drainage plan will route the additional drainage created by adding impervious surfaces to a proposed drop inlet where it will be routed to a manhole which serves a 60" RCP storm drain.

There are no known offsite flows.

CALCULATIONS

The drainage calculations are presented to the left on this sheet. The peak flow is determined by following the City of Albuquerque DPM for small water sheds.

CONCLUSION

The addition of the new facilities is creating additional drainage flow and the additional volume will be captured and routed to the existing 60" RCP storm drain which spills into the Arroyo Del Las Calabacillas.

GENERAL NOTES

1. NOTES ON THIS SHEET PERTAIN TO THE PROJECT AND ALL SUBSEQUENT SHEETS.
2. ALL DISTURBED SOIL UNDER ANY STRUCTURES WILL BE COMPACTED TO 95% MAXIMUM DENSITY WITH OPTIMUM MOISTURE CONTENT IN TWO 8" LIFTS (LOOSE). THIS INCLUDES PAVEMENT, CURB AND GUTTER, SIDEWALK, AND THE BUFFER AREAS. ADDITIONAL REQUIREMENTS FOR SOIL COMPACTION UNDER THE BUILDING FOUNDATION MAY BE DETERMINED BY THE FOUNDATION DESIGN.
3. CONTRACTOR WILL BE RESPONSIBLE FOR HIRING A GEOTECHNICAL TESTING COMPANY FOR SOIL DENSITY TESTS. A MINIMUM OF 1 TEST PER EVERY 2,000 SF COMPACTED.
4. CONTRACTOR IS RESPONSIBLE FOR HIRING A SURVEYING COMPANY TO PROVIDE CONSTRUCTION STAKING SERVICES UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR. THE GRADES WILL NOT BE CHANGED UNLESS APPROVED BY THE ENGINEER SEALING THESE DESIGN DRAWINGS.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SWPP PLAN AND INSPECTION REPORTING DURING CONSTRUCTION. SEDIMENT WILL NOT LEAVE THE SITE VIA VEHICLE TRACKING, STORM WATER, WIND, OR BY ANY OTHER MEANS. WATER LOOSE DISTURBED SOIL DAILY.
6. CONTRACTOR WILL USE ALL CITY OF ALBUQUERQUE STANDARD DETAILS UNLESS NOTED OTHERWISE.

ACG ENGINEERING Municipal, Civil and Environmental Design Engineers	
220 COPPER AVE. NW SUITE 650 Albuquerque, NM 87102	Phone: 505-379-3671 Fax: 810-885-1946 email: acgeng@aol.com
Rev: 1	Date: DECEMBER 3, 2007
Discipline Number: C1 1 OF 5	

A B C D E F G H I

1

2

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4

5

6

LEGEND:

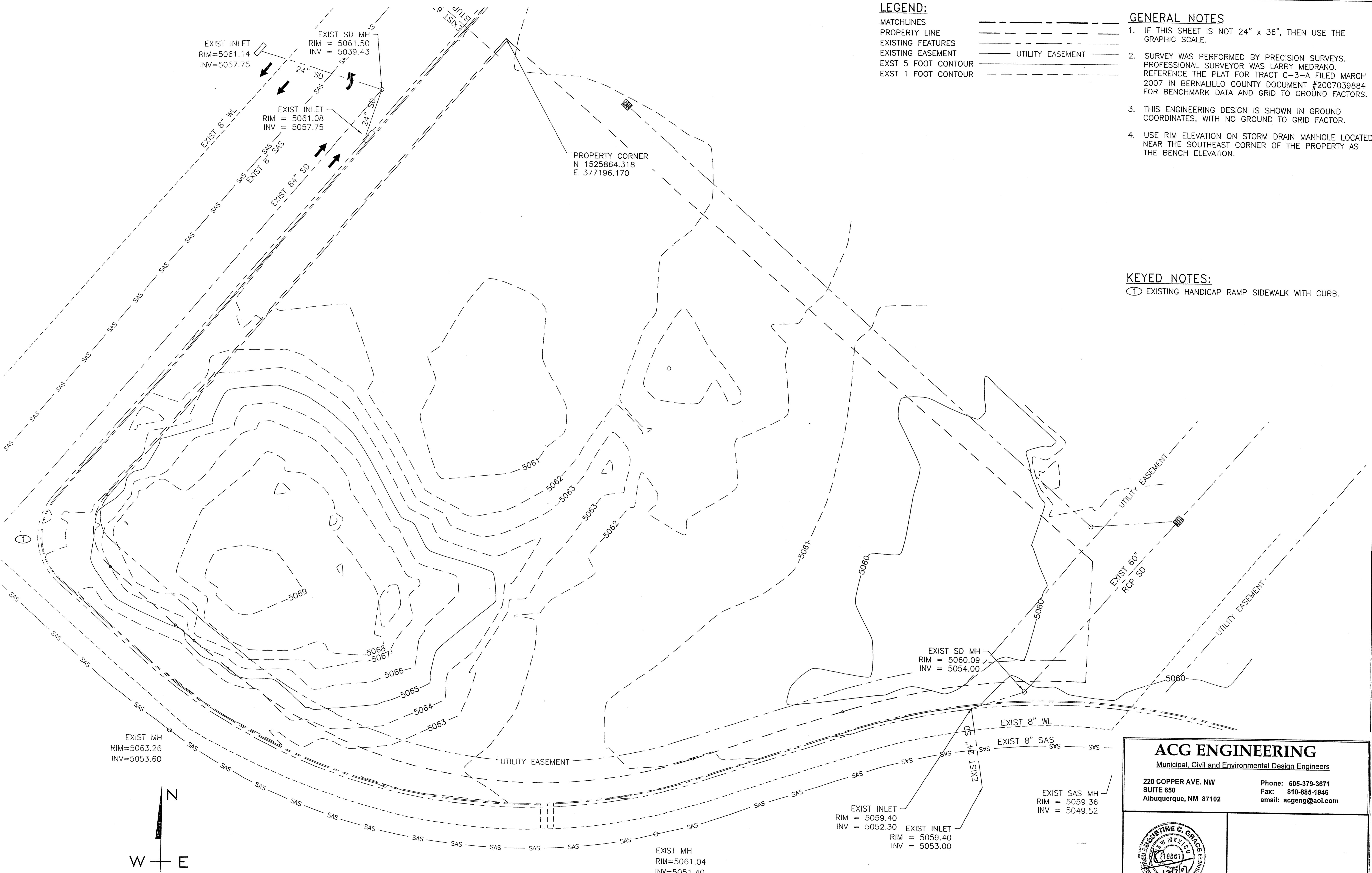
- MATCHLINES
- PROPERTY LINE
- EXISTING FEATURES
- EXISTING EASEMENT
- EXST 5 FOOT CONTOUR
- EXST 1 FOOT CONTOUR

GENERAL NOTES

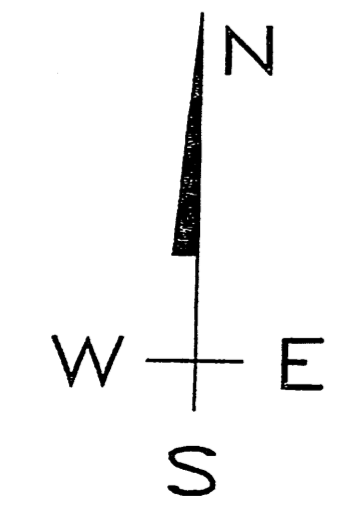
1. IF THIS SHEET IS NOT 24" x 36", THEN USE THE GRAPHIC SCALE.
2. SURVEY WAS PERFORMED BY PRECISION SURVEYS. PROFESSIONAL SURVEYOR WAS LARRY MEDRANO. REFERENCE THE PLAT FOR TRACT C-3-A FILED MARCH 2007 IN BERNALILLO COUNTY DOCUMENT #2007039884 FOR BENCHMARK DATA AND GRID TO GROUND FACTORS.
3. THIS ENGINEERING DESIGN IS SHOWN IN GROUND COORDINATES, WITH NO GROUND TO GRID FACTOR.
4. USE RIM ELEVATION ON STORM DRAIN MANHOLE LOCATED NEAR THE SOUTHEAST CORNER OF THE PROPERTY AS THE BENCH ELEVATION.

KEYED NOTES:

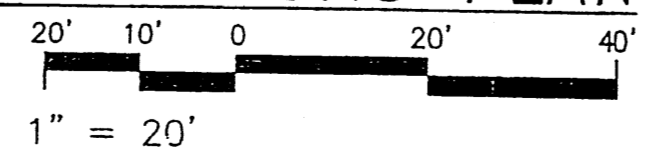
- ① EXISTING HANDICAP RAMP SIDEWALK WITH CURB.



EXIST MH
RIM=5063.26
INV=5053.60



EXISTING CONDITIONS PLAN



ACG ENGINEERING Municipal, Civil and Environmental Design Engineers	
220 COPPER AVE. NW SUITE 650 Albuquerque, NM 87102	Phone: 505-379-3671 Fax: 810-885-1946 email: acgeng@aol.com
Rev: 1	Date: DECEMBER 3, 2007
Discipline Number: C2	2 OF 5

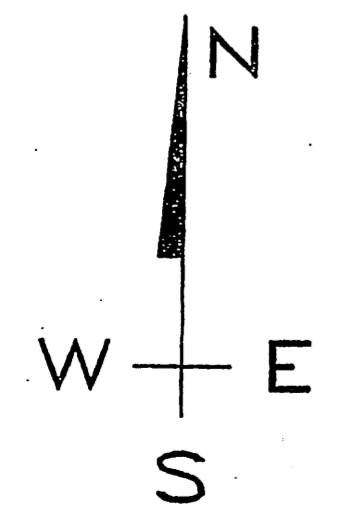
A B C D E F G H I

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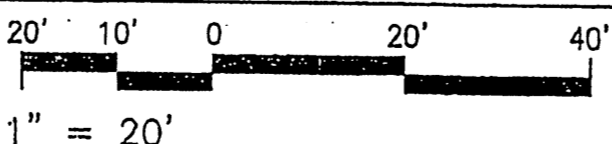
EAGLE RANCH ROAD

**NEW OFFICE
RETAIL/WAREHOUSE**

WESTSIDE DRIVE



PROPOSED GRADING & DRAINAGE PLAN



LEGEND:

- MATCHLINES
- PROPERTY LINE
- EXISTING FEATURES
- PROP 5 FOOT CONTOUR
- PROP 1 FOOT CONTOUR
- PROPOSED WORK
- FLOW DIRECTIONAL ARROW

GENERAL NOTES:

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- ④ PROPOSED TURNOUT WITH 25' RADII (AT FLOW LINE).
- ⑤ PROPOSED 8" HIGH CURB AND GUTTER AND 6' WIDE SIDEWALK WITH 2' BUFFER.
- ⑥ PROPOSED 6" HIGH CURB WITH REVERSE SLOPE 12" WIDE GUTTER AROUND THE PARKING AREA PERIMETER AND THE BUILDING. SERVICE AREA WILL HAVE RAMPS THAT WILL BE INTEGRALLY DESIGNED WITH THE FOUNDATION.

EXIST INLET
RIM=5061.14
INV=5057.75

EXIST SD MH
RIM = 5061.50
INV = 5039.43

EXIST INLET
RIM = 5061.08
INV = 5057.75

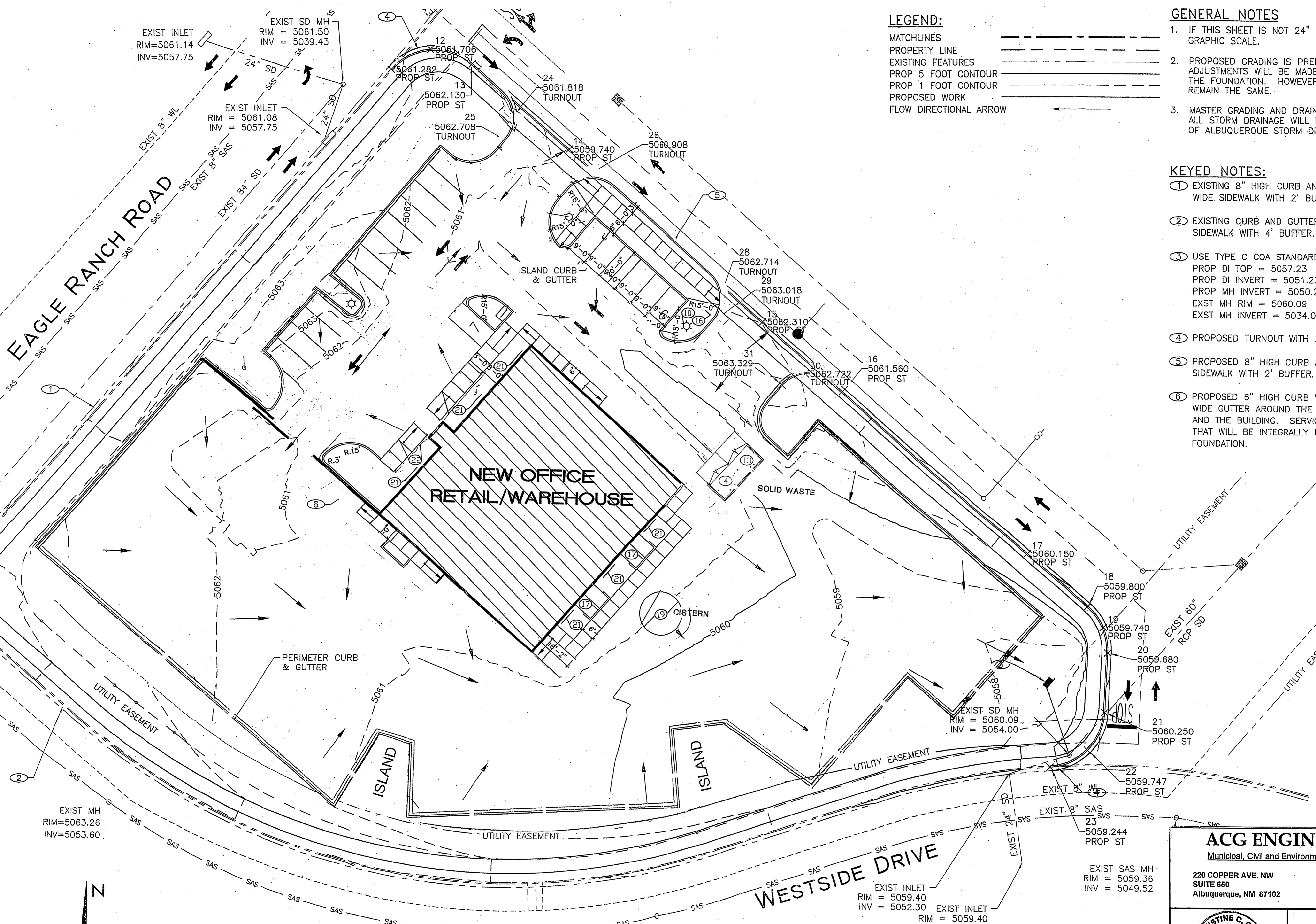
EXIST MH
RIM=5063.26
INV=5053.60

EXIST MH
RIM=5061.04
INV=5051.40

EXIST INLET
RIM = 5059.40
INV = 5052.30

EXIST INLET
RIM = 5059.40
INV = 5053.00

EXIST SAS MH
RIM = 5059.36
INV = 5049.52



ACG ENGINEERING

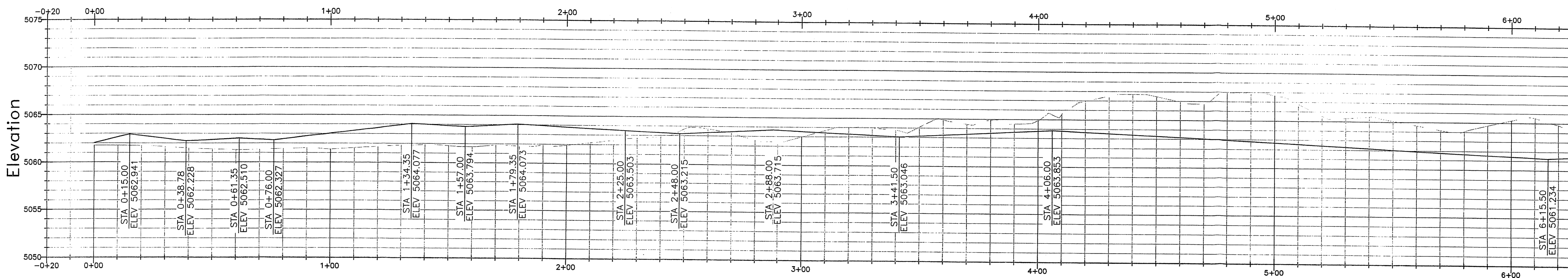
Municipal, Civil and Environmental Design Engineers
220 COPPER AVE. NW SUITE 650 Albuquerque, NM 87102
Phone: 505-379-3671 Fax: 810-885-1946 email: acgeng@aol.com






Rev: 1 Date: DECEMBER 3, 2007

Discipline Number: C3 3 OF 5

PERIMETER CURB & GUTTER PROFILE

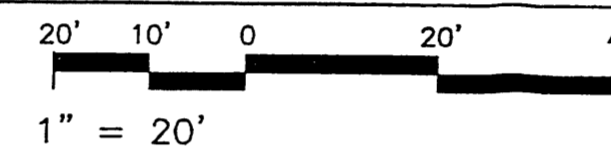


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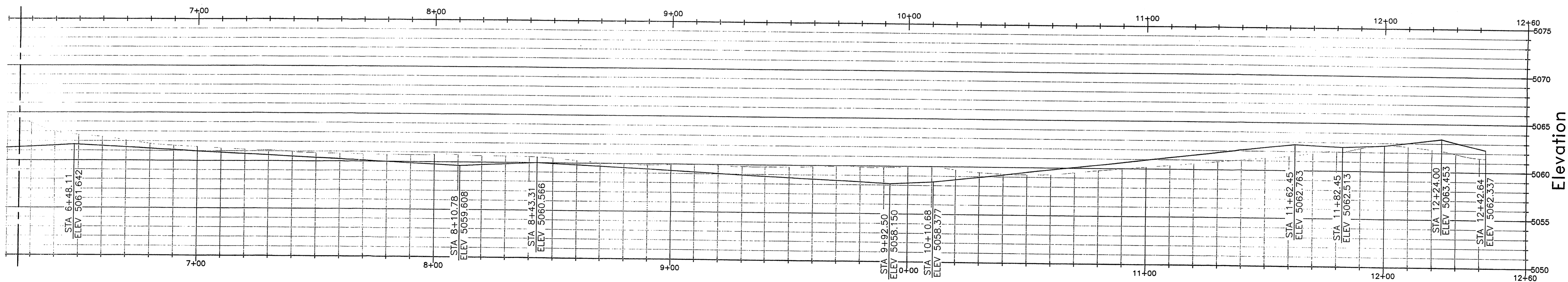
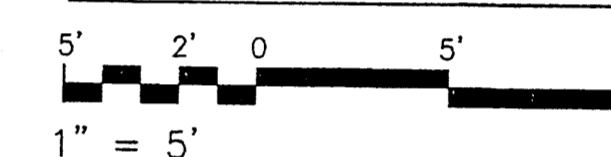
MATCHLINES 
 EXISTING SURFACE 
 PROPOSED GRADE 

PERIMETER CURB & GUTTER PROFILE, CONT'D

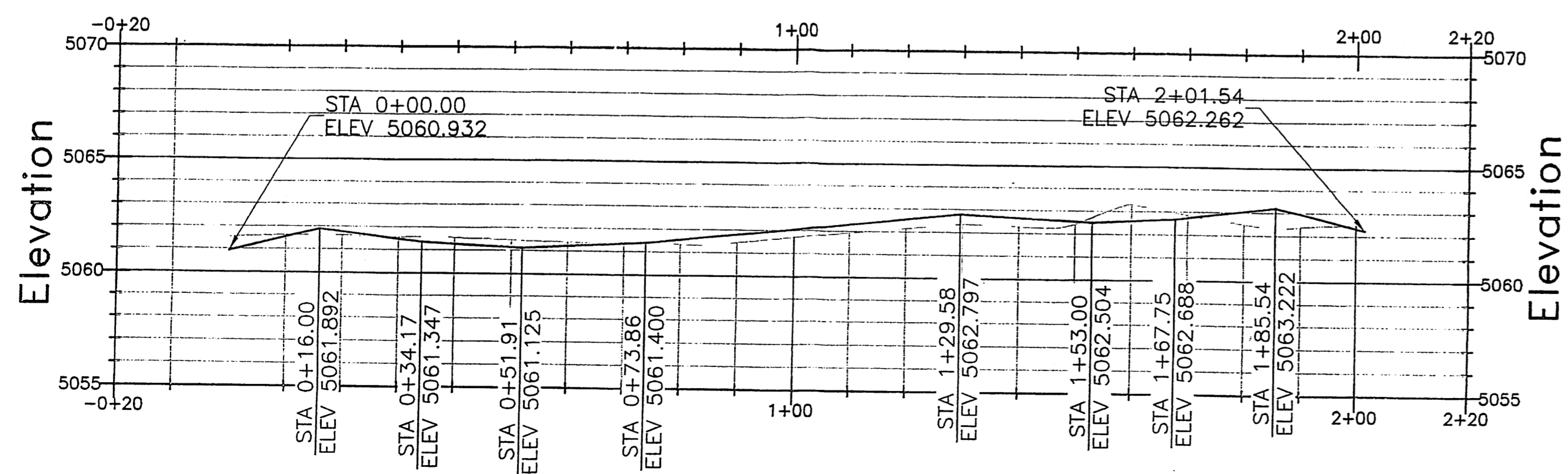
HORIZONTAL SCALE



VERTICAL SCALE



ISLAND CURB & GUTTER PROFILE



GENERAL NOTES

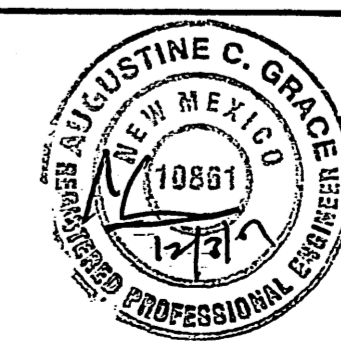
1. IF THIS SHEET IS NOT 24" x 36", THEN USE THE GRAPHIC SCALE.
2. PROFILE ABOVE IS OF THE PERIMETER CURB AND GUTTER WITHIN THE PROPERTY.
3. PROFILE ON LEFT IS OF THE ISLAND NORTH OF THE BUILDING WITHIN THE PROPERTY.
4. THE PRORILES ARE OF THE TOP OF CURB.
5. 6" x 6" CURB, 12" GUTTER WITH +3% SLOPE, 12" DEPTH. USE 3,000 PSI CONCRETE, PLACE CRACK CONTROL JOINTS EVERY 8 FEET. PLACE EXPANSION JOINTS EVERY 16 FEET WITH (3) #4 BARS 12" LONG.

ACG ENGINEERING

Municipal, Civil and Environmental Design Engineers

220 COPPER AVE. NW
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 ALBUQUERQUE, NM 87102

Phone: 505-379-3671
 Fax: 810-885-1946
 email: acgeng@aol.com



Rev: 1 Date: DECEMBER 3, 2007

Discipline Number: C4 4 OF 5

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 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 _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

City Engineer _____ Date _____

Environmental Health Department (conditional) _____ Date _____

Solid Waste Management _____ Date _____

DRB Chair Person, Planning Department _____ Date _____

PARKING CALCULATIONS

BASED ON THE CITY OF ALBUQUERQUE OFF-STREET PARKING REGULATIONS SECTION 14-16-3-1

TYPICAL STALL = 9'-0" WIDE X 20'-0" LONG

4,000 SF OFFICE RETAIL/200 = 20 SPACES

4,900 SF WAREHOUSE/ 2,000 = 3 SPACES

SPACES REQUIRED = 23

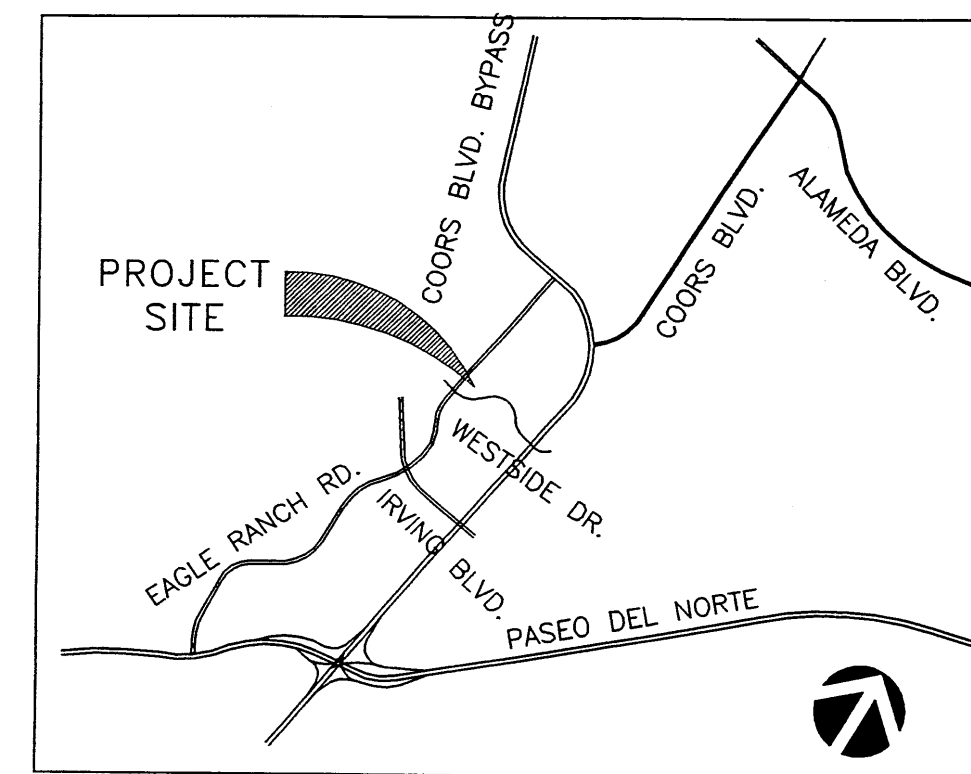
SPACES PROVIDED = 26

ACCESSIBLE SPACES REQUIRED = 1

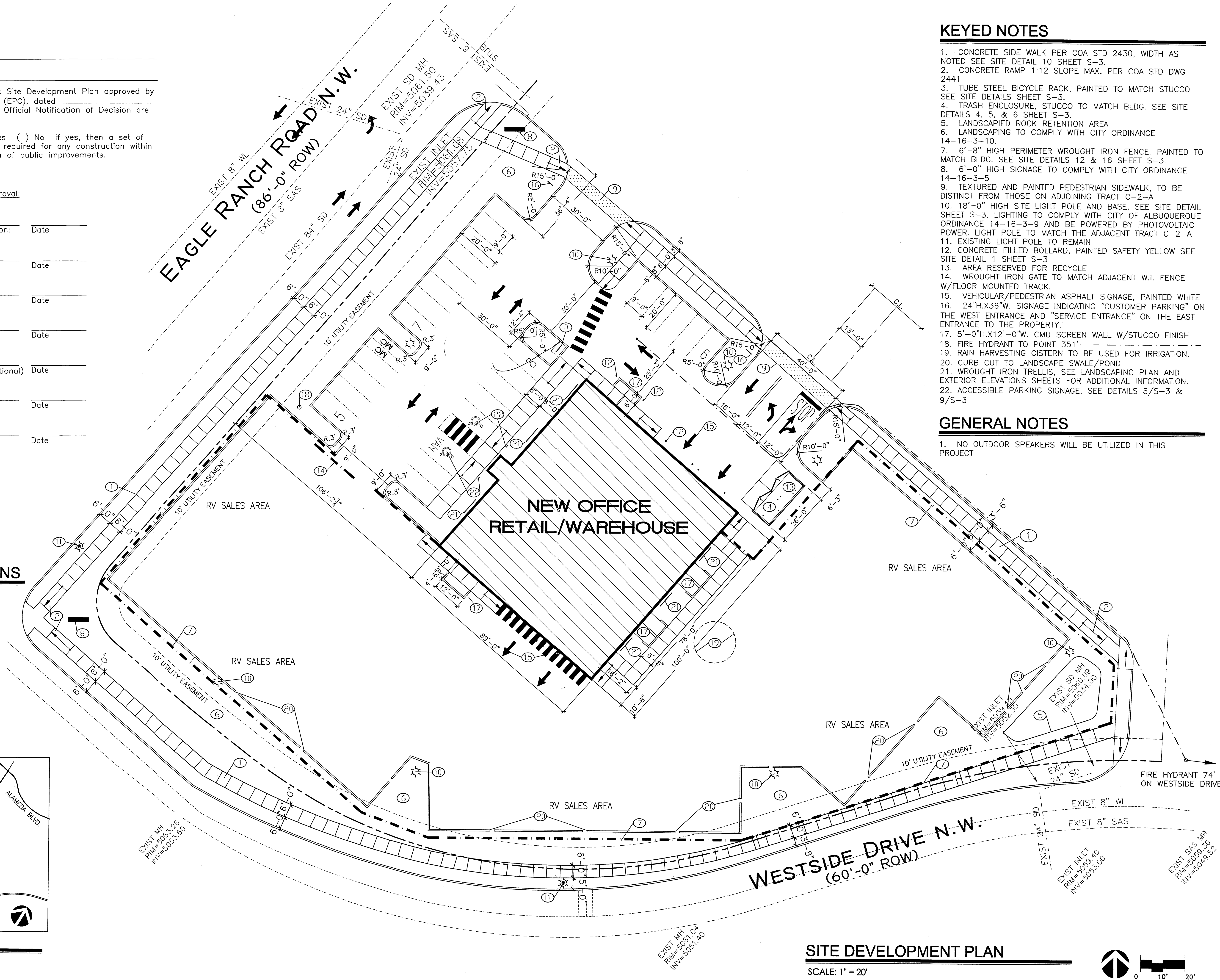
ACCESSIBLE SPACES PROVIDED = 2

MOTORCYCLE SPACES REQUIRED = 1

MOTORCYCLE SPACES PROVIDED = 2



VICINITY MAP



KEYED NOTES

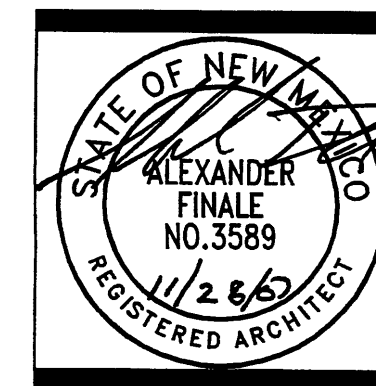
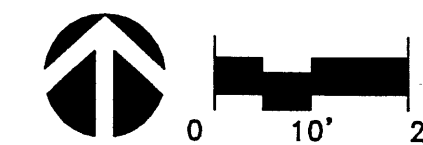
1. CONCRETE SIDE WALK PER COA STD 2430, WIDTH AS NOTED SEE SITE DETAIL 10 SHEET S-3.
2. CONCRETE RAMP 1:12 SLOPE MAX. PER COA STD DWG 24441
3. TUBE STEEL BICYCLE RACK, PAINTED TO MATCH STUCCO SEE SITE DETAILS SHEET S-3.
4. TRASH ENCLOSURE, STUCCO TO MATCH BLDG. SEE SITE DETAILS 4, 5, & 6 SHEET S-3.
5. LANDSCAPED ROCK RETENTION AREA
6. LANDSCAPING TO COMPLY WITH CITY ORDINANCE 14-16-3-10.
7. 6'-8" HIGH PERIMETER WROUGHT IRON FENCE. PAINTED TO MATCH BLDG. SEE SITE DETAILS 12 & 16 SHEET S-3.
8. 6'-0" HIGH SIGNAGE TO COMPLY WITH CITY ORDINANCE 14-16-3-5
9. TEXTURED AND PAINTED PEDESTRIAN SIDEWALK, TO BE DISTINCT FROM THOSE ON ADJOINING TRACT C-2-A
10. 18'-0" HIGH SITE LIGHT POLE AND BASE, SEE SITE DETAIL SHEET S-3. LIGHTING TO COMPLY WITH CITY OF ALBUQUERQUE ORDINANCE 14-16-3-9 AND BE POWERED BY PHOTOVOLTAIC POWER. LIGHT POLE TO MATCH THE ADJACENT TRACT C-2-A
11. EXISTING LIGHT POLE TO REMAIN
12. CONCRETE FILLED BOLLARD, PAINTED SAFETY YELLOW SEE SITE DETAIL 1 SHEET S-3
13. AREA RESERVED FOR RECYCLE
14. WROUGHT IRON GATE TO MATCH ADJACENT W.I. FENCE W/FLOOR MOUNTED TRACK.
15. VEHICULAR/PEDESTRIAN ASPHALT SIGNAGE, PAINTED WHITE
16. 24"H.X36"W. SIGNAGE INDICATING "CUSTOMER PARKING" ON THE WEST ENTRANCE AND "SERVICE ENTRANCE" ON THE EAST ENTRANCE TO THE PROPERTY.
17. 5'-0"H.X12'-0"W. CMU SCREEN WALL W/STUCCO FINISH
18. FIRE HYDRANT TO POINT 351'
19. RAIN HARVESTING CISTERN TO BE USED FOR IRRIGATION.
20. CURB CUT TO LANDSCAPE SWALE/POND
21. WROUGHT IRON TRELLIS, SEE LANDSCAPING PLAN AND EXTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
22. ACCESSIBLE PARKING SIGNAGE, SEE DETAILS 8/S-3 & 9/S-3

GENERAL NOTES

1. NO OUTDOOR SPEAKERS WILL BE UTILIZED IN THIS PROJECT

SITE DEVELOPMENT PLAN

SCALE: 1" = 20'



ALEXANDER FINALE ARCHITECT, LTD.
 ARCHITECTURE PLANNING DESIGN MANAGEMENT
 9819 Chantilly Road NW ALBUQUERQUE, NEW MEXICO 87114-4402
 P: 505.899.5442 F: 505.899.4954

©Enchantment RV, Inc.

Site Development Plan

A New Office & Warehouse for Enchantment RV
 Westside Road NW Albuquerque, NM 87114

Date:	11/28/07
Revision:	
Rev. No. By:	Date:

Sheet: **S-1**

LANDSCAPE LEGEND

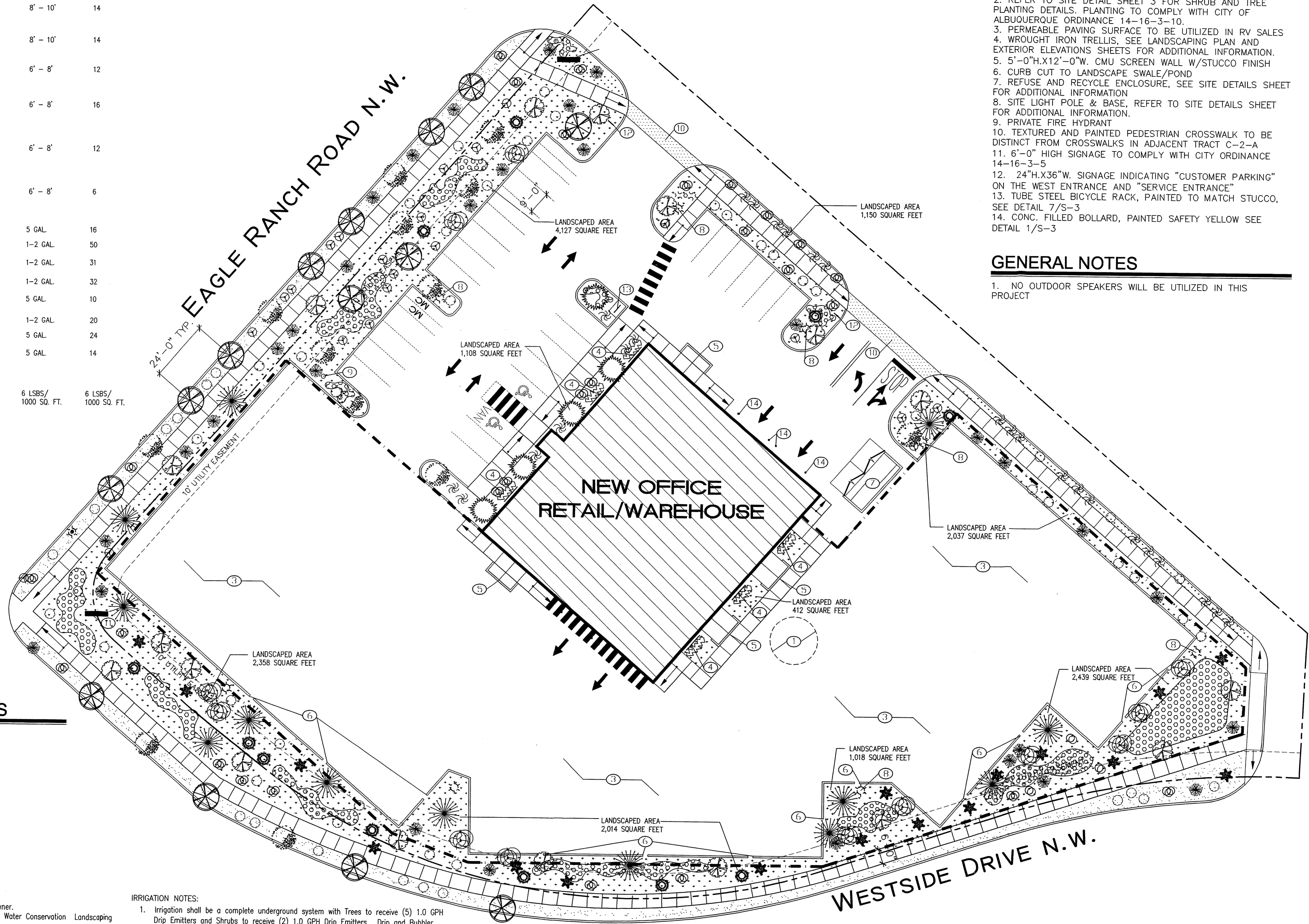
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPEC	QUANTITY
TREES				
	ULMAS PARVIFOLIA	LACEBARK ELM	8' - 10'	14
	CHILOPSIS CATALPA	CHITALPA	8' - 10'	14
	FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE	6' - 8'	12
	CHILOPSIS LINEARIS	DESERT WILLOW	6' - 8'	16
	PINACEAE PINUS ELDUS	PINYON PINE	6' - 8'	12
	PINUS NIGRA	AUSTRIAN PINE	6' - 8'	6
SHRUBS				
	CHRYSOTHAMUS NAUSEOSUS	CHAMISA	5 GAL.	16
	FALLUGIA PARADOXA	APACHE PLUME	1-2 GAL.	50
	PEROVSKIA ARTIMISIOIDES	RUSSIAN SAGE	1-2 GAL.	31
	SANTOLINA CHAMAECYPARIS	GRAY SANTOLINA	1-2 GAL.	32
	SPARTIUM JUCEUM	SPANISH BROOM	5 GAL.	10
	LAVANDULA ANGUSTIFOLIA	LAVENDER	1-2 GAL.	20
	MISCANTHUS SINENSIS	MAIDEN GRASS	5 GAL.	24
	LONICERA ARIZONICA	HONEY SUCKLE	5 GAL.	14
	BUCHLOW DACTYLOIDES	BUFFALO GRASS	6 LSBS/ 1000 SQ. FT.	6 LSBS/ 1000 SQ. FT.
	3/4" TO 1" SANTA FE BROWN GRAVEL			
	2" TO 4" SANTA ANA TAN STONES			

KEYED NOTES

1. PROPOSED LOCATION OF UNDERGROUND RAIN HARVESTING CISTERN TO BE USED FOR IRRIGATION.
2. REFER TO SITE DETAIL SHEET 3 FOR SHRUB AND TREE PLANTING DETAILS. PLANTING TO COMPLY WITH CITY OF ALBUQUERQUE ORDINANCE 14-16-3-10.
3. PERMEABLE PAVING SURFACE TO BE UTILIZED IN RV SALES EXTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
4. WROUGHT IRON TRELLIS, SEE LANDSCAPING PLAN AND EXTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
5. 5'-0" H. X 12'-0" W. CMU SCREEN WALL W/STUCCO FINISH
6. CURB CUT TO LANDSCAPE SWALE/POND
7. REFUSE AND RECYCLE ENCLOSURE, SEE SITE DETAILS SHEET FOR ADDITIONAL INFORMATION
8. SITE LIGHT POLE & BASE, REFER TO SITE DETAILS SHEET FOR ADDITIONAL INFORMATION.
9. PRIVATE FIRE HYDRANT
10. TEXTURED AND PAINTED PEDESTRIAN CROSSWALK TO BE DISTINCT FROM CROSSWALKS IN ADJACENT TRACT C-2-A
11. 6'-0" HIGH SIGNAGE TO COMPLY WITH CITY ORDINANCE 14-16-3-5
12. 24"H.X36"W. SIGNAGE INDICATING "CUSTOMER PARKING" ON THE WEST ENTRANCE AND "SERVICE ENTRANCE"
13. TUBE STEEL BICYCLE RACK, PAINTED TO MATCH STUCCO, SEE DETAIL 7/S-3
14. CONC. FILLED BOLLARD, PAINTED SAFETY YELLOW SEE DETAIL 1/S-3

