

VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Central Survey Monument A10-L9"
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page: K-9-Z
- U.C.L.S. Log Number 2007052971
- This property is currently zoned "SU-2 PCA" per the West Route 66 Sector Development Plan, dated January, 1988.

**PURPOSE OF PLAT**

- The purpose of this plat is to:
- Divide the existing tract into Four (4) new Lots as shown hereon.
  - Grant the additional public utility easements (if any) as shown hereon.
  - Dedicate additional street right of way to the City of Albuquerque in fee simple with warranty covenants as shown hereon.

DOCH 2007100902  
07/13/2007 08:32 AM Page: 1 of 2  
PLAT R-512.00 B: 2007C P: 0196 H: Toulouse, Bernalillo County

**TREASURERS CERTIFICATION**

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

TRACT 1A : UPC #100905704506230105

*Moncheviri* 7-13-07  
Bernalillo County Treasurer Date

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Atrisco Grant in Projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Tract 1A, Row 1, Unit A, West of Westland, as the same is shown and designated on the plat entitled "PLAT OF TRACTS 1A & 1B, ROW 1, UNIT A, WEST OF WESTLAND, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1987", filed May 17, 1988, in Volume C36, Folio 129, records of Bernalillo County, New Mexico

Said parcel contains 4.1592 acres (181,177 square feet), more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, LOTS 1 THRU 4, VOLCANO POINT SHOPPING CENTER (BEING A REPLAT OF TRACT 1A, ROW 1, UNIT 1, WEST OF WESTLAND) WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the additional public and private easements as shown hereon, if any. Said owner(s) and proprietor(s) do hereby dedicate additional street right of way in fee simple with warranty covenants to the City of Albuquerque as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

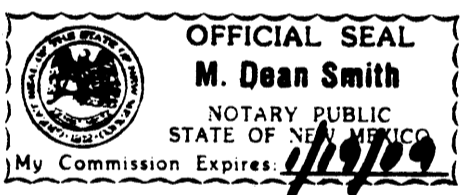
Peterson- 98th/Central, LLC  
By: JMD Partnership Ltd. Liability Co., its Managing Member  
*Doug H. Peterson*  
By: Douglas H. Peterson, Managing Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 13 day of FEBRUARY, 2007, by Douglas H. Peterson

*M. Dean Smith*  
Notary Public  
1/19/09  
My commission expires



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- Plat entitled A PLAT OF TRACTS 1A & 1B, ROW 1, UNIT A, WEST OF WESTLAND, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1987, filed May 17, 1988, in Volume C36, Folio 129, records of Bernalillo County, New Mexico.
- Plat entitled A PLAT OF LOTS 1A & 1B, BLOCK 1, LANDS OF THE ATRISCO LAND GRANT, WITHIN PROJECTED SECTIONS 28, 29 & 30 T 10 N, R 2 E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL 1987", filed September 6, 1988, in Volume C37, Folio 68, records of Bernalillo County, New Mexico.
- Plat entitled A PLAT, LANDS OF THE ATRISCO GRANT, WITHIN SECTIONS 28, 29 & 30, T 10 N, R 2 E, N.M.P.M., ACCOMPANYING A REPORT BY ROBERT B. STEPHENSON, REFEREE IN THIS CAUSE FILED IN THE DISTRICT COURT ON THE 25TH DAY OF AUGUST, 1961., filed March 26, 1962, in Volume D3, Folio 26, records of Bernalillo County, New Mexico.
- Plat entitled "ORIGINAL TOWNSITE OF WESTLAND, WITHIN THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING A REPLAT OF PORTION OF UNIT 1 OF LANDS HERETOFORE LEASED TO C.H. CONNER, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, N.M. ON MARCH 20, 1933, IN BOOK 4, PAGE 270, LEASES, AND SHOWN ON THE PLAT THEREOF RECORDED IN SAID OFFICE ON MAY 23, 1933", filed March 23, 1935, in Volume D, Folio 53, records of Bernalillo County, New Mexico.
- Warranty Deed filed December 31, 1974, in Book 975, Pages 150-151, records of Bernalillo County, New Mexico.
- Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 651493-AL04, MLF, dated July 29, 2005.
- This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B - SECTION II of the Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 651493-AL04, MLF, dated July 29, 2005.

PLAT OF  
LOTS 1 THRU 4  
**VOLCANO POINT SHOPPING CENTER**

(BEING A REPLAT OF TRACT 1A, ROW 1, UNIT 1 WEST OF WESTLAND)

WITHIN  
THE TOWN OF ATRISCO GRANT  
IN  
PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2007

PROJECT NUMBER: 1003194

Application Number: 010RB-00183

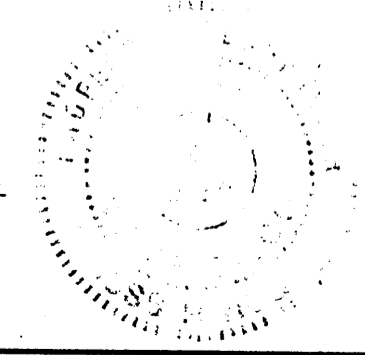
**PLAT APPROVAL**

- Utility Approvals:
- Lead D. Mante* 2-8-07  
PNM Electric Services Date
  - Lead D. Mante* 2-8-07  
PNM Gas Services Date
  - Douglas H. Peterson* 2/13/07  
QWest Corporation Date
  - Stonne Barber* 2-8-07  
Comcast Date
  - D. H. Peterson* 2-2-07  
City Surveyor Date
  - N/A  
Real Property Division Date
  - H. H. Ag* 7-11-07  
Traffic/Engineering Transportation Division Date
  - Roger Hae* 7-11-07  
Utilities Development ABCWUA Date
  - Christina Sanjival* 7/11/07  
Parks and Recreation Department Date
  - Bradley L. Bingham* 7/11/07  
AMAFCA Date
  - Bradley L. Bingham* 7/11/07  
City Engineer Date
  - D. Peterson* 07/18/07  
DRB Chairperson, Planning Department Date

**SURVEYORS CERTIFICATION**

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

*Russ P. Hugg*  
Russ P. Hugg  
NMP S No. 9750  
January 29, 2007



**SURV+TEK, INC.**

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

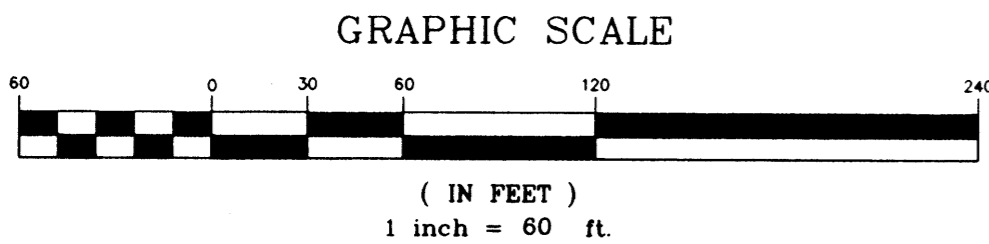
PLAT OF  
**LOTS 1 THRU 4**  
**VOLCANO POINT SHOPPING CENTER**

(BEING A REPLAT OF TRACT 1A, ROW 1, UNIT 1 WEST OF WESTLAND)

WITHIN  
**THE TOWN OF ATRISCO GRANT**  
 IN  
**PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

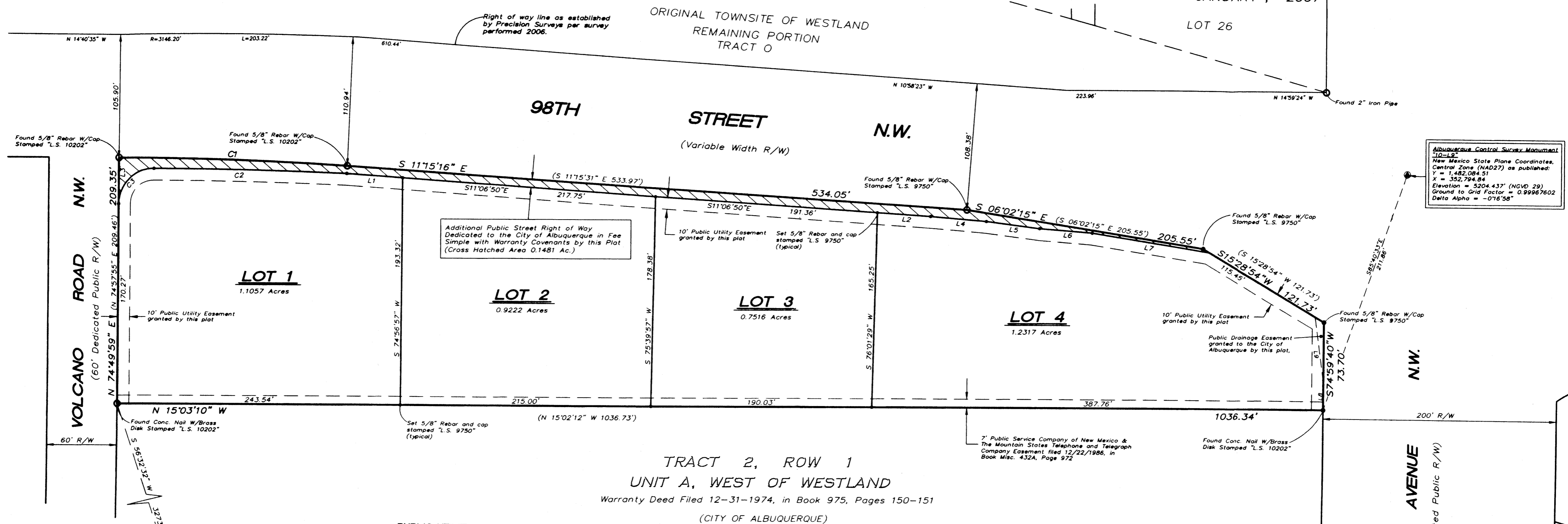
JANUARY, 2007

LOT 26



**NOTE**

Lots 1 Thru 4, Volcano Point Shopping Center are subject to that certain "DECLARATION OF CROSS ACCESS AND DRAINAGE EASEMENTS" filed in the office of the County Clerk of Bernalillo County, New Mexico on the 9<sup>th</sup> day of April, 2007, in Book A136, Page 1569



Albuquerque Control Survey Monument  
 121.92'  
 New Mexico State Plane Coordinates,  
 Central Zone (NAD27) as published:  
 Y = 1,482,084.51  
 X = 352,794.84  
 Elevation = 5204.437' (NGVD 29)  
 Ground to Grid Factor = 0.99987602  
 Delta Alpha = -076.58"

Albuquerque Control Survey Monument  
 121.18'  
 New Mexico State Plane Coordinates,  
 Central Zone (NAD27) as published:  
 Y = 1,481,998.87  
 X = 349,584.58  
 Elevation = 5301.894' (NGVD 29)  
 Ground to Grid Factor = 0.99987241  
 Delta Alpha = -077.20"

**PUBLIC UTILITY EASEMENTS**

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

- A. PNM Electric Services for installation, maintenance, and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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

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

**DISCLAIMER**

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

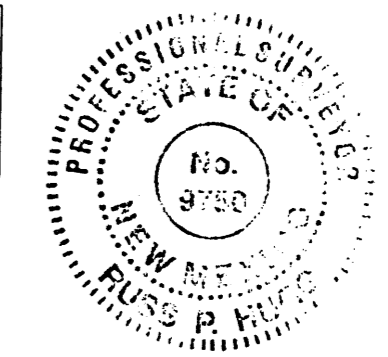
TRACT 2, ROW 1  
 UNIT A, WEST OF WESTLAND

Warranty Deed Filed 12-31-1974, in Book 975, Pages 150-151

(CITY OF ALBUQUERQUE)

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.41'	S11°06'50"E
L2	45.81'	S11°06'50"E
L3	39.08'	N74°49'59"E
L4	48.10'	S10°04'56"E
L5	46.13'	S07°37'42"E
L6	45.34'	S10°29'10"E
L7	101.97'	S06°02'15"E
L8	22.88'	N74°59'40"E
L9	55.86'	N67°06'38"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	196.21'	3038.76'	98.14'	196.18'	N13°14'10"W	3°41'59"
C2	165.56'	4223.75'	82.79'	165.55'	N13°46'43"W	2°14'45"
C3	47.26'	30.00'	30.14'	42.52'	N60°02'03"W	90°15'55"