GENERAL NOTES

1. NO OUTDOOR SPEAKERS WILL BE UTILIZED IN THIS PROJECT



LANDSCAPE CALCULATIONS

TOTAL LOT AREA = 2.289 ACRES = 99,709 S.F.
 LESS BUILDING AREA = 8,900 S.F.
 NET LOT AREA = 90,809 S.F.
 LANDSCAPE REQUIREMENT = 13,621 (15%)
 ONSITE LANDSCAPED AREA = 15,179 S.F.
 OFFSITE LANDSCAPE = 1,484 S.F.
 LANDSCAPE AREA TOTAL = 16,663 S.F.
 18.3% OF NET LOT AREA

LANDSCAPE NOTES:

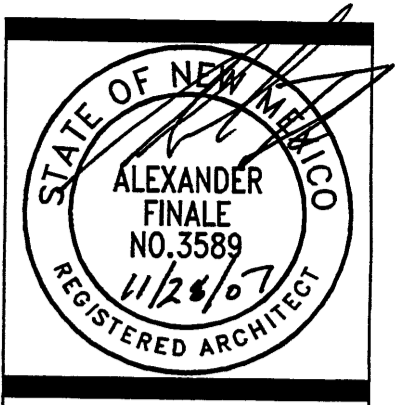
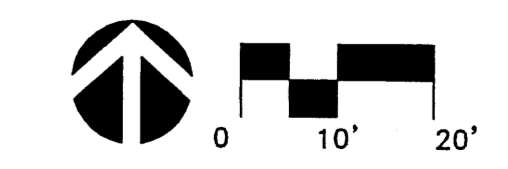
1. Landscape maintenance shall be the responsibility of the Property Owner.
2. It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.
3. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.
4. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.
5. Plant beds shall achieve 75% live ground cover at maturity.
6. SFBrown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

1. Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.
2. Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.
3. Point of connection for irrigation system is unknown at current time and will be coordinated in the field.
4. Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.
5. Irrigation maintenance shall be the responsibility of the Property Owner.
6. Irrigation run time for trees shall be between 140 and 150 gallons per tree per week per week until established.
7. FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

LANDSCAPE PLAN

SCALE: 1" = 20'



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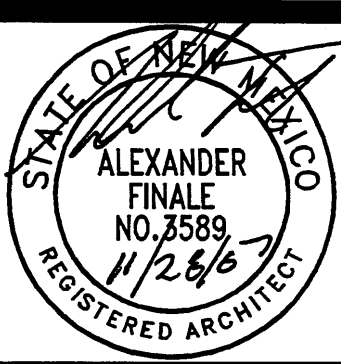
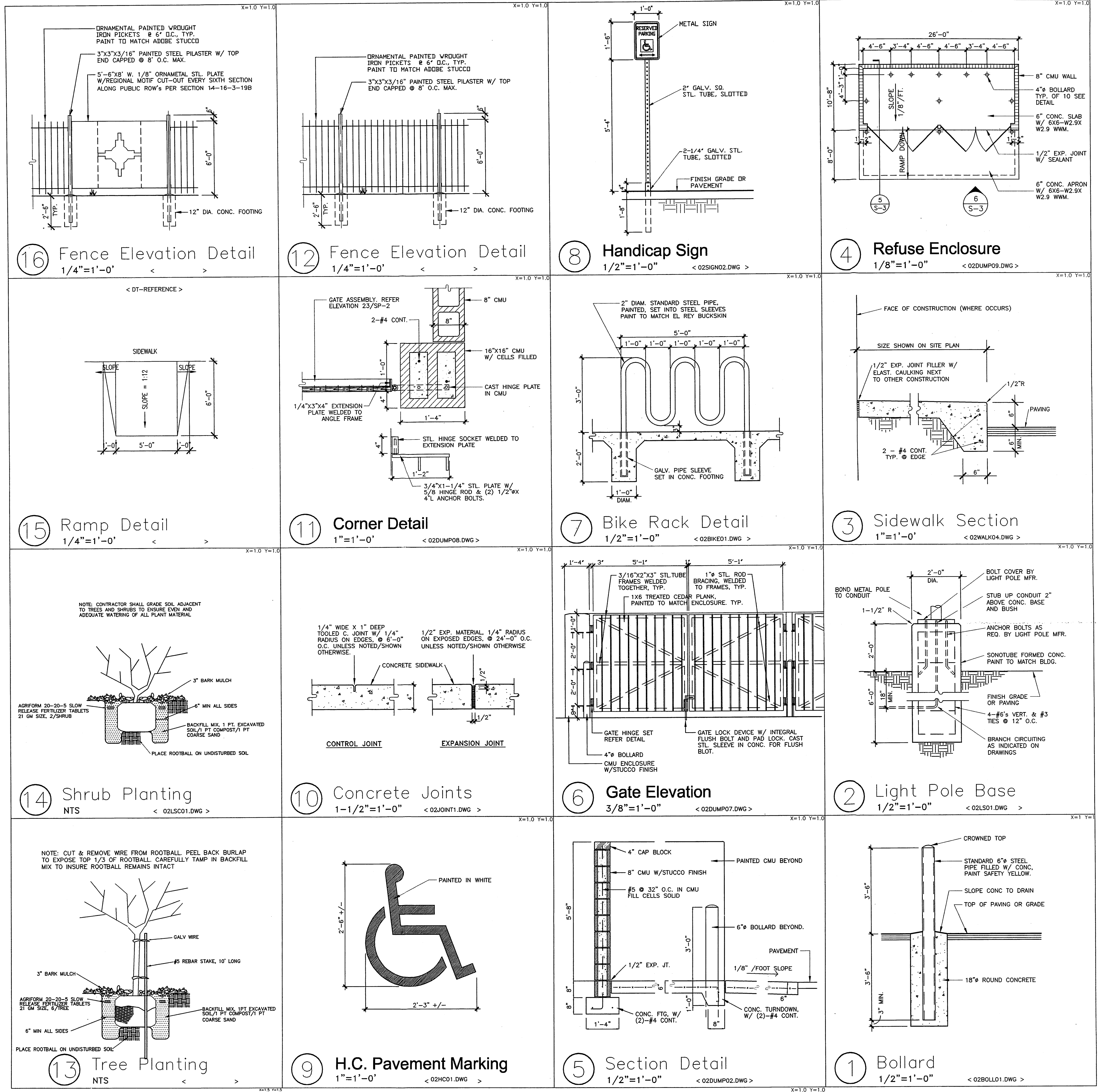
@enchantment RV, Inc.

Landscaping Plan

A New Office & Warehouse
 for Enchantment RV
 Westside Road NW Albuquerque, NM 87114

Date:	11/28/07
Revision:	
Rev. No. By:	Date:

Sheet:
S-2



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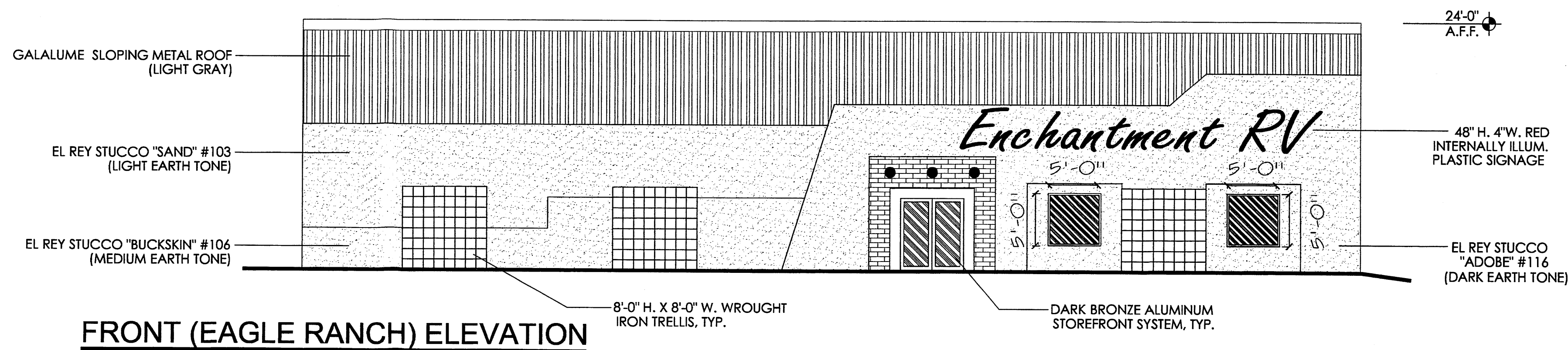
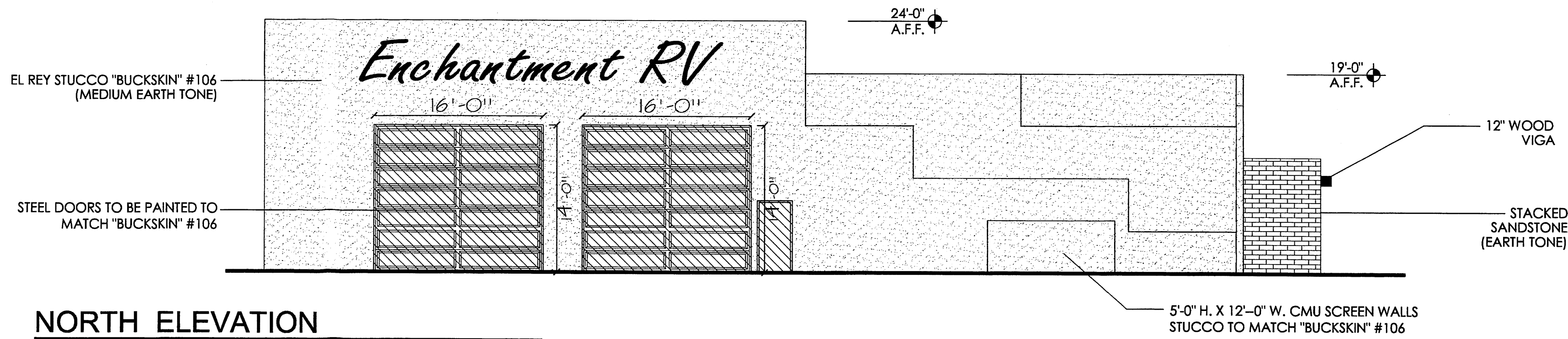
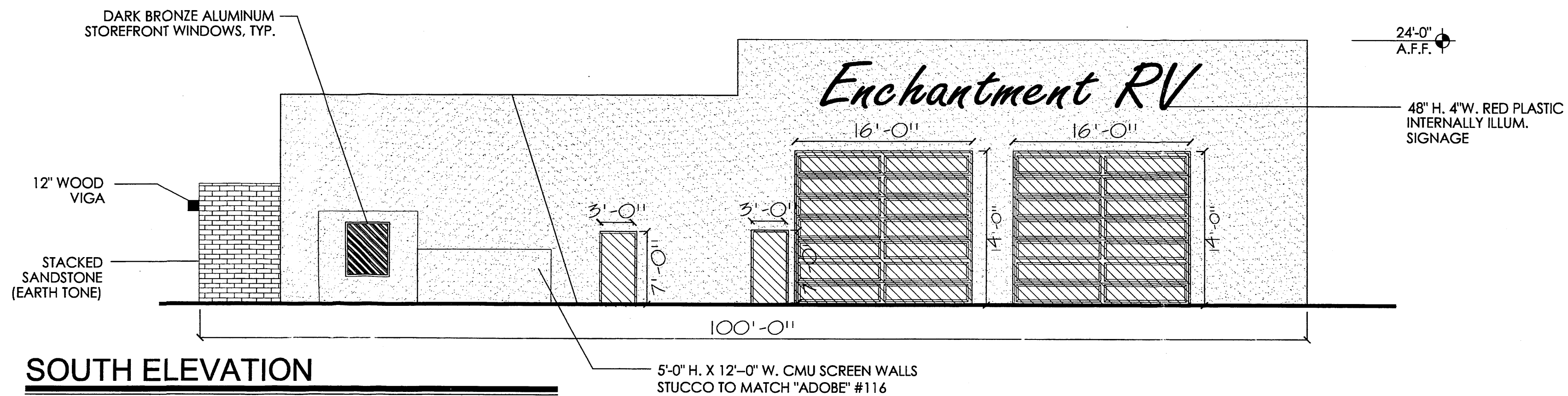
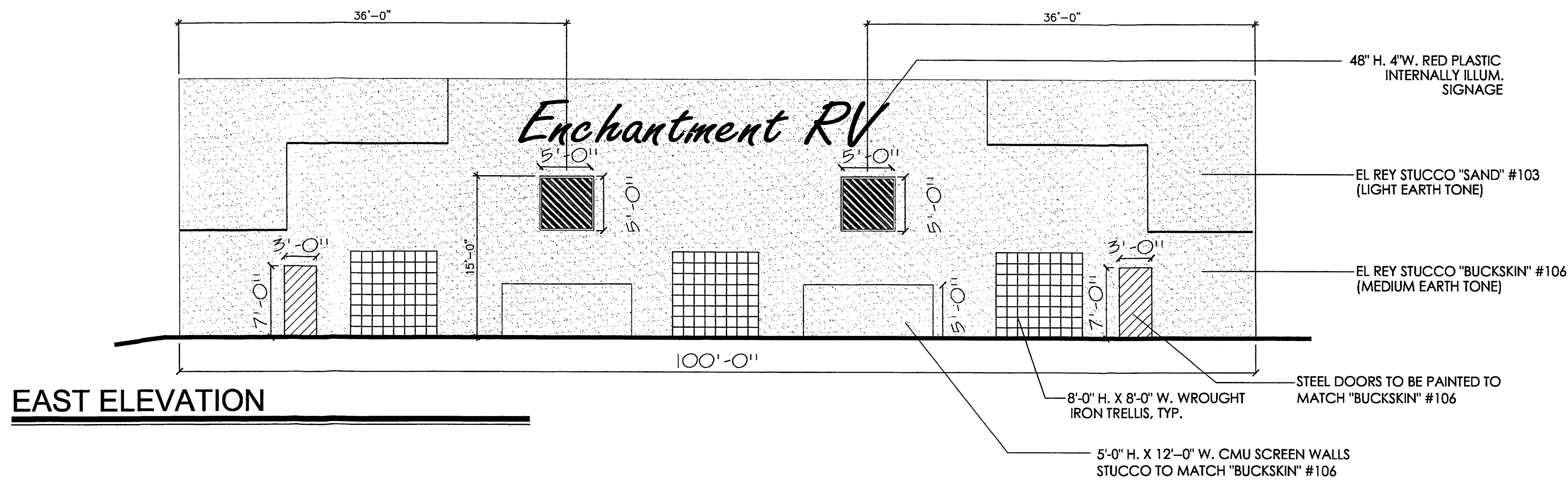
@inchantment RV

Site Details

A New Office and Warehouse for Enchantment RV
 Westside Road NW Albuquerque, NM 87114

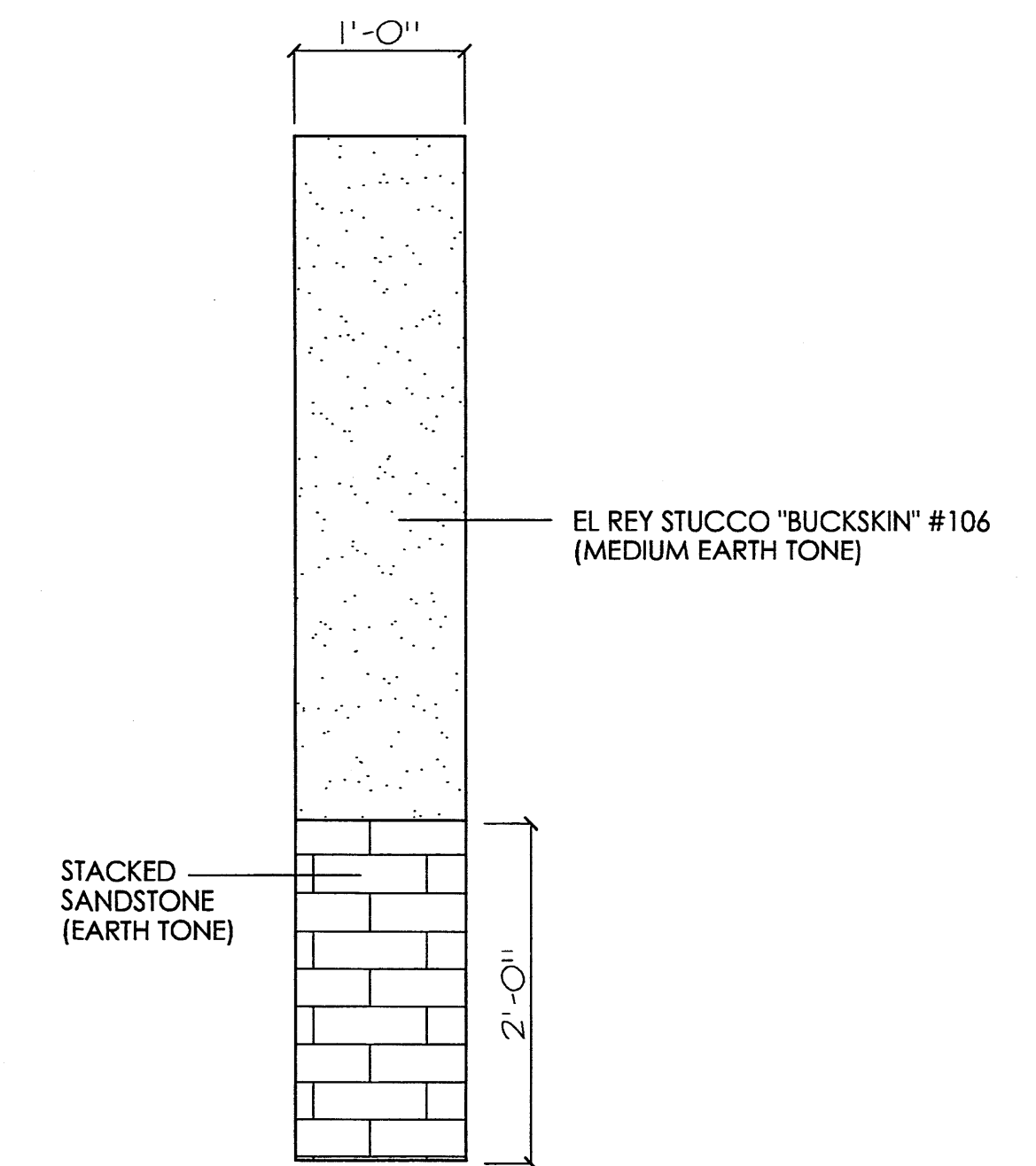
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Rev. No. By:	Date:

Sheet:
S-3

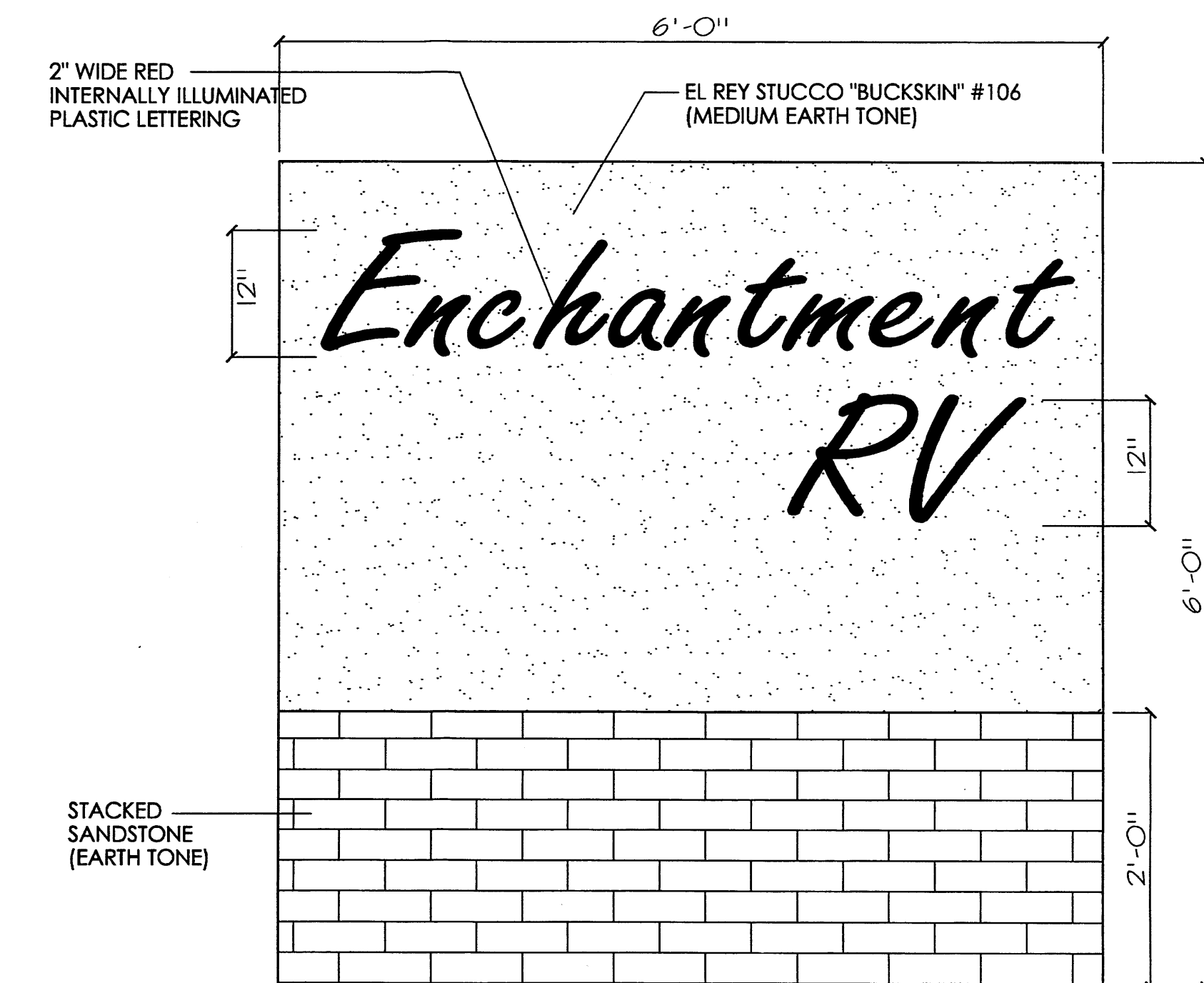


GENERAL NOTES

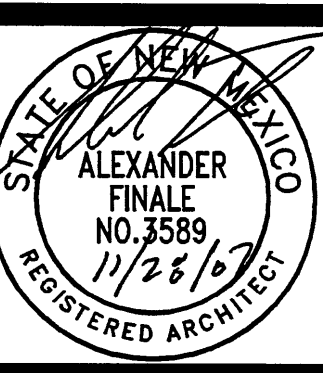
1. ANY MECHANICAL ROOF TOP UNITS TO BE SCREENED.
2. INTENT OF PROJECT IS TO USE NATURAL LIGHTING VIA SKYLIGHTS TO THE GREATEST EXTENT POSSIBLE AS AN ENERGY CONSERVATION MEASURE.



SIDE SIGNAGE ELEVATION
SCALE: 1" = 1'-0"



FRONT SIGNAGE ELEVATION
SCALE: 1" = 1'-0"



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Exterior Elevations

A New Office and Warehouse
for Enchantment RV
Westside Road NW Albuquerque, NM 87114

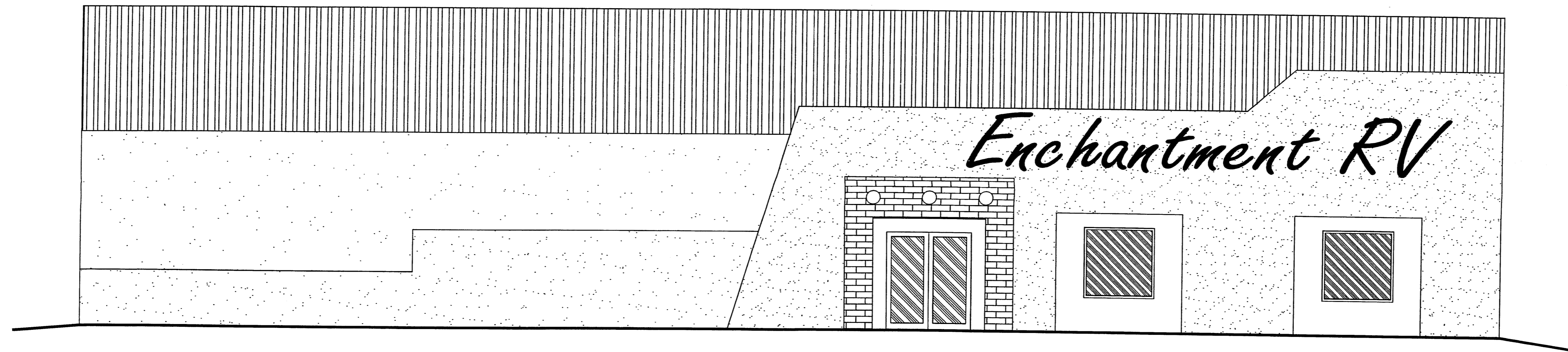
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Revision:	
Rev. No. By:	Date:

Sheet:

S-4

A NEW OFFICE & RETAIL BUILDING FOR ENCHANTMENT RV

EAGLE RANCH ROAD AND WESTSIDE ROAD NW
ALBUQUERQUE, NEW MEXICO 87114



ALEXANDER FINALE, LTD.

ARCHITECT

9813 CHANTILLY RD. NW

ALBUQUERQUE, NM 87114-4402

PHONE: (505) 899-5442

FAX: (505) 899-4964

alexfinale@msn.com

EPC/DRB PROJECT #1003714
NOVEMBER 2007

Project Number: 1003714

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 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 _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

City Engineer _____ Date _____

Environmental Health Department (conditional) _____ Date _____

Solid Waste Management _____ Date _____

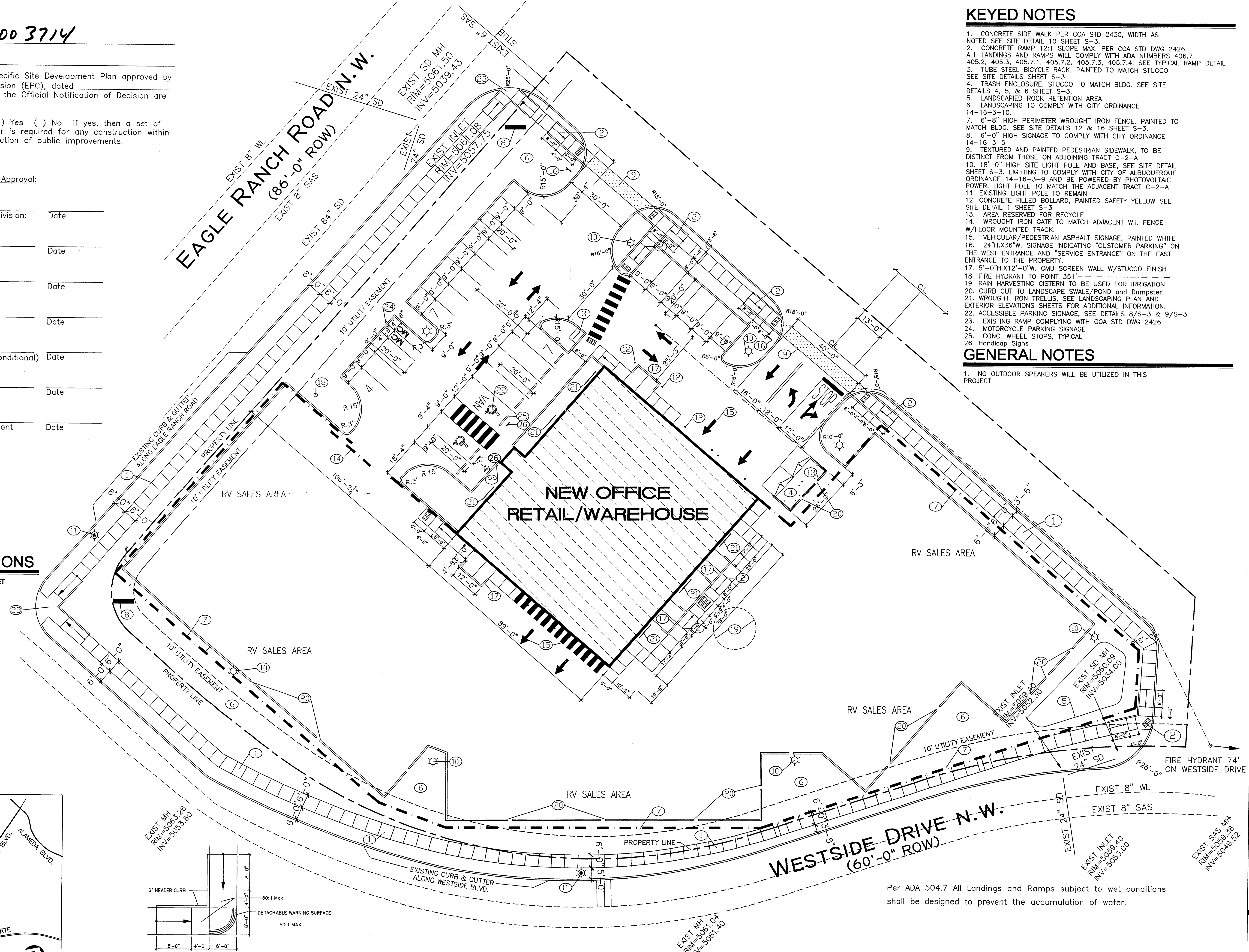
DRB Chair Person, Planning Department _____ Date _____

KEYED NOTES

- CONCRETE SIDE WALK PER COA STD 2430, WIDTH AS NOTED SEE SITE DETAIL 10 SHEET S-3.
- CONCRETE RAMP 12:1 SLOPE MAX. PER COA STD DWG 2426 ALL LANDINGS AND RAMPS WILL COMPLY WITH ADA NUMBERS 406.7, 405.2, 405.3, 405.7.1, 405.7.2, 405.7.3, 405.7.4. SEE TYPICAL RAMP DETAIL.
- TUBE STEEL BICYCLE RACK, PAINTED TO MATCH STUCCO SEE SITE DETAILS SHEET S-3.
- TRASH ENCLOSURE, STUCCO TO MATCH BLDG. SEE SITE DETAILS 4, 5 & 8 SHEET S-3.
- LANDSCAPED ROCK RETENTION AREA
- LANDSCAPING TO COMPLY WITH CITY ORDINANCE 14-16-3-10.
- 6"-8" HIGH PERIMETER WROUGHT IRON FENCE. PAINTED TO MATCH BLDG. SEE SITE DETAILS 12 & 16 SHEET S-3.
- 6'-0" HIGH SIGNAGE TO COMPLY WITH CITY ORDINANCE 14-16-3-5.
- TEXTURED AND PAINTED PEDESTRIAN SIDEWALK, TO BE DISTINCT FROM THOSE ON ADJOINING TRACT C-2-A
- 18'-0" HIGH SITE LIGHT POLE AND BASE, SEE SITE DETAIL SHEET S-3. LIGHTING TO COMPLY WITH CITY OF ALBUQUERQUE ORDINANCE 14-16-3-9 AND BE POWERED BY PHOTOVOLTAIC POWER. LIGHT POLE TO MATCH THE ADJACENT TRACT C-2-A
- EXISTING LIGHT POLE TO REMAIN
- CONCRETE FILLED BOLLARD, PAINTED SAFETY YELLOW SEE SITE DETAIL 1 SHEET S-3
- AREA RESERVED FOR RECYCLE
- WROUGHT IRON GATE TO MATCH ADJACENT W.I. FENCE W/FLOOR MOUNTED TRACK
- VEHICULAR/PEDESTRIAN ASPHALT SIGNAGE, PAINTED WHITE
- 24"H.X36"W. SIGNAGE INDICATING "CUSTOMER PARKING" ON THE WEST ENTRANCE AND "SERVICE ENTRANCE" ON THE EAST ENTRANCE TO THE PROPERTY.
- 5'-0"H.X12'-0"W. CMU SCREEN WALL W/STUCCO FINISH
- FIRE HYDRANT TO POINT 351'
- RAIN HARVESTING CISTERN TO BE USED FOR IRRIGATION.
- CURB CUT TO LANDSCAPE SWALE/POND and Dumpster.
- WROUGHT IRON TRELLIS, SEE LANDSCAPING PLAN AND EXTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
- ACCESSIBLE PARKING SIGNAGE, SEE DETAILS 8/S-3 & 9/S-3
- EXISTING RAMP COMPLYING WITH COA STD DWG 2426
- MOTORCYCLE PARKING SIGNAGE
- CONC. WHEEL STOPS, TYPICAL
- Handicap Signs

GENERAL NOTES

- NO OUTDOOR SPEAKERS WILL BE UTILIZED IN THIS PROJECT



PARKING CALCULATIONS

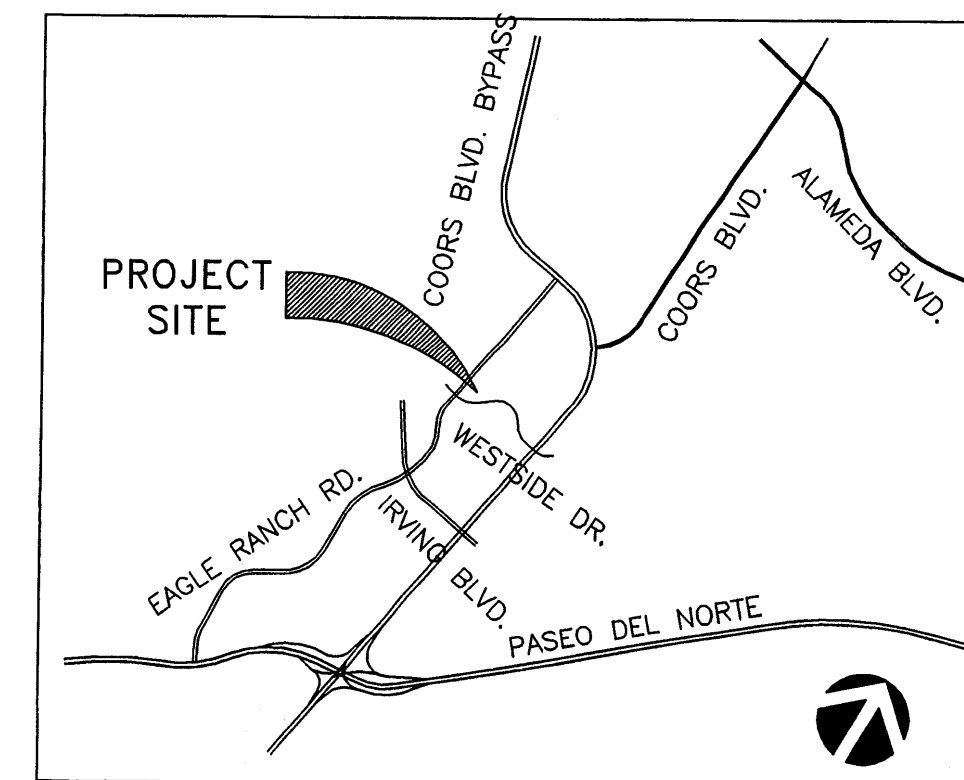
BASED ON THE CITY OF ALBUQUERQUE OFF-STREET PARKING REGULATIONS SECTION 14-16-3-1

STALL SIZE = 9'-0" WIDE X 20'-0" LONG

4,000 SF OFFICE RETAIL/200 = 20 SPACES
 4,900 SF WAREHOUSE/ 2,000 = 3 SPACES
 SPACES REQUIRED = 23
 SPACES PROVIDED = 24

ACCESSIBLE SPACES REQUIRED = 1
 ACCESSIBLE SPACES PROVIDED = 2

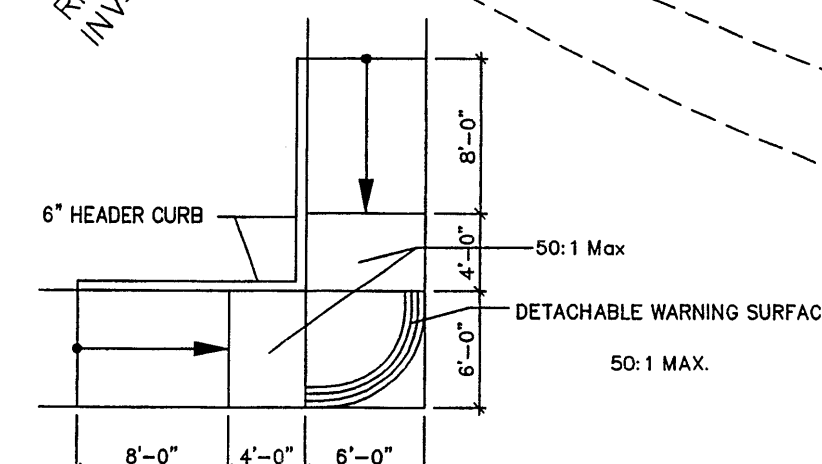
MOTORCYCLE SPACES REQUIRED = 1
 MOTORCYCLE SPACES PROVIDED = 2



VICINITY MAP

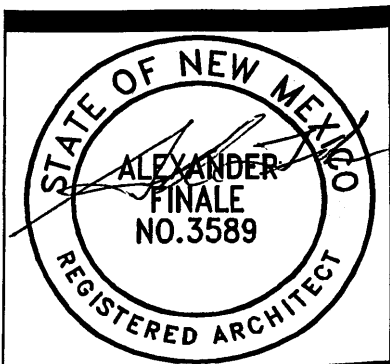
TYPICAL A.D.A. RAMP (2426 Modified)

SCALE: 1" = 20'



SITE DEVELOPMENT PLAN

SCALE: 1" = 20'



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Site Development Plan

A New Office & Warehouse
 for Enchantment RV
 Westside Road NW Albuquerque, NM 87114

Date:	12/1/07
Revision:	
Rev. No. by:	Date:

Sheet:

S-1

LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPEC	QUANTITY
TREES				
	ULMAS PARVIFOLIA	LACEBARK ELM	8' - 10'	14
	CHILOPSIS CATALPA	CHITALPA	8' - 10'	14
	FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE	6' - 8'	12
	CHILOPSIS LINEARIS	DESERT WILLOW	6' - 8'	16
	PINACEAE PINUS ELDUS	PINYON PINE	6' - 8'	12
	PINUS NIGRA	AUSTRIAN PINE	6' - 8'	6
SHRUBS				
	CHRYSOTHAMUS NAUSEOSUS	CHAMISA	5 GAL.	16
	FALLUGIA PARADOXA	APACHE PLUME	1-2 GAL.	50
	PEROVSKIA ARTEMISIOIDES	RUSSIAN SAGE	1-2 GAL.	31
	SANTOLINA CHAMAECYPARIS	GRAY SANTOLINA	1-2 GAL.	32
	SPARTIUM JUCEUM	SPANISH BROOM	5 GAL.	10
	LAVANDULA ANGSTIFOLIA	LAVENDER	1-2 GAL.	20
	MISCANTHUS SINENSIS	MAIDEN GRASS	5 GAL.	24
	LONICERA ARIZONICA	HONEY SUCKLE	5 GAL.	14
	BUCHLOW DACTYLOIDES	BUFFALO GRASS	6 LSBS/ 1000 SQ. FT.	6 LSBS/ 1000 SQ. FT.
	3/4" TO 1" SANTA FE BROWN GRAVEL			
	2" TO 4" SANTA ANA TAN STONES			

LANDSCAPE CALCULATIONS

TOTAL LOT AREA = 2.289 ACRES = 99,709 S.F.
 LESS BUILDING AREA = 8,900 S.F.
 NET LOT AREA = 90,809 S.F.
 LANDSCAPE REQUIREMENT = 13,621 (15%)
 ONSITE LANDSCAPED AREA = 15,179 S.F.
 OFFSITE LANDSCAPE = 1,484 S.F.
 LANDSCAPE AREA TOTAL = 16,663 S.F.
 18.3% OF NET LOT AREA

LANDSCAPE NOTES:

- Landscape maintenance shall be the responsibility of the Property Owner.
- It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.
- Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.
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- Plant beds shall achieve 75% live ground cover at maturity.
- SFBrown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