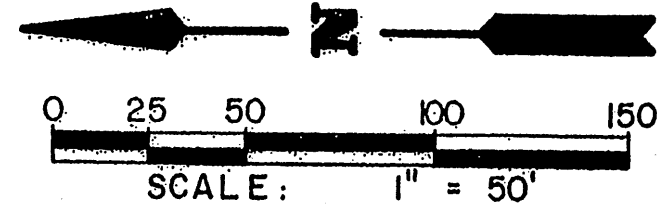


**SURVTEK, INC.**  
 Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3388  
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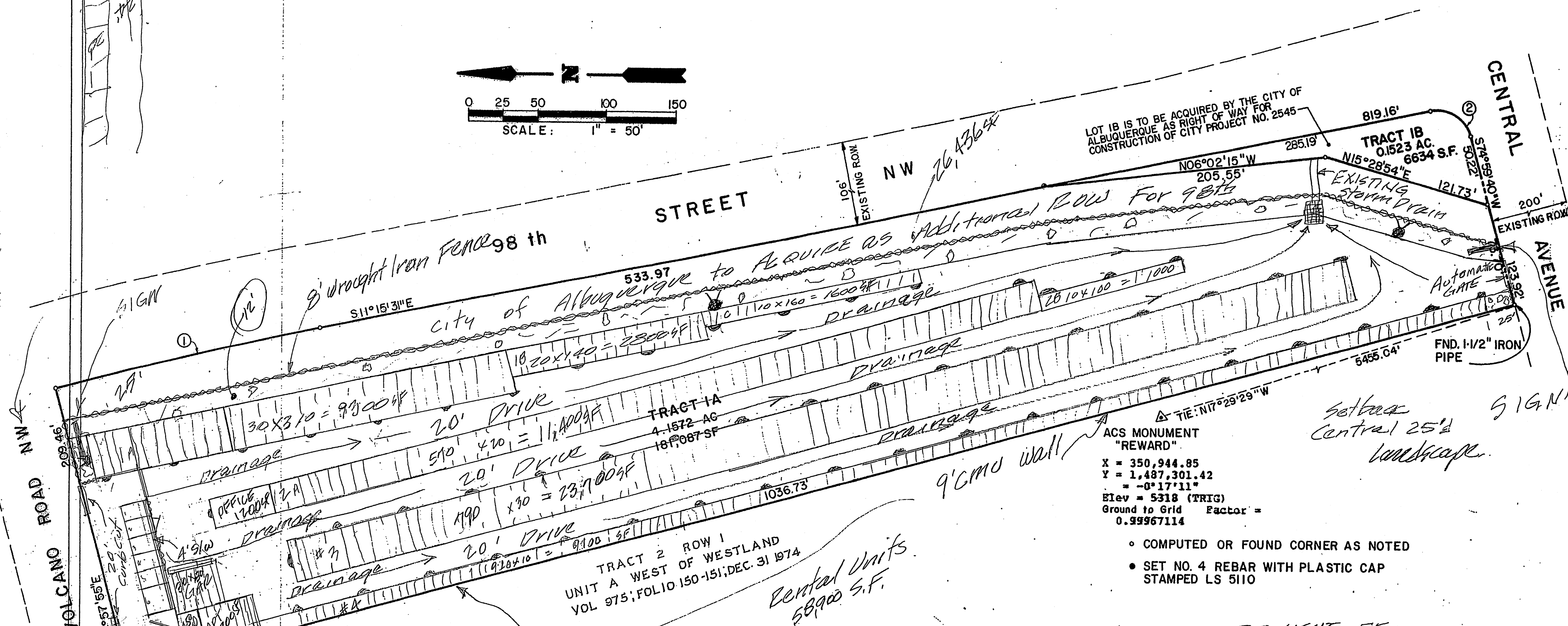
DOCH 2007100902  
 07/13/2007 08:32 AM Page: 2 of 2  
 PLAT R: \$12.00 B: 2007C P: 0186 M. Toulouse, Bernalillo County

PLAT OF  
**TRACTS IA & IB**  
**ROW I, UNIT A**  
**WEST OF WESTLAND**  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 1987

State of New Mexico }  
County of Bernalillo } SS  
This instrument was filed for record on  
**MAY 27 1987**  
At \_\_\_\_\_ o'clock P.M. Recorded in Vol. \_\_\_\_\_  
of records of said County Folio \_\_\_\_\_  
\_\_\_\_\_  
Deputy Clerk



LOT IB IS TO BE ACQUIRED BY THE CITY OF ALBUQUERQUE AS RIGHT OF WAY FOR CONSTRUCTION OF CITY PROJECT NO. 2545

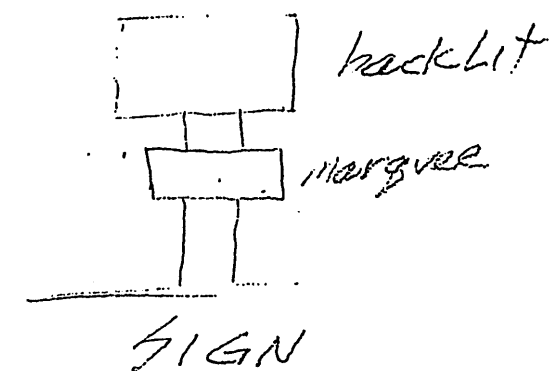


ACS MONUMENT  
"REWARD"  
X = 350,944.85  
Y = 1,487,301.42  
= -0°17'11"  
Elev = 5318 (TRIG)  
Ground to Grid Factor = 0.99967114

- COMPUTED OR FOUND CORNER AS NOTED
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED LS 5110

- INDIRECT LIGHT 55 ea
- FIRE Hydrant 3 ea
- SIGN 2 ea

CURVE NO. 1  
Δ = 03°41'58"  
R = 3038.76'  
L = 196.20'  
CHD BRG = S13°06'30"E  
CHD = 196.17'  
CURVE NO. 2  
Δ = 86°15'11"  
R = 25.00'  
L = 37.63'  
CHD BRG = S31°52'04"W  
CHD = 34.18'



**D M J M**  
Daniel, Mann, Johnson & Mendenhall  
6501 Americas Parkway NE, Suite 690  
Albuquerque New Mexico 87110  
(505) 884-4031



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument A10-L9"
- Distances are ground.
- Distances along curved lines are arc lengths.
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- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page: K-9-2
- U.C.L.S. Log Number \_\_\_\_\_
- This property is currently zoned "SU-2 PCA" per the West Route 66 Sector Development Plan, dated January, 1988.

**PURPOSE OF PLAT**

The purpose of this plat is to:

- Divide the existing tract into Four (4) new Lots as shown hereon.
- Grant the additional public utility easements (if any) as shown hereon.

**NOTE**

Lots 1 Thru 4, Volcano Point Shopping Center are subject to that certain "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND CROSS-EASEMENTS", filed in the office of the County Clerk of Bernalillo County, New Mexico on the \_\_\_\_\_

day of \_\_\_\_\_, 2006, in Book \_\_\_\_\_ Page \_\_\_\_\_

**TREASURERS CERTIFICATION**

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

TRACT 1A : UPC #100905704506230105

Bernalillo County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Atrisco Grant in Projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Tract 1A, Row 1, Unit A, West of Westland, as the same is shown and designated on the plat entitled "PLAT OF TRACTS 1A & 1B, ROW 1, UNIT A, WEST OF WESTLAND, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1987", filed May 17, 1988, in Volume C36, Folio 129, records of Bernalillo County, New Mexico

Said parcel contains 4.1592 acres (181,177 square feet), more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, LOTS 1 THRU 4, VOLCANO POINT SHOPPING CENTER (BEING A REPLAT OF TRACT 1A, ROW 1, UNIT 1, WEST OF WESTLAND) WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the additional public and private easements as shown hereon, if any. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

Peterson - 98th/Central, LLC  
BY: JMD Partnership Ltd. Liability Co., its Managing Member

By: Douglas H. Peterson, Managing Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by \_\_\_\_\_

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- Plat entitled A PLAT OF TRACTS 1A & 1B, ROW 1, UNIT A, WEST OF WESTLAND, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1987, filed May 17, 1988, in Volume C36, Folio 129, records of Bernalillo County, New Mexico.
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SKETCH PLAT OF  
LOTS 1 THRU 4  
VOLCANO POINT SHOPPING CENTER

(BEING A REPLAT OF TRACT 1A, ROW 1, UNIT 1 WEST OF WESTLAND)

WITHIN  
THE TOWN OF ATRISCO GRANT  
IN  
PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2006

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

PNM Gas Services \_\_\_\_\_ Date \_\_\_\_\_

QWest Corporation \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

**City Approvals:**

City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

Utilities Development \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYORS CERTIFICATION**

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

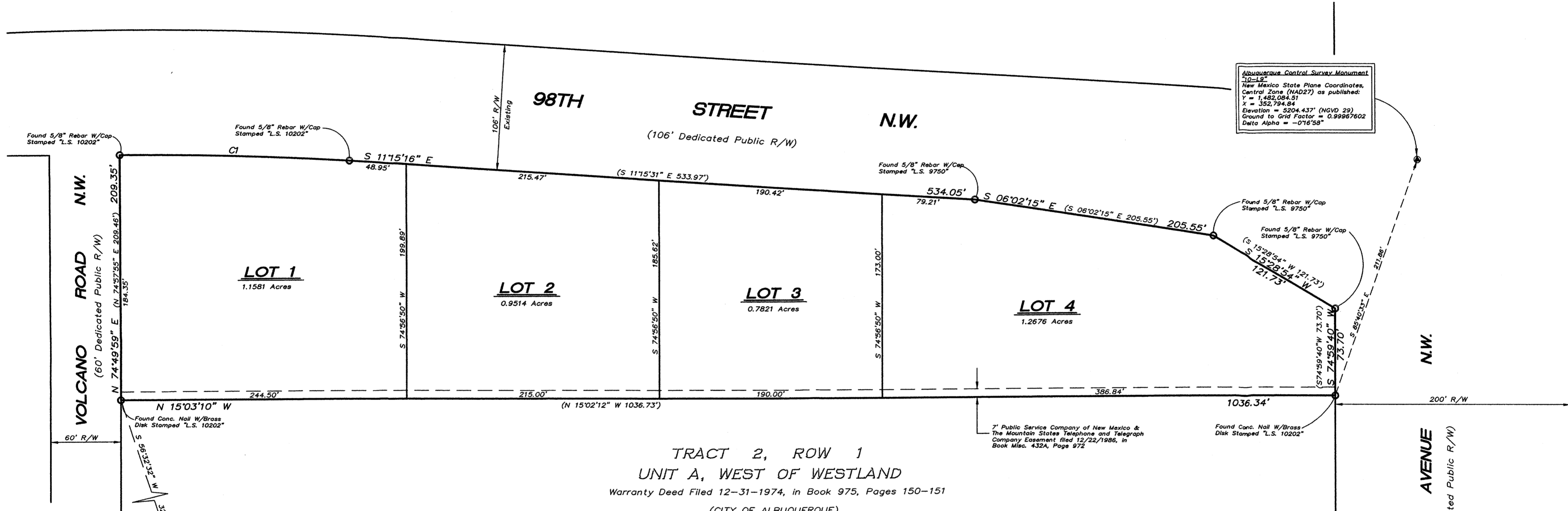
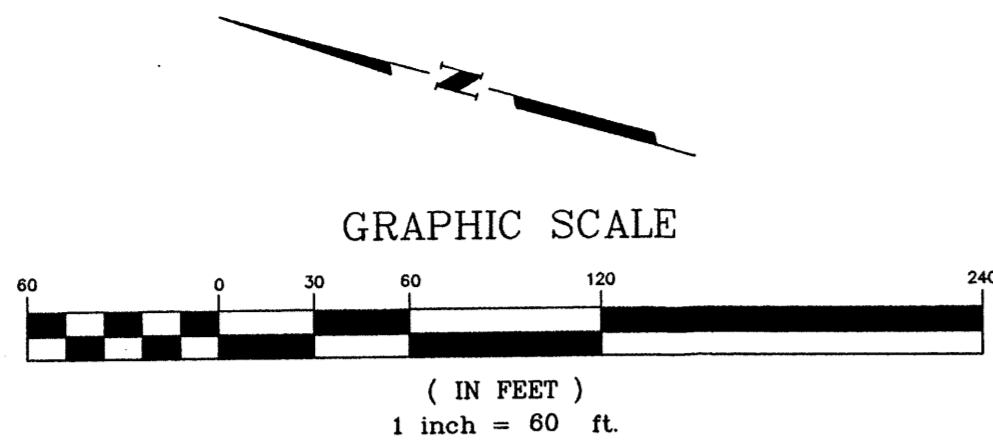
*RPH*  
Russ P. Hugg  
N.M.P.S. No. 9750  
August 9, 2006



**SURVOTEK, INC.**

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

**SKETCH PLAT OF**  
**LOTS 1 THRU 4**  
**VOLCANO POINT SHOPPING CENTER**  
 (BEING A REPLAT OF TRACT 1A, ROW 1, UNIT 1 WEST OF WESTLAND)  
 WITHIN  
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 IN  
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**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 AUGUST, 2006



**Albuquerque Control Survey Monument**  
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 X = 352,794.84  
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 X = 349,584.58  
 Elevation = 5301.894' (NGVD 29)  
 Ground to Grid Factor = 0.99987241  
 Delta Alpha = -0'17.20"

**TRACT 2, ROW 1**  
**UNIT A, WEST OF WESTLAND**  
 Warranty Deed Filed 12-31-1974, in Book 975, Pages 150-151  
 (CITY OF ALBUQUERQUE)

**PUBLIC UTILITY EASEMENTS**

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

- A. PNM Electric Services for installation, maintenance, and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
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- C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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

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

**DISCLAIMER**

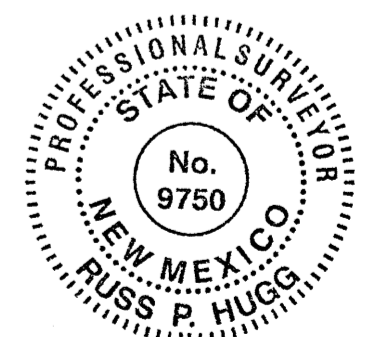
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	196.21' (196.20')	3038.76' (3038.76')	98.14'	196.18' (196.17')	S13°14'10"E (S13°06'30"E)	3°41'59" (3°41'58")

**CORNER LEGEND**

- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
- FOUND PROPERTY CORNER AS INDICATED



SHEET 2 OF 2

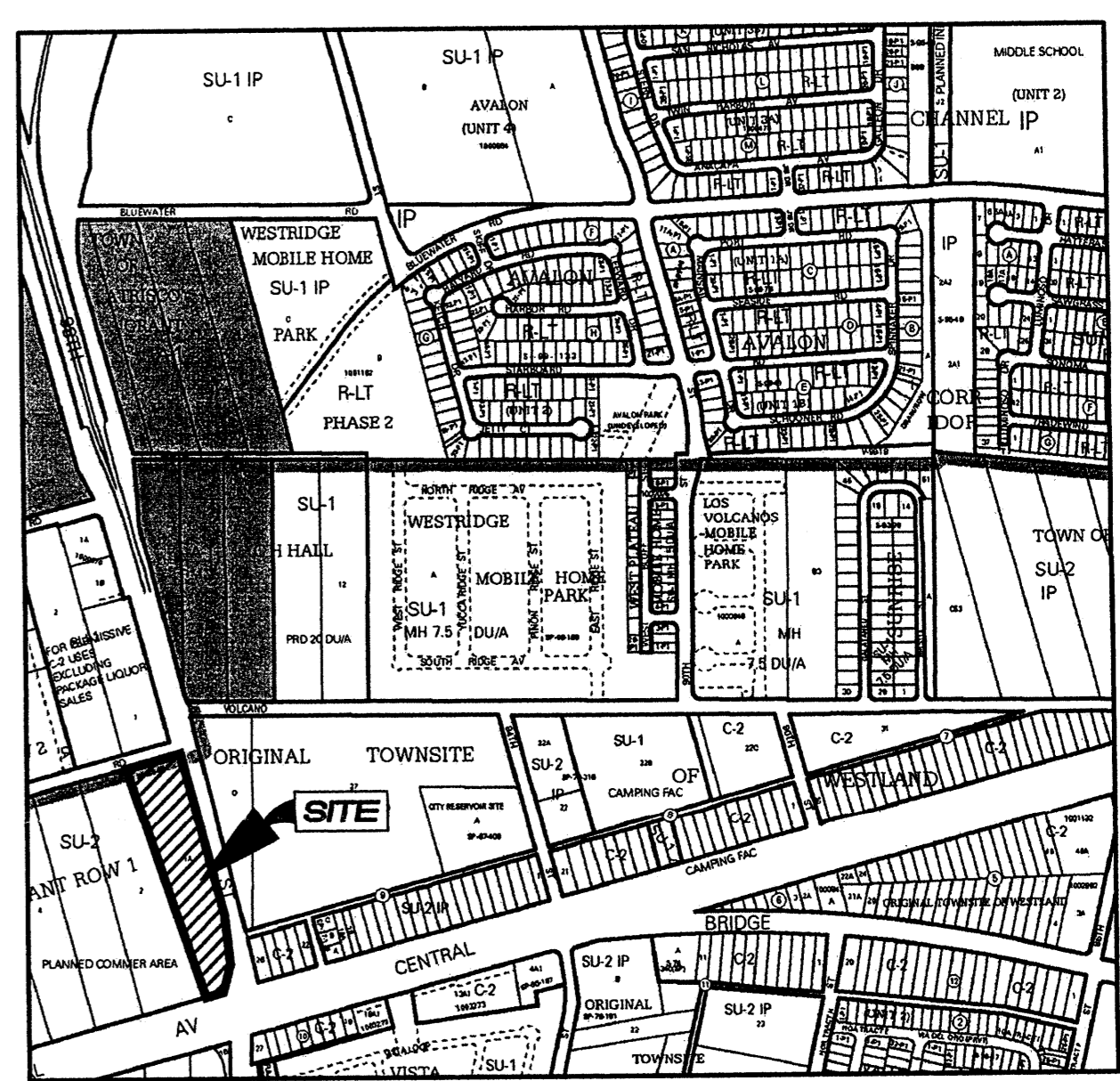
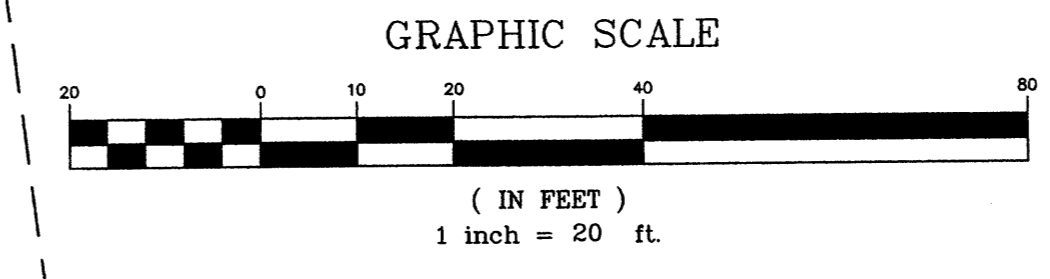
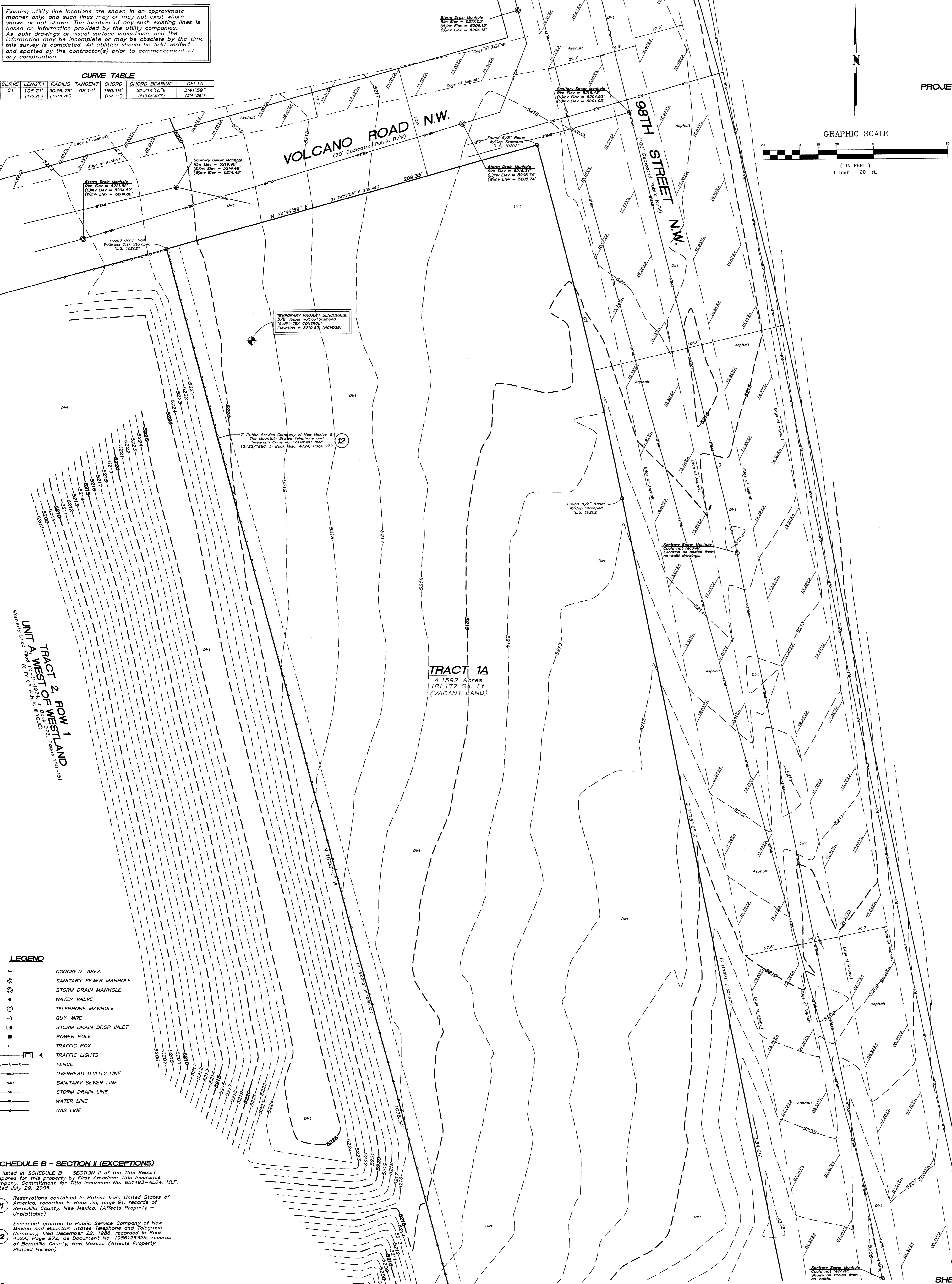
**SURV TEK, INC.**

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

ALTA/ACSM LAND TITLE SURVEY FOR  
**TRACT 1A**  
**ROW 1, UNIT A**  
**WEST OF WESTLAND**  
 WITHIN  
 THE TOWN OF ATRISCO GRANT  
 IN  
 PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2005  
 REVISED JUNE, 2006

Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies. As-built drawings or visual surface indications, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
CT	196.21	3038.76	98.14	196.18	S13°14'10" E	3°41'59"
	(196.20)	(3038.76)		(196.17)	(S13°08'30" E)	(3°41'58")



**LEGAL DESCRIPTION**  
 That certain parcel of land situate within the Town of Atrisco Grant in Projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Tract 1A, Row 1, Unit A, West of Westland, as the same is shown and designated on the plat entitled 'PLAT OF TRACTS 1A & 1B, ROW 1, UNIT A, WEST OF WESTLAND, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1987', filed May 17, 1988, in Volume C36, Folio 129, records of Bernalillo County, New Mexico, being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Grid Bearings (Central Zone NAD27) and ground distances as follows:  
 Beginning at the Southwest corner (a concrete nail with brass disk stamped 'L.S. 10202' found in place) of the parcel herein described, said point being on the Northern right of way line of Central Avenue, and also being the Southeast corner of Tract 2, Row 1, Unit A, West of Westland, the same being described in Warranty deed filed December 31, 1974, in Book 975, pages 150-151, records of Bernalillo County, New Mexico, from whence the Albuquerque Control Survey Monument '10-19' bears S 85° 40'33" E 211.86 feet distant; Thence,  
 N 15°03'10" W, 1036.34 feet along the Eastern boundary line of said Tract 2, Row 1, Unit A, West of Westland, to the Northwest corner (a concrete nail with brass disk stamped 'L.S. 10202' found in place) of the parcel herein described, said point being the Northeast corner of said Tract 2, Row 1, Unit A, West of Westland, and also being a point on the Southern right of way line of Volcano Road N.W.; Thence,  
 N 74°49'59" E, 209.35 feet along said Southern right of way of Volcano Road N.W., to the Northeast corner (a 5/8" rebar with cap stamped 'L.S. 10202' found in place) of the parcel herein described, said point being the intersection of said Southern right of way line of Volcano Road N.W. and the Western right of way line of 98th Street N.W., and also being a point on curve; Thence along said westerly right of way line of 98th Street N.W. for the following four (4) courses,  
 Southeasterly, 196.21 feet on the arc of a curve to the right (said curve having a radius of 3038.76 feet, a central angle of 3°41'59", and a chord which bears S 13°14'10" E, 196.18'), to a point (a 5/8" rebar stamped 'L.S. 10202' found in place) of tangency; Thence,  
 S 11°15'16" E, 534.05 feet to a point (a set 5/8" rebar with cap stamped 'L.S. 9750'); Thence,  
 S 06°02'15" E, 205.55 feet to a point (a set 5/8" rebar with cap stamped 'L.S. 9750'); Thence,  
 S 15°28'54" W, 121.73 feet to the Southeast corner (a set 5/8" rebar with cap stamped 'L.S. 9750') of the parcel herein described, said point being the intersection of said Western right of way line of 98th Street N.W. and said Northern right of way line of Central Avenue; Thence,  
 S 74°50'40" W, 73.70 feet along said Northern right of way line of Central Avenue, to the point of beginning of the parcel herein described.  
 Said parcel contains 4.1592 acres (181,177 square feet), more or less.