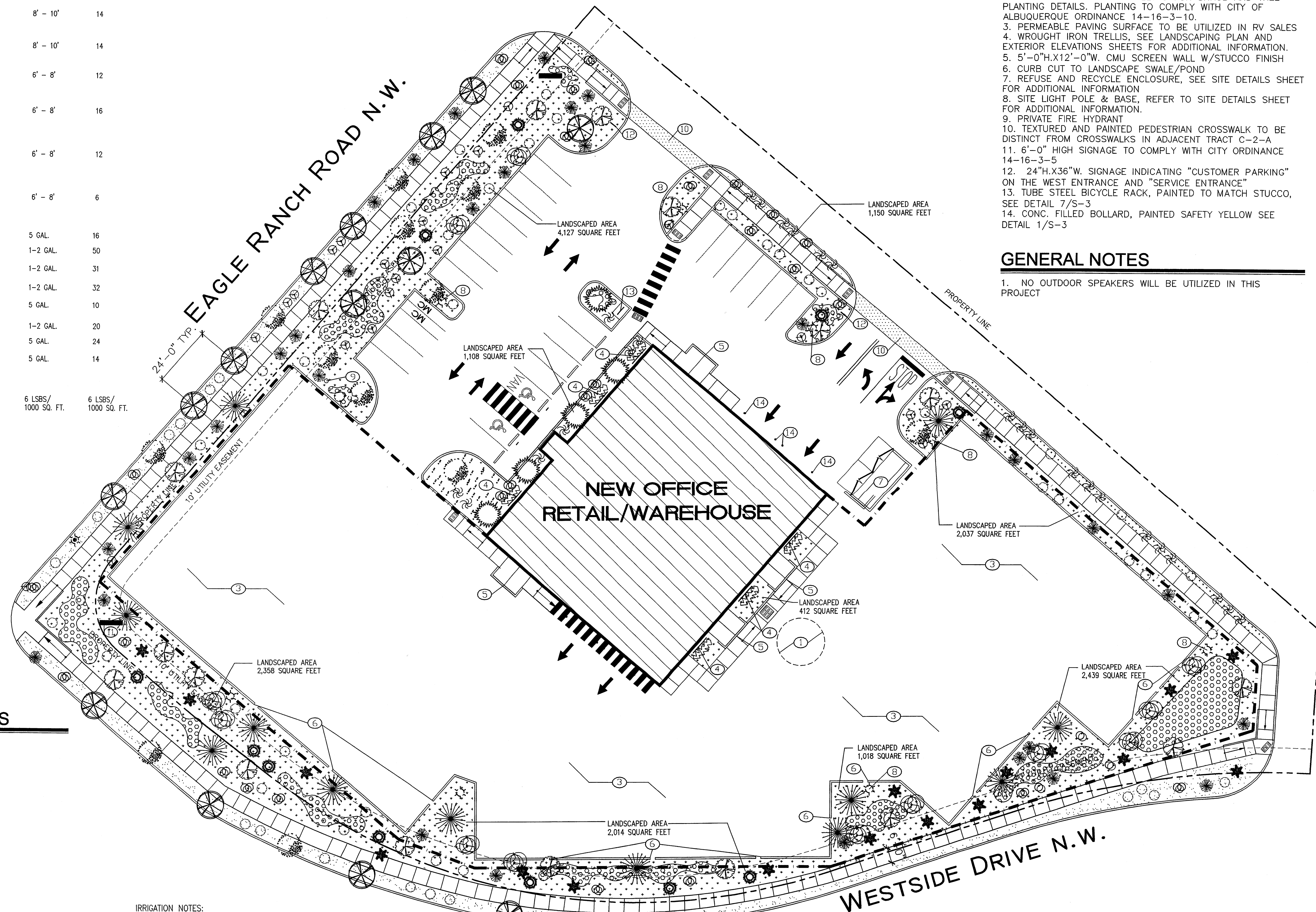
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- Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.
- Irrigation maintenance shall be the responsibility of the Property Owner.
- Irrigation run time for trees shall be between 140 and 150 gallons per tree per week per week until established.
- FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

KEYED NOTES

- PROPOSED LOCATION OF UNDERGROUND RAIN HARVESTING CISTERN TO BE USED FOR IRRIGATION.
- REFER TO SITE DETAIL SHEET 3 FOR SHRUB AND TREE PLANTING DETAILS. PLANTING TO COMPLY WITH CITY OF ALBUQUERQUE ORDINANCE 14-16-3-10.
- PERMEABLE PAVING SURFACE TO BE UTILIZED IN RV SALES
- WROUGHT IRON TRELIS, SEE LANDSCAPING PLAN AND EXTERIOR ELEVATIONS SHEETS FOR ADDITIONAL INFORMATION.
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- CURB CUT TO LANDSCAPE SWALE/POND
- REFUSE AND RECYCLE ENCLOSURE, SEE SITE DETAILS SHEET FOR ADDITIONAL INFORMATION
- SITE LIGHT POLE & BASE, REFER TO SITE DETAILS SHEET FOR ADDITIONAL INFORMATION.
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- 24"H.X36"W. SIGNAGE INDICATING "CUSTOMER PARKING" ON THE WEST ENTRANCE AND "SERVICE ENTRANCE"
- TUBE STEEL BICYCLE RACK, PAINTED TO MATCH STUCCO, SEE DETAIL 7/S-3
- CONC. FILLED BOLLARD, PAINTED SAFETY YELLOW SEE DETAIL 1/S-3

GENERAL NOTES

- NO OUTDOOR SPEAKERS WILL BE UTILIZED IN THIS PROJECT



LANDSCAPE PLAN

SCALE: 1" = 20'



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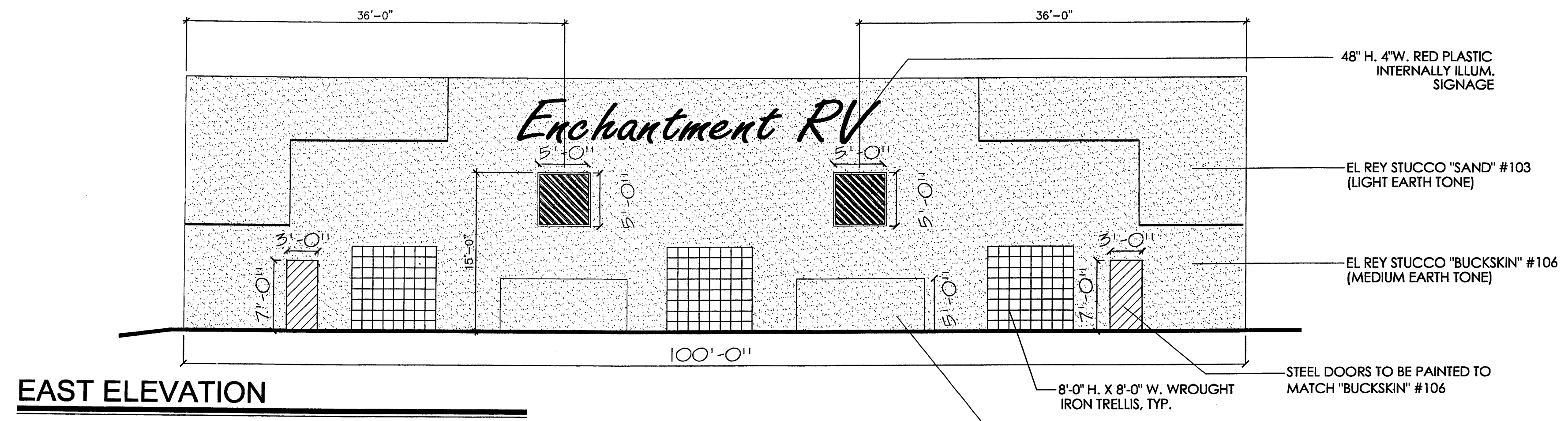
Landscaping Plan

A New Office & Warehouse
 for Enchantment RV
 Westside Road NW Albuquerque, NM 87114

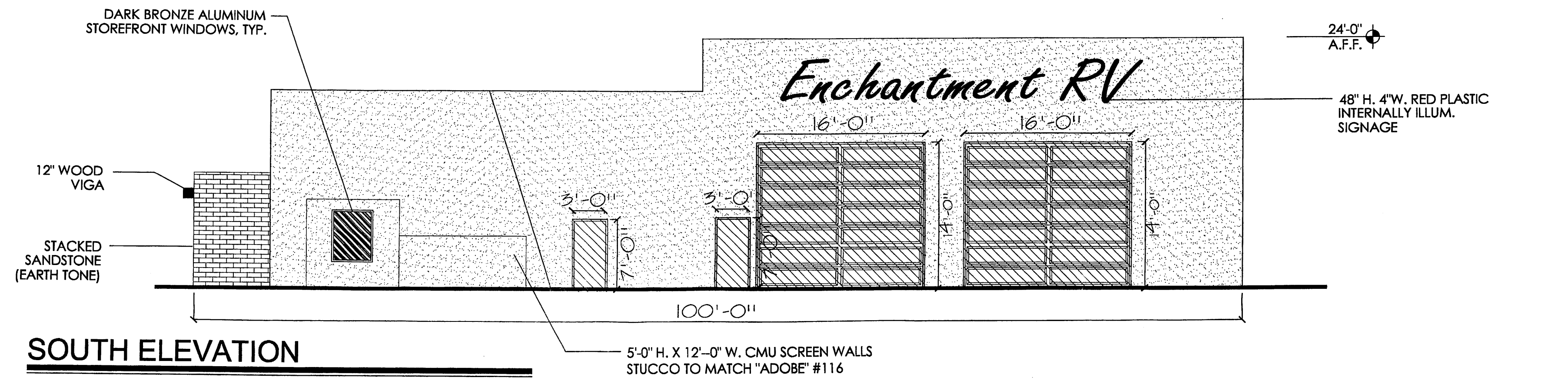
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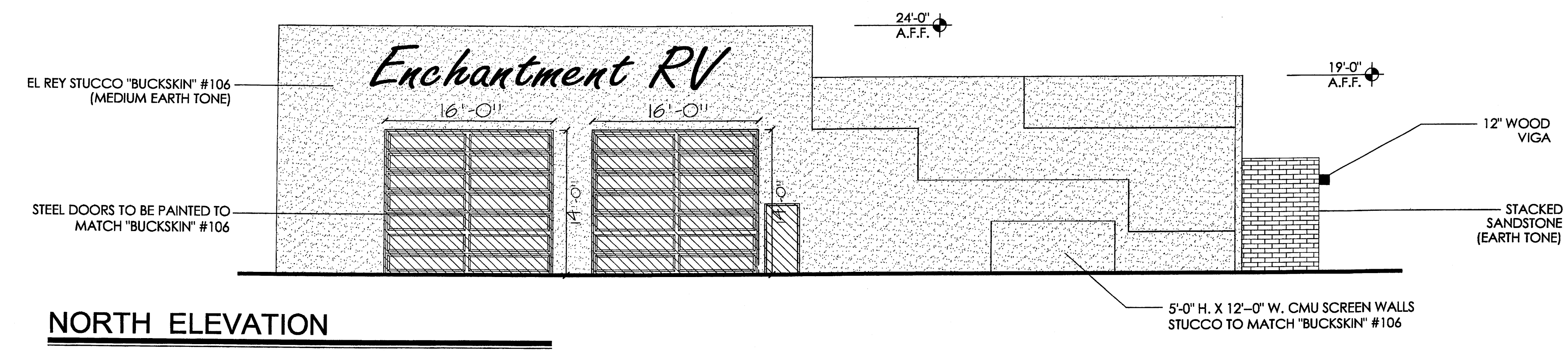
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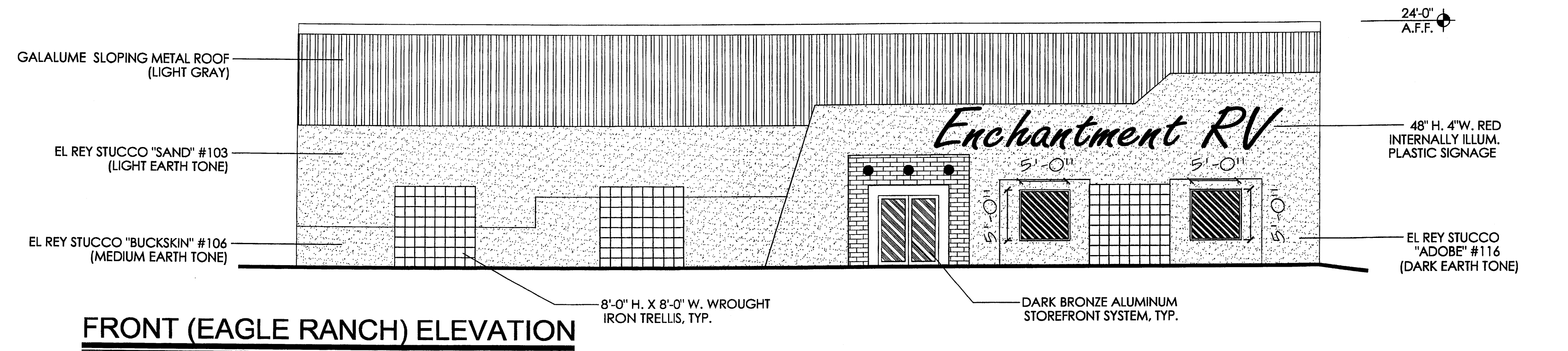
EAST ELEVATION



SOUTH ELEVATION



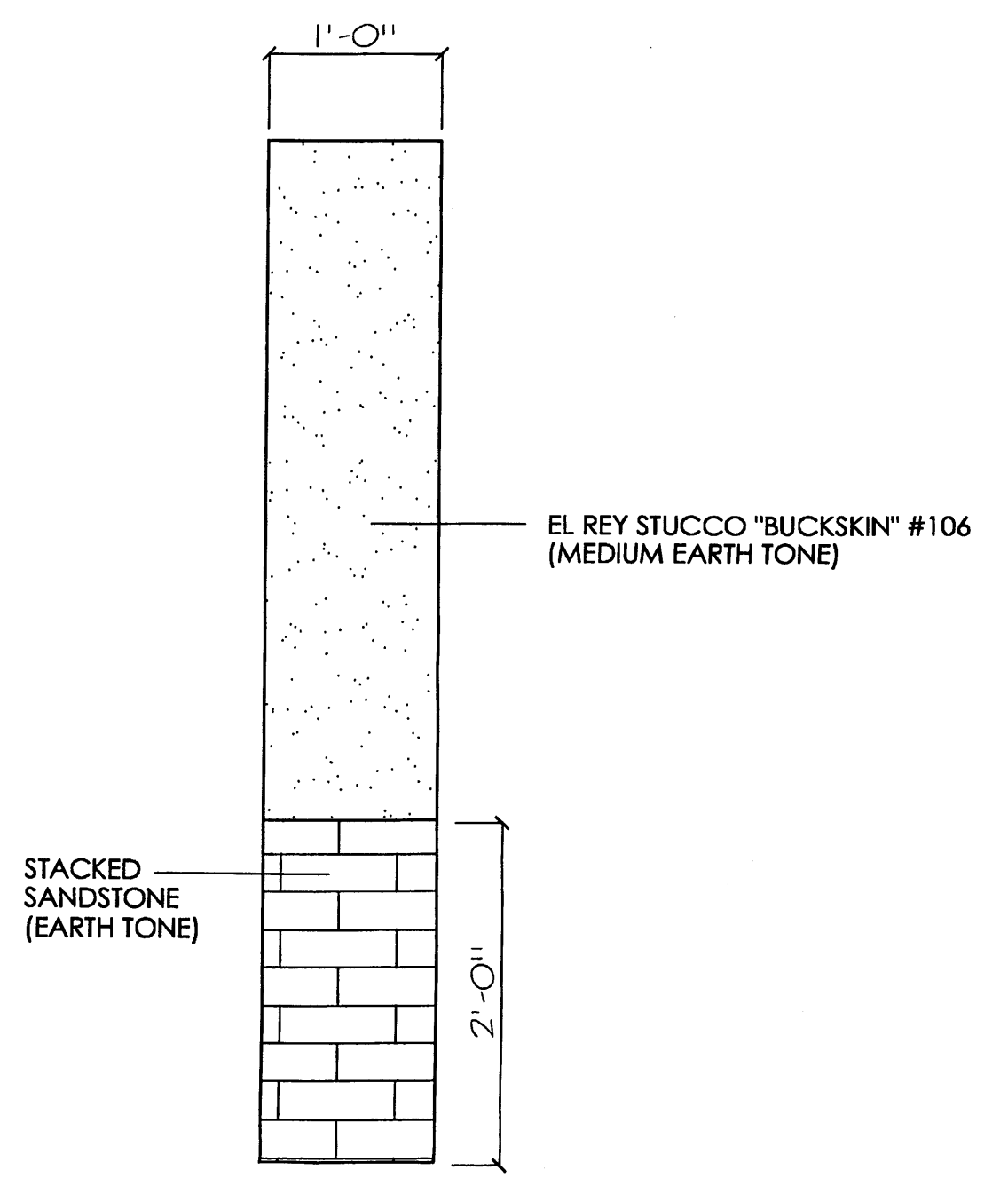
NORTH ELEVATION



FRONT (EAGLE RANCH) ELEVATION

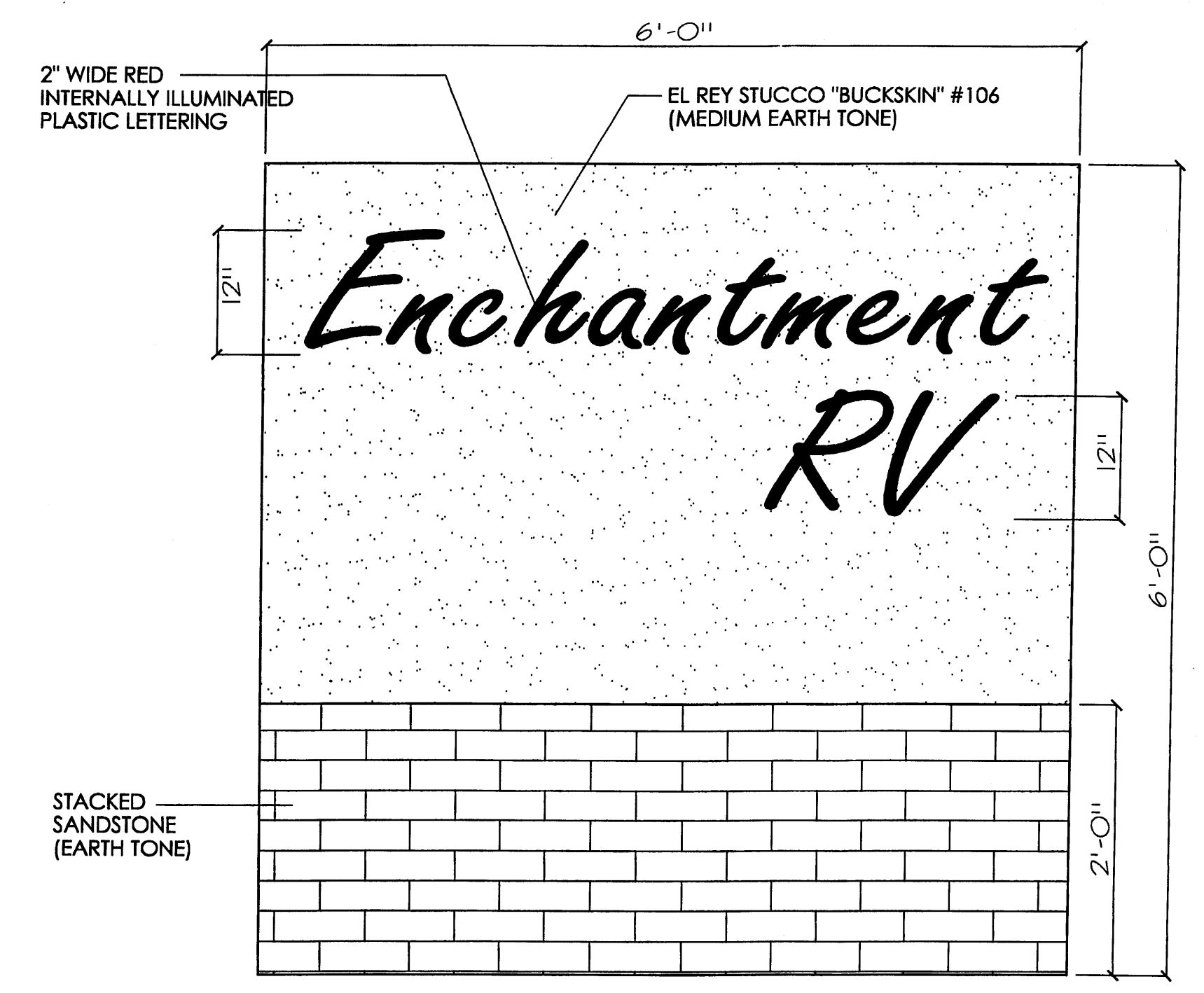
GENERAL NOTES

1. ANY MECHANICAL ROOF TOP UNITS TO BE SCREENED.
2. INTENT OF PROJECT IS TO USE NATURAL LIGHTING VIA SKYLIGHTS TO THE GREATEST EXTENT POSSIBLE AS AN ENERGY CONSERVATION MEASURE.



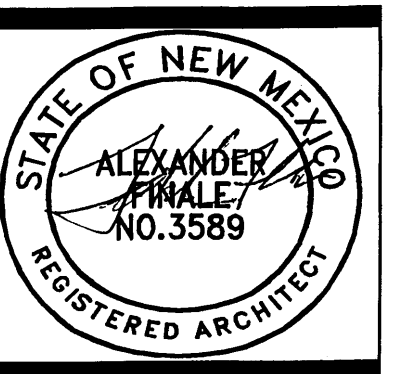
SIDE SIGNAGE ELEVATION

SCALE: 1" = 1'-0"



FRONT SIGNAGE ELEVATION

SCALE: 1" = 1'-0"



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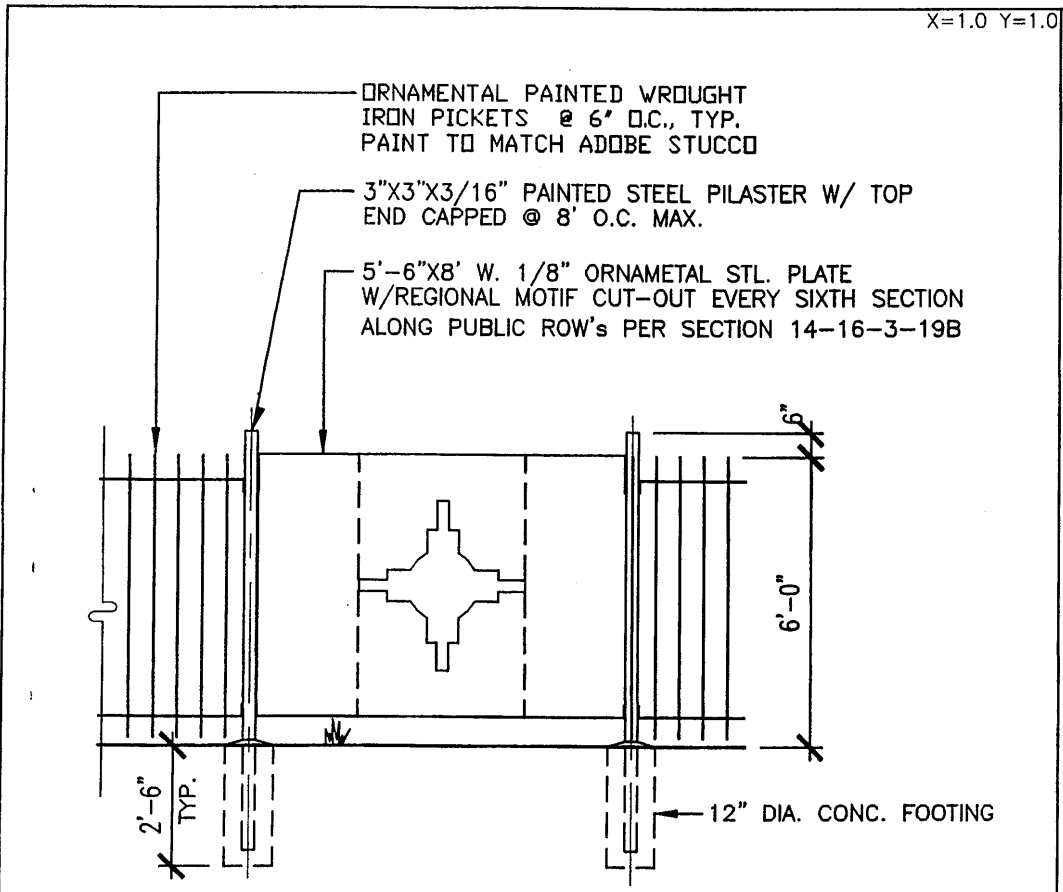
Exterior Elevations

A New Office and Warehouse for Enchantment RV
 Westside Road NW Albuquerque, NM 87114

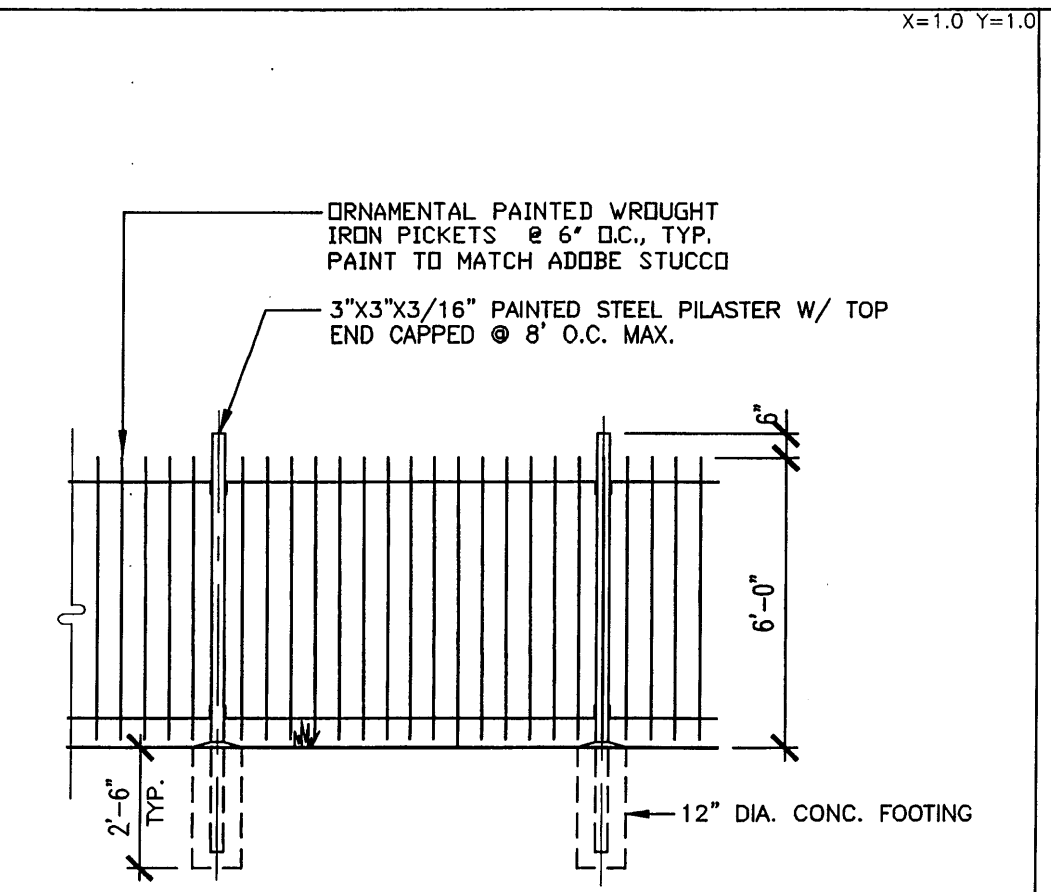
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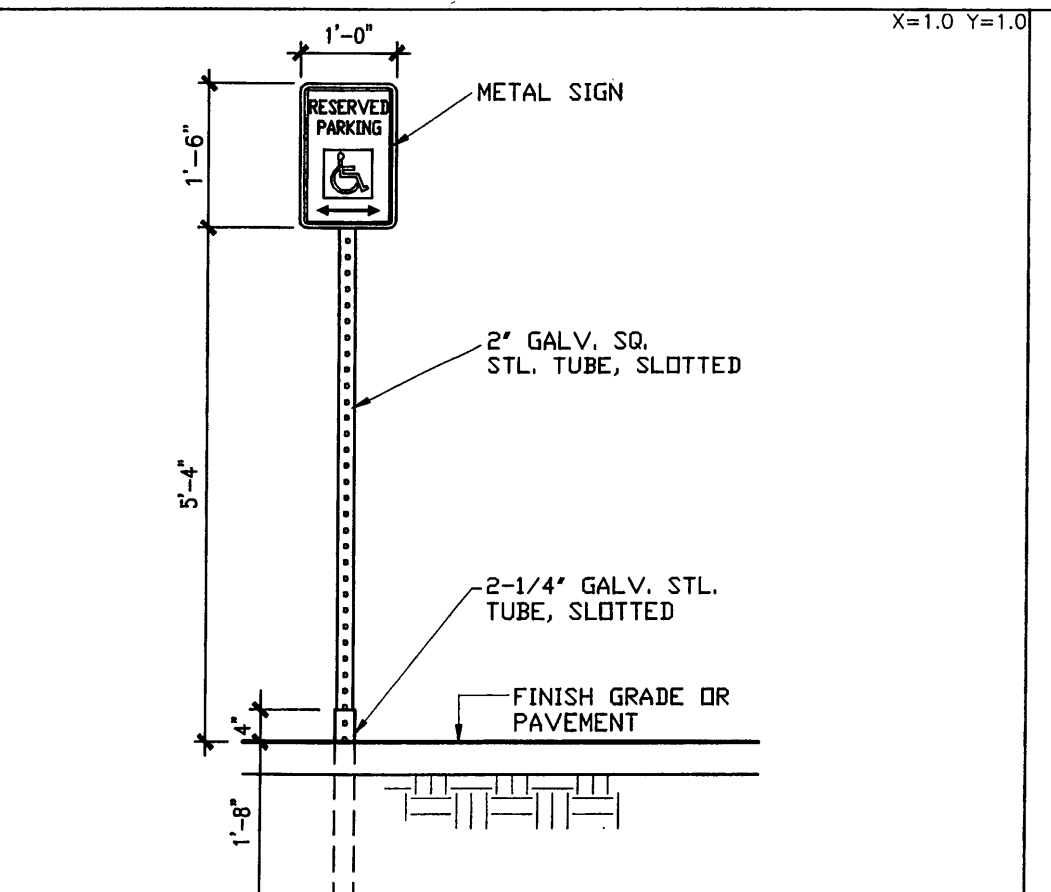
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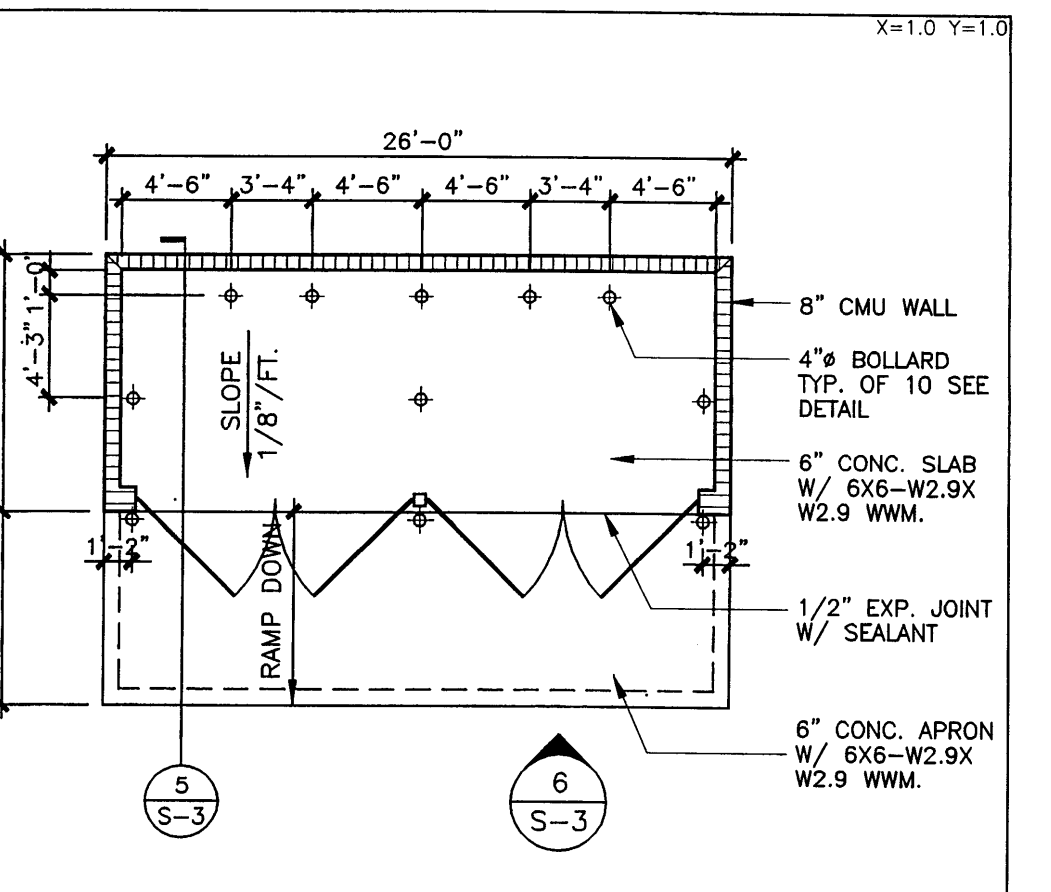
16 Fence Elevation Detail
1/4"=1'-0"



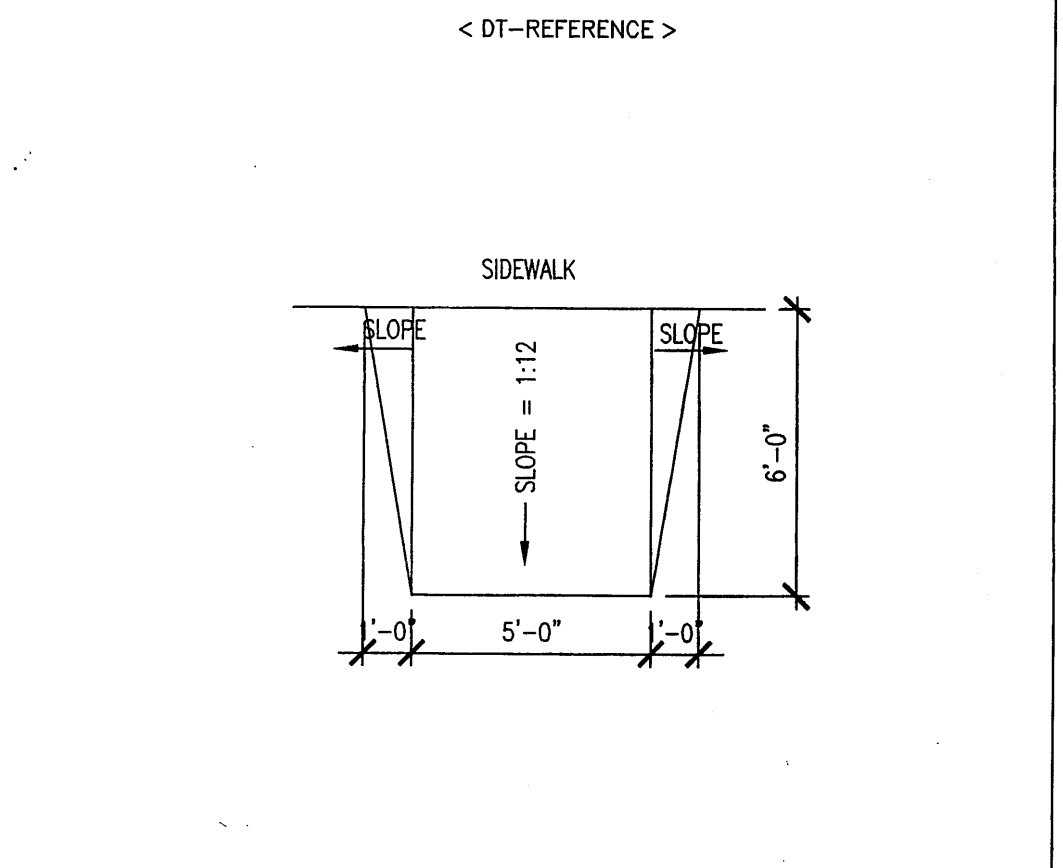
12 Fence Elevation Detail
1/4"=1'-0"



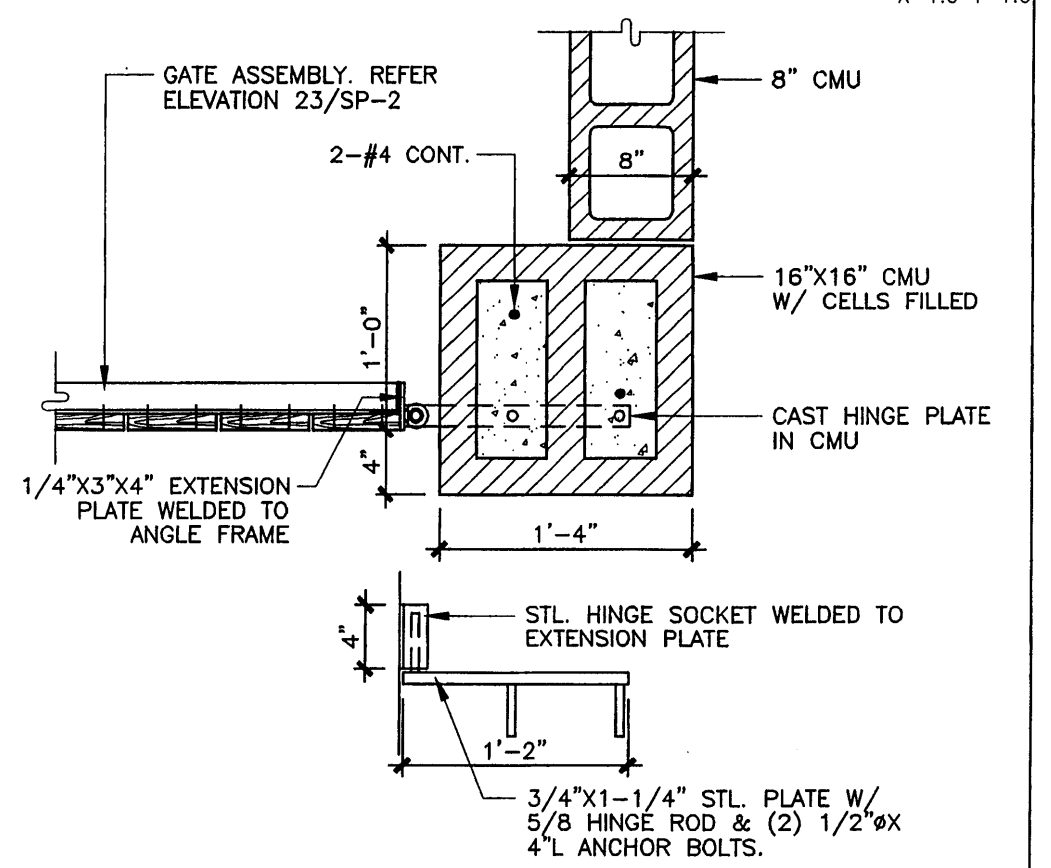
8 Handicap Sign
1/2"=1'-0"