**FLOOD ZONE DETERMINATION**  
 This property appears to lie within Zone 'X' (areas determined to be outside the 0.2% annual chance flood plain) in accordance with a letter of Map Revision issued by the Federal Emergency Management Agency with an effective date of November 20, 2003 (Case Number 04-06-245P); this letter effectively alters the information shown on the National Flood Insurance Program Rate Map # 35001C0328 E, Effective Date 11-19-03.

**SURVEYORS CERTIFICATION**  
 I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify to Peterson Properties Investments, LLC, Sharon Lynn Rowland, Trustee under the Sharon Lynn Rowland Revocable Trust Agreement, dated July 15, 1988, and First American Title Insurance Company, their respective successors and assigns, that to the best of my professional knowledge, information and belief that this map or plat and the Survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM/NSPS Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 10, 11(a), 11(b), and 14 of Table A specifically defined therein; (ii) pursuant to the Accuracy Standards as adopted by ALTA/ACSM/NSPS and in effect on the date of this certification; (iii) the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerances; and (iv) in accordance with the current Minimum Standards for Land Surveying adopted by the New Mexico Board of Registration for Professional Engineers and Land Surveyors.

Russ P. Hugg  
 N.M.P.S. No. 9750  
 September 14, 2005  
 REVISED JUN 21, 2006

- LEGEND**
- CONCRETE AREA
  - SANITARY SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - WATER VALVE
  - TELEPHONE MANHOLE
  - GUY WIRE
  - STORM DRAIN DROP INLET
  - POWER POLE
  - TRAFFIC BOX
  - TRAFFIC LIGHTS
  - FENCE
  - OVERHEAD UTILITY LINE
  - SANITARY SEWER LINE
  - STORM DRAIN LINE
  - WATER LINE
  - GAS LINE

**SCHEDULE B - SECTION II (EXCEPTIONS)**  
 As listed in SCHEDULE B - SECTION II of the Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 631493-AL04, M.L.F. dated July 29, 2005.

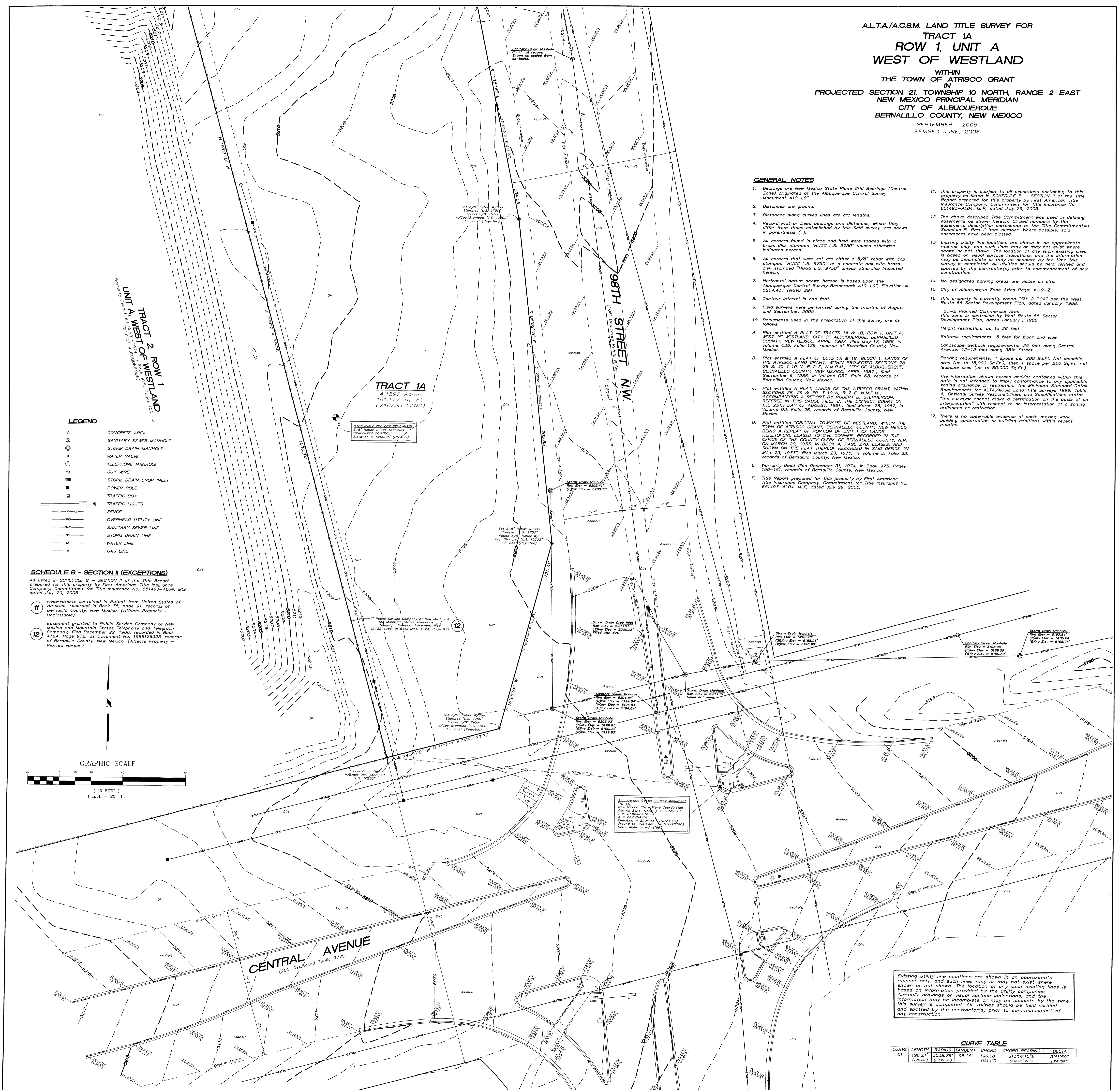
11 Reservations contained in Patent from United States of America, recorded in Book 35, page 91, records of Bernalillo County, New Mexico. (Affects Property - Unplottable)

12 Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, filed December 22, 1986, recorded in Book 432A, Page 972 as Document No. 1586126325, records of Bernalillo County, New Mexico. (Affects Property - Plotted Hereon)

ALTA./A.C.S.M. LAND TITLE SURVEY FOR  
**TRACT 1A**  
**ROW 1, UNIT A**  
**WEST OF WESTLAND**  
 WITHIN  
 THE TOWN OF ATRISCO GRANT  
 IN  
 PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2005  
 REVISED JUNE, 2006

**GENERAL NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument A10-L9.
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Horizontal datum shown hereon is based upon the Albuquerque Control Survey Benchmark A10-L9, Elevation = 5204.437 (NGVD 29).
- Contour interval is one foot.
- Field surveys were performed during the months of August and September, 2005.
- Documents used in the preparation of this survey are as follows:
  - Plat entitled A PLAT OF TRACTS 1A & 1B, ROW 1, UNIT A, WEST OF WESTLAND, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1987, filed May 17, 1988, in Volume C36, Folio 129, records of Bernalillo County, New Mexico.
  - Plat entitled A PLAT OF LOTS 1A & 1B, BLOCK 1, LANDS OF THE ATRISCO LAND GRANT, WITHIN PROJECTED SECTIONS 28, 29 & 30 T 10 N, R 2 E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1987, filed September 6, 1988, in Volume C37, Folio 68, records of Bernalillo County, New Mexico.
  - Plat entitled A PLAT, LANDS OF THE ATRISCO GRANT, WITHIN SECTIONS 28, 29 & 30, T 10 N, R 2 E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1987, filed September 6, 1988, in Volume C37, Folio 68, records of Bernalillo County, New Mexico.
  - Plat entitled "ORIGINAL TOWNSITE OF WESTLAND, WITHIN THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING A REPLAT OF PORTION OF UNIT 1 OF LANDS HERETOFORE LEASED TO C.H. CONNER, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, N.M. ON MARCH 20, 1933, IN BOOK 4, PAGE 970, LEASES, AND SHOWN ON THE PLAT THEREOF RECORDED IN SAID OFFICE ON MAY 23, 1933, filed March 23, 1935, in Volume D, Folio 53, records of Bernalillo County, New Mexico.
  - Warranty Deed filed December 31, 1974, in Book 975, Pages 150-151, records of Bernalillo County, New Mexico.
  - Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 651493-AL04, M.L.F., dated July 29, 2005.
- This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B - SECTION II of the Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 651493-AL04, M.L.F., dated July 29, 2005.
- The above described Title Commitment was used in defining easements as shown hereon. Circled numbers by the easements description correspond to the Title Commitment's Schedule B, Part II item number. Where possible, said easements have been plotted.
- Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on visual surface indications, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.
- No designated parking areas are visible on site.
- City of Albuquerque Zone Atlas Page: K-9-Z
- This property is currently zoned "SU-2 PCA" per the West Route 66 Sector Development Plan, dated January, 1988.
  - SU-2 Planned Commercial Area
  - This zone is controlled by West Route 66 Sector Development Plan, dated January, 1988.
  - Height restriction: up to 26 feet
  - Setback requirements: 5 feet for front and side
  - Landscape Setback requirements: 25 feet along Central Avenue; 12-13 feet along 98th Street
  - Parking requirements: 1 space per 200 Sq.Ft. Net leasable area (up to 15,000 Sq.Ft.); then 1 space per 250 Sq.Ft. net leasable area (up to 60,000 Sq.Ft.)



**LEGEND**

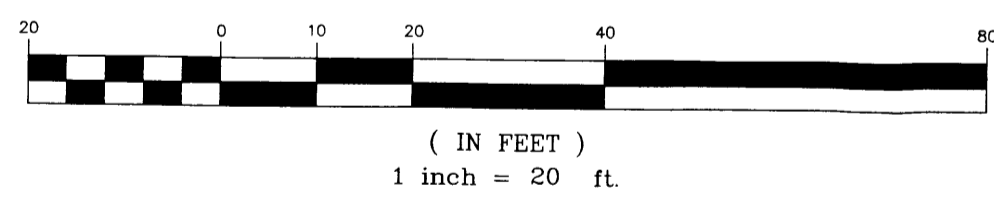
- ☉ CONCRETE AREA
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
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- ⊙ GUY WIRE
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**SCHEDULE B - SECTION II (EXCEPTIONS)**

As listed in SCHEDULE B - SECTION II of the Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 651493-AL04, M.L.F., dated July 29, 2005.

- Reservations contained in Patent from United States of America, recorded in Book 35, page 91, records of Bernalillo County, New Mexico. (Affects Property - Unplottable)
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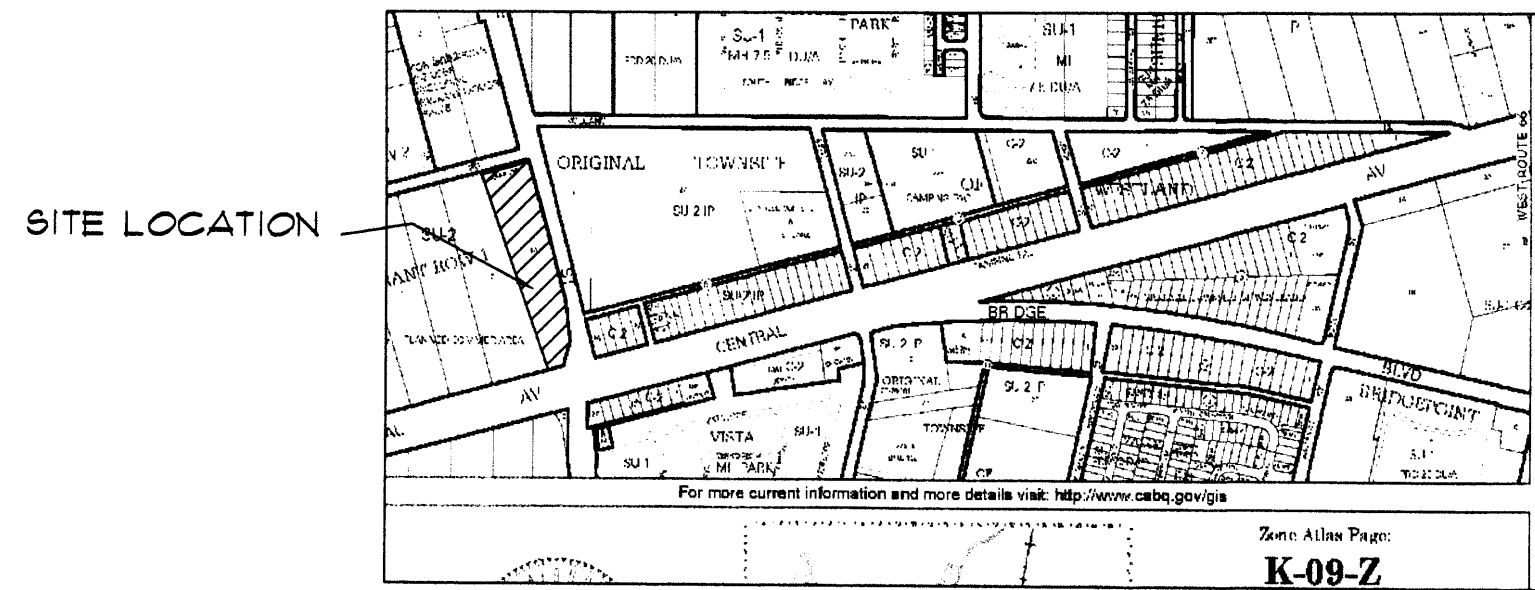
**GRAPHIC SCALE**



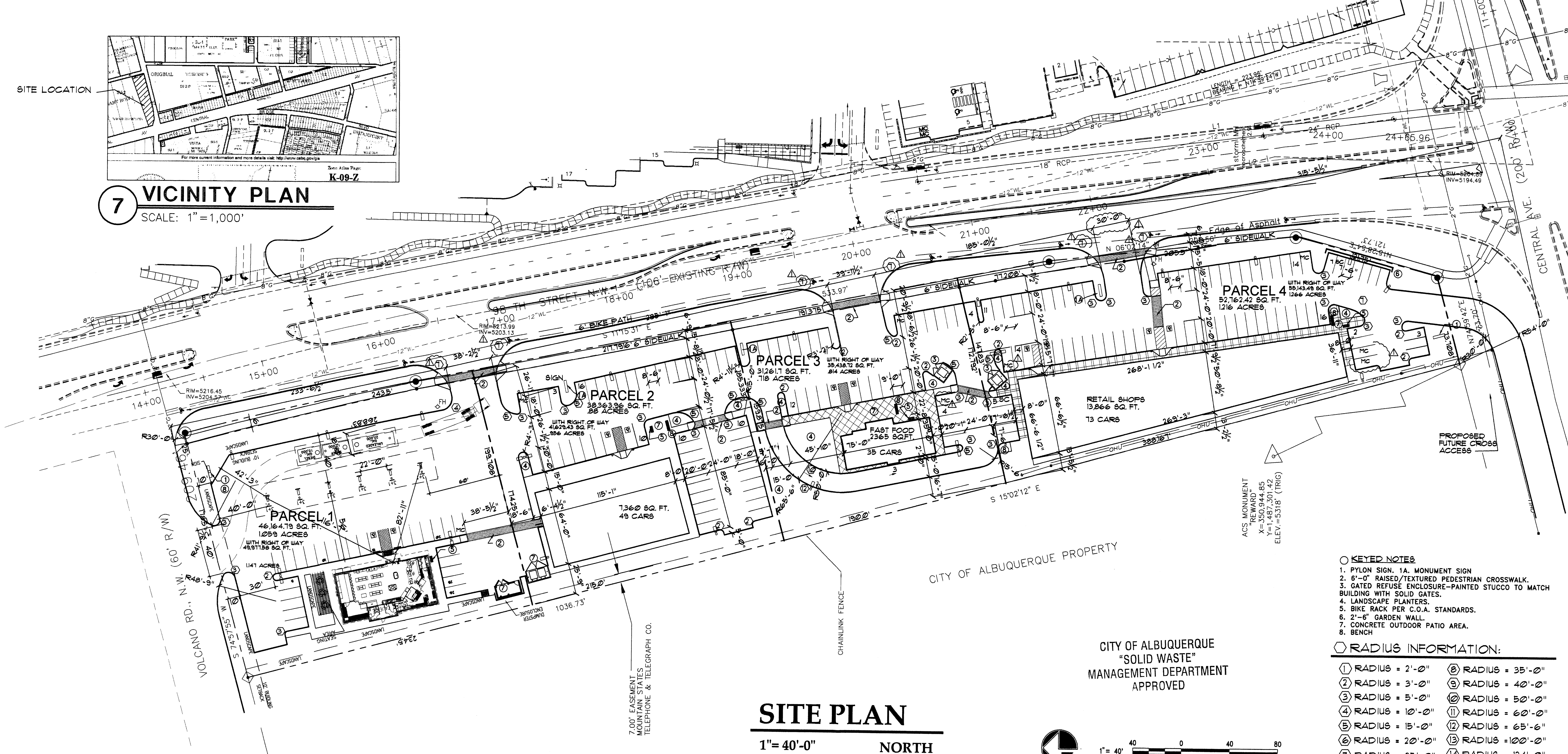
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**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	196.21'	3038.76'	98.14'	196.18'	S131°4'0"E	3°41'58"
	(196.20')	(3038.76')		(196.17')	(S131°06'30"E)	(3°41'58")



**7 VICINITY PLAN**  
SCALE: 1" = 1,000'



**SITE PLAN**  
1" = 40'-0" NORTH

**BUILDING AREA & PARKING CALCULATIONS:**

PARCEL 1: 3,500 SF. BUILDING.  
LOT SIZE= 49,977.58 SF OR 1.147 A.C.  
3,500 SF / 200 = 18 SPACES.  
SPACES PROVIDED 26 SPACES.  
1 MOTOR CYCLE  
FAR= .07

PARCEL 2: 7,360 SF. BUILDING.  
LOT SIZE= 41,629 SF OR .956 A.C.  
7,360 SF / 200 = 36 SPACES.  
SPACES PROVIDED 49 SPACES.  
1 MOTOR CYCLE  
FAR= .18

PARCEL 3: FAST FOOD 2,365 SF. BUILDING.  
LOT SIZE= 35,438.72 SF OR .873 A.C.  
1 CAR PER 4 PROVIDED SEATS  
137 SEATS / 4 = 34 REQ. CARS.  
SPACES PROVIDED 34 SPACES.  
2 MOTOR CYCLE  
FAR= .07

PARCEL 4: SHOPS 13,362 SF. BUILDING.  
LOT SIZE= 55,143.49 SF OR 1.266 A.C.  
13,362 / 200 = 67 SPACES.  
SPACES PROVIDED 75 SPACES.  
4 MOTOR CYCLE  
FAR= .24

**FLOOR AREA RATIO**

TOTAL BUILDING AREA = 26,287 SQ/FT  
TOTAL LOT AREA = 180,878 SQ/FT  
TOTAL FAR = .15

**PARKING NOTES:**

TYPICAL STANDARD SPACES ARE -----8'-6" x 20'-0"  
TYPICAL SMALL CAR SPACES ARE -----7'-6" x 15'-6"  
TYPICAL HANDICAP SPACES ARE -----8'-0" x 20'-0" WITH A 8' WIDE ACCESS AISLE

\* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED \*

TOTAL STANDARD PARKING SPACES PROVIDED 162 SPACES  
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 8 VAN SPACES) 8 SPACES  
TOTAL SMALL CAR PARKING SPACES PROVIDED 14 SPACES  
MOTOR CYCLE SPACES 8

TOTAL PROVIDED 186 SPACES  
TOTAL REQUIRED SPACES = 155 SPACES  
TOTAL PROVIDED SPACES = 180 SPACES

**LEGAL DESCRIPTION**

TRACT "A" Plat of Tracts 1A & 1B, Row 1, Unit A, West of Westland, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the County clerk of Bernalillo County, New Mexico on May 17, 1988, in Plat Book C36, folio 129.

**CURRENT ZONING**

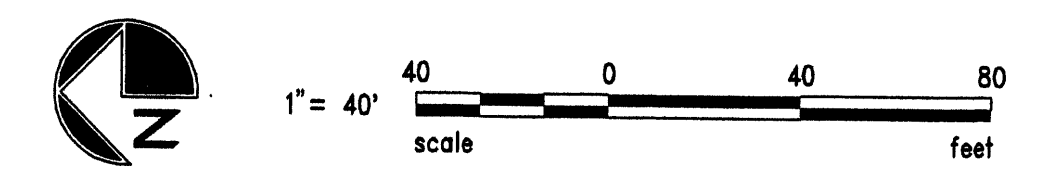
SU 2 FOR FCA (PLANNED COMMERCIAL AREA)  
TOTAL ACREAGE

4.1524 ACRES (TOTAL GROSS).

**GENERAL ARCHITECTURAL DESIGN REQUIREMENTS**

**GENERAL ARCHITECTURAL**

General architecture character for pad structures is to follow the general design concept depicted on elevations of buildings for parcels 2 and 4. Pad buildings will be cementitious finish with a cementitious or split face cmu dado band. The main building walls must be colored to match color benjamin moore (#1) bm953, (#2) bm1032 and (#3) bm 993. If the building extends below finish floor that area will also be covered with color #2. Structures are to be predominately flat-roofed however partial building areas such as porches or small extensions of building functions adjacent to the major building mass may have sloped roofs. These roofs are to be shed type Slate tile clad and the high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roofs may extend above the parapet wall top and area to relate to the entry format of the main buildings. Building heights are limited to 26' parapet heights for major building walls, and 22' parapet heights for pod building walls site tile clad entry roofs may extend above this height to accent and articulate the building mass. The approval of site plans for building permit for parcels 1 & 3 will be delegated to the City of Albuquerque Design Review Board (DRB).



**PAD ARCHITECTURAL DESIGN STANDARDS**

Shall include the following elements to provide uniform standards for all pads. Each pad to follow building elevations provided. The lower 3'-4" of the area of vertical walls and landscape walls shall be four or eight inch split face cmu or stucco.

color #1 light tan benjamin moore #953  
color #2 medium light tan dado band base wall color #1032  
color #3 brown/grey benjamin moore #993  
color #4 monierite concrete slate tile roofing, trim & accents (brown blend).