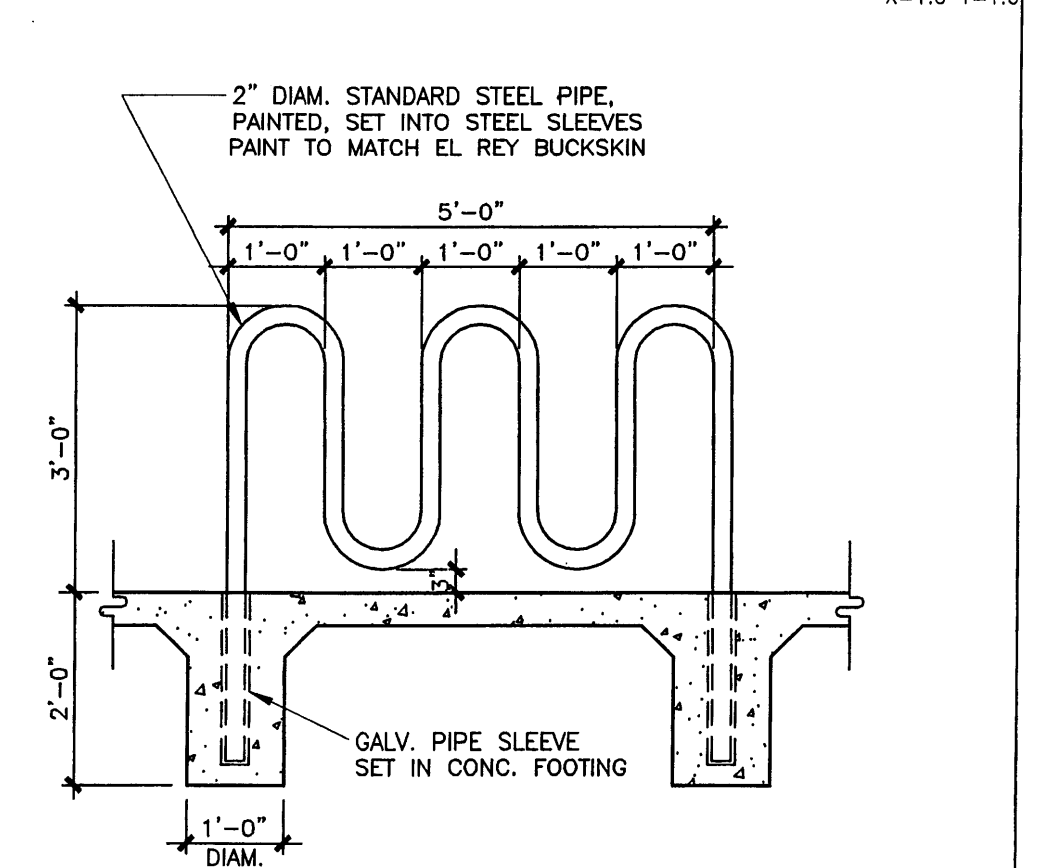
4 Refuse Enclosure
1/8"=1'-0"



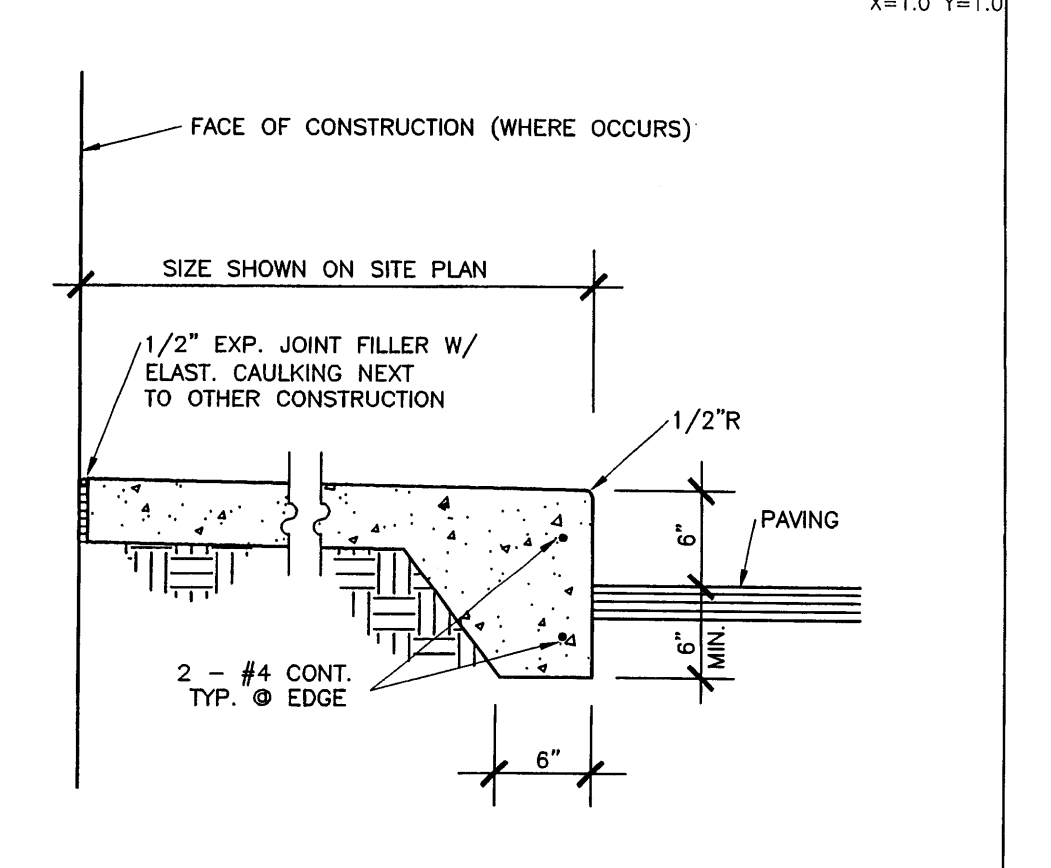
15 Ramp Detail
1/4"=1'-0"



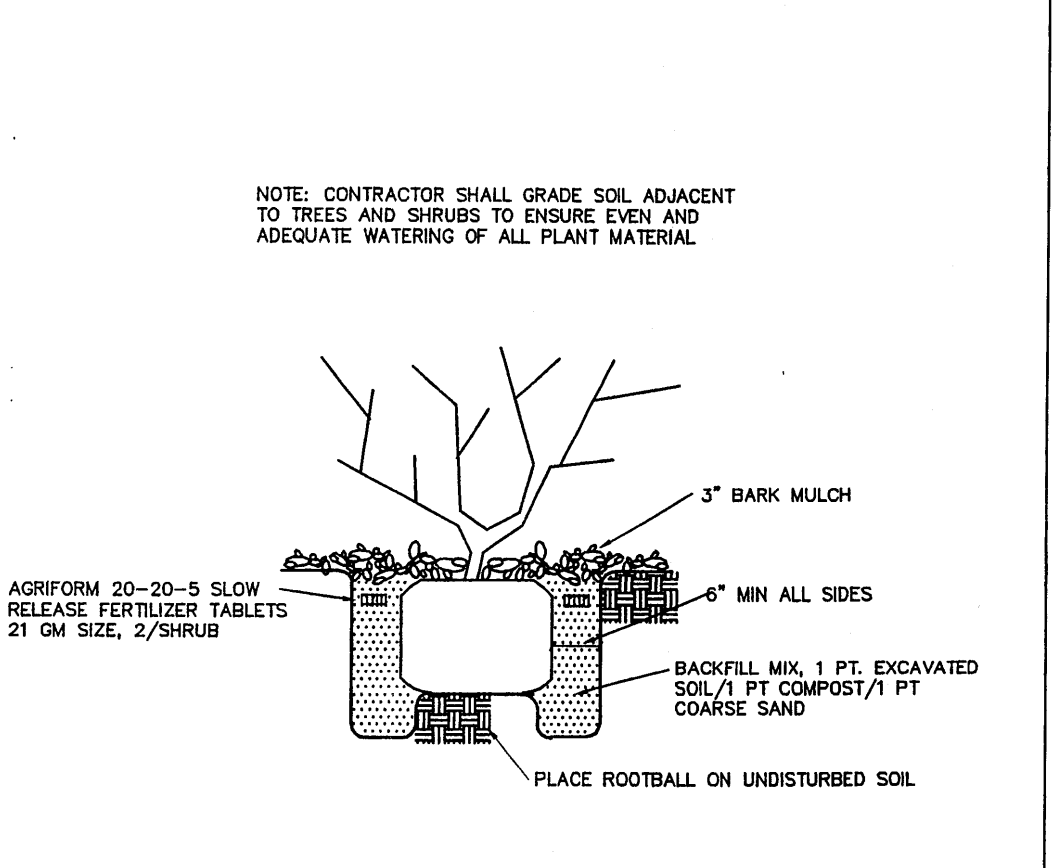
11 Corner Detail
1"=1'-0"



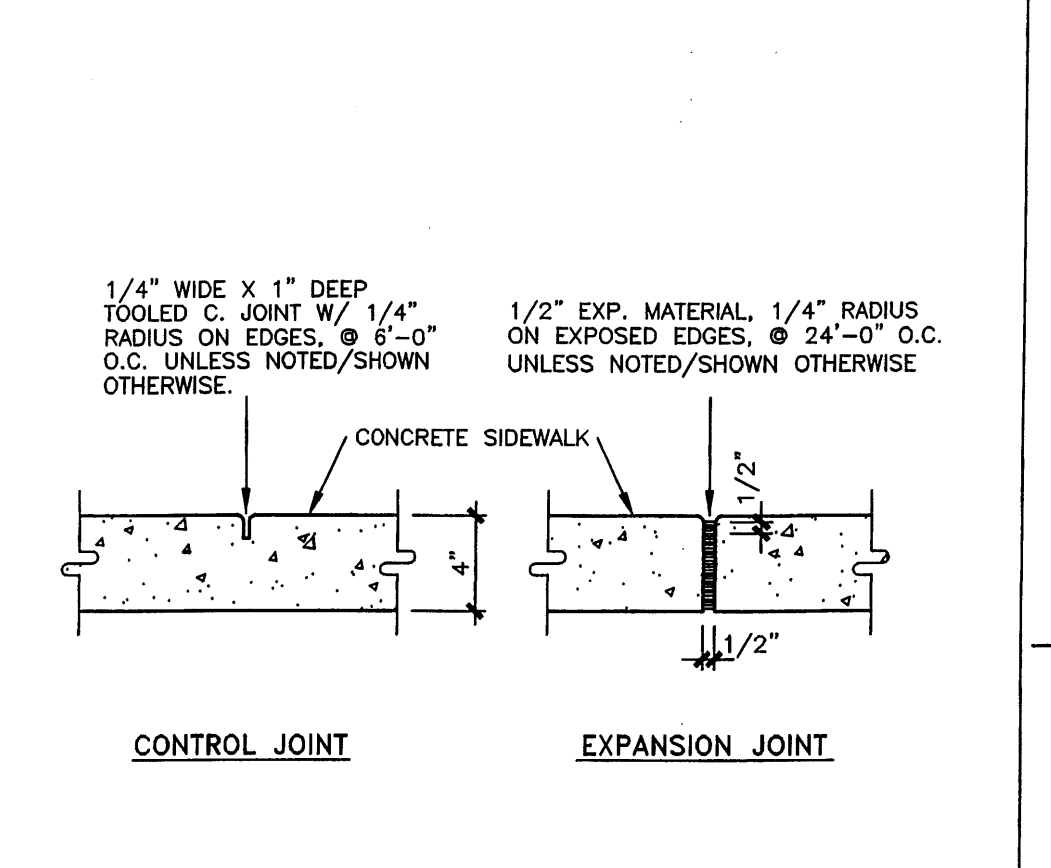
7 Bike Rack Detail
1/2"=1'-0"



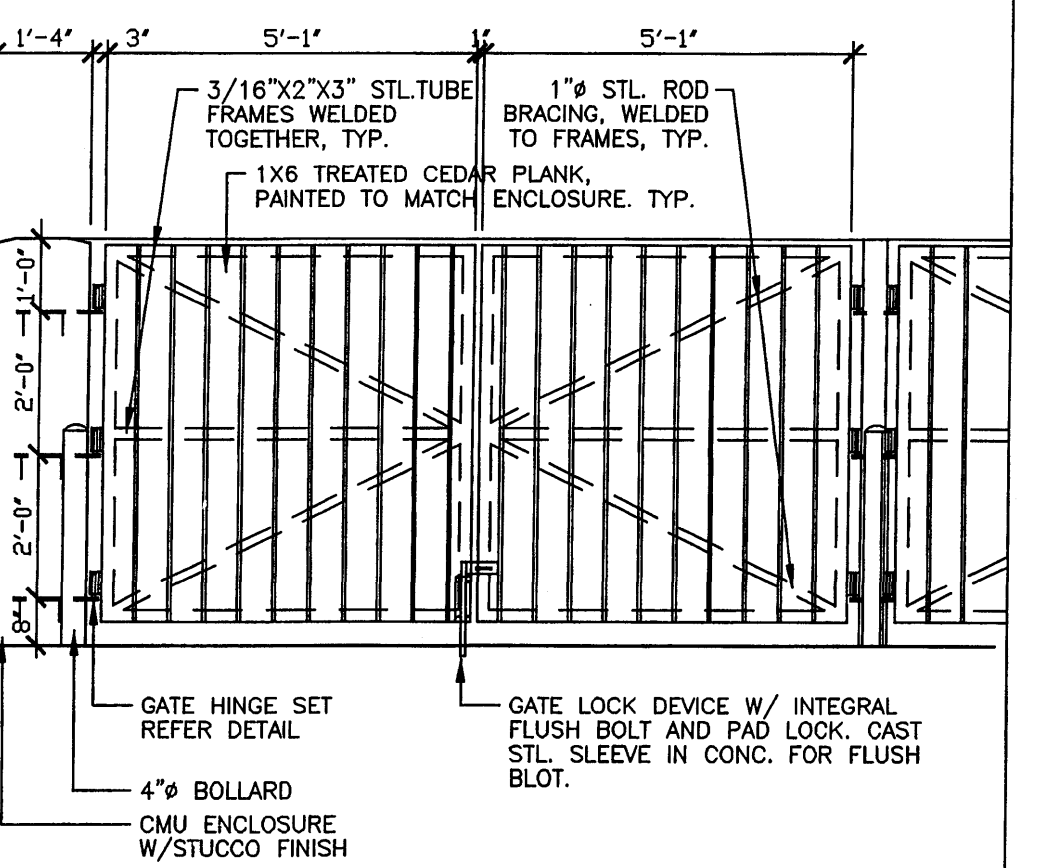
3 Sidewalk Section
1"=1'-0"



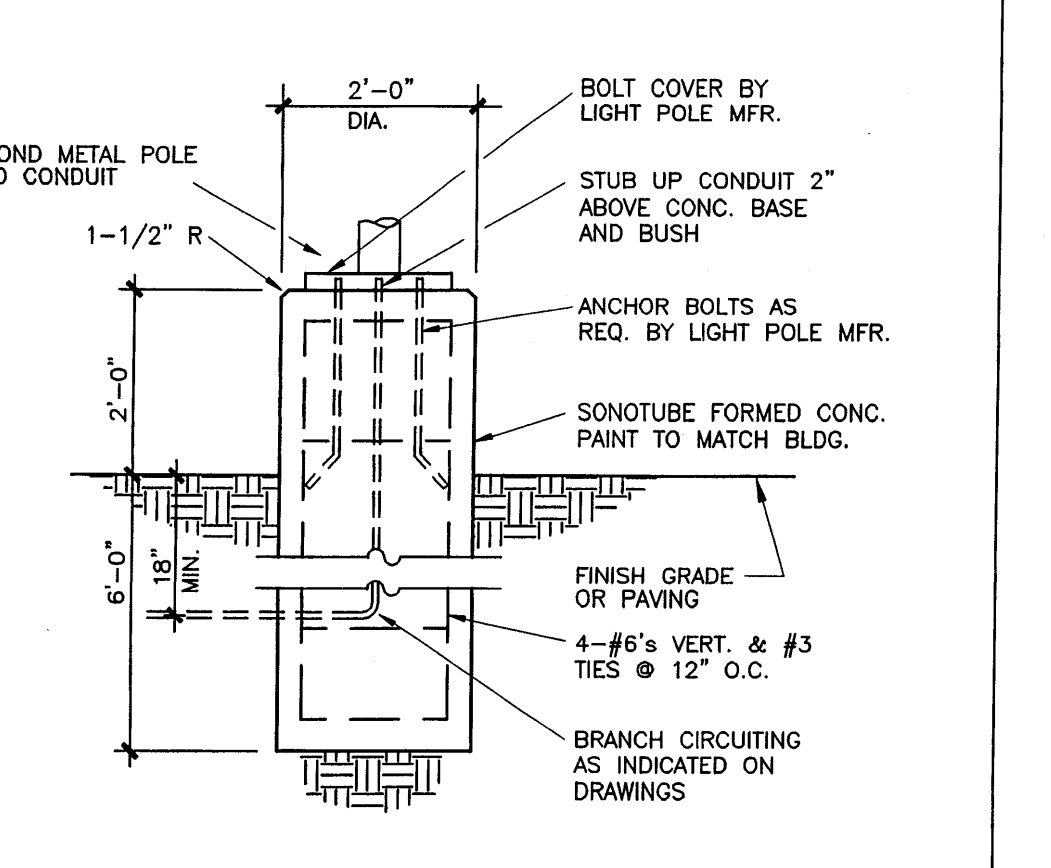
14 Shrub Planting
NTS



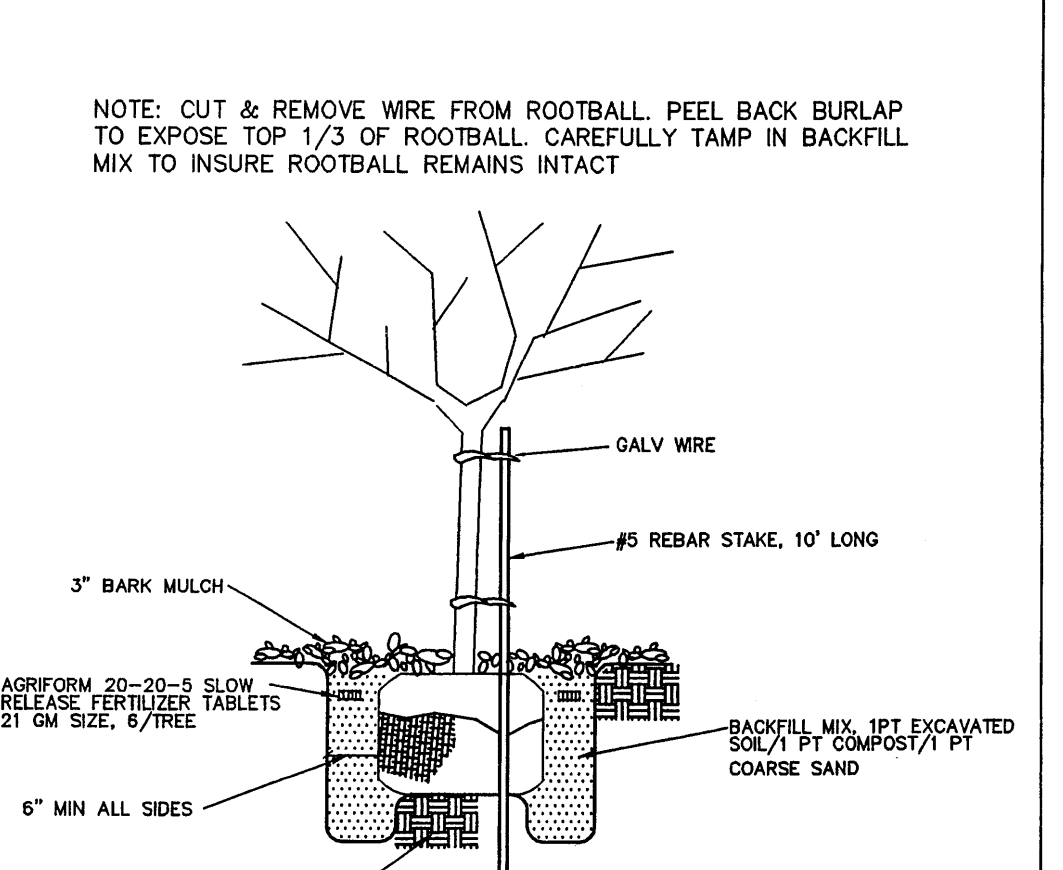
10 Concrete Joints
1-1/2"=1'-0"



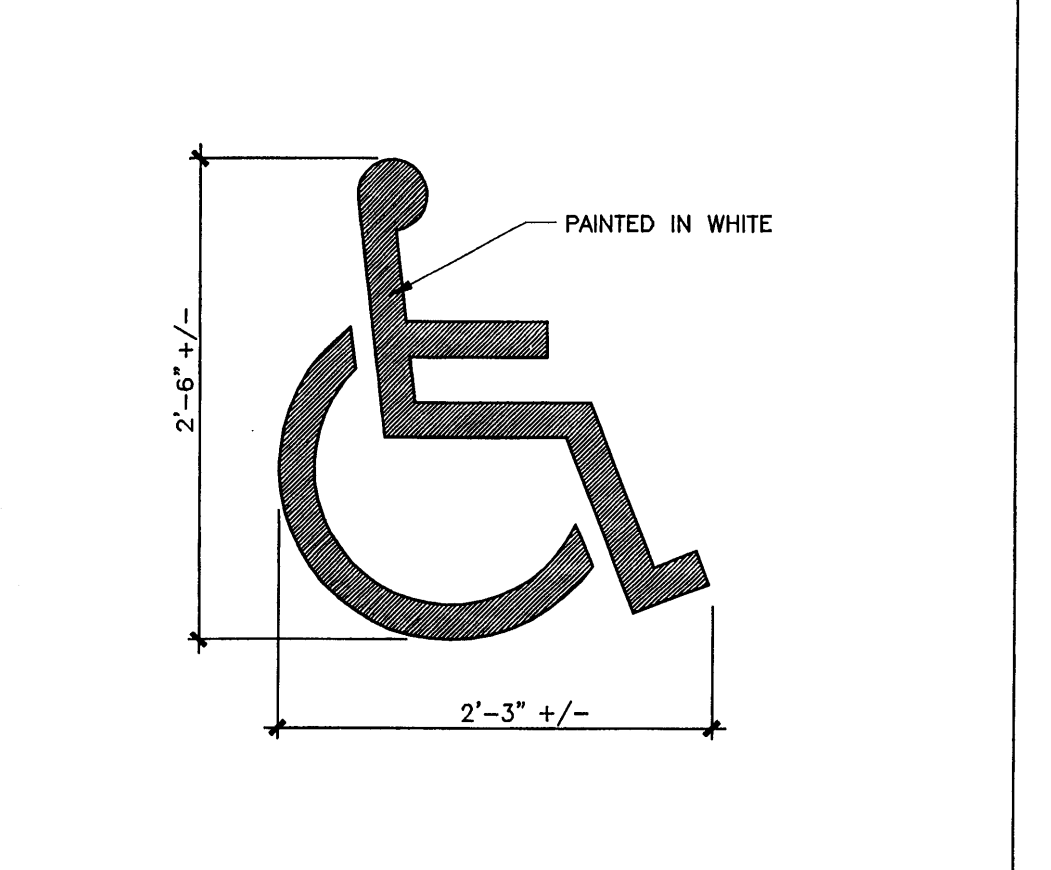
6 Gate Elevation
3/8"=1'-0"



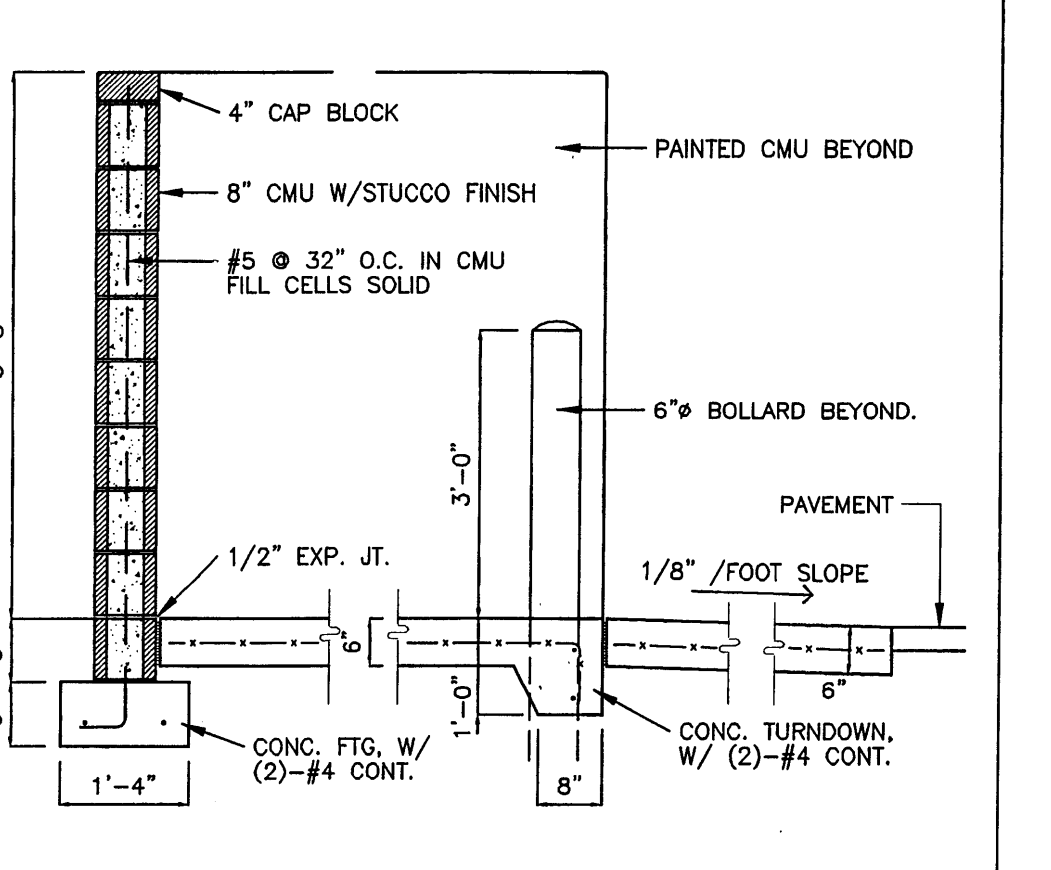
2 Light Pole Base
1/2"=1'-0"



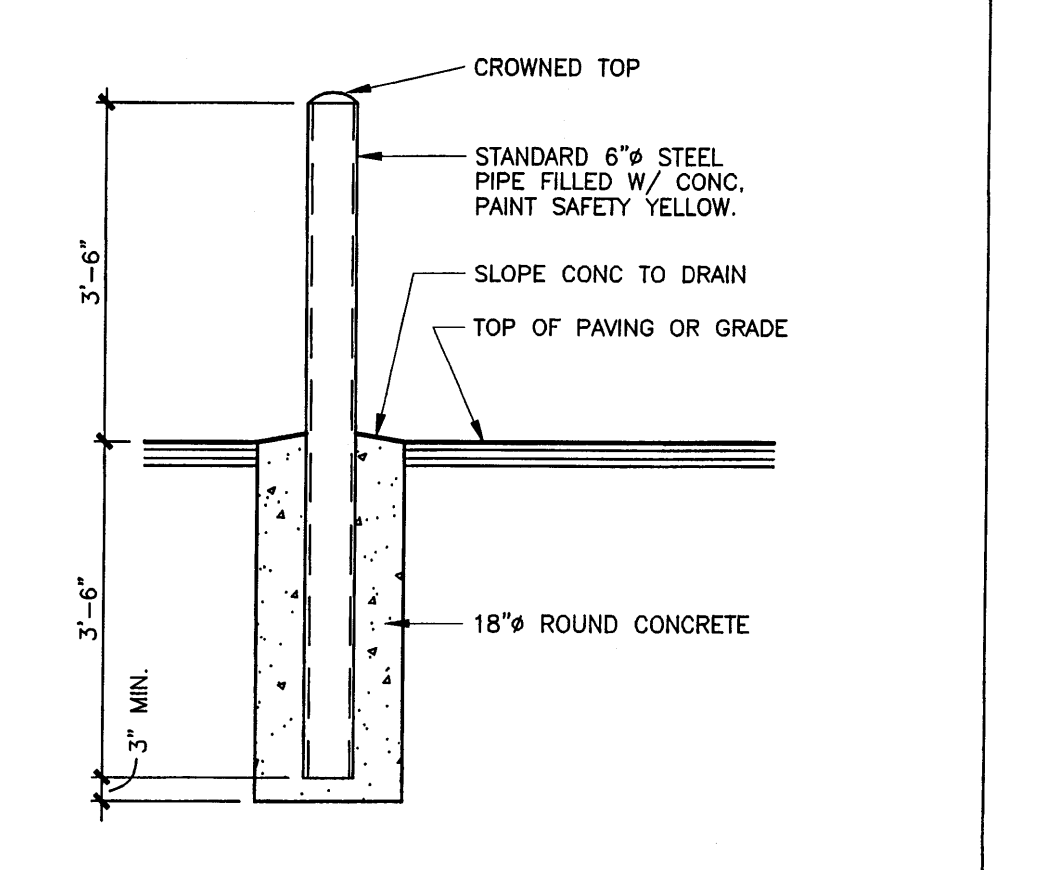
13 Tree Planting
NTS



9 H.C. Pavement Marking
1"=1'-0"



5 Section Detail
1/2"=1'-0"



1 Bollard
1/2"=1'-0"

STATE OF NEW MEXICO
ALEXANDER FINALE
REGISTERED ARCHITECT
ALEXANDER FINALE ARCHITECT, LTD.
ARCHITECTURE PLANNING DESIGN MANAGEMENT
9813 Chamblin Road NW ALBUQUERQUE, NEW MEXICO 87114-4402
P: 505-899-5442
F: 505-899-4964

@Enchantment RV

Site Details

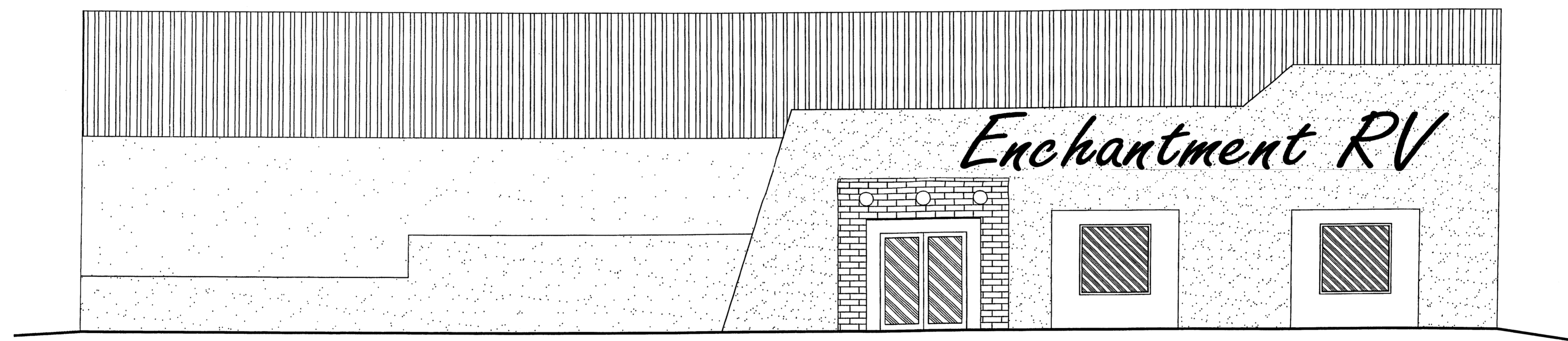
A New Office and Warehouse
for Enchantment RV
Westside Road NW Albuquerque, NM 87114

Date:	12/11/07
Revision:	
Rev. No. By:	Date:

Sheet:
S-3

A NEW OFFICE & RETAIL BUILDING FOR ENCHANTMENT RV

EAGLE RANCH ROAD AND WESTSIDE ROAD NW
ALBUQUERQUE, NEW MEXICO 87114



ALEXANDER FINALE, LTD.

ARCHITECT

9813 CHANTILLY RD. NW

ALBUQUERQUE, NM 87114-4402

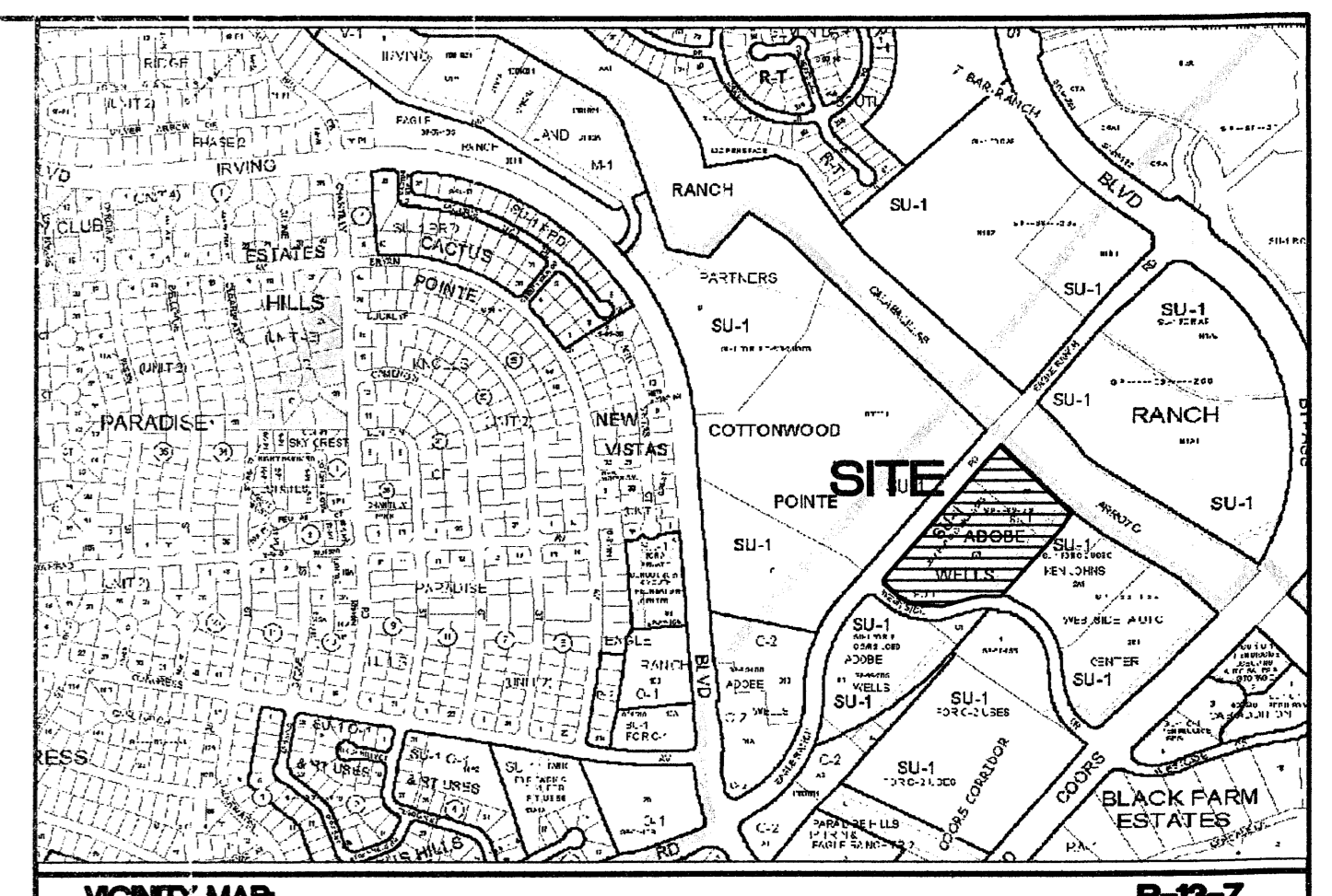
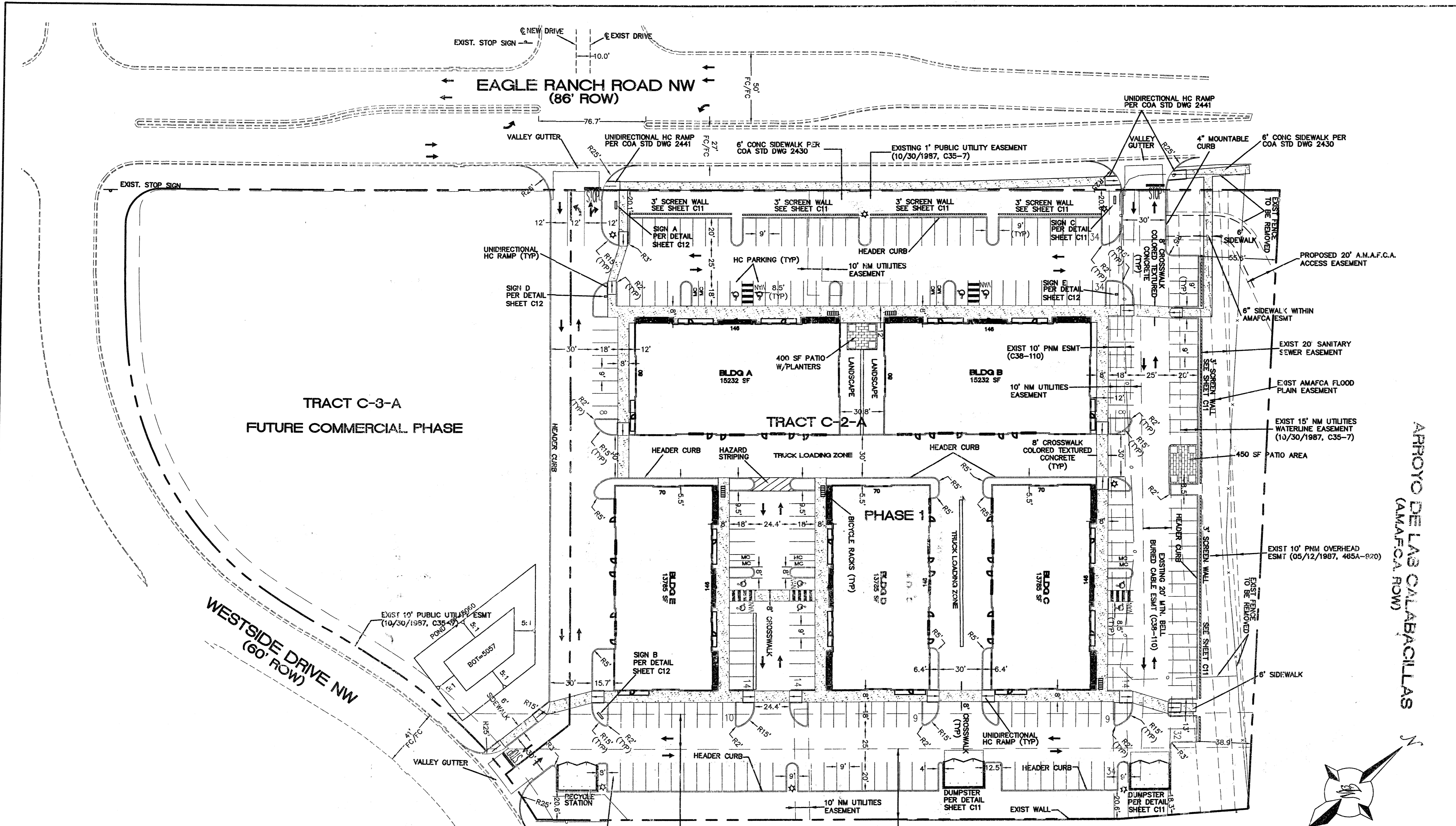
PHONE: (505) 899-5442

FAX: (505) 899-4964

alexfinale@msn.com

EPC/DRB PROJECT #1003714

DECEMBER 11, 2007



LEGAL DESCRIPTION:
 TRACTS 'C-2' AND 'C-3' OF THE REPLAT OF TRACT LETTERED 'C' OF ADOBE WELLS SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 2, 1989, IN PLAT BOOK C38, FOLIO 110.

PRELIMINARY PLAT APPROVED BY DRB
 12-10-106
 PROPOSED CURB & GUTTER

LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT
---	PROPOSED SIDEWALK
---	CENTERLINE
---	RIGHT-OF-WAY
---	LANE
---	STRIPING
☼	STREET LIGHTS
---	PROPOSED BUILDING
---	PROPOSED PERIMETER WALL
---	PROPOSED RETAINING WALL
---	EXISTING CURB & GUTTER
---	EXISTING BOUNDARY LINE
---	EXISTING SIDEWALK
---	EXISTING LANE
---	EXISTING STRIPING

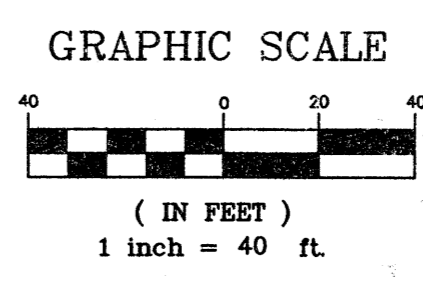
PROJECT NUMBER: _____
APPLICATION NUMBER: _____

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	



- GENERAL NOTES:**
- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 - ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THAT PLAN. A SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED TRACT C-3-A AND A PUBLIC HEARING AT THE ENVIRONMENTAL PLANNING COMMISSION.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
 - THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 - SITE IS LOCATED ADJACENT TO BUS ROUTE.
 BUS STOPS LOCATED AT:
 -ROUTE 94, SOUTH OF IRVING BLVD AND EAGLE RANCH RD, NORTH AND SOUTH BOUND.
 -ROUTE 155/96, NORTH OF WESTSIDE DRIVE AND COORS BLVD, NORTH AND SOUTH BOUND.
 -ROUTE 155/96, NORTH OF IRVING BLVD & COORS BLVD, NORTH AND SOUTH BOUND.
 - ALL SIDEWALKS AND CROSSWALKS SHALL BE 6' AND OF TEXTURED, COLORED CONCRETE.

SITE DATA

PROPOSED USAGE: TRACT C-2-A OFFICE/WAREHOUSE/LIGHT INDUSTRIAL (IP)
 TRACT C-3-A C-2 USES

LOT AREA:
 TRACT C-2-A 221449 SF (5.08 AC)
 TRACT C-3-A 99703 SF (2.29 AC)

EXISTING ZONING: SU FOR IP; C2; R2 USES
 PROPOSED ZONING: SU FOR IP; C2; R2 USES
 BUILDING AREA: 73968 SF

PARKING REQUIREMENTS
 PARKING PROVIDED: 220 SPACES
 PARKING REQUIRED: 196 SPACES

HC PARKING PROVIDED: 10 SPACES-5 VAN ACCESSIBLE
 HC PARKING REQUIRED: 7 SPACES-1 VAN ACCESSIBLE

MOTORCYCLE PARKING PROVIDED: 10 SPACES
 MOTORCYCLE PARKING REQUIRED: 7 SPACES

BICYCLE PARKING PROVIDED: 30 SPACES
 BICYCLE PARKING REQUIRED: 19 SPACES

LANDSCAPING PROVIDED: 44707 SF
 LANDSCAPING REQUIRED: 21860 SF

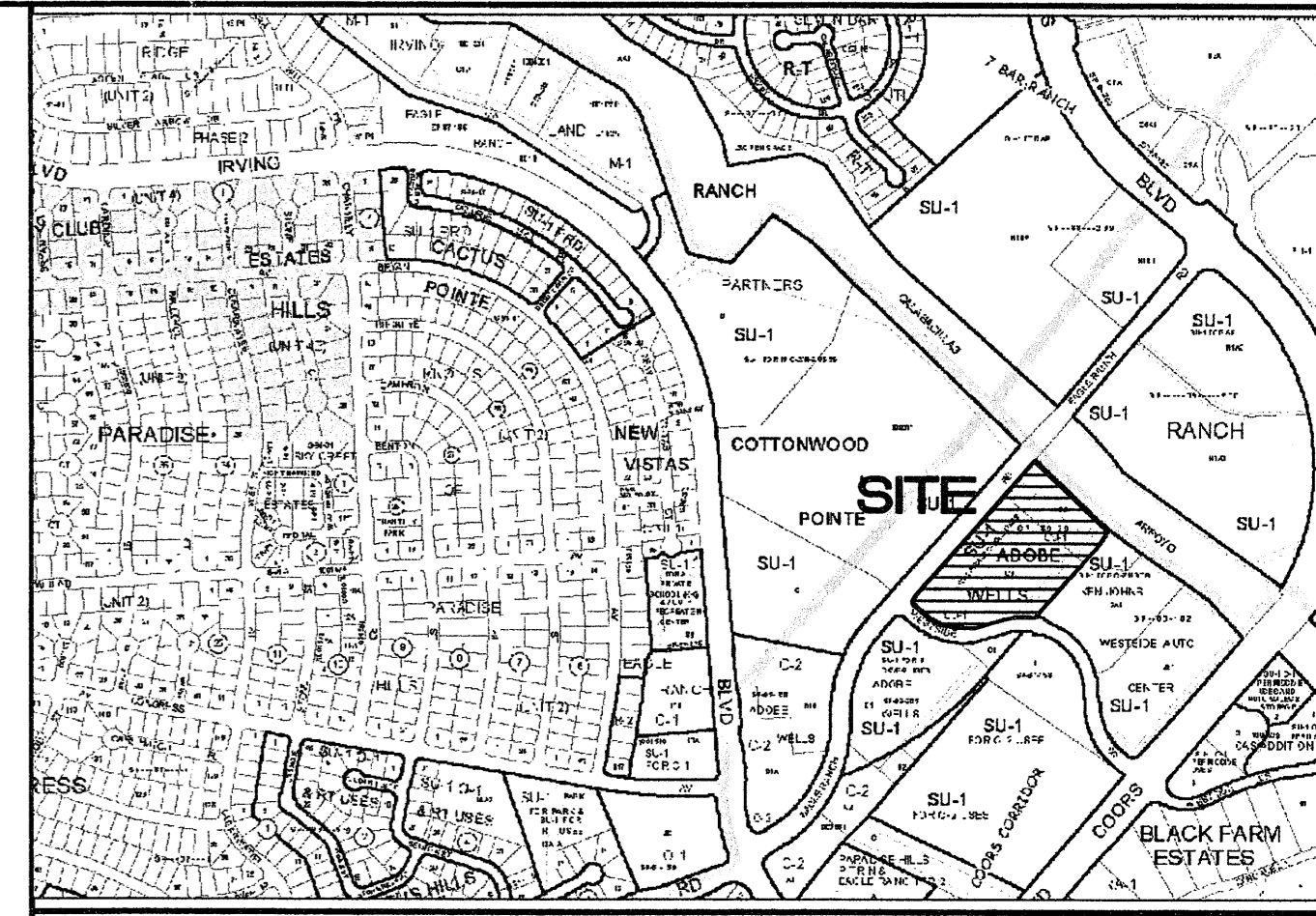
MAXIMUM BUILDING HEIGHT: 35 FEET

MINIMUM BUILDING SETBACK: 11 FEET FROM ENTRANCE
 10 FEET SIDE AND REAR

MAXIMUM FAR: 0.32

- INDEX TO DRAWINGS**
- C1 SITE PLAN FOR BUILDING PERMIT
 - C2 SITE PLAN FOR SUBDIVISION
 - C3 LANDSCAPING PLAN
 - C4 GRADING AND DRAINAGE PLAN
 - C5-9 BUILDING ELEVATIONS
 - C10 MASTER UTILITY PLAN
 - C11 DETAILS
 - C12 SIGN DETAIL

	VENTURE COMMERCE CENTER - ALBUQUERQUE	DRAWN BY pm
	SITE PLAN FOR BUILDING PERMIT	DATE 11-10-06
TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100		26034-SPE
		SHEET # C1
		JOB # 26034



VICINITY MAP B-18-7

LEGAL DESCRIPTION:

SITE

TRACTS "C-2" AND "C-3" OF THE REPLAT OF TRACT LETTERED "C" OF ADOBE WELLS SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 2, 1989, IN PLAT BOOK C38, FOLIO 110.

TRACT C-2-A

TRACT C-2 OF THE REPLAT OF TRACT LETTERED "C" OF ADOBE WELLS SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 2, 1989, IN PLAT BOOK C38, FOLIO 110.

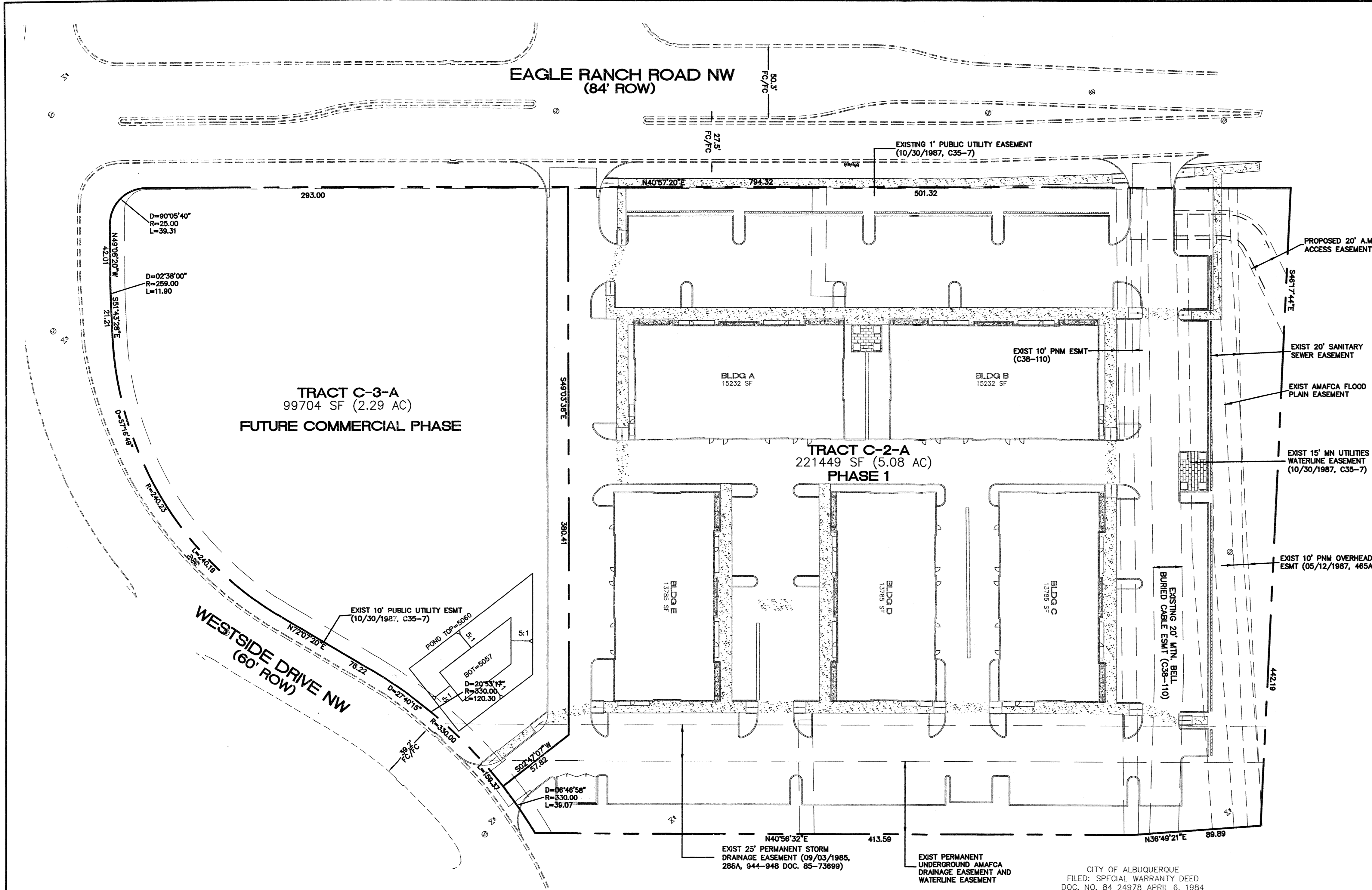
TRACT C-2 OF THE REPLAT OF TRACT LETTERED "C" OF SAID REPLAT OF TRACT LETTERED "C" DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERN MOST CORNER OF SAID TRACT C-2; THENCE S40°57'20"W A DISTANCE OF 299.49 FEET; THENCE S49°03'38"E A DISTANCE OF 380.41 FEET; THENCE S02°47'07"W A DISTANCE OF 57.82 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, WHICH BEARS S02°53'08"W, THROUGH A CENTRAL ANGLE OF 06°46'58" AN ARC DISTANCE OF 39.07 FEET; THENCE N40°56'32"E A DISTANCE OF 322.63 TO THE SOUTHEASTERN MOST CORNER OF SAID TRACT C-3; THENCE N49°02'40"W A DISTANCE OF 448.18 TO THE POINT OF BEGINNING.

TRACT C-3-A

TRACT C-3 OF THE REPLAT OF TRACT LETTERED "C" OF ADOBE WELLS SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 2, 1989, IN PLAT BOOK C38, FOLIO 110.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERN MOST CORNER OF SAID TRACT C-2; THENCE S40°57'20"W A DISTANCE OF 299.49 FEET; THENCE S49°03'38"E A DISTANCE OF 380.41 FEET; THENCE S02°47'07"W A DISTANCE OF 57.82 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, WHICH BEARS S02°53'08"W, THROUGH A CENTRAL ANGLE OF 06°46'58" AN ARC DISTANCE OF 39.07 FEET; THENCE N40°56'32"E A DISTANCE OF 322.63 TO THE SOUTHEASTERN MOST CORNER OF SAID TRACT C-3; THENCE N49°02'40"W A DISTANCE OF 448.18 TO THE POINT OF BEGINNING.

ARROYO DE LAS CALABACILLAS (AMAFCA ROW)



SITE DATA

PROPOSED USAGE: TRACT C-2-A OFFICE/WAREHOUSE/LIGHT INDUSTRIAL (IP)
TRACT C-3-A C-2 USES

LOT AREA:
TRACT C-2-A 221449 SF (5.08 AC)
TRACT C-3-A 99704 SF (2.29 AC)

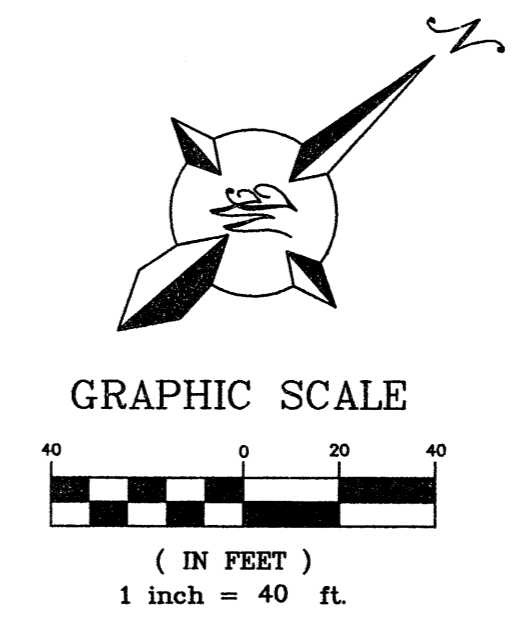
EXISTING ZONING: SU FOR IP; C2; R2 USES
PROPOSED ZONING: SU FOR IP; C2; R2 USES

MAXIMUM BUILDING HEIGHT: 35 FEET
MINIMUM BUILDING SETBACK: 11 FEET FROM ENTRANCE
10 FEET SIDE AND REAR
MAXIMUM FAR-BOTH TRACTS: 0.22

TRACT 2-A-1, KEN JOHNS WESTSIDE AUTO CENTER
FILED: JUNE 21, 1988, VOL. C36, FOLIO 171

CITY OF ALBUQUERQUE
FILED: SPECIAL WARRANTY DEED
DOC. NO. 84 24978 APRIL 6, 1984
BK. D208A, PG. 853

- LEGEND**
- PROPOSED CURB & GUTTER
 - - - BOUNDARY LINE
 - - - EASEMENT
 - PROPOSED SIDEWALK
 - CENTERLINE
 - RIGHT-OF-WAY
 - LANE
 - STRIPING
 - ☀ STREET LIGHTS
 - PROPOSED BUILDING
 - PROPOSED PERIMETER WALL
 - PROPOSED RETAINING WALL
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK



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 DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.



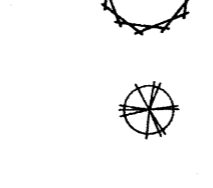

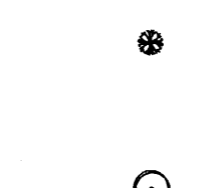
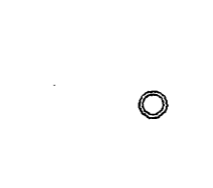




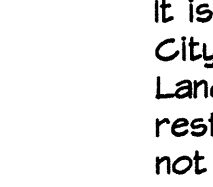
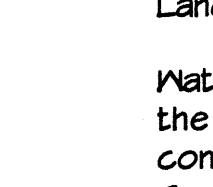
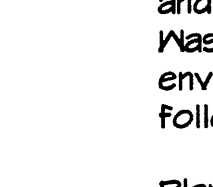
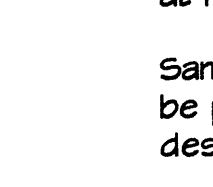

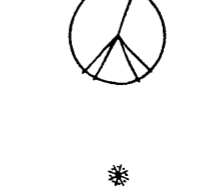

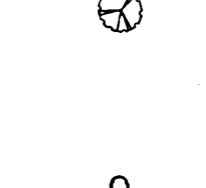

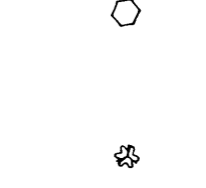




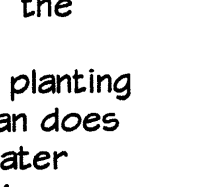
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

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

	VENTURE COMMERCE CENTER - ALBUQUERQUE SITE PLAN FOR SUBDIVISION	DRAWN BY pm DATE 09-05-06 26034-SPSE
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # C2 JOB # 26034

PLANT LEGEND

-  PURPLE ROBE LOCUST (M) 14
Robinia pseudoacacia
2" Gal.
-  CHITALPA (M) 14
Chilopsis x Catalpa
2" Gal.
-  DESERT WILLOW (L) 55
Chilopsis linearis
5 Gal. 225 sf
-  SILVERBERRY (M) 18
Elaeagnus pungens
5 Gal. 100sf
-  RED YUCCA (L) 39
Hesperaloe parviflora
5 Gal. 4sf
-  MAIDEN GRASS (M) 15
Miscanthus sinensis
5 Gal. 16sf
-  REGAL MIST (M) 28
Muhlenbergia capillaris
5 Gal. 4sf
-  RUSSIAN SAGE (M) 4
Perovskia atriplicifolia
5 Gal. 36sf
-  UPRIGHT ROSEMARY (M) 49
Rosmarinus officinalis
5 Gal. 25sf
-  APACHE PLUME (L) 4
Fallugia paradoxa
5 Gal. 25sf
-  OVER-SIZED GRAVEL
4 6 BOULDERS
-  COMMERCIAL GRADE
STEEL EDGING
-  SANTA FE BROWN GRAVEL
WITH FILTER FABRIC
-  FESCUE SOD WITH POP UP SPRINKLERS
-  AFGHAN PINE (M) 11
Pinus ularica
6'-8'
-  BUR OAK (M) 18
Quercus macrocarpa
2" Gal.
-  BLUE MIST SPIREA (M) 36
Caryopteris clandestinis
5 Gal. 4sf
-  FLOWERING BROOM (M) 9
Cytisus scoparius
5 Gal. 16sf
-  HONEYSUCKLE (M) 59
Lonicera japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
-  LAVENDER (M) 45
Lavandula angustifolia
1 Gal. 4sf
-  CHAMISA (L) 113
Chrysothamnus nauseosus
1 Gal. 25sf
-  AUTUMN SAGE (M) 35
Salvia greggii
1 Gal. 4sf
-  THREADGRASS (M) 45
Stipa tenuissima
1 Gal. 4sf
-  CREEPING ROSEMARY (L) 45
Rosmarinus officinalis 'Prostrata'
1 Gal. 36sf
Symbol indicates 3 plants
-  WILDFLOWER/PERENNIAL 58
1 Gal. 4sf
To include, but not limited to:
Guara
Gaillardia
Dajillies
Primrose
Penstemon
Iceplant

LANDSCAPE NOTES:
Landscape maintenance, including street trees in ROW, shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

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

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with Flush caps at each end.

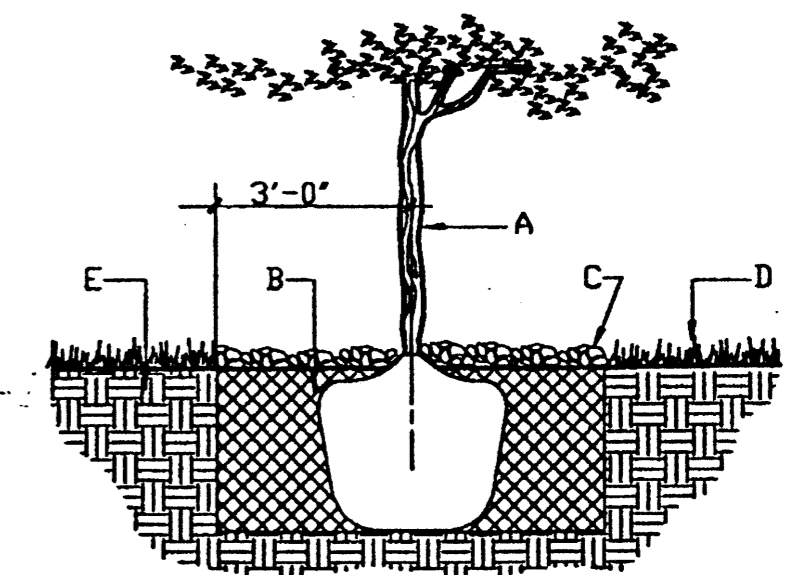
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

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

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

Irrigation maintenance shall be the responsibility of the Property Owner.

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



GENERAL NOTES:

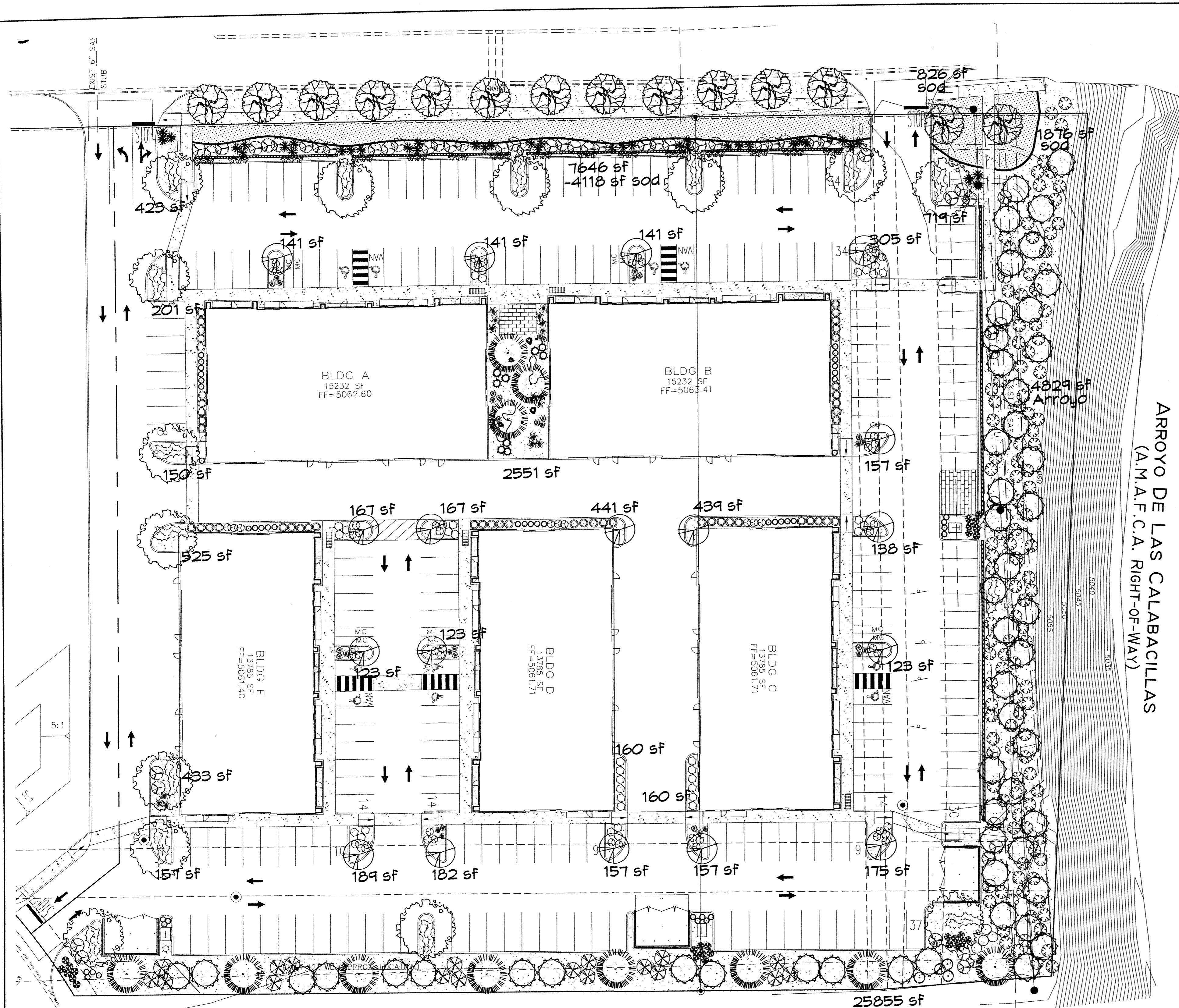
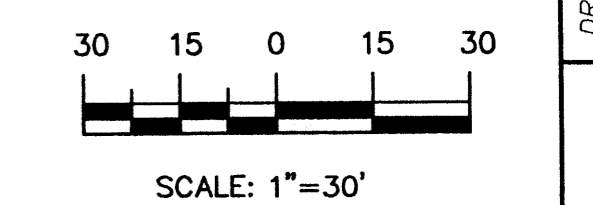
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL INDICATES LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED, THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
- PRIOR TO BACKFILLING TREE, ALL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

CONSTRUCTION NOTES:

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

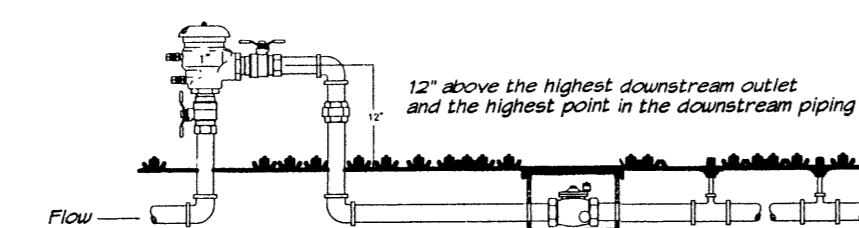
11-29-06 RMM
11-28-06 RMM
11-22-06 RMM

GRAPHIC SCALE

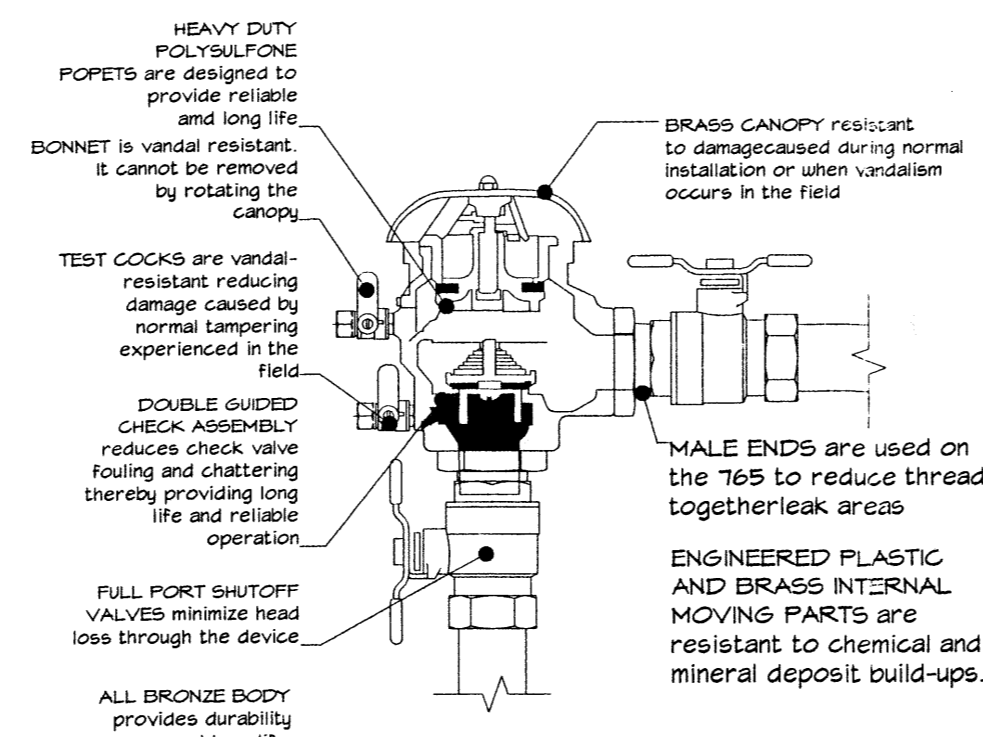


ARROYO DE LAS CALABACILLAS
(A.M.A.F.C.A. RIGHT-OF-WAY)

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.



FESCO MODEL 765
Pressure Vacuum Breaker
Outside Installation



FESCO MODEL 765
Pressure Vacuum Breaker
Features

LANDSCAPE CALCULATIONS

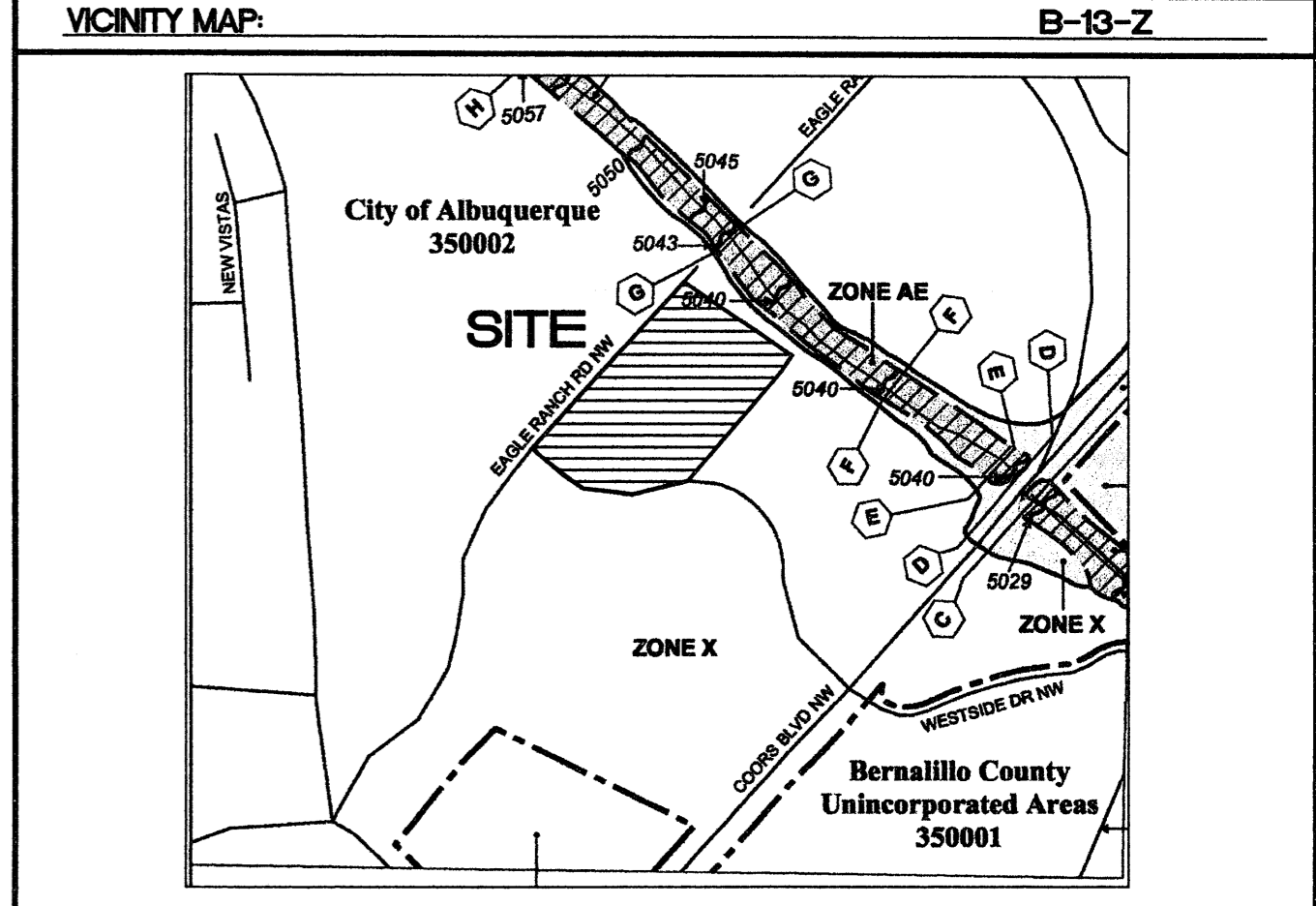
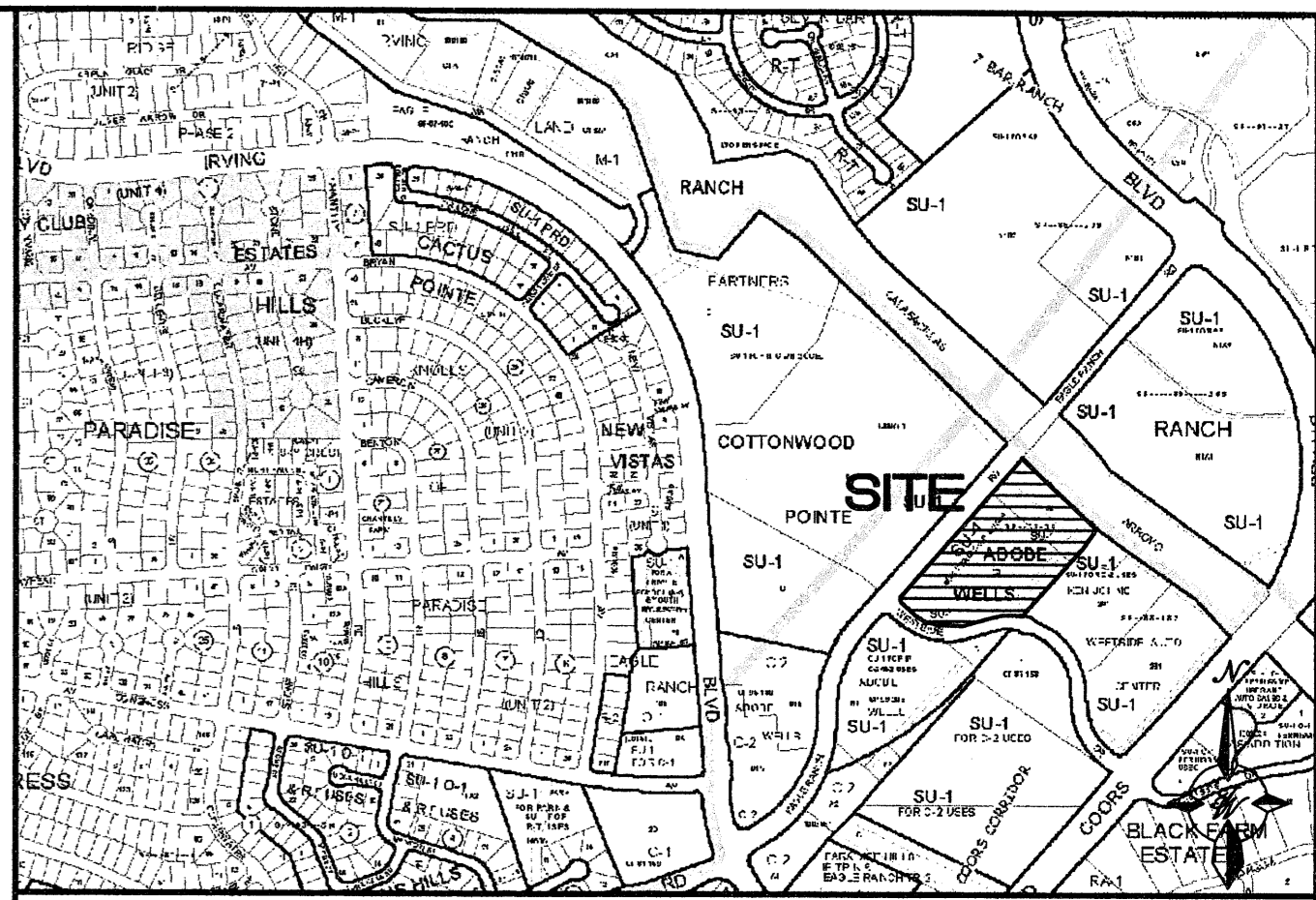
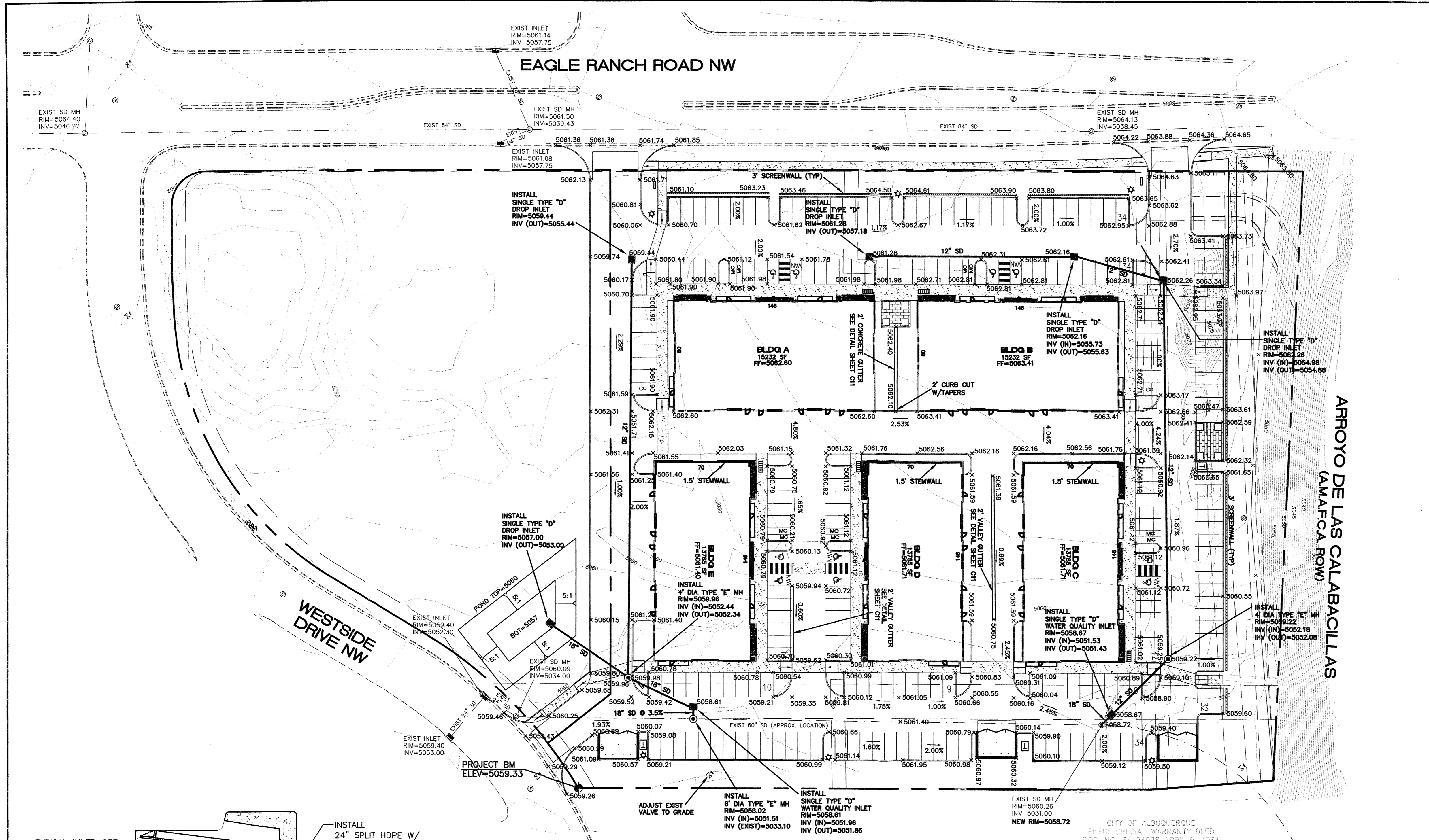
TOTAL LOT AREA	221496	square feet
TOTAL BUILDINGS AREA	71819	square feet
OFFSITE AREA	3941	square feet
NET LOT AREA	145736	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	21860	square feet
TOTAL BED PROVIDED	41030	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	30773	square feet
TOTAL GROUND COVER PROVIDED	30884	square feet
TOTAL SOD AREA	6820 (17%)	square feet
(max. 20% of landscape required)		
ARROYO ON PROPERTY	4829	square feet
TOTAL LANDSCAPE PROVIDED	47850	square feet

VENTURE COMMERCE CENTER
EAGLE RANCH RD
ALBUQUERQUE, NM
LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop and are not to be released or copied without the written consent of The Hilltop. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: gmf
REVISION #
DATE: 11-8-06
SHEET #
L1 OF L1