- KEYED NOTES**
1. PYLON SIGN. 1A. MONUMENT SIGN
  2. 6'-0" RAISED/TEXTURED PEDESTRIAN CROSSWALK.
  3. GATED REFUSE ENCLOSURE--PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES.
  4. LANDSCAPE PLANTERS.
  5. BIKE RACK PER C.O.A. STANDARDS.
  6. 2'-6" GARDEN WALL.
  7. CONCRETE OUTDOOR PATIO AREA.
  8. BENCH
- RADIUS INFORMATION:**
- ① RADIUS = 2'-0"
  - ② RADIUS = 3'-0"
  - ③ RADIUS = 5'-0"
  - ④ RADIUS = 10'-0"
  - ⑤ RADIUS = 20'-0"
  - ⑥ RADIUS = 25'-0"
  - ⑦ RADIUS = 35'-0"
  - ⑧ RADIUS = 40'-0"
  - ⑨ RADIUS = 50'-0"
  - ⑩ RADIUS = 60'-0"
  - ⑪ RADIUS = 65'-6"
  - ⑫ RADIUS = 100'-0"
  - ⑬ RADIUS = 124'-0"

**PROJECT NUMBER:** \_\_\_\_\_

**APPLICATION NUMBER:** \_\_\_\_\_

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on \_\_\_\_\_ 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 Engineering, Transportation Division	_____	Date
Water Utility Department	_____	Date
Parks and Recreation Department	_____	Date
City Engineer	_____	Date
Environmental Health Department	_____	Date
Solid Waste Management	_____	Date
DRB Chairperson, Planning Department	_____	Date

\* Environmental Health, if necessary

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

**GEORGE RAINHART ARCHITECT AND ASSOCIATES PC**  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

**PROJECT TITLE**  
98TH AND CENTRAL PLAN  
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE  
ALBUQUERQUE, NEW MEXICO

**DRAWN BY:** WPS

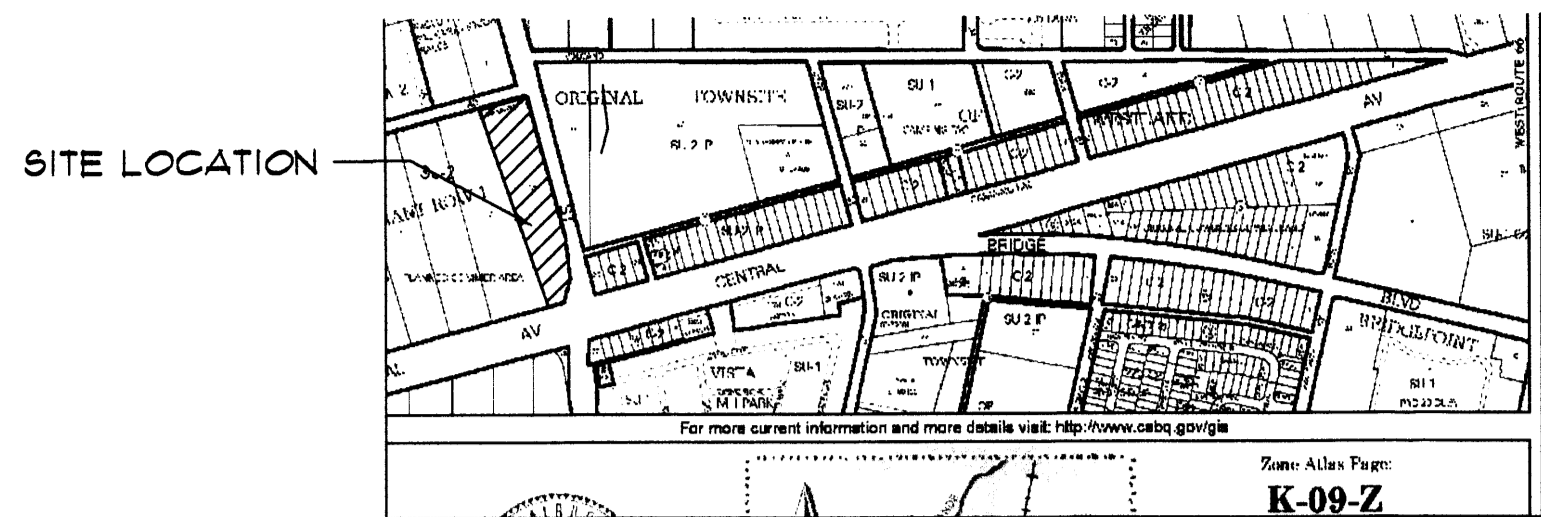
**JOB NO.:** 0653

**PROJECT MANAGER:** ANTON DANTILLO

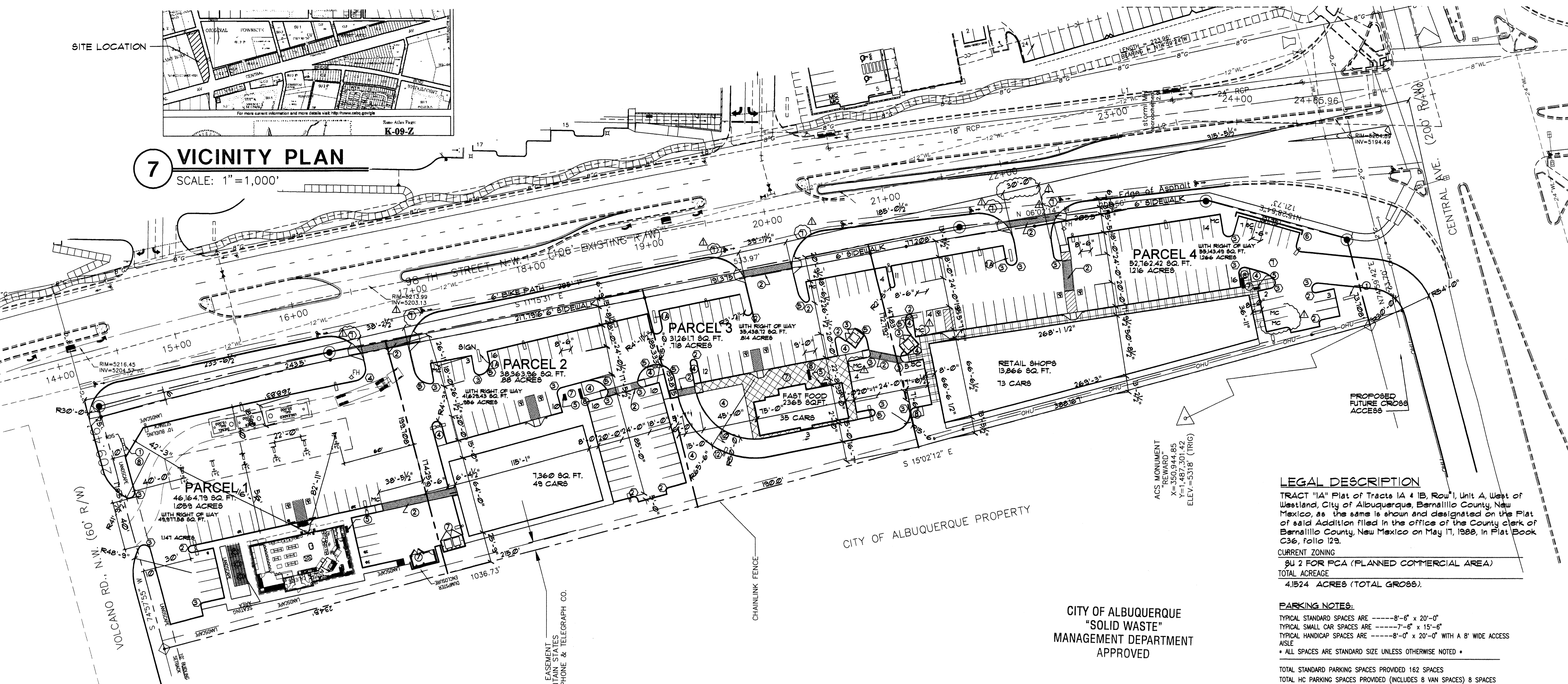
**SHEET TITLE**  
SITE PLAN FOR SUBDIVISION

DATE: 11-1-2006 sheet-  
SCALE: 1" = 40' of  
**AS1**



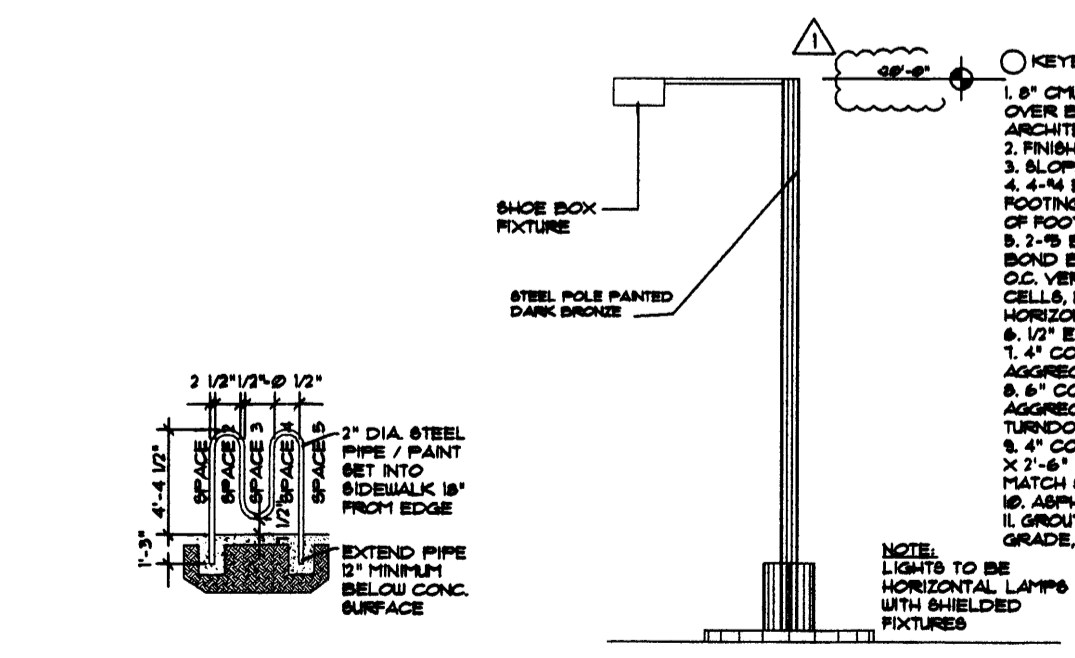
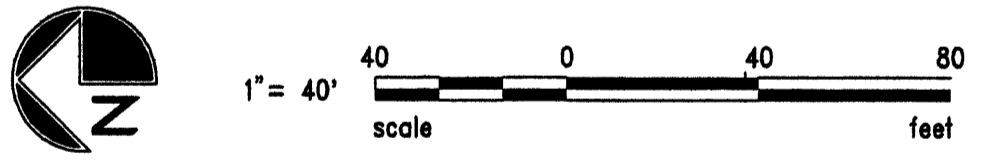