VICINITY MAP: B-13-Z
FIRM MAP: 35001C108E

SITE BENCHMARK
TOP OF REBAR AT SOUTHEAST PROPERTY CORNER
ELEV=5059.33

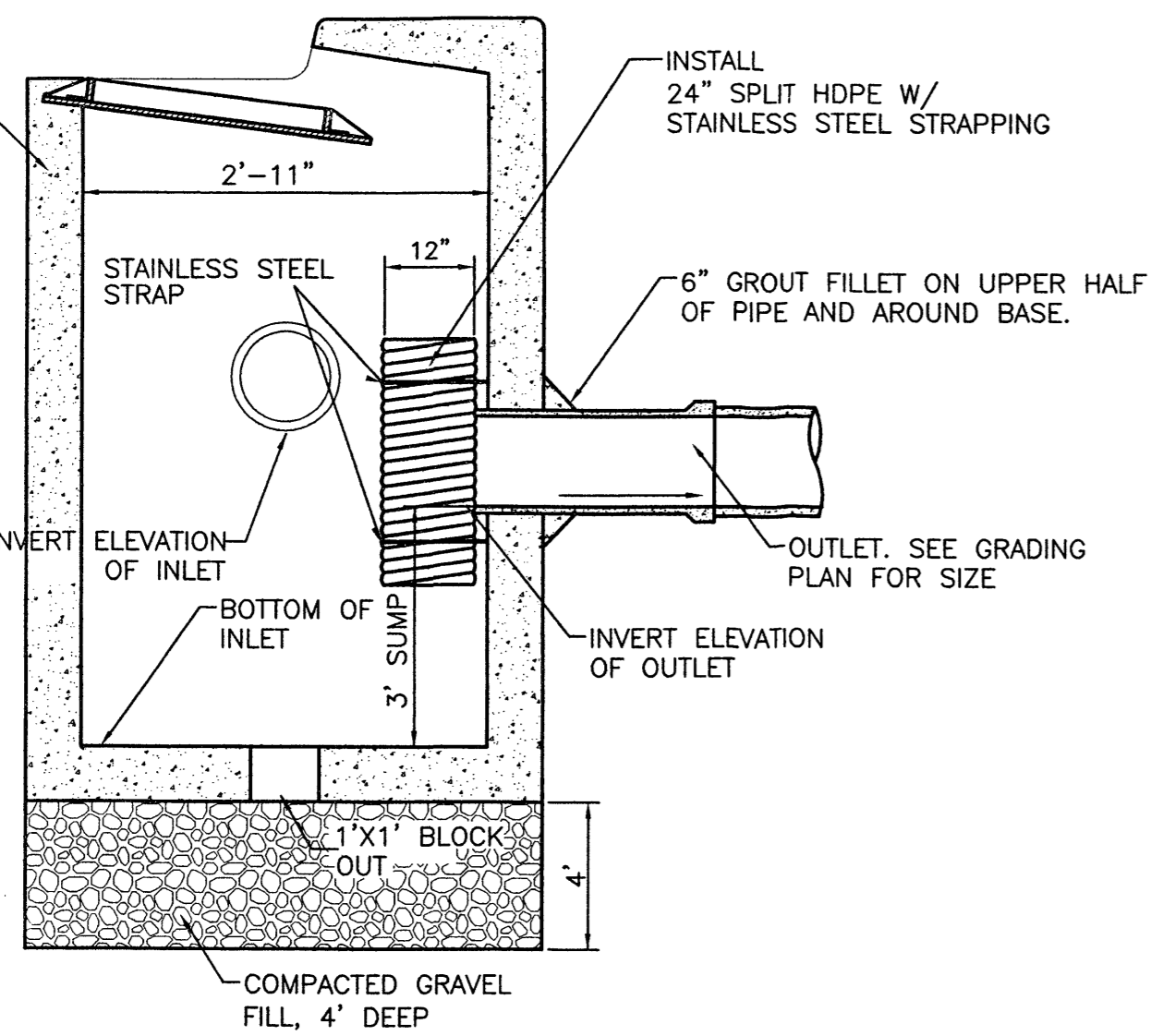
GENERAL NOTES
1. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED
2. ALL SINGLE TYPE "D" DROP INLETS PER COA DWG #2206

LEGEND

	EXISTING CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED EASEMENT
	PROPOSED SCREEN WALL
	PROPOSED SIDEWALK
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED SPOT ELEVATION
	FLOW ARROW

ROUGH GRADING APPROVAL _____ DATE _____

	VENTURE COMMERCE CENTER - ALBUQUERQUE GRADING AND DRAINAGE PLAN	DRAWN BY pm DATE 09-05-06 26034-GRE
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # C4 JOB # 26034

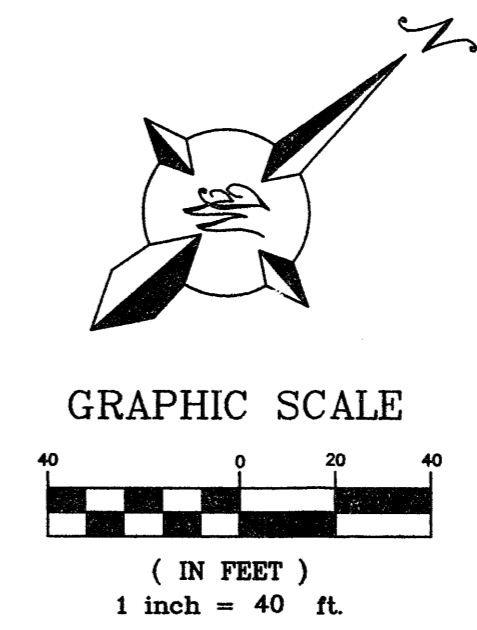


TYPICAL WATER QUALITY INLET DETAIL
NTS

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

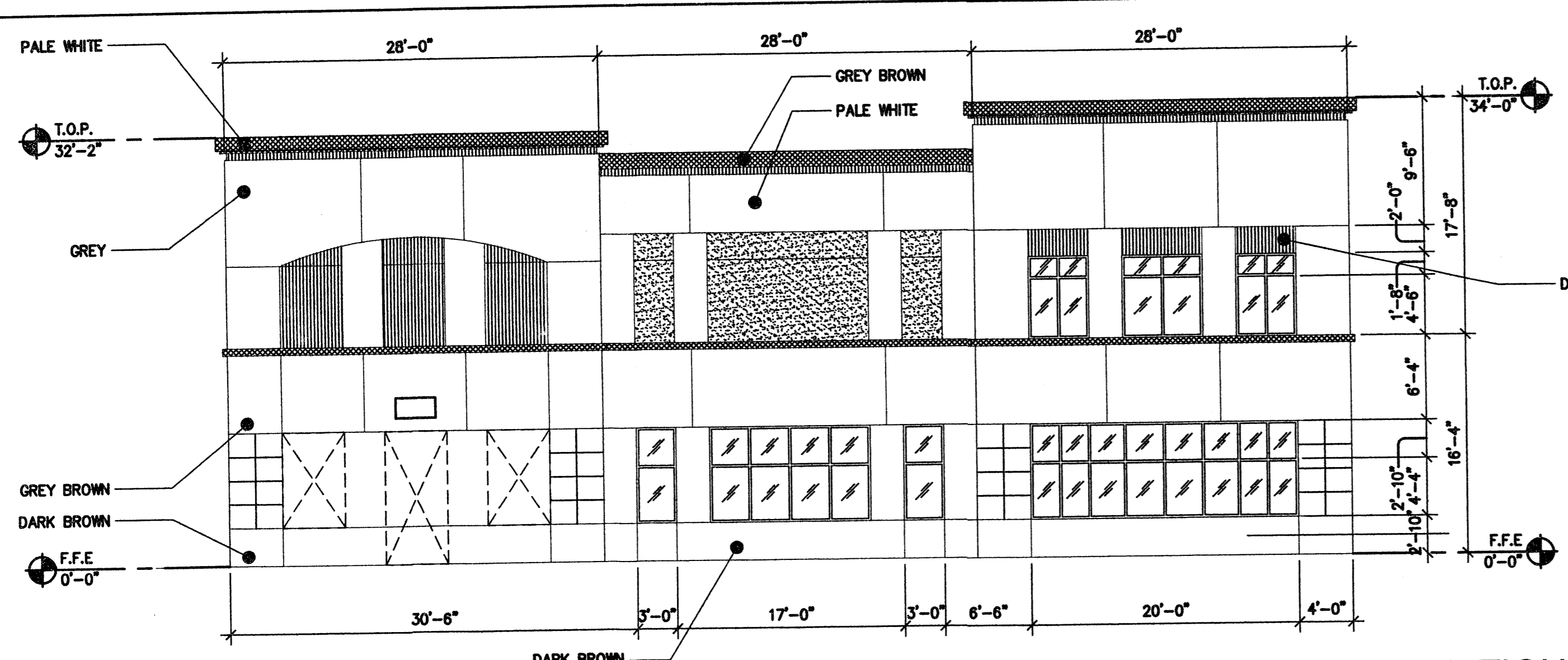
- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

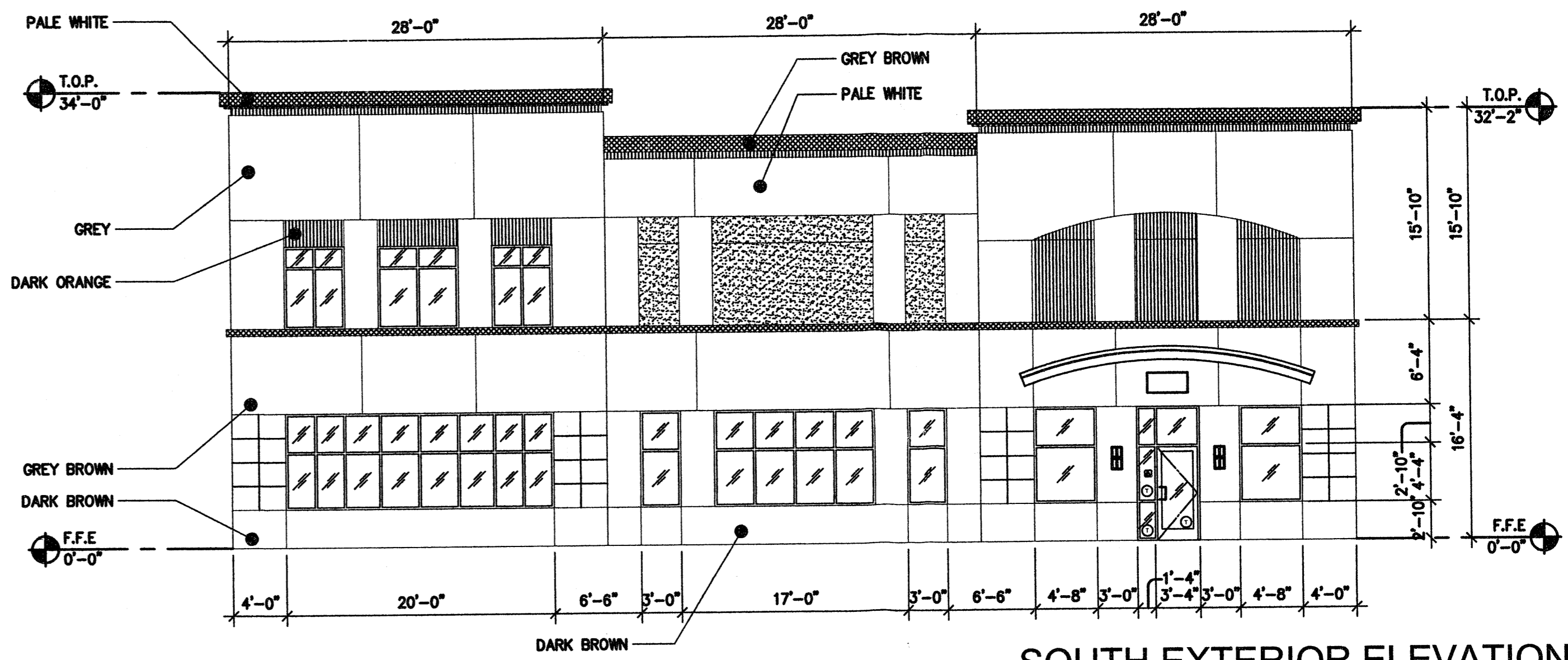


TRACT 2-A-1, REN JOHN'S WESTSIDE AUTO CENTER
FILED: JUNE 21, 1988, VOL. C36, FOLIO 1

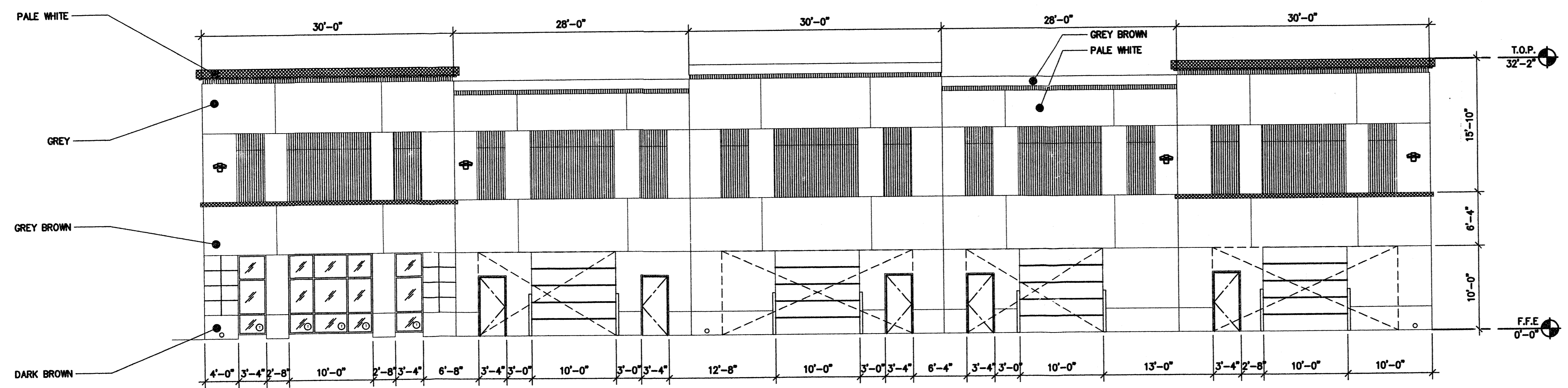
CITY OF ALBUQUERQUE
FILED: SPECIAL WARRANTY DEED
DOC. NO. 84 21978 APRIL 9, 1994
BK. D238A PG. 855



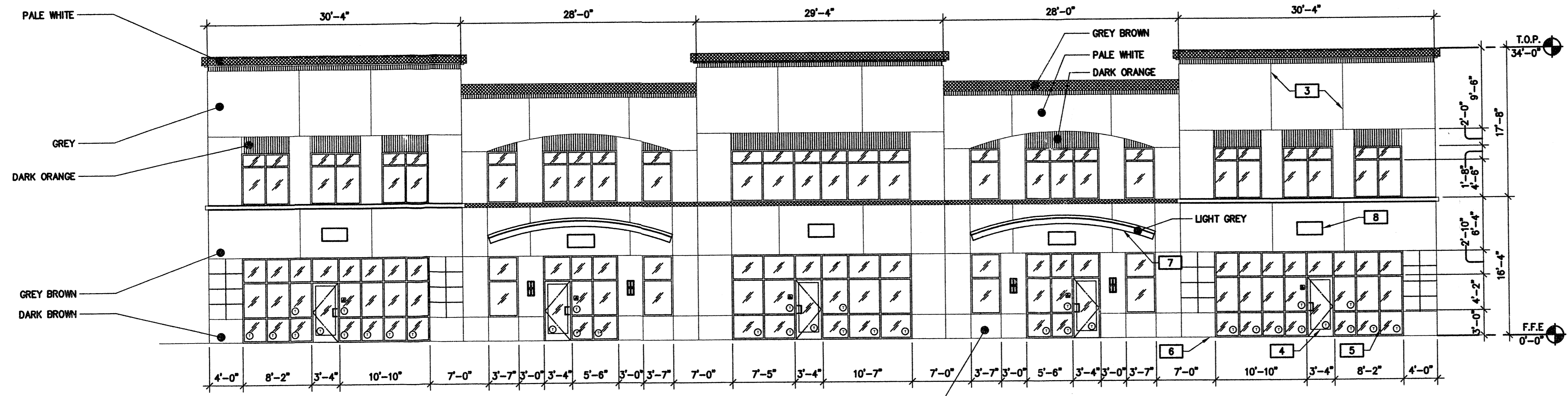
NORTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (D)



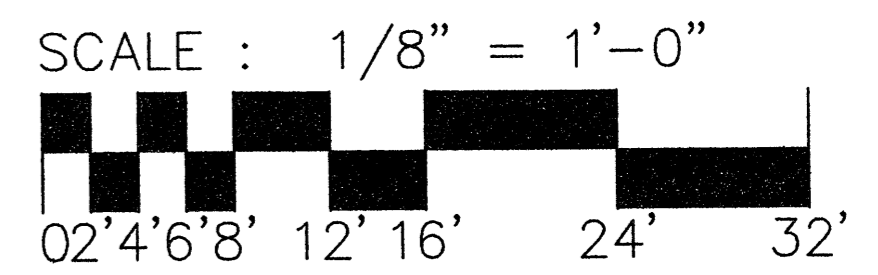
SOUTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (B)



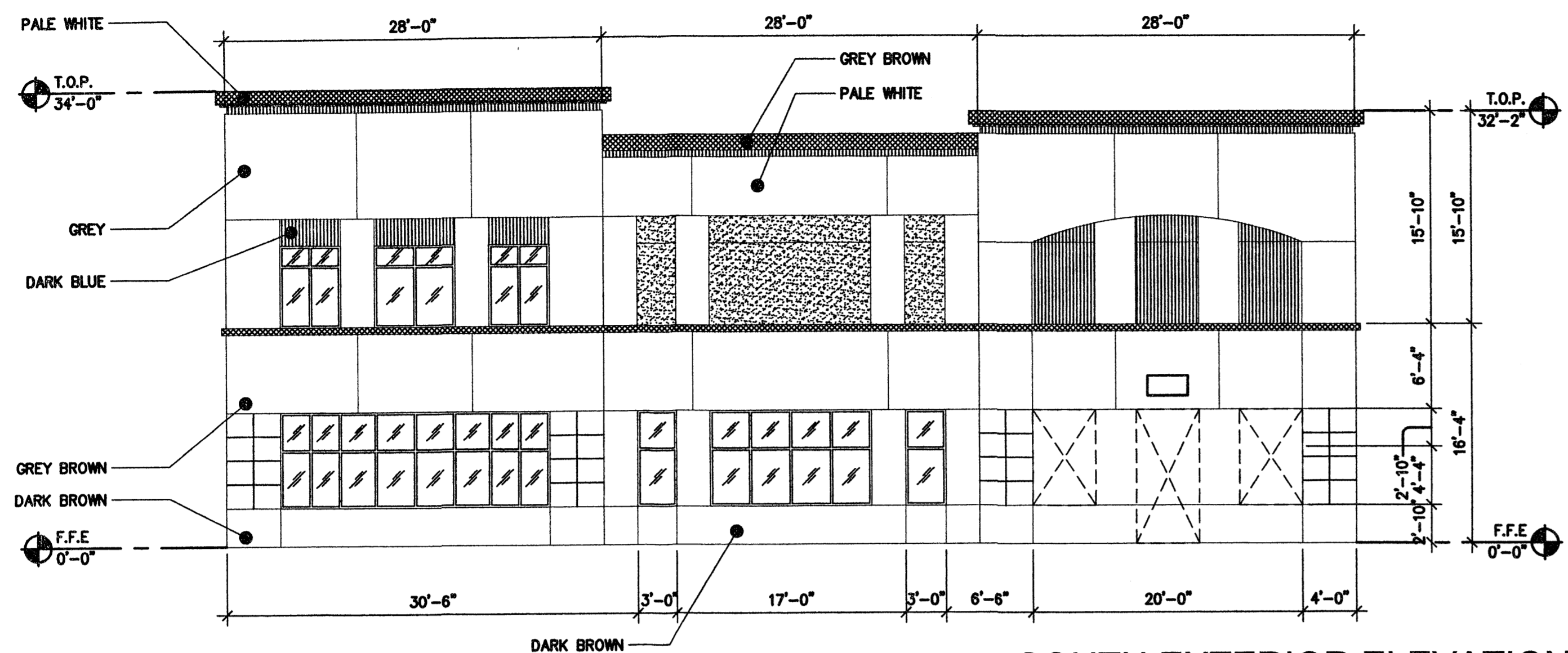
EAST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (C)



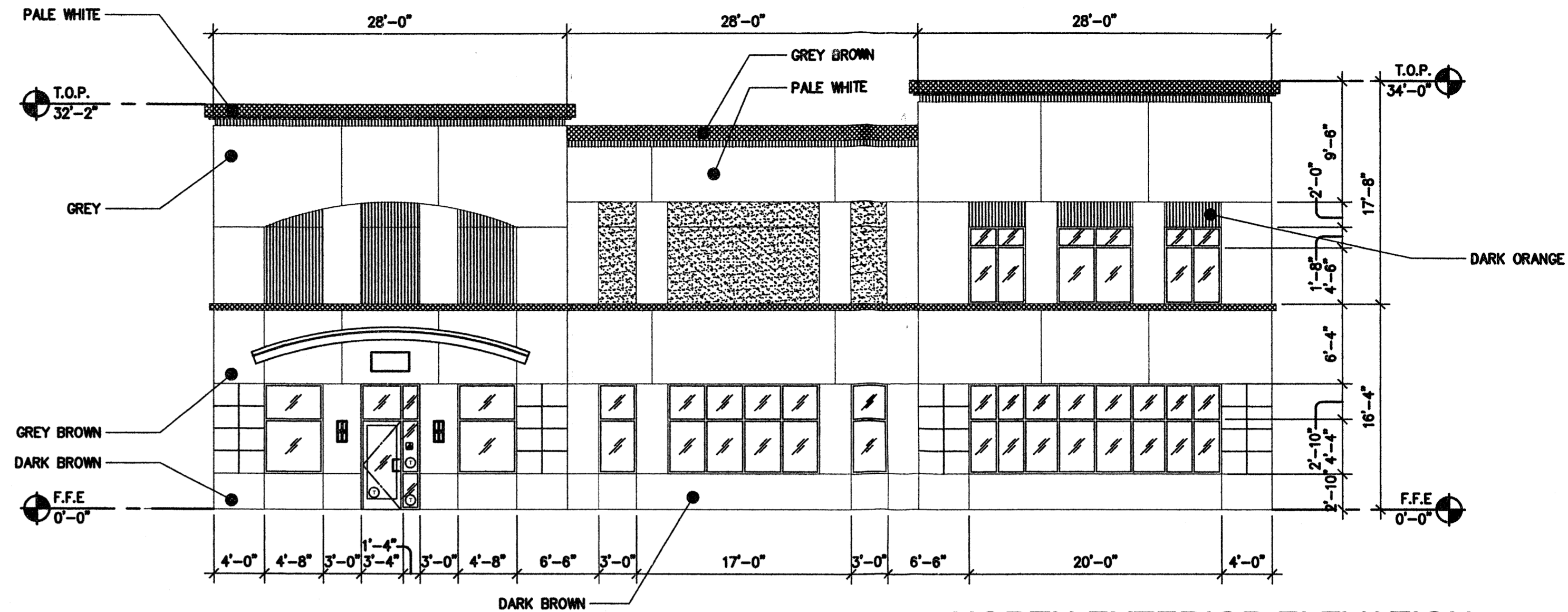
WEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (A)



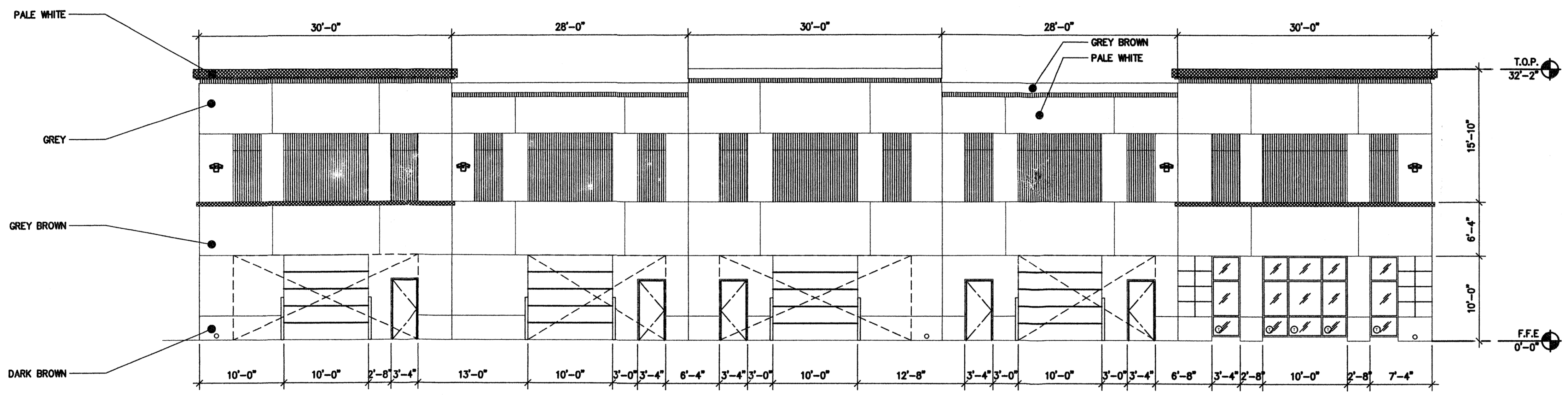
ENGINEER'S SEAL	VENTURE COMMERCE CENTER - ALBUQUERQUE	DRAWN BY pm
	ELEVATIONS BUILDING A	DATE 8-31-06
		26034-ELEV
		SHEET # C5
		JOB # 26034
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100		
RONALD R. BOHANNAN P.E. #7868		



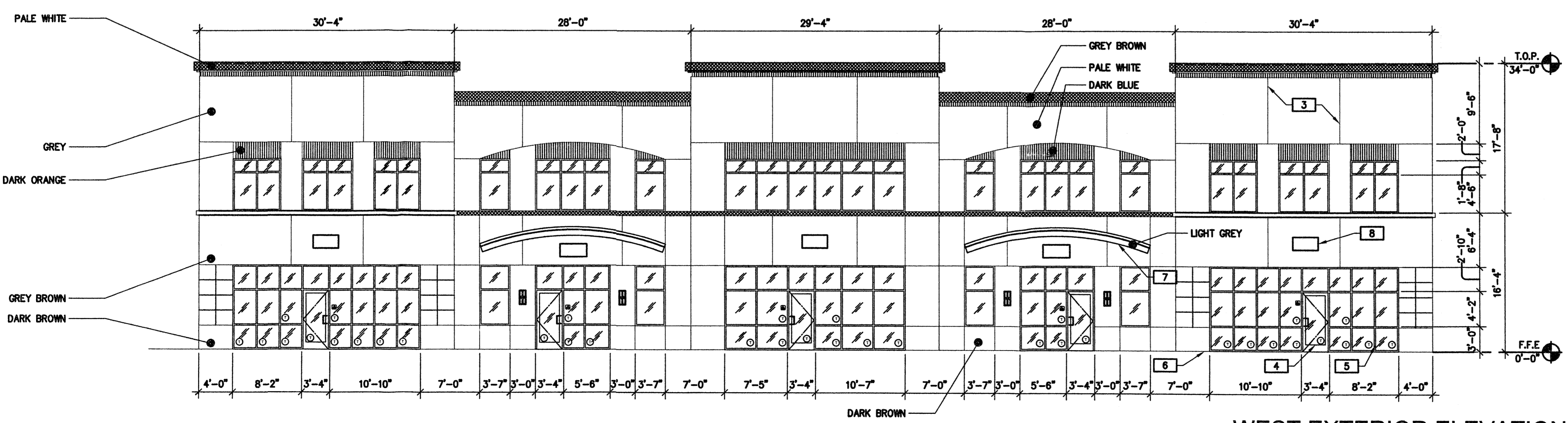
SOUTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (D)



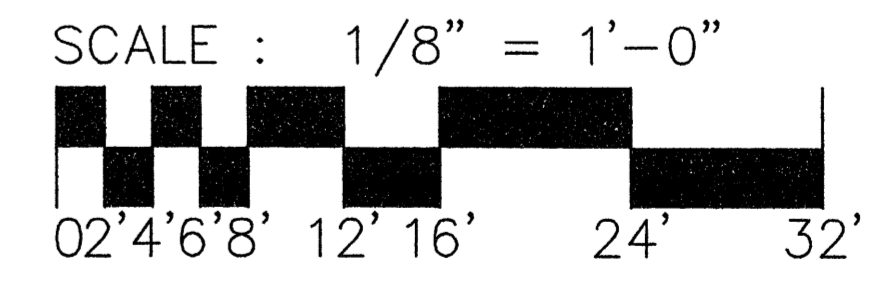
NORTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (B)



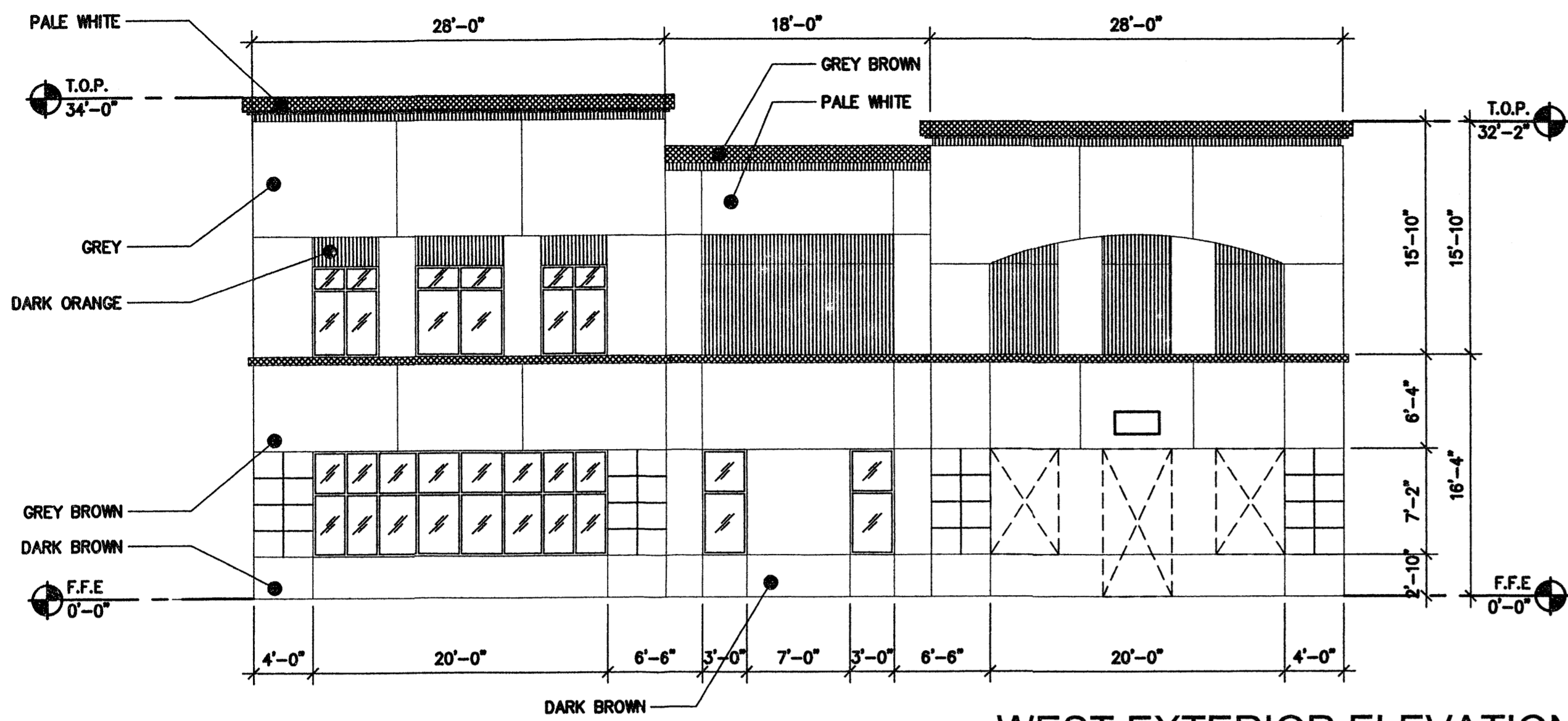
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SCALE: 1/8"=1'-0" (C)



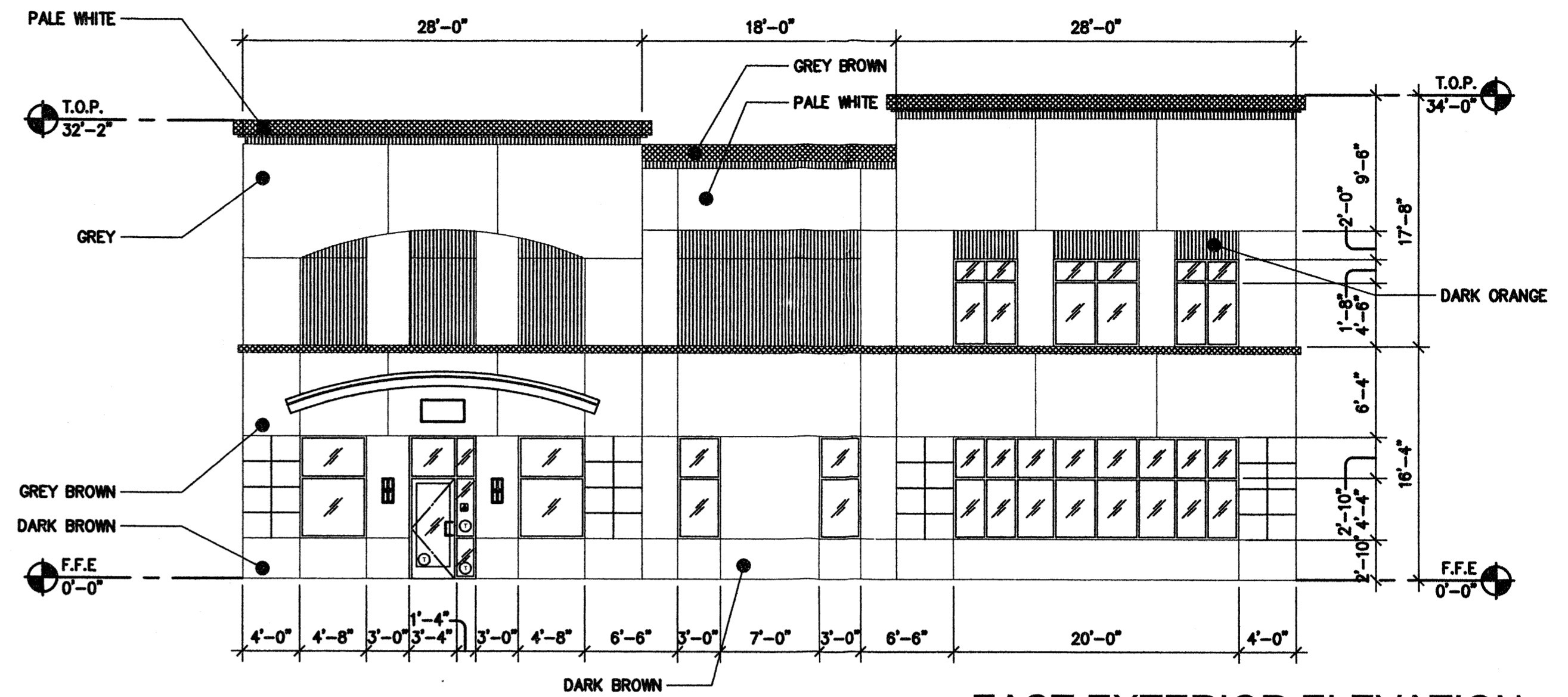
WEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (A)



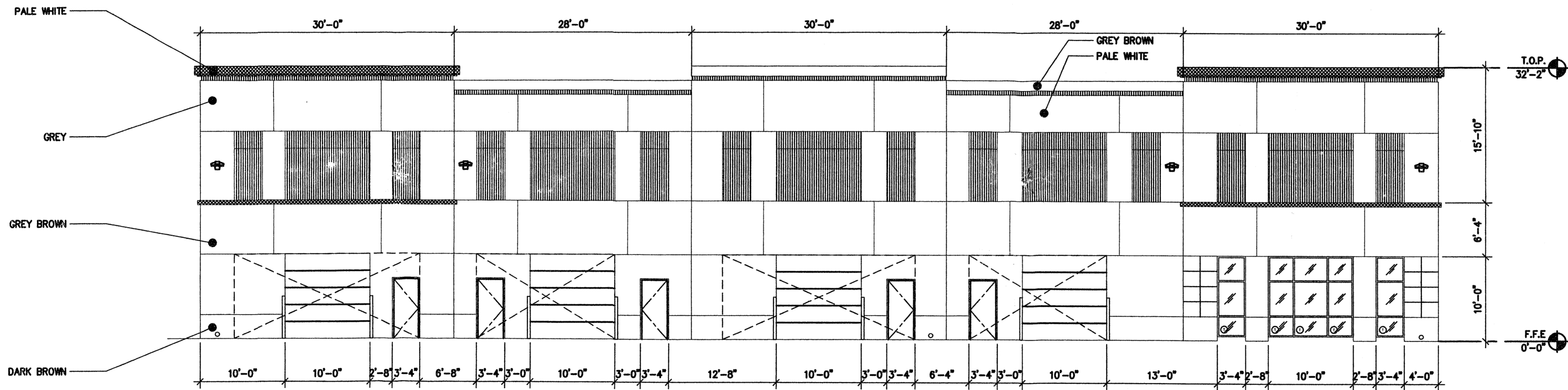
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	VENTURE COMMERCE CENTER - ALBUQUERQUE	DRAWN BY pm
	ELEVATIONS BUILDING B	DATE 8-31-06
TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100		26034-ELEV
		SHEET # C6
		JOB # 26034



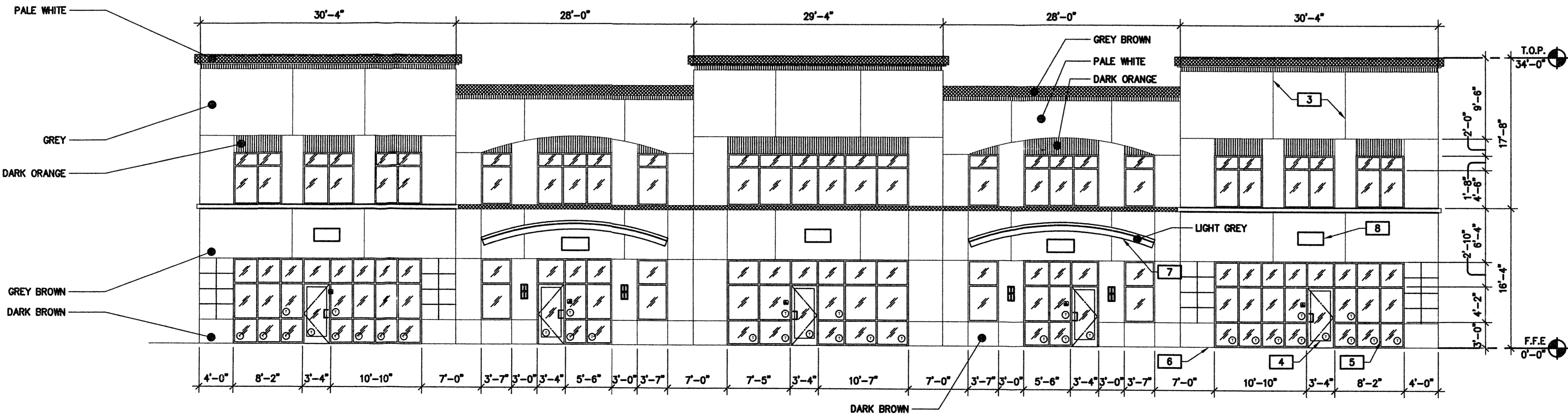
WEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (D)



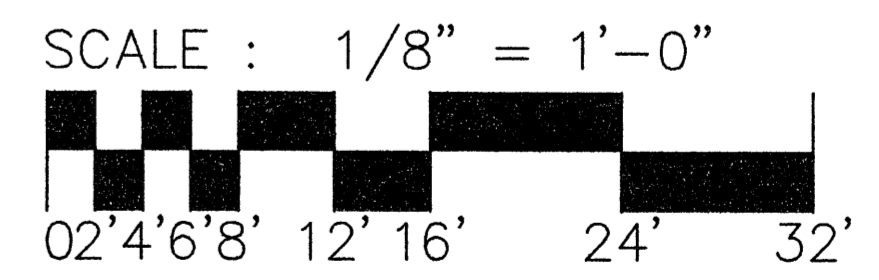
EAST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (B)