**7 VICINITY PLAN**  
SCALE: 1" = 1,000'

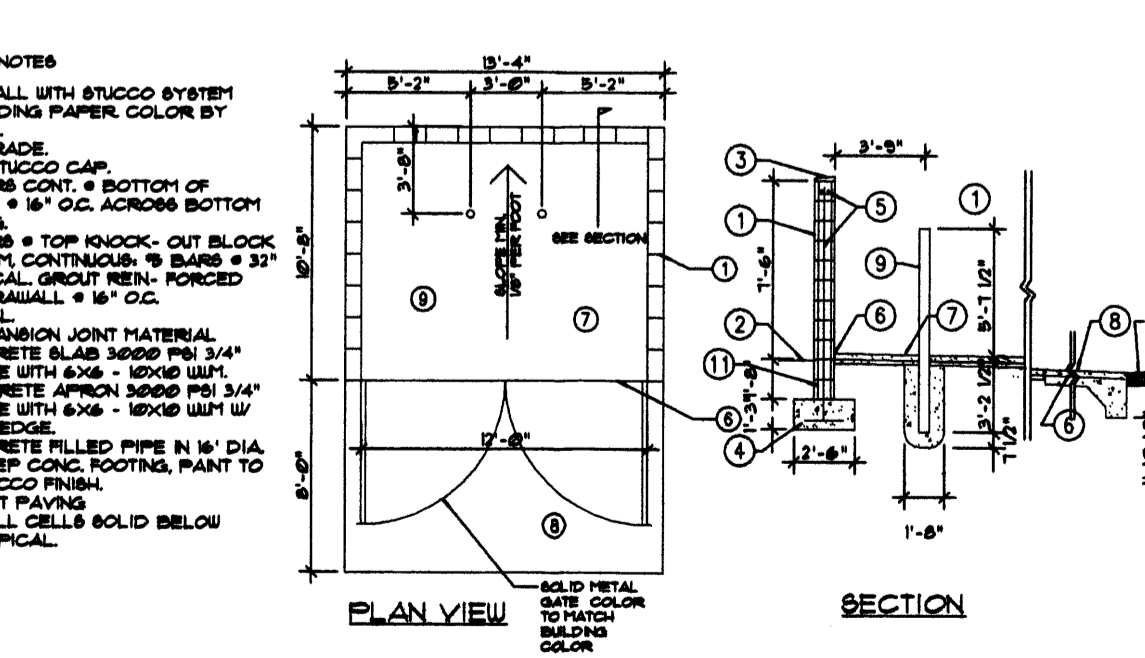


**SITE PLAN**

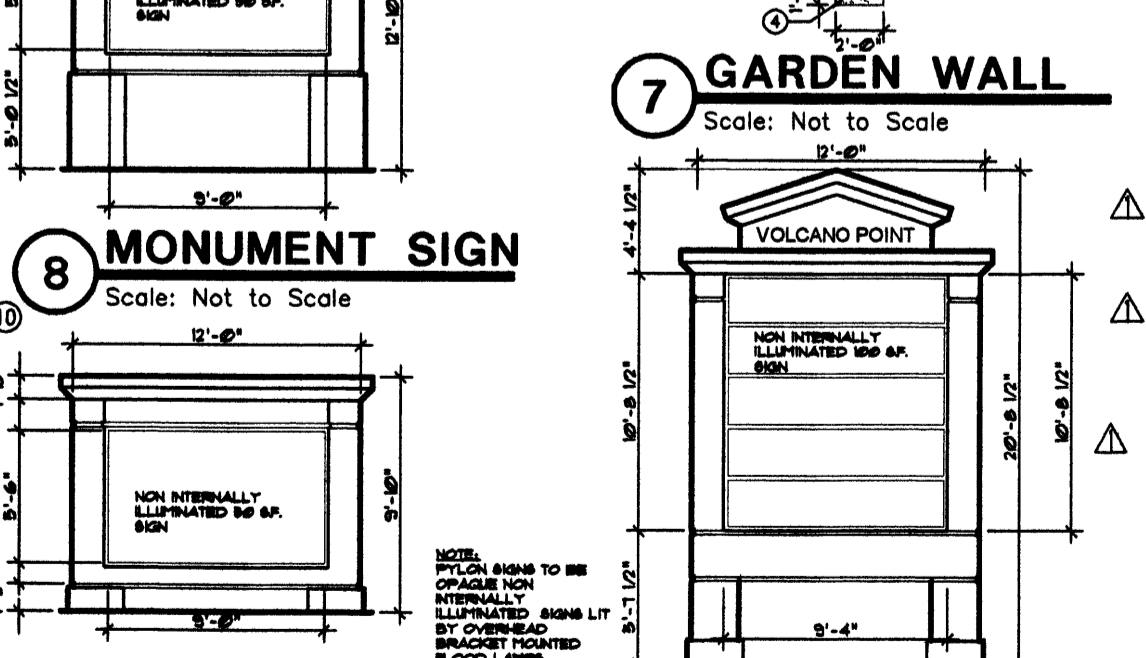
1" = 40'-0" NORTH



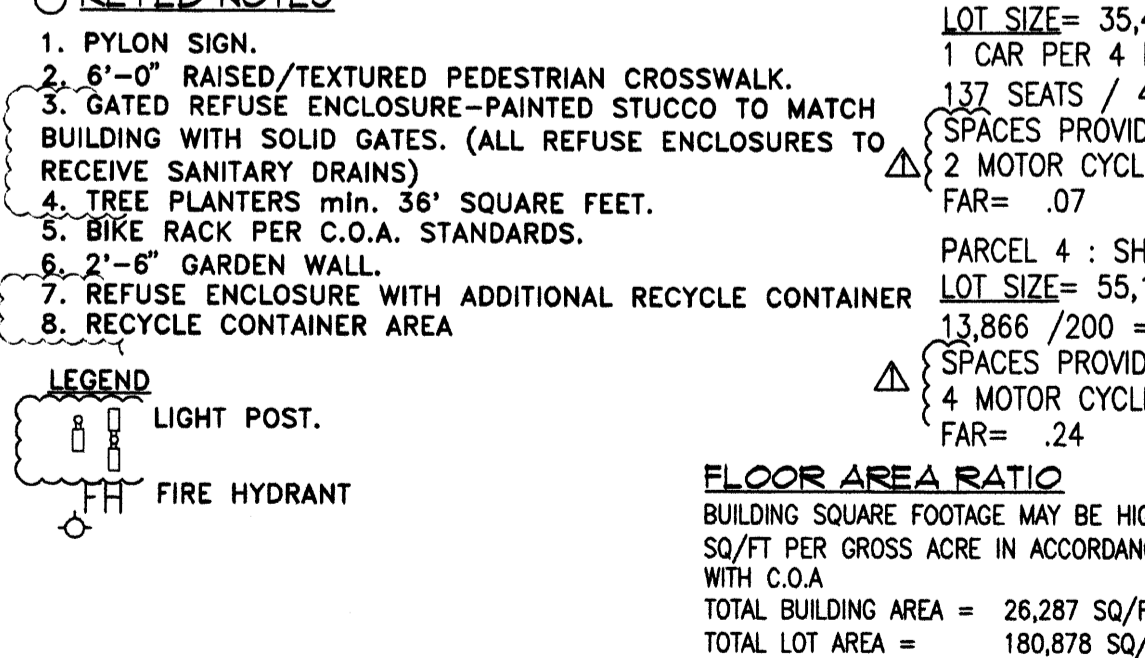
**2 BIKE RACK**  
Scale: Not to Scale



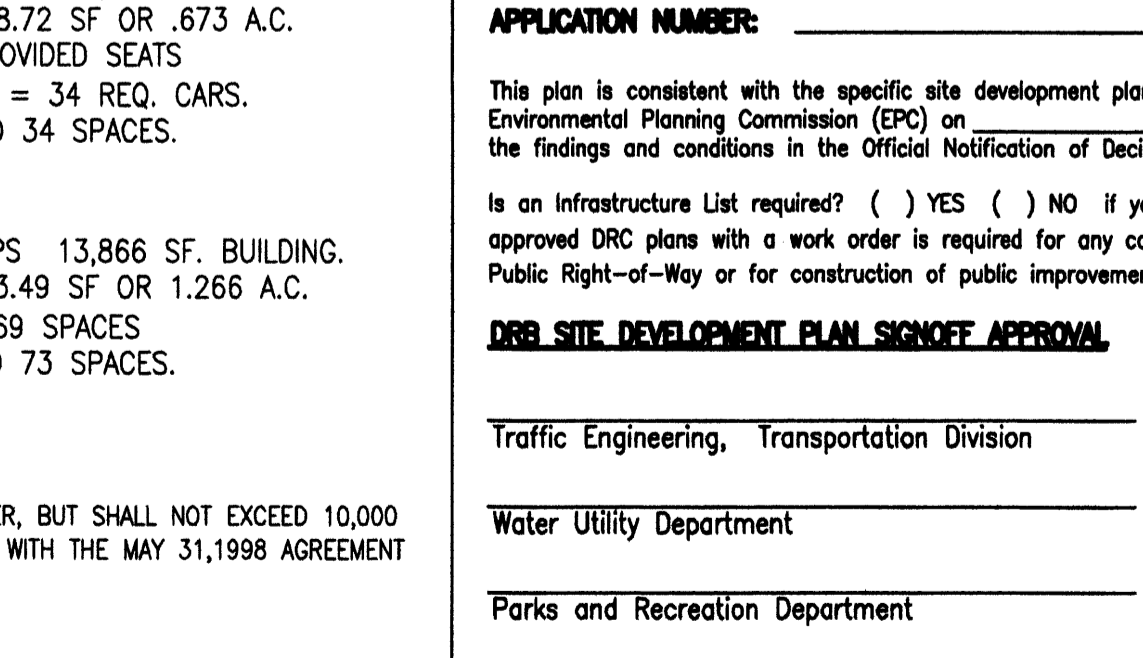
**3 SITE LIGHTING**  
Scale: Not to Scale



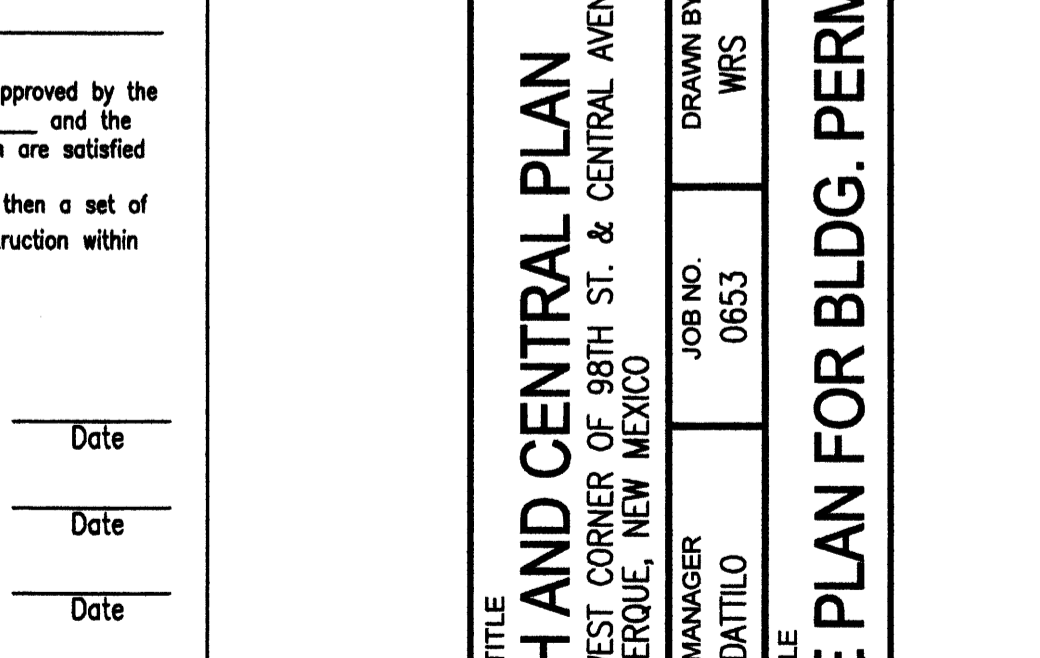
**4 REFUSE ENCLOSURE**  
Scale: Not to Scale



**5 MONUMENT SIGN**  
Scale: Not to Scale



**6 PYLON SIGN**  
Scale: Not to Scale



**7 GARDEN WALL**  
Scale: Not to Scale

**RADIUS INFORMATION:**

- ① RADIUS = 2'-0"
- ② RADIUS = 3'-0"
- ③ RADIUS = 5'-0"
- ④ RADIUS = 10'-0"
- ⑤ RADIUS = 15'-0"
- ⑥ RADIUS = 20'-0"
- ⑦ RADIUS = 30'-0"
- ⑧ RADIUS = 35'-0"
- ⑨ RADIUS = 40'-0"
- ⑩ RADIUS = 50'-0"
- ⑪ RADIUS = 60'-0"
- ⑫ RADIUS = 65'-6"
- ⑬ RADIUS = 100'-0"
- ⑭ RADIUS = 124'-0"

- KEYED NOTES**
1. Pylon Sign.
  2. 8'-0" RAISED/TEXTURED PEDESTRIAN CROSSWALK.
  3. GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES. (ALL REFUSE ENCLOSURES TO RECEIVE SANITARY DRAINS)
  4. TREE PLANTERS min. 36" SQUARE FEET.
  5. BIKE RACK PER C.O.A. STANDARDS.
  6. 2'-6" GARDEN WALL.
  7. REFUSE ENCLOSURE WITH ADDITIONAL RECYCLE CONTAINER
  8. RECYCLE CONTAINER AREA

- LEGEND**
- LIGHT POST.
  - FIRE HYDRANT

**BUILDING AREA & PARKING CALCULATIONS:**

PARCEL 1: 3,500 SF. BUILDING. LOT SIZE = 49,977.58 SF OR 1.147 A.C. 3,500 SF / 200 = 18 SPACES. SPACES PROVIDED 26 SPACES. 1 MOTOR CYCLE FAR = .07

PARCEL 2: 7,360 SF. BUILDING. LOT SIZE = 41,629 SF OR .956 A.C. 7,360 SF / 200 = 36 SPACES. SPACES PROVIDED 49 SPACES. 1 MOTOR CYCLE FAR = .18

PARCEL 3: FAST FOOD 2,365 SF. BUILDING. LOT SIZE = 35,438.72 SF OR .673 A.C. 1 CAR PER 4 PROVIDED SEATS 137 SEATS / 4 = 34 REQ. CARS. SPACES PROVIDED 34 SPACES. 2 MOTOR CYCLE FAR = .07

PARCEL 4: SHOPS 13,866 SF. BUILDING. LOT SIZE = 55,143.49 SF OR 1.266 A.C. 13,866 / 200 = 69 SPACES. SPACES PROVIDED 73 SPACES. 4 MOTOR CYCLE FAR = .24

**FLOOR AREA RATIO**  
BUILDING SQUARE FOOTAGE MAY BE HIGHER, BUT SHALL NOT EXCEED 10,000 SQ/FT PER GROSS ACRE IN ACCORDANCE WITH THE MAY 31, 1998 AGREEMENT WITH C.O.A.  
TOTAL BUILDING AREA = 26,287 SQ/FT  
TOTAL LOT AREA = 180,878 SQ/FT  
TOTAL FAR = .15

**LEGAL DESCRIPTION**

TRACT "IA" Plat of Tracts IA 4 1B, Row 1, Unit A, West of Westland, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the County clerk of Bernalillo County, New Mexico on May 17, 1988, in Plat Book C36, folio 129.