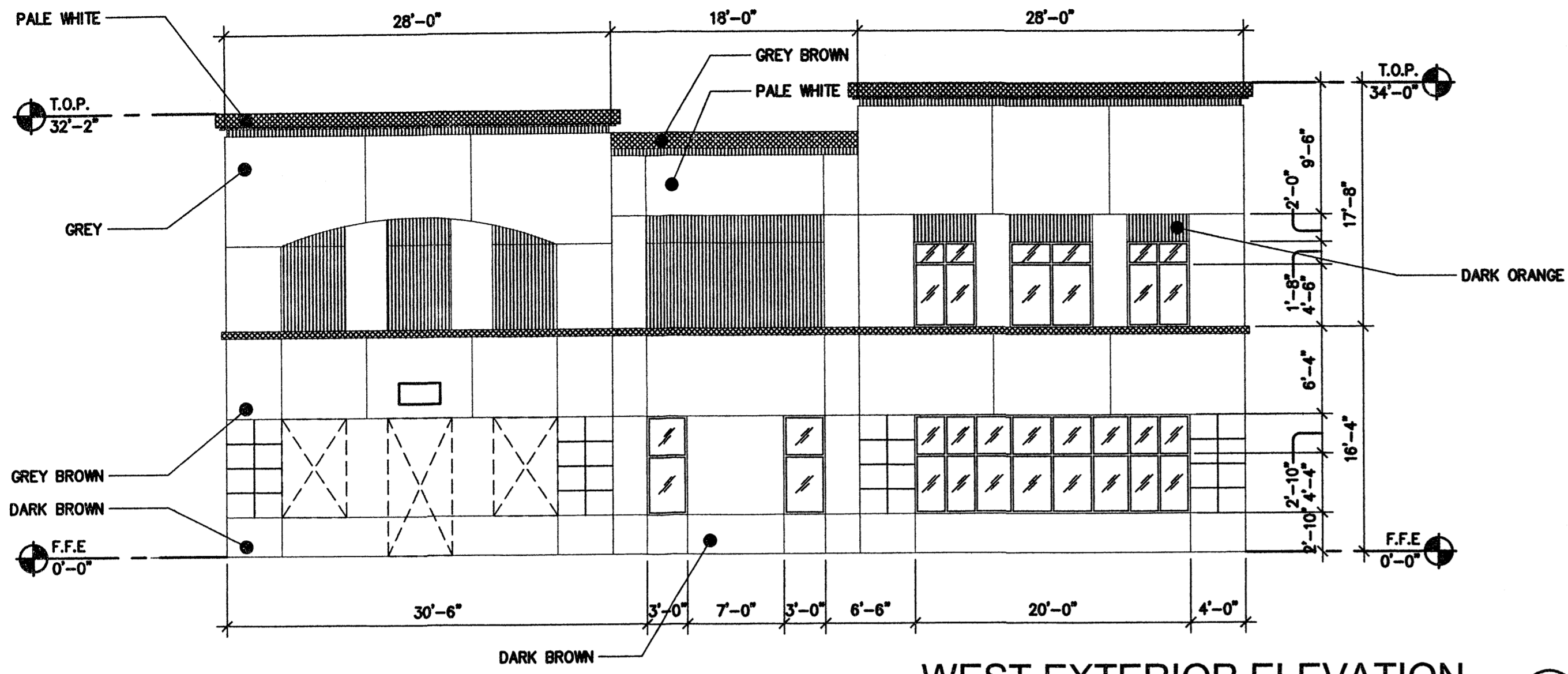
SOUTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (C)



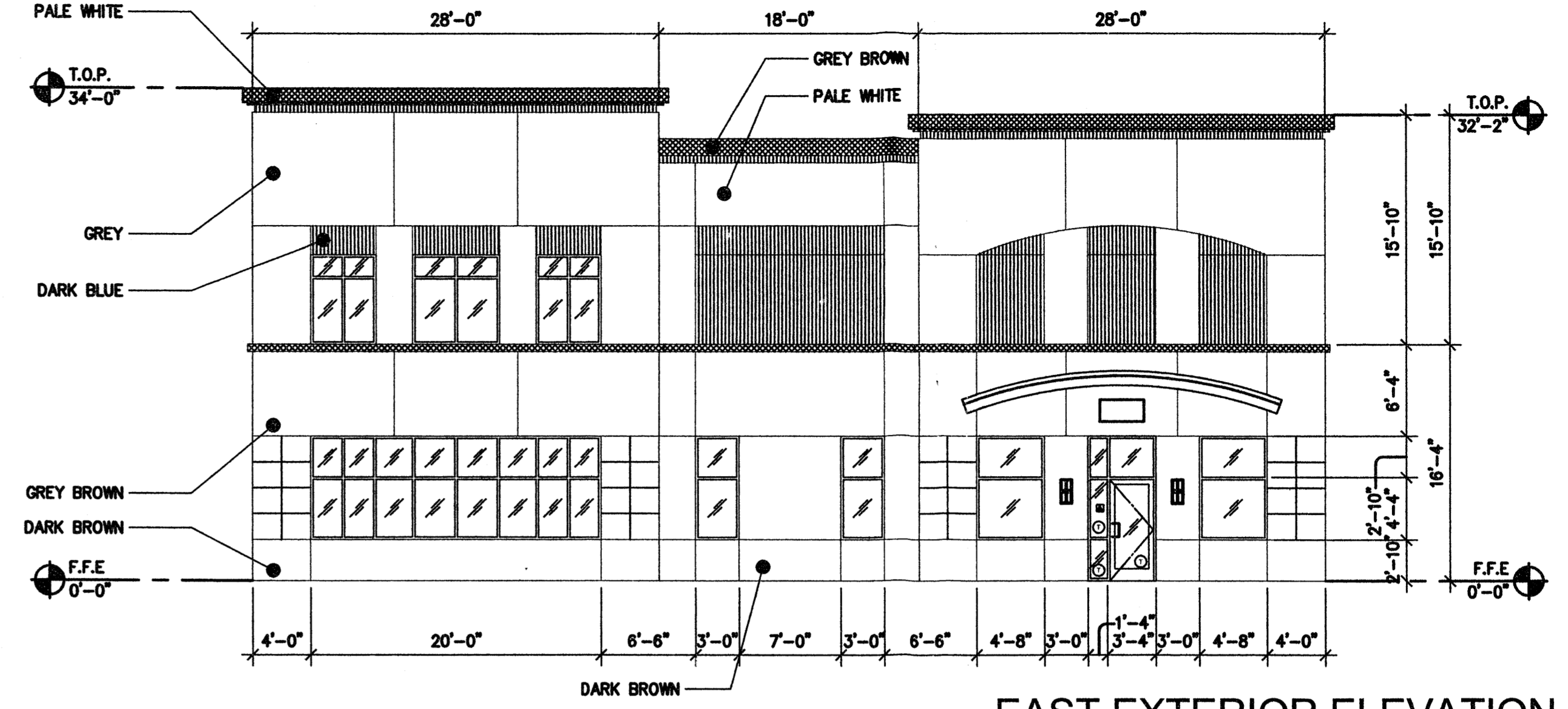
NORTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (A)



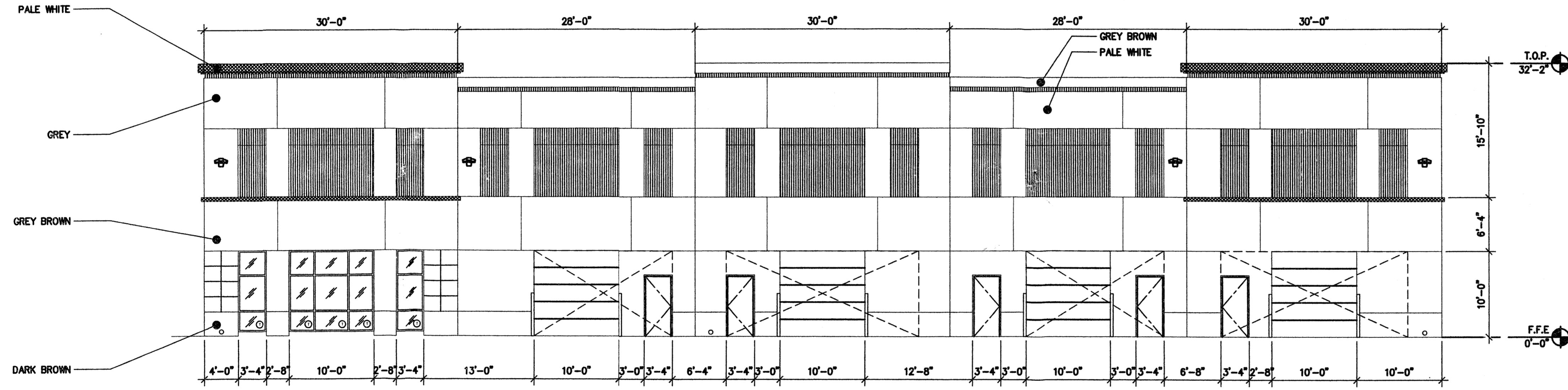
ENGINEER'S SEAL	VENTURE COMMERCE CENTER - ALBUQUERQUE	DRAWN BY pm
	ELEVATIONS BUILDING C	DATE 8-31-06
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	26034-ELEV
		SHEET #
		C7
		JOB # 26034



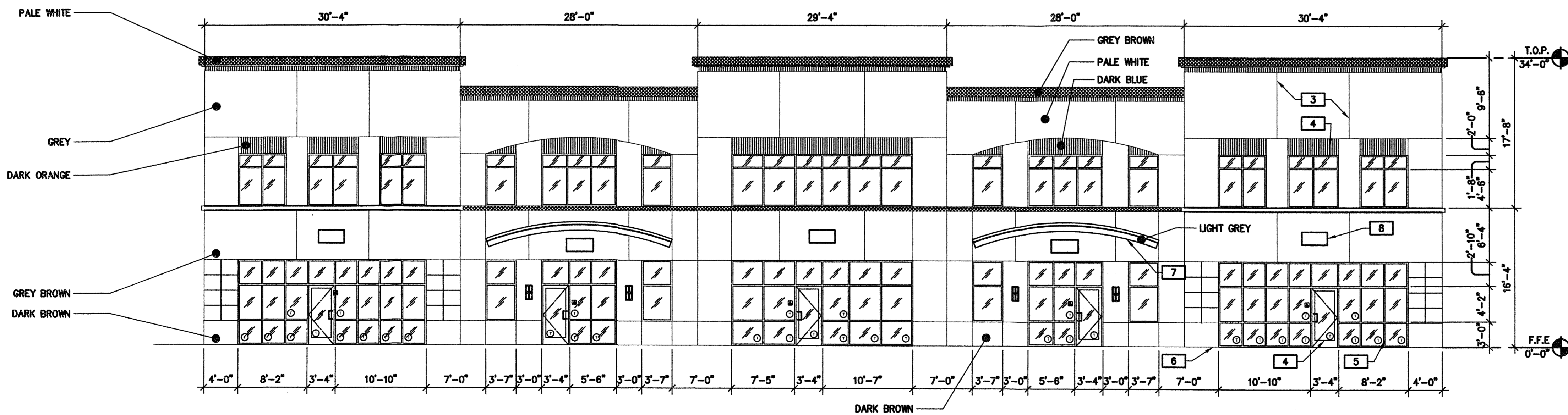
WEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (D)



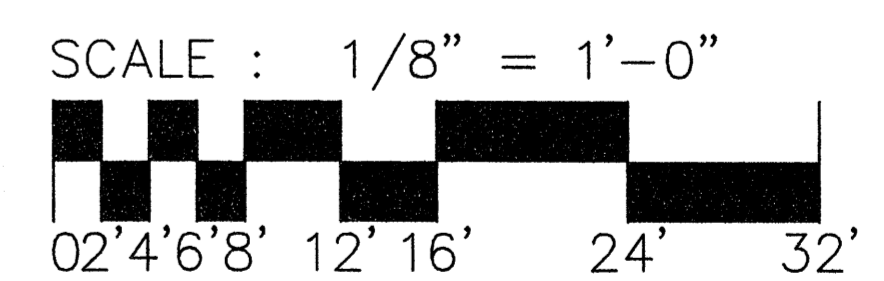
EAST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (B)



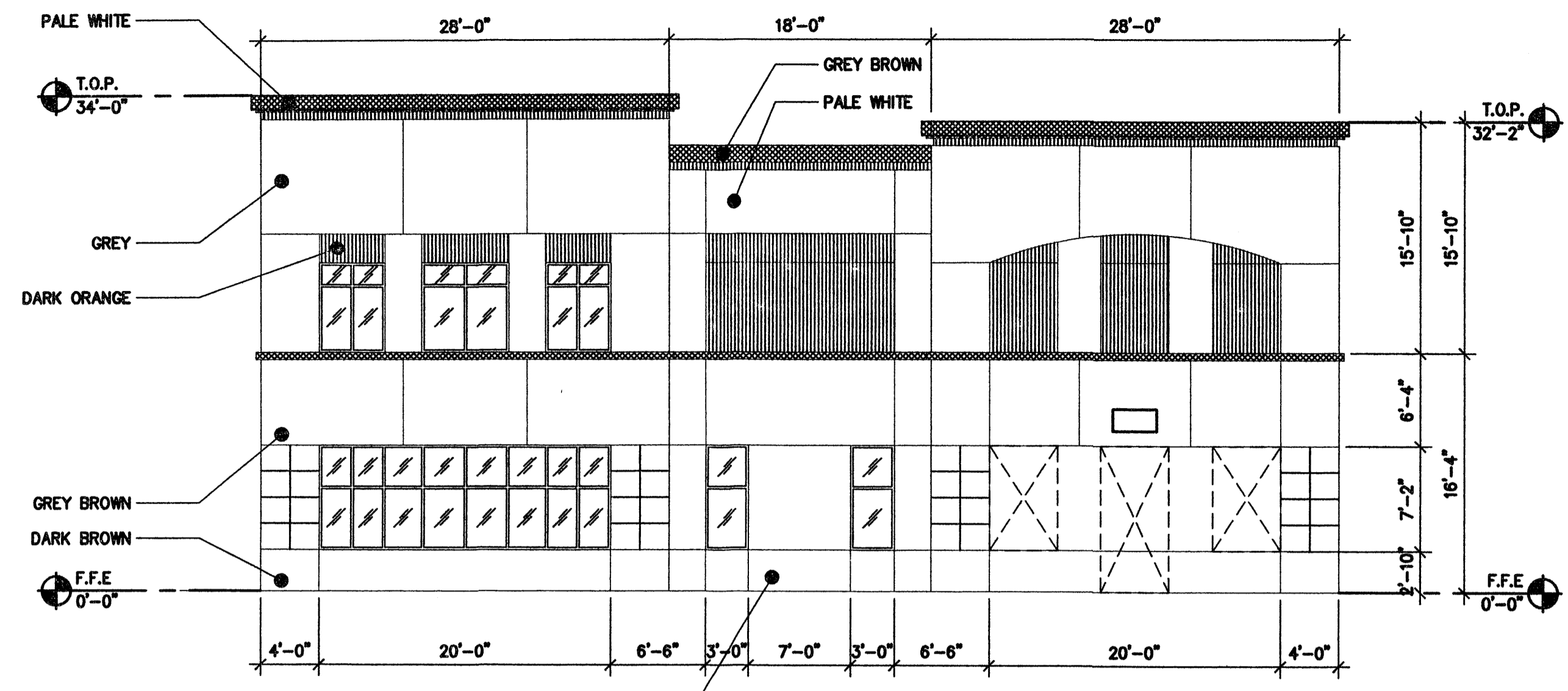
NORTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (C)



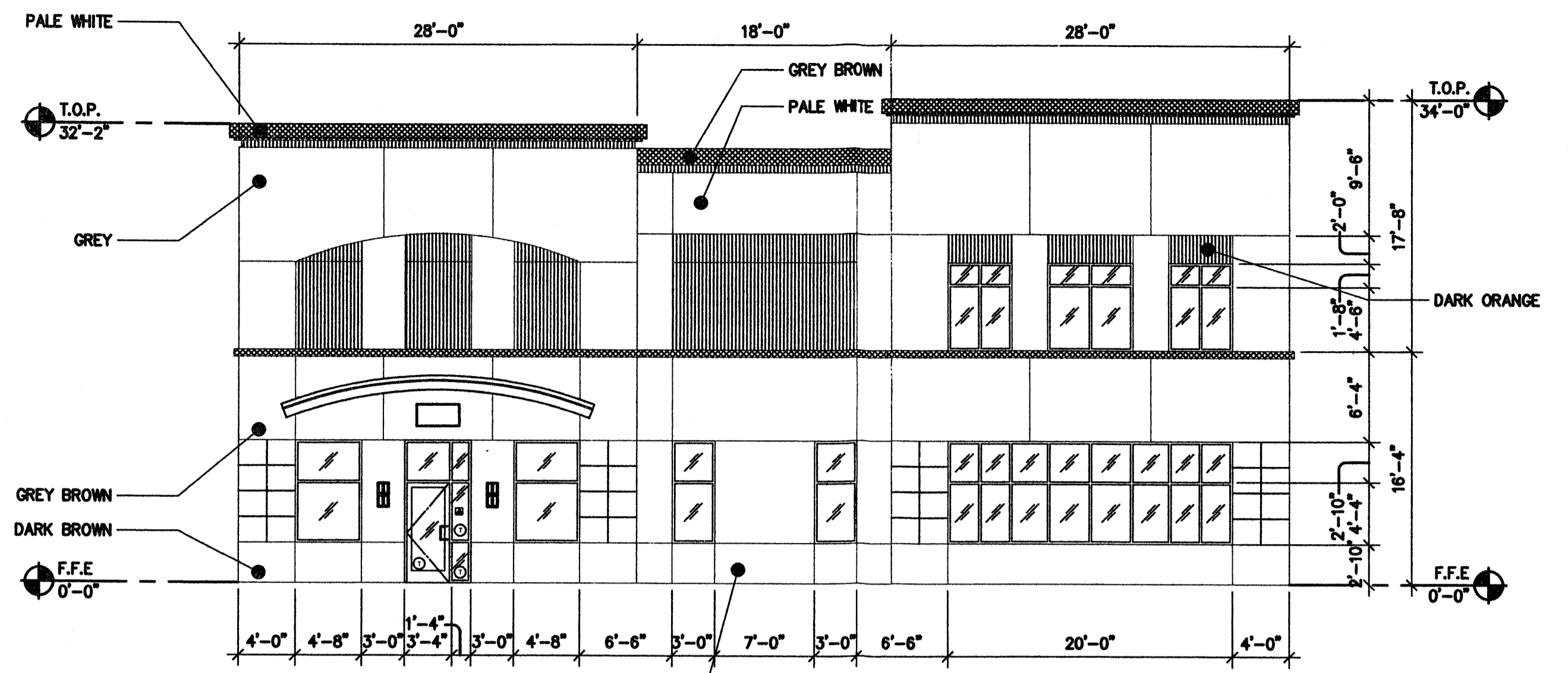
SOUTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (A)



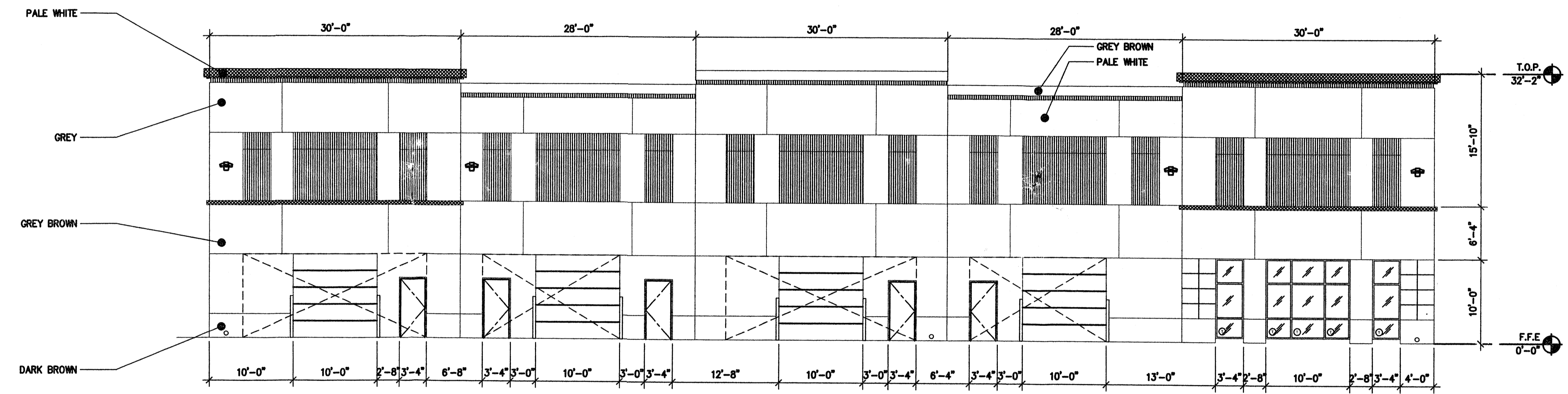
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	VENTURE COMMERCE CENTER - ALBUQUERQUE	DRAWN BY pm
	ELEVATIONS BUILDING D	DATE 8-31-06
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	26034-ELEV	SHEET #
		C8



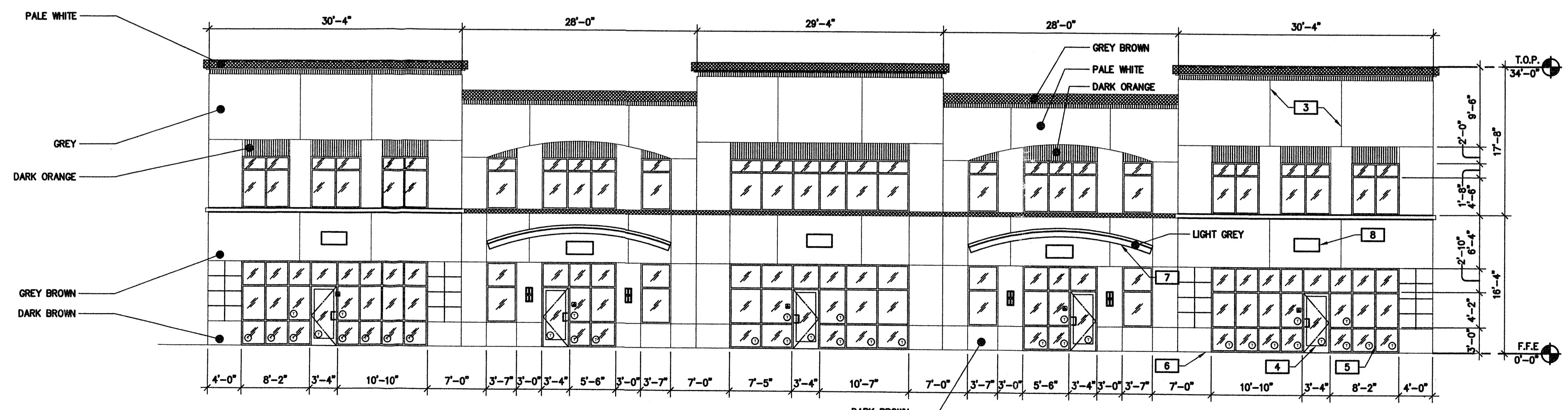
WEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (D)



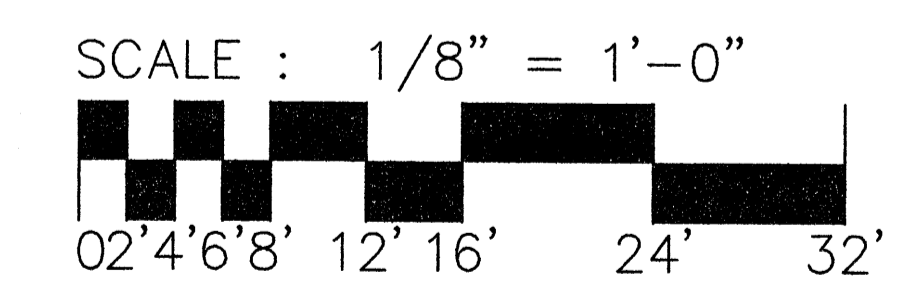
EAST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (B)



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



NORTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (A)



ENGINEER'S SEAL	VENTURE COMMERCE CENTER - ALBUQUERQUE	DRAWN BY mm
	ELEVATIONS BUILDING E	DATE 8-31-06
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	26034-ELEV
		SHEET # C9
		JOB # 26034

- 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

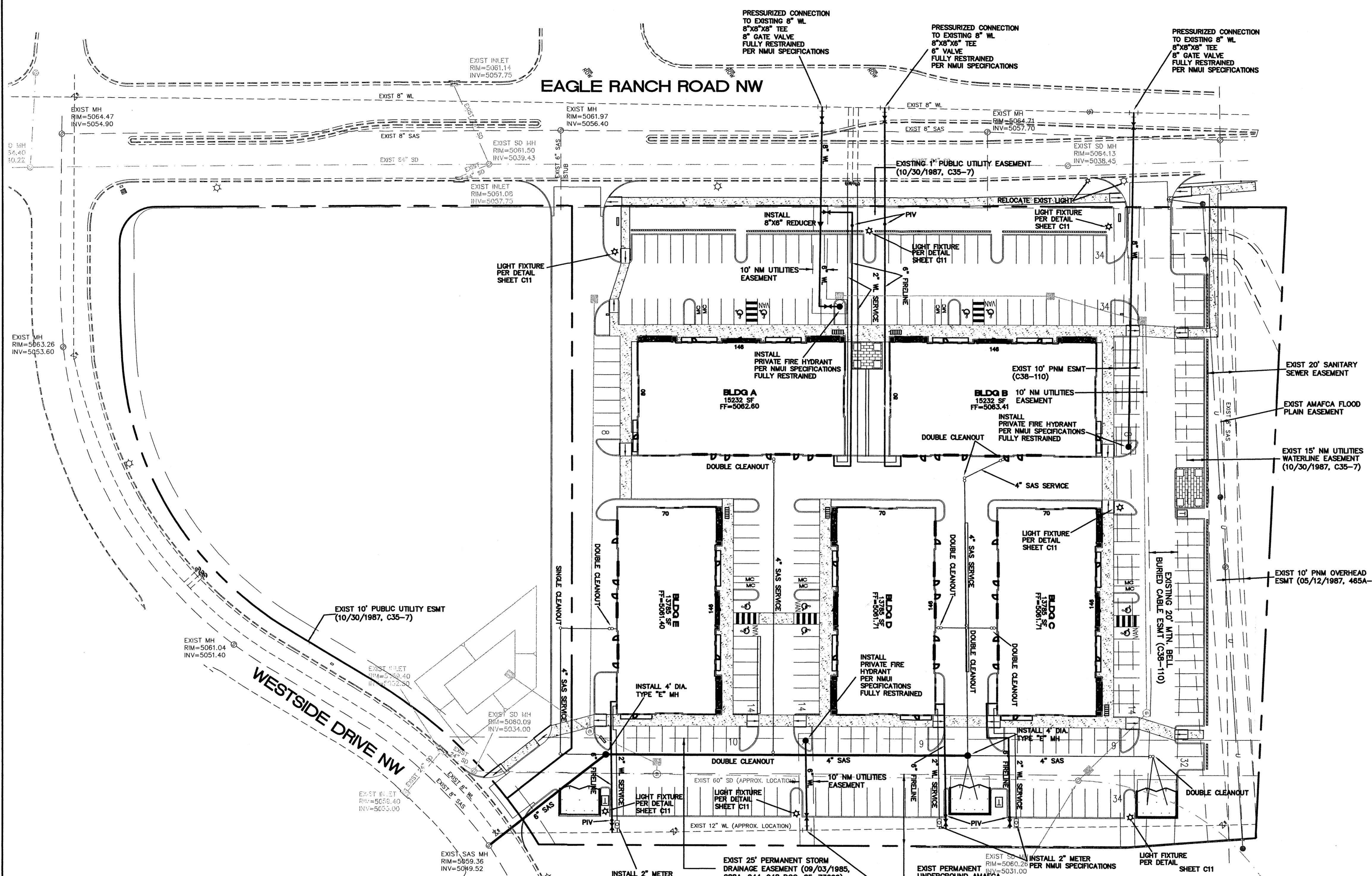
NOTICE TO CONTRACTORS

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 STANDARDS OF NEW MEXICO UTILITIES INCORPORATED AND WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1999), 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 THOSE FACILITIES NOT WITHIN DEDICATED EASEMENTS 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 IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED SIDEWALK
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- PROPOSED PARKING LOT LIGHT
- PROPOSED CLEAN OUT
- PROPOSED DOUBLE CLEAN OUT
- EXISTING OVERHEAD UTILITIES
- EX. UGE ----- EXISTING UNDERGROUND UTILITIES
- EX. 2" GAS ----- EXISTING GAS
- EX. 8" SAS ----- EXISTING SANITARY SEWER LINE
- EX. 10" WL ----- EXISTING WATER LINE
- EX. 18" RCP ----- EXISTING STORM SEWER LINE
- 36" SD ----- PROPOSED STORM SEWER LINE
- 8" SAS ----- PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT
- 8" WL ----- PROPOSED WATERLINE
- PROPOSED TRANSFORMER

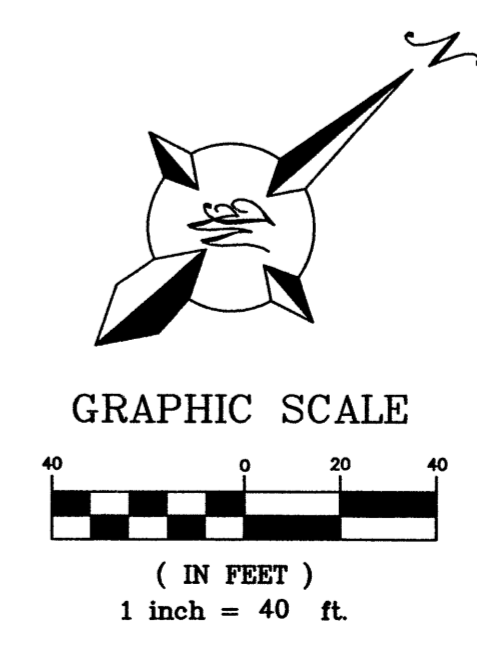
ARROYO DE LAS CALABACILLAS (AMAFCA ROW)



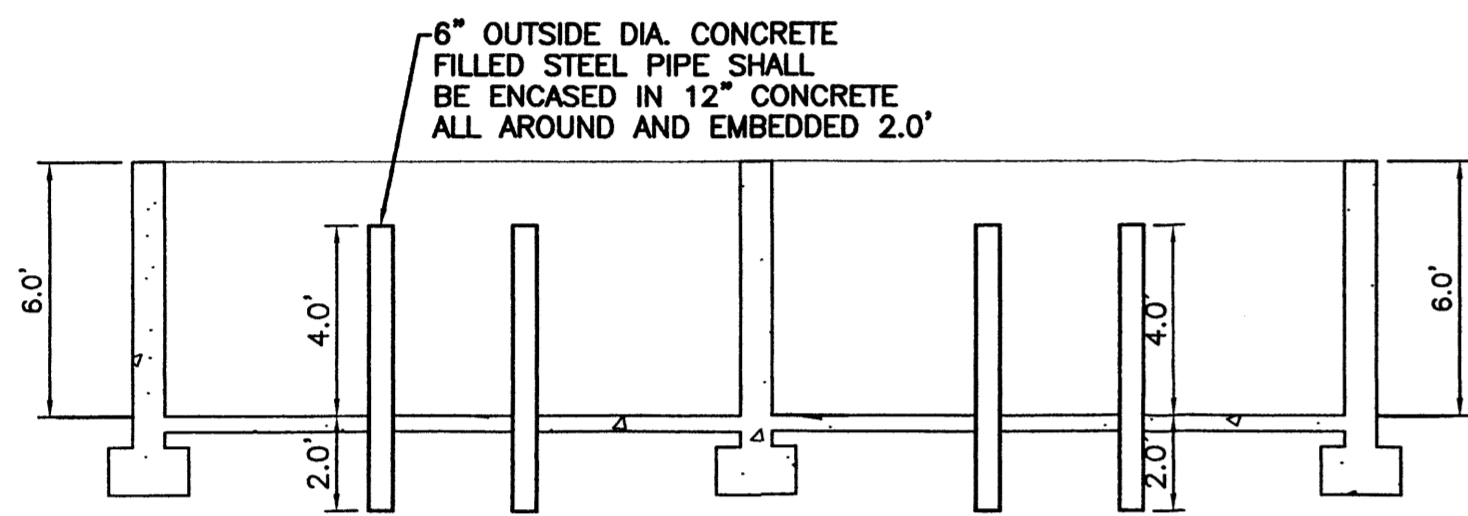
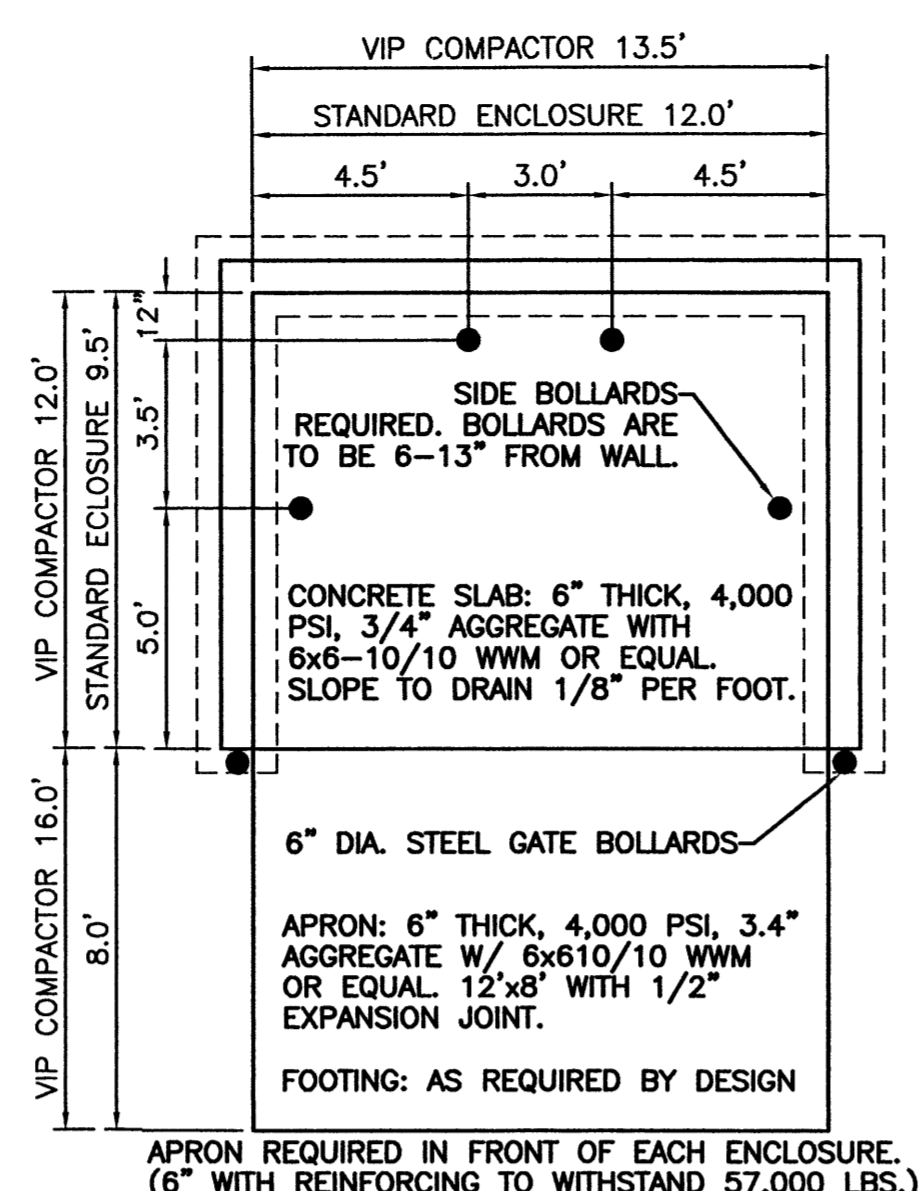
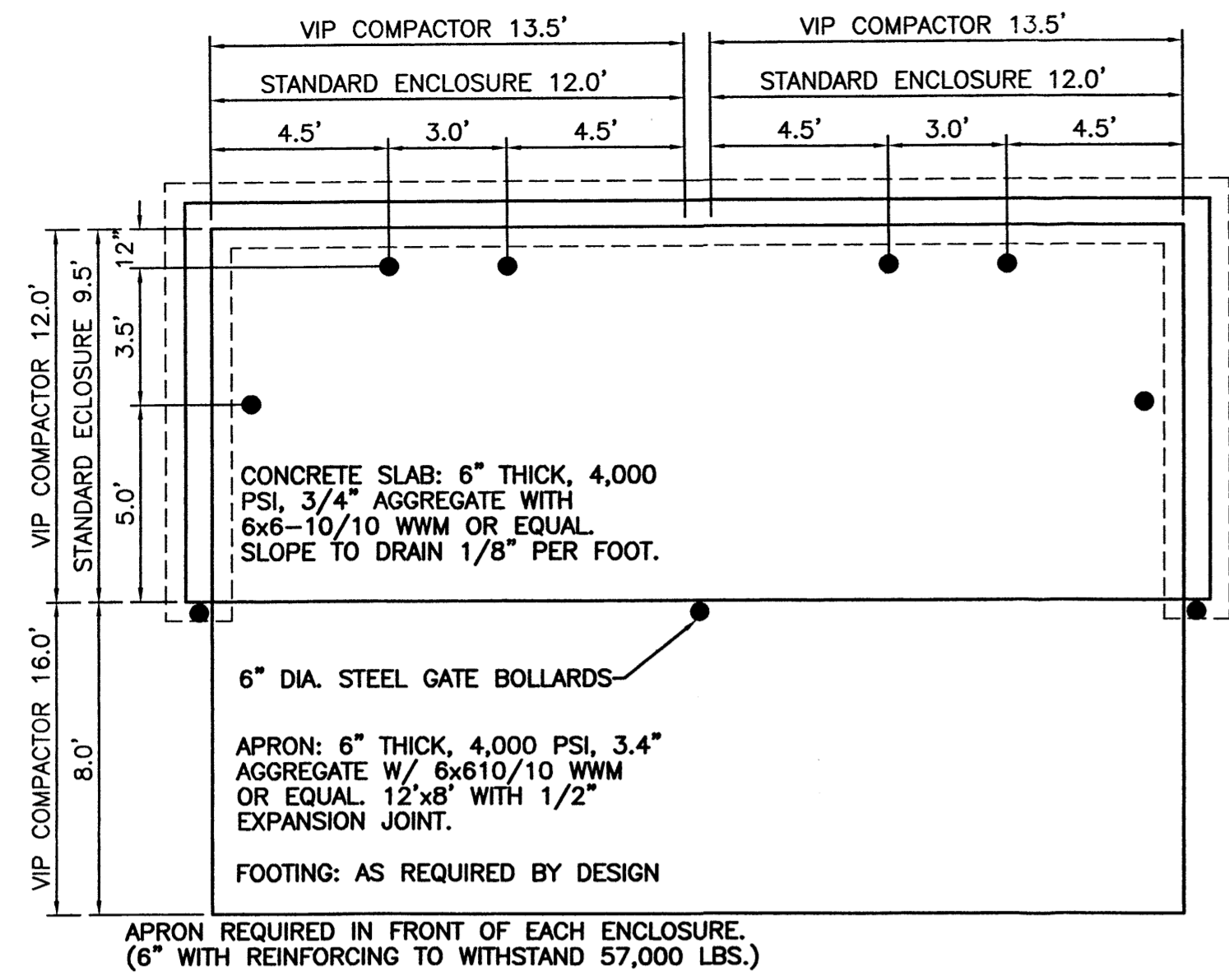
- GENERAL NOTES:**
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
 2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
 3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
 6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
 7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 8. ALL FIRELINES ARE 6" PRESSURIZED CONNECTIONS WITH VALVE

TRACT 2-A-1, KEN JOHNS WESTSIDE AUTO CENTER
FILED: JUNE 21, 1988, VOL. C36, FOLIO 171

CITY OF ALBUQUERQUE
FILED: SPECIAL WARRANTY DEED
DOC. NO. 84-24976 APRIL 6, 1984
BK. D208A, PG. 853

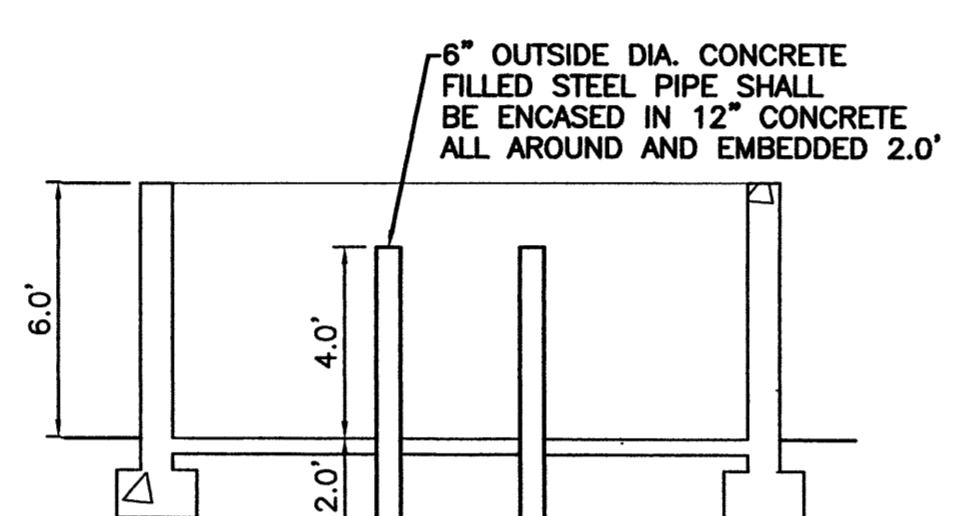


NM UTILITIES		DATE
	VENTURE COMMERCE CENTER - ALBUQUERQUE	DRAWN BY pm
	MASTER UTILITY PLAN	DATE 09-05-06
		26034-MUE
5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100		SHEET # C10
RONALD R. BOHANNAN P.E. #7868		JOB # 26034



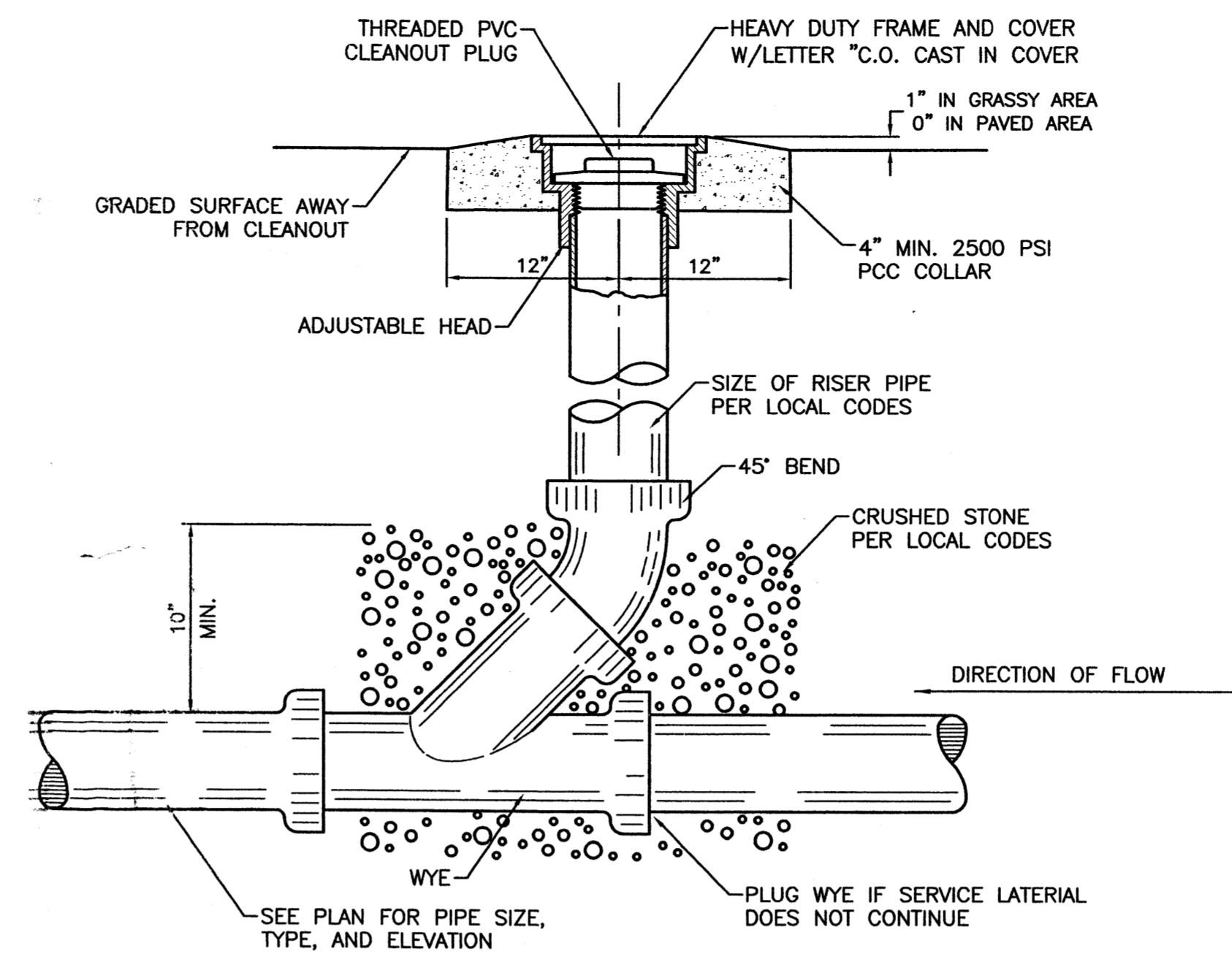
NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

DUMPSTER ENCLOSURE DETAIL
NTS

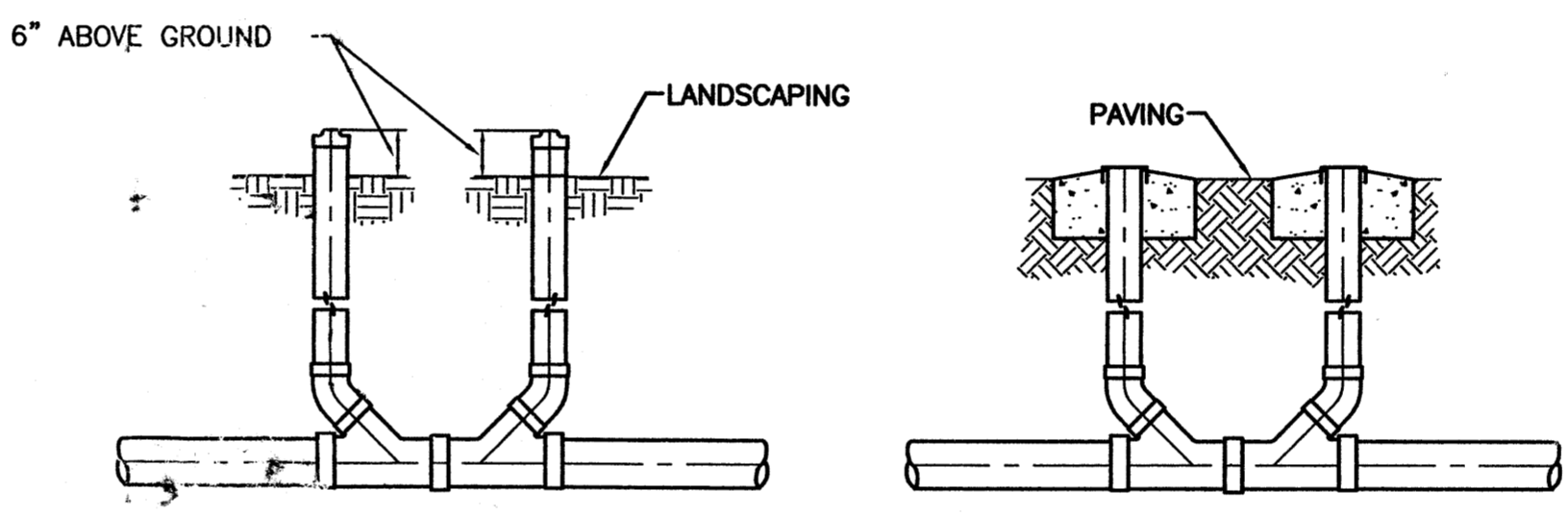


NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

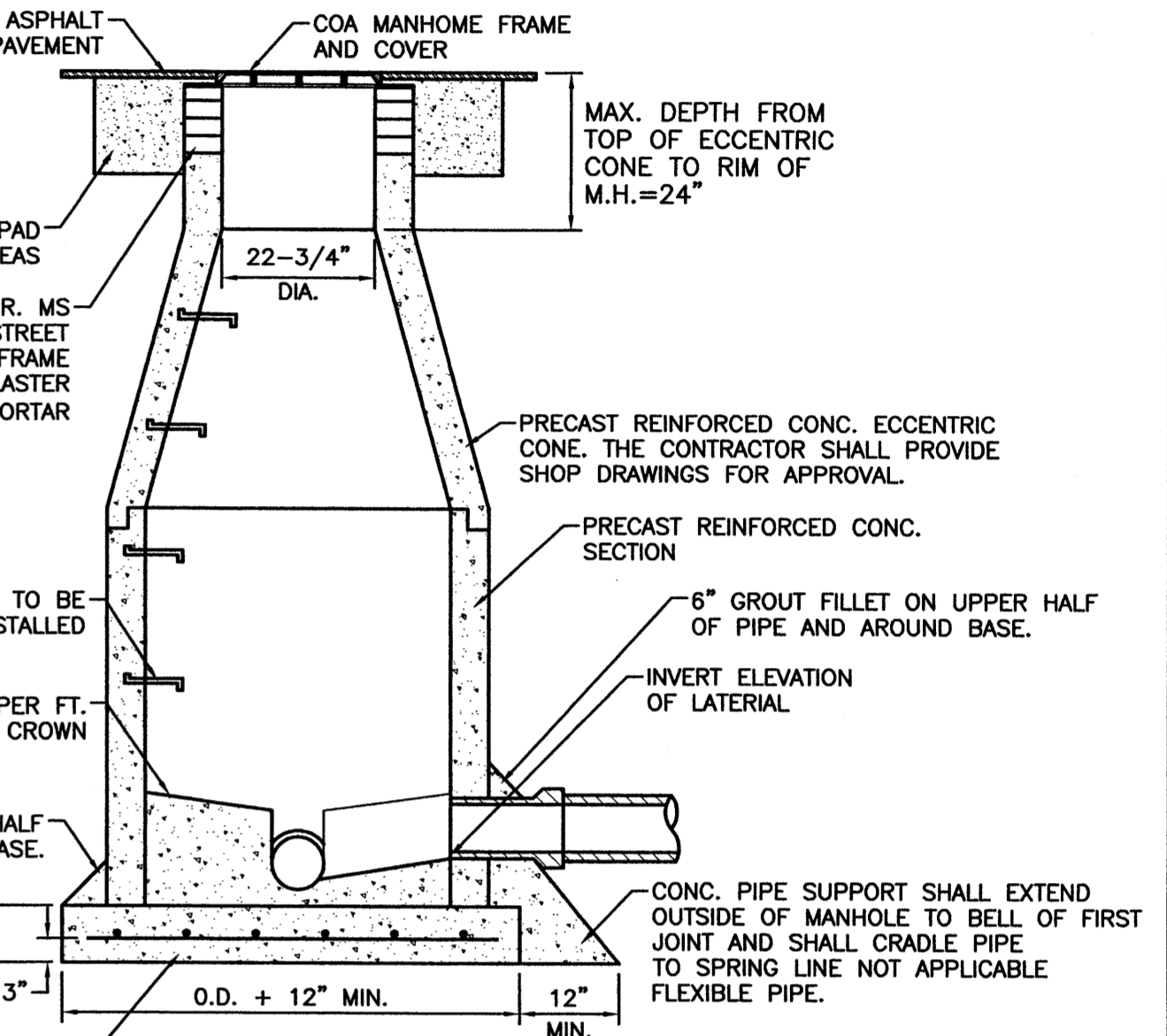
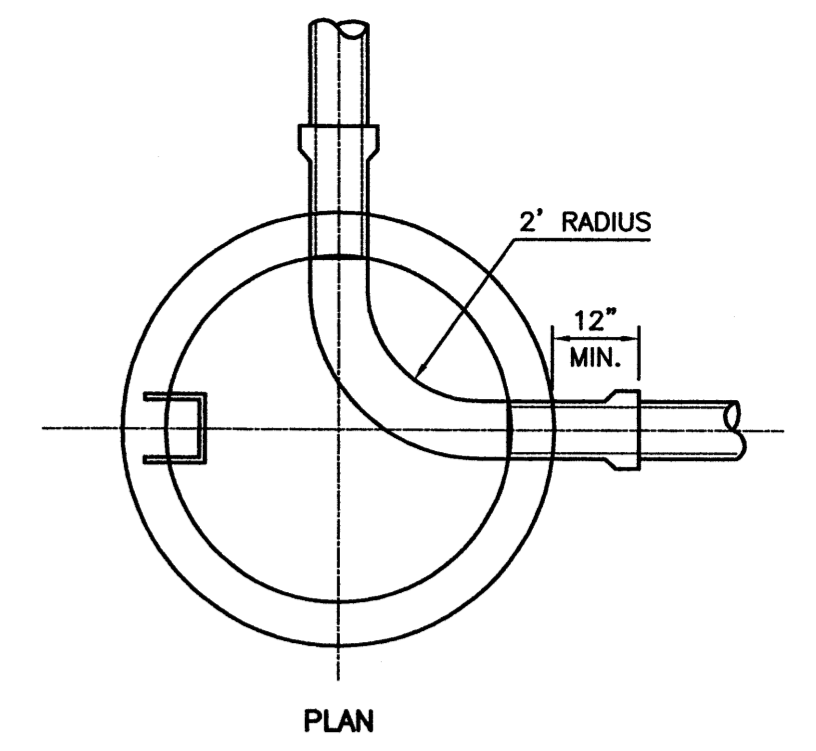
DUMPSTER ENCLOSURE DETAIL
NTS



SANITARY SEWER CLEAN-OUT
NTS

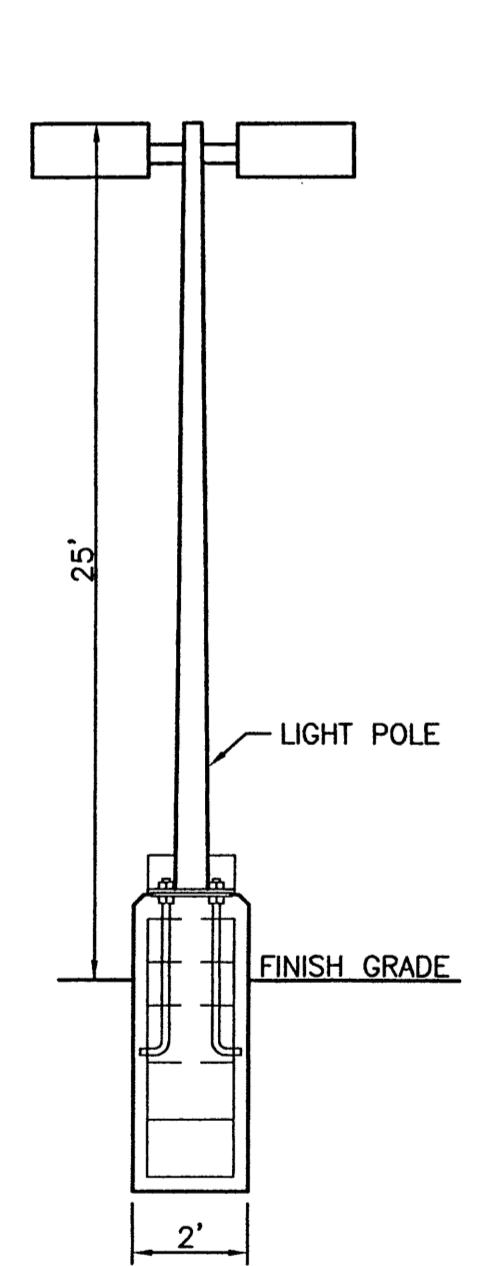


SANITARY SEWER DOUBLE CLEAN-OUTS
NTS

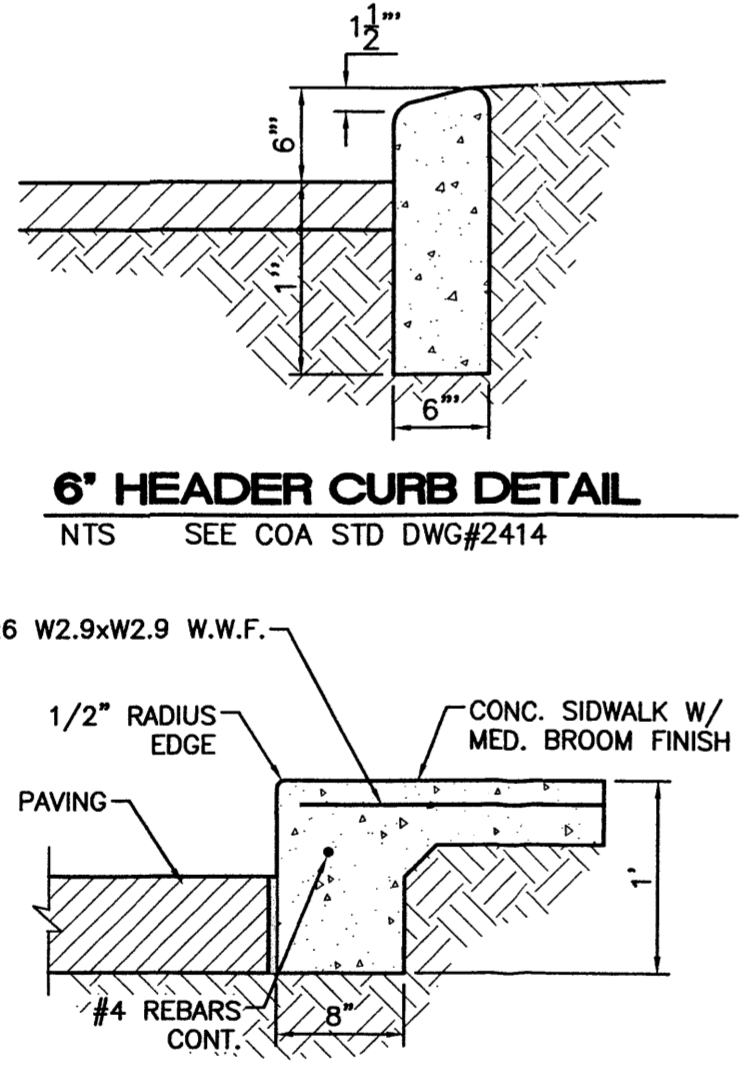


NOTE:
1. DETAIL IS THE SAME AS SHOWN IN THE CITY OF ALBUQUERQUE STANDARD SPECIFICATION FOR PUBLIC WORKS DRAWING NO. 2102.
2. USE NON-SHRINK GROUT FOR JOINTS, FILLETS, AND PIPE PENETRATIONS
3. COMPACT ALL BACKFILL AROUND MANHOLES TO 95%.
4. POSITION MANHOLE OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.

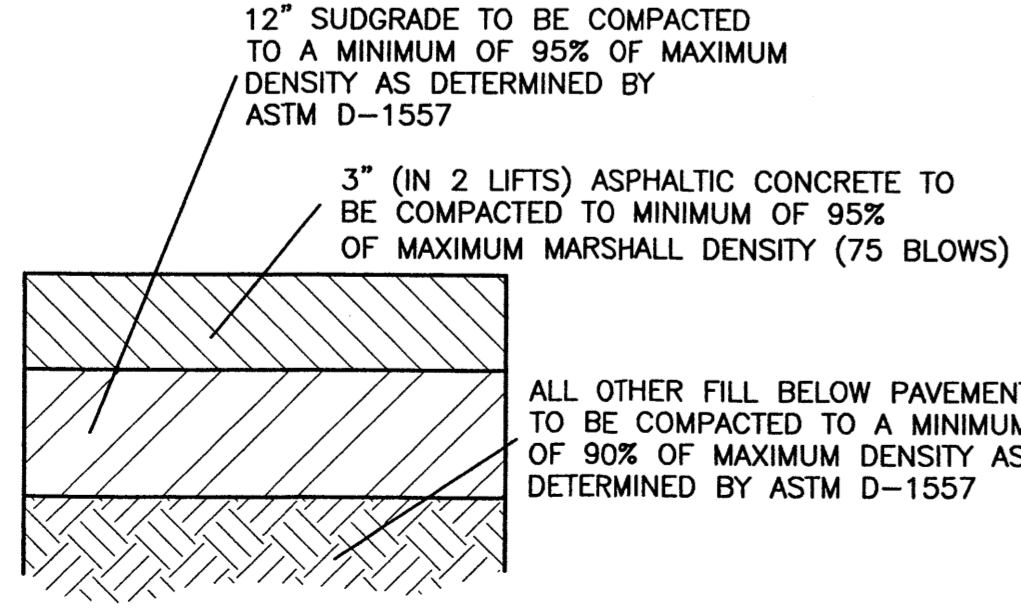
SEWER MANHOLE TYPE 'E' DETAIL
NTS



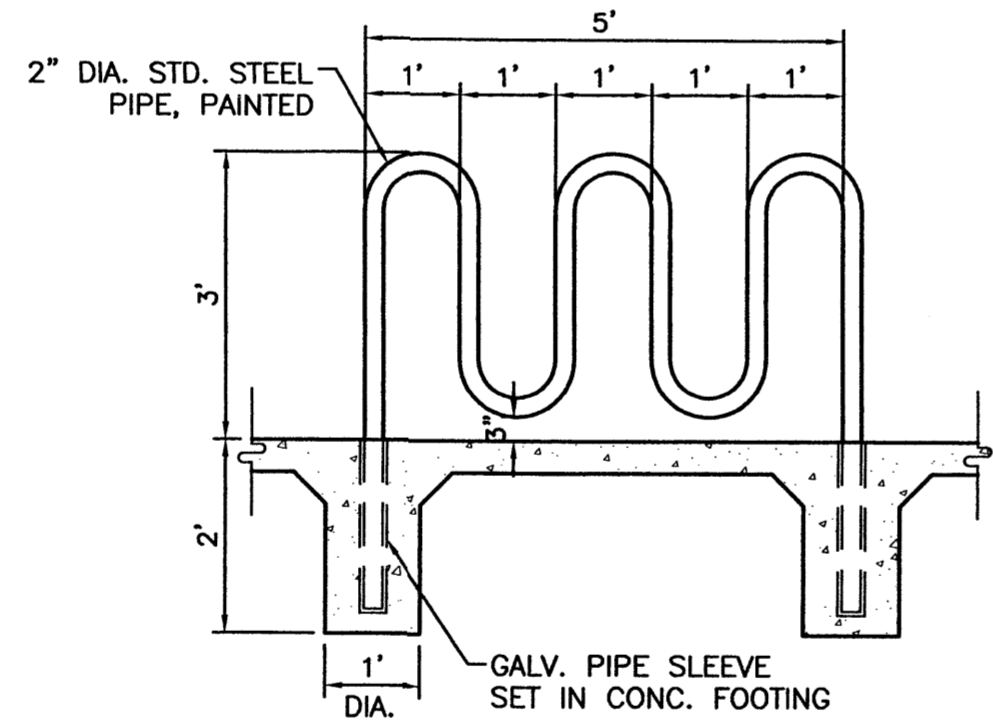
LIGHT POLE DETAIL
NTS



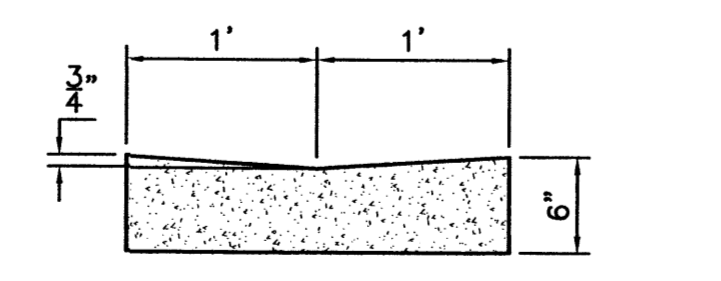
DETAIL-TURNDOWN CURB
NTS SEE COA STD DWG#2415



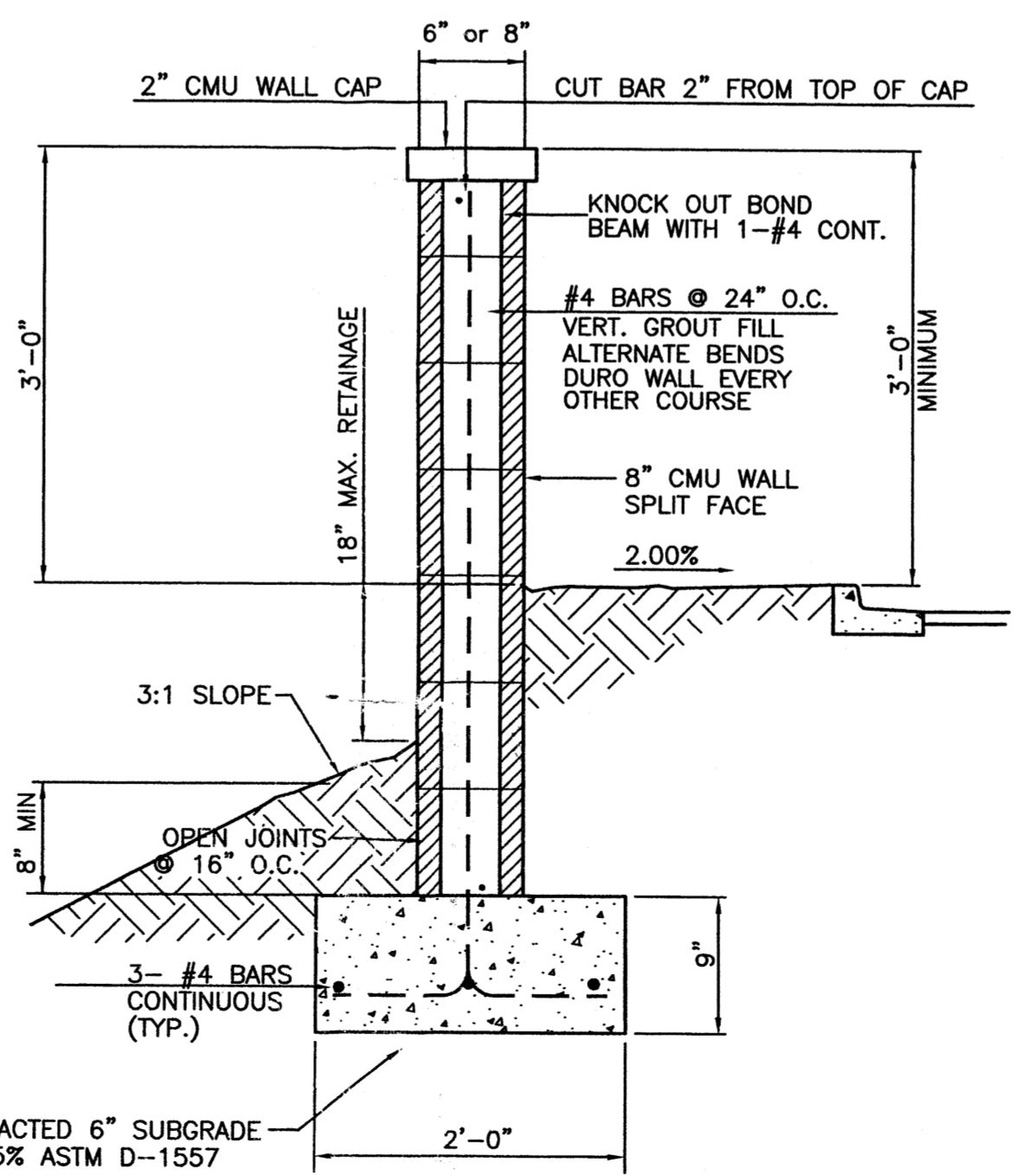
AUTOMOBILE PARKING TYPICAL PAVING SECTION
NTS



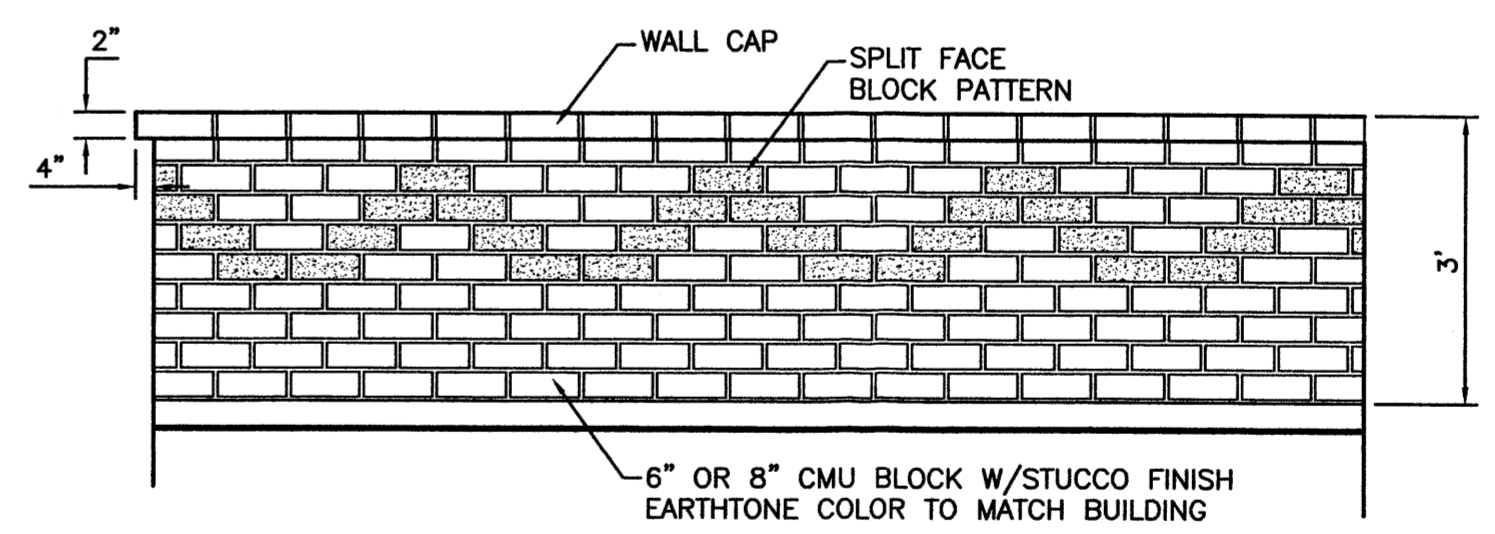
BIKE RACK DETAIL
SCALE: 1/2"=1'



CONCRETE ALLEY GUTTER DETAIL
SCALE: 1"=1'



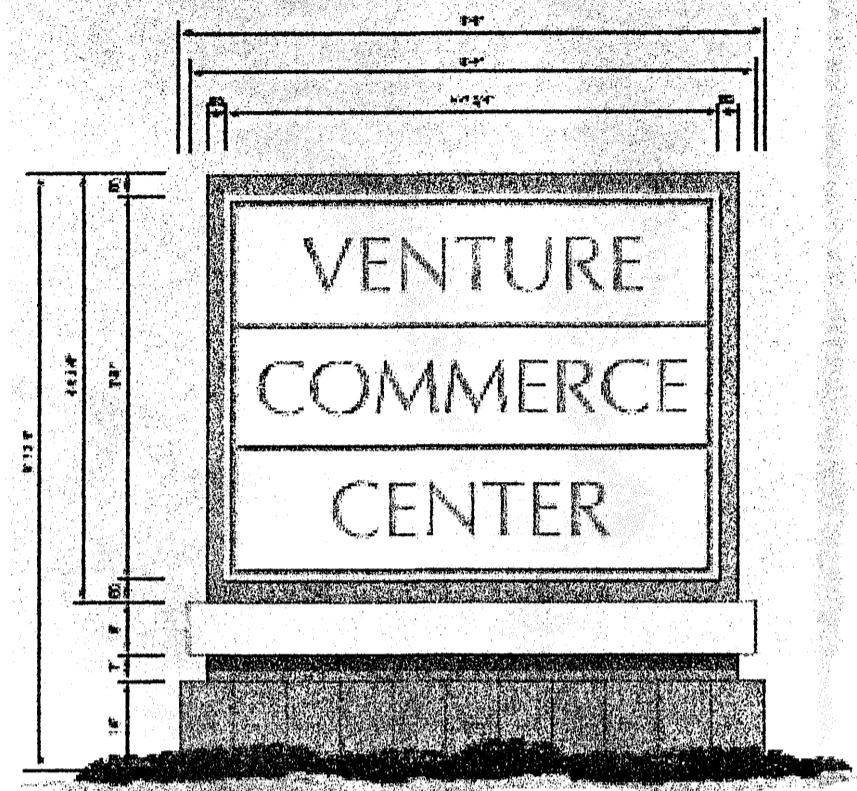
SCREEN WALL SECTION
NTS



SCREEN WALL ELEVATION
NTS

- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 - DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

	ENGINEER'S SEAL VENTURE COMMERCE CENTER - ALBUQUERQUE	DRAWN BY pm DATE 8-31-06
	DETAILS	26034-DETAILS
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # C11 JOB # 26034



A SIGN ELEVATION SCALE: 1/2" = 1'-0"

SPECIFICATION

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Cabinet	Aluminum	C-16 (ALUMINUM)	Finish #402
Outline	1/2" PC2 acrylic	C-16 (ALUMINUM)	Manufacturer #822
Color background	1/2" PC2 acrylic	C-16 (ALUMINUM)	Color Code #113
Color			Shaw-Wal
Horizontal End	Aluminum	C-16 (ALUMINUM)	Color Code #113
Base	Aluminum	C-16 (ALUMINUM)	Finish #402
Crown or Top		C-16 (ALUMINUM)	Finish #402



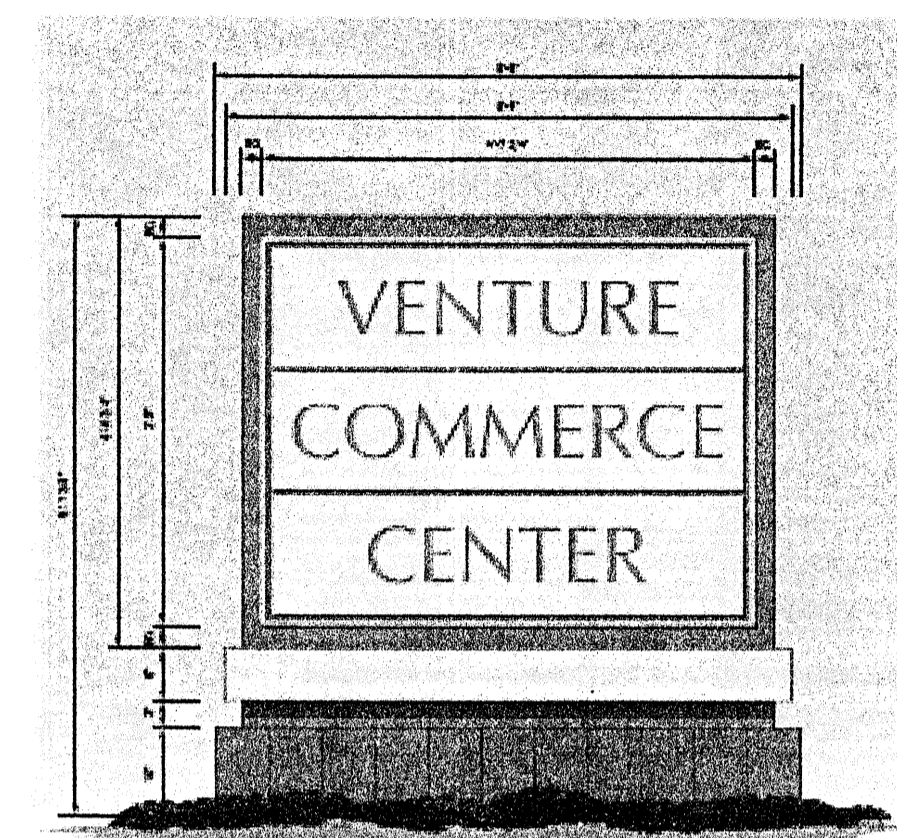
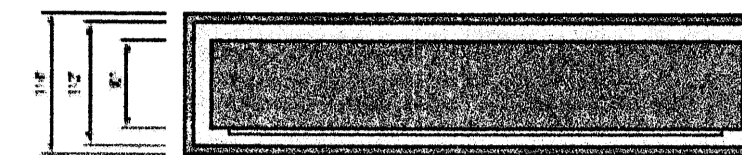
1817 Park Avenue
 Oakdale, CA 95067
 Phone 510.331.2880
 Fax 510.331.2815
 Lic. #214794
 www.arrowgraphics.com

Job Name: Ventura Commerce
 Address: Albuquerque, NM
 Date: 8/21/06
 Designer: Tom Selman
 Checker: Chris D'Amico
 Plotter No: 80487
 Plotter: 2042/7/TerraWest/Albuquerque
 Sheet: 1

Customer Approval:
 Name: Tom Selman
 Title: Designer

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

Notes: See specification for details.



B SIGN ELEVATION SCALE: 1/2" = 1'-0"

SPECIFICATION

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Cabinet	Aluminum	C-16 (ALUMINUM)	Finish #402
Outline	1/2" PC2 acrylic	C-16 (ALUMINUM)	Manufacturer #822
Color background	1/2" PC2 acrylic	C-16 (ALUMINUM)	Color Code #113
Color			Shaw-Wal
Horizontal End	Aluminum	C-16 (ALUMINUM)	Color Code #113
Base	Aluminum	C-16 (ALUMINUM)	Finish #402
Crown or Top		C-16 (ALUMINUM)	Finish #402



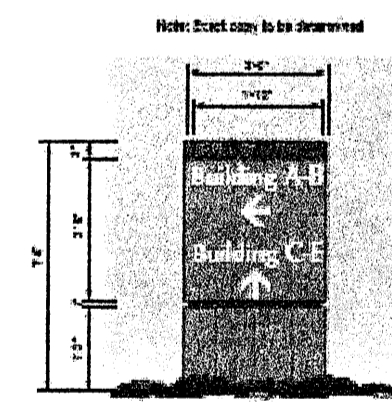
1817 Park Avenue
 Oakdale, CA 95067
 Phone 510.331.2880
 Fax 510.331.2815
 Lic. #214794
 www.arrowgraphics.com

Job Name: Ventura Commerce
 Address: Albuquerque, NM
 Date: 8/21/06
 Designer: Tom Selman
 Checker: Chris D'Amico
 Plotter No: 80487
 Plotter: 2042/7/TerraWest/Albuquerque
 Sheet: 2

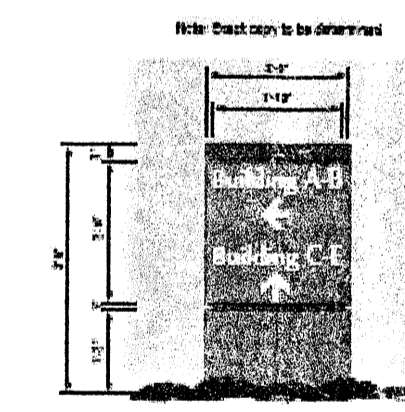
Customer Approval:
 Name: Tom Selman
 Title: Designer

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

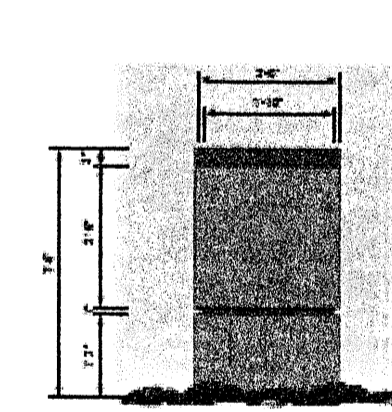
Notes: See specification for details.



E SIGN ELEVATION SCALE: 1/2" = 1'-0"



D SIGN ELEVATION SCALE: 1/2" = 1'-0"



REVERSE SIDE TYPICAL SCALE: 1/2" = 1'-0"

SPECIFICATION

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Cabinet	Aluminum	C-16 (ALUMINUM)	Finish #402
Outline	Aluminum	C-16 (ALUMINUM)	Finish #402
Top Trim	Aluminum	C-16 (ALUMINUM)	Finish #402
Base	Aluminum	C-16 (ALUMINUM)	Finish #402
Crown or Top		C-16 (ALUMINUM)	Finish #402
Crown or Top	1/2" PC2 acrylic	C-16 (ALUMINUM)	Color Code #113



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 Fax 510.331.2815
 Lic. #214794
 www.arrowgraphics.com

Job Name: Ventura Commerce
 Address: Albuquerque, NM
 Date: 8/21/06
 Designer: Tom Selman
 Checker: Chris D'Amico
 Plotter No: 80487
 Plotter: 2042/7/TerraWest/Albuquerque
 Sheet: 3

Customer Approval:
 Name: Tom Selman
 Title: Designer

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

Notes: See specification for details.

	VENTURE COMMERCE CENTER - ALBUQUERQUE	DRAWN BY pm
	SIGN DETAIL	DATE 06-23-06
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # C12
		JOB # 26034