**CURRENT ZONING**  
SU 2 FOR PCA (PLANNED COMMERCIAL AREA)

**TOTAL ACREAGE**  
4.1524 ACRES (TOTAL GROSS).

**PARKING NOTES:**

TYPICAL STANDARD SPACES ARE 8'-6" x 20'-0"  
TYPICAL SMALL CAR SPACES ARE 7'-6" x 15'-6"  
TYPICAL HANDICAP SPACES ARE 8'-0" x 20'-0" WITH A 8' WIDE ACCESS AISLE

\* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED \*

TOTAL STANDARD PARKING SPACES PROVIDED 162 SPACES  
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 8 VAN SPACES) 8 SPACES  
TOTAL SMALL CAR PARKING SPACES PROVIDED 14 SPACES  
MOTOR CYCLE SPACES 8  
TOTAL PROVIDED 186 SPACES  
TOTAL REQUIRED SPACES = 155 SPACES  
TOTAL PROVIDED SPACES = 180 SPACES

**CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT  
APPROVED**

**PROJECT NUMBER:** \_\_\_\_\_

**APPLICATION NUMBER:** \_\_\_\_\_

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on \_\_\_\_\_ 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 DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

**DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL**

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

**GEORGE RAINHART ARCHITECT AND ASSOCIATES PC**  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**PROJECT TITLE**  
98TH AND CENTRAL PLAN  
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE  
ALBUQUERQUE, NEW MEXICO

**PROJECT MANAGER**  
ANTON DANTILLO

**DRAWN BY:**  
WRS

**JOB NO.:**  
0653

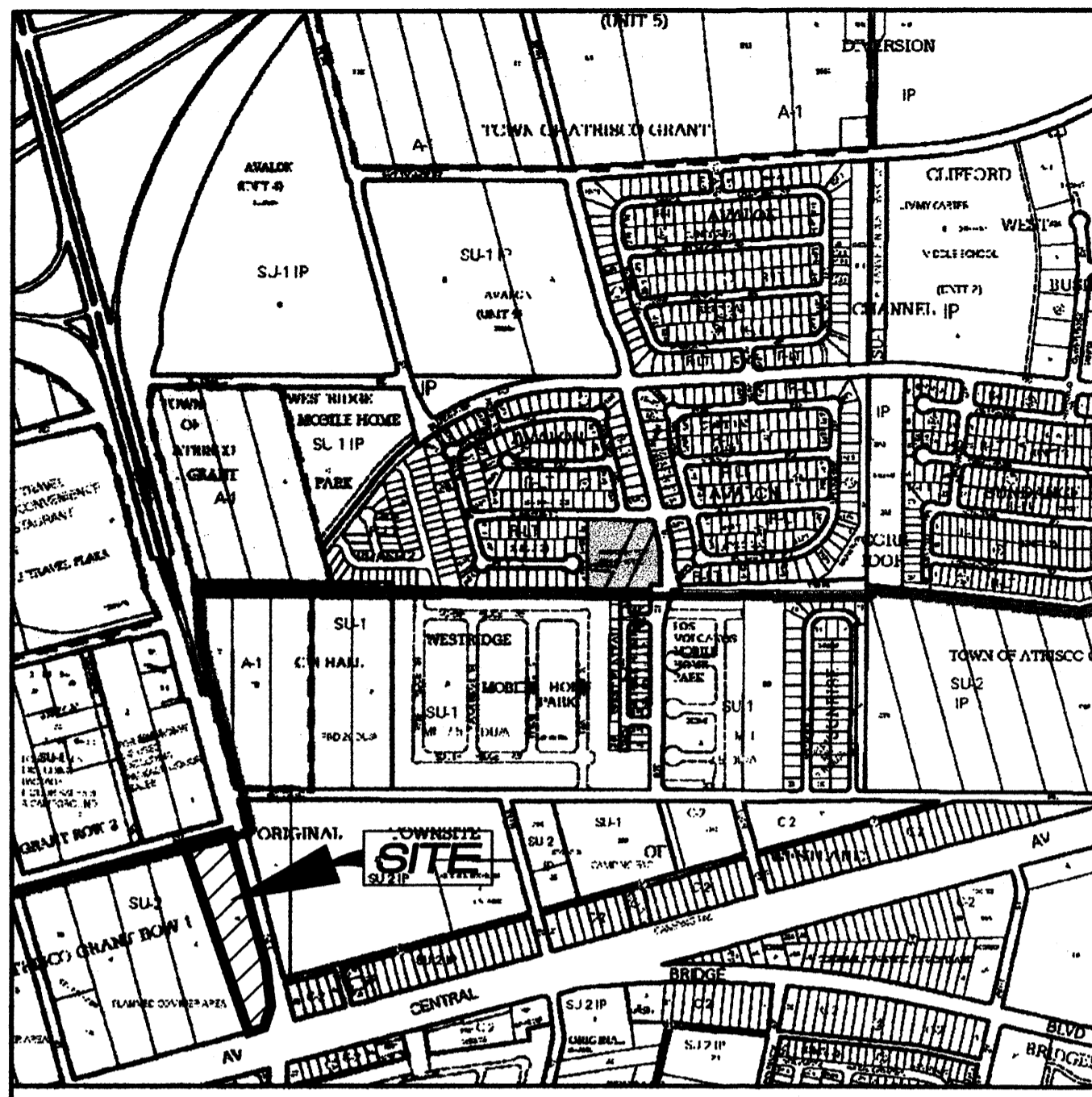
**SHEET TITLE**  
SITE PLAN FOR BLDG. PERMIT

**DATE:**  
11-1-2006

**SCALE:**  
1" = 40'

**sheet:**  
AS3

**of:**  
of



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument A10-L9.
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page: K-9-Z
- U.C.L.S. Log Number 2007052971
- This property is currently zoned "SU-2 PCA" per the West Route 66 Sector Development Plan, dated January, 1988.

**PURPOSE OF PLAT**

The purpose of this plat is to:

- Divide the existing tract into Four (4) new Lots as shown hereon.
- Grant the additional public utility easements (if any) as shown hereon.
- Dedicate additional street right of way to the City of Albuquerque in fee simple with warranty covenants as shown hereon.

**TREASURERS CERTIFICATION**

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

TRACT 1A : UPC #100905704506230105

Bernalillo County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Atrisco Grant in Projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Tract 1A, Row 1, Unit A, West of Westland, as the same is shown and designated on the plat entitled "PLAT OF TRACTS 1A & 1B, ROW 1, UNIT A, WEST OF WESTLAND, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1987", filed May 17, 1988, in Volume C36, Folio 129, records of Bernalillo County, New Mexico

Said parcel contains 4.1592 acres (181,177 square feet), more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, LOTS 1 THRU 4, VOLCANO POINT SHOPPING CENTER (BEING A REPLAT OF TRACT 1A, ROW 1, UNIT 1, WEST OF WESTLAND) WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the additional public and private easements as shown hereon, if any. Said owner(s) and proprietor(s) do hereby dedicate additional street right of way in fee simple with warranty covenants to the City of Albuquerque as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

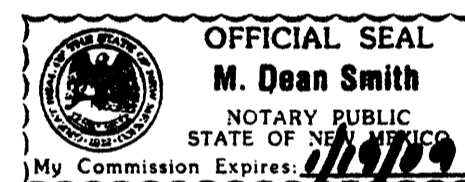
Peterson- 98th/Central, LLC  
By: JMD Partnership Ltd. Liability Co., its Managing Member  
*[Signature]*  
By: Douglas H. Peterson, Managing Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 1st day of FEBRUARY, 2007, by Douglas H. Peterson

*[Signature]*  
Notary Public  
1/19/09  
My commission expires



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- Plat entitled A PLAT OF TRACTS 1A & 1B, ROW 1, UNIT A, WEST OF WESTLAND, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1987, filed May 17, 1988, in Volume C36, Folio 129, records of Bernalillo County, New Mexico.
- Plat entitled A PLAT OF LOTS 1A & 1B, BLOCK 1, LANDS OF THE ATRISCO LAND GRANT, WITHIN PROJECTED SECTIONS 28, 29 & 30 T 10 N, R 2 E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL 1987", filed September 6, 1988, in Volume C37, Folio 68, records of Bernalillo County, New Mexico.
- Plat entitled A PLAT, LANDS OF THE ATRISCO GRANT, WITHIN SECTIONS 28, 29 & 30, T 10 N, R 2 E, N.M.P.M., ACCOMPANYING A REPORT BY ROBERT B. STEPHENSON, REFEREE IN THIS CAUSE FILED IN THE DISTRICT COURT ON THE 25TH DAY OF AUGUST, 1961., filed March 26, 1962, in Volume D3, Folio 26, records of Bernalillo County, New Mexico.
- Plat entitled "ORIGINAL TOWNSITE OF WESTLAND, WITHIN THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING A REPLAT OF PORTION OF UNIT 1 OF LANDS HERETOFORE LEASED TO C.H. CONNER, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, N.M. ON MARCH 20, 1933, IN BOOK 4, PAGE 270, LEASES, AND SHOWN ON THE PLAT THEREOF RECORDED IN SAID OFFICE ON MAY 23, 1933", filed March 23, 1935, in Volume D, Folio 53, records of Bernalillo County, New Mexico.
- Warranty Deed filed December 31, 1974, in Book 975, Pages 150-151, records of Bernalillo County, New Mexico.
- Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 651493-AL04, MLF, dated July 29, 2005.
- This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B - SECTION II of the Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 651493-AL04, MLF, dated July 29, 2005.

PLAT OF  
LOTS 1 THRU 4  
**VOLCANO POINT SHOPPING CENTER**

(BEING A REPLAT OF TRACT 1A, ROW 1, UNIT 1 WEST OF WESTLAND)

WITHIN  
THE TOWN OF ATRISCO GRANT  
IN  
PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2007

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

Utility Approvals:

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

PNM Gas Services \_\_\_\_\_ Date \_\_\_\_\_

QWest Corporation \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: \_\_\_\_\_ Date \_\_\_\_\_

City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

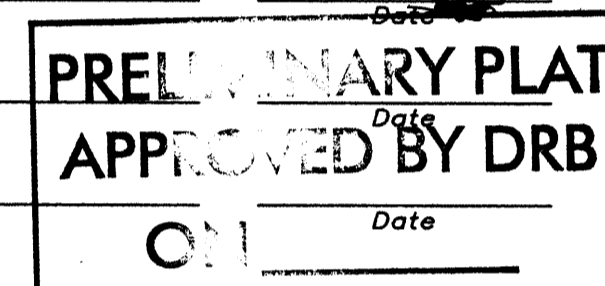
Utilities Development \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

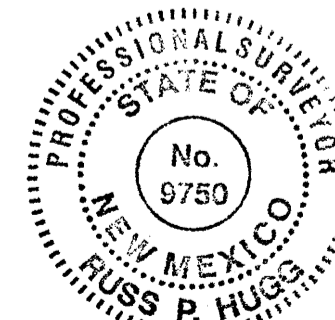
DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_



**SURVEYORS CERTIFICATION**

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

*[Signature]*  
Russ P. Hugg  
NMPs No. 9750  
January 29, 2007



*[Signature]*  
SHEET 1 OF 2

PLAT OF  
LOTS 1 THRU 4  
**VOLCANO POINT SHOPPING CENTER**

(BEING A REPLAT OF TRACT 1A, ROW 1, UNIT 1 WEST OF WESTLAND)

WITHIN

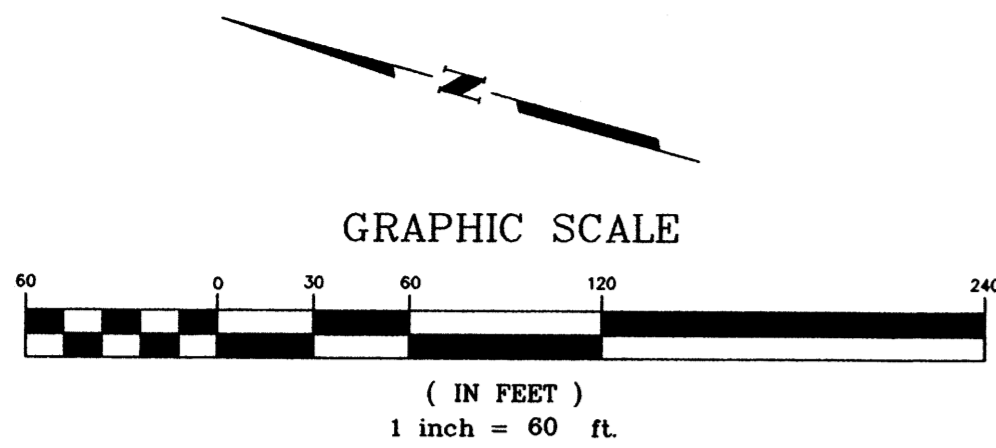
THE TOWN OF ATRISCO GRANT

IN

PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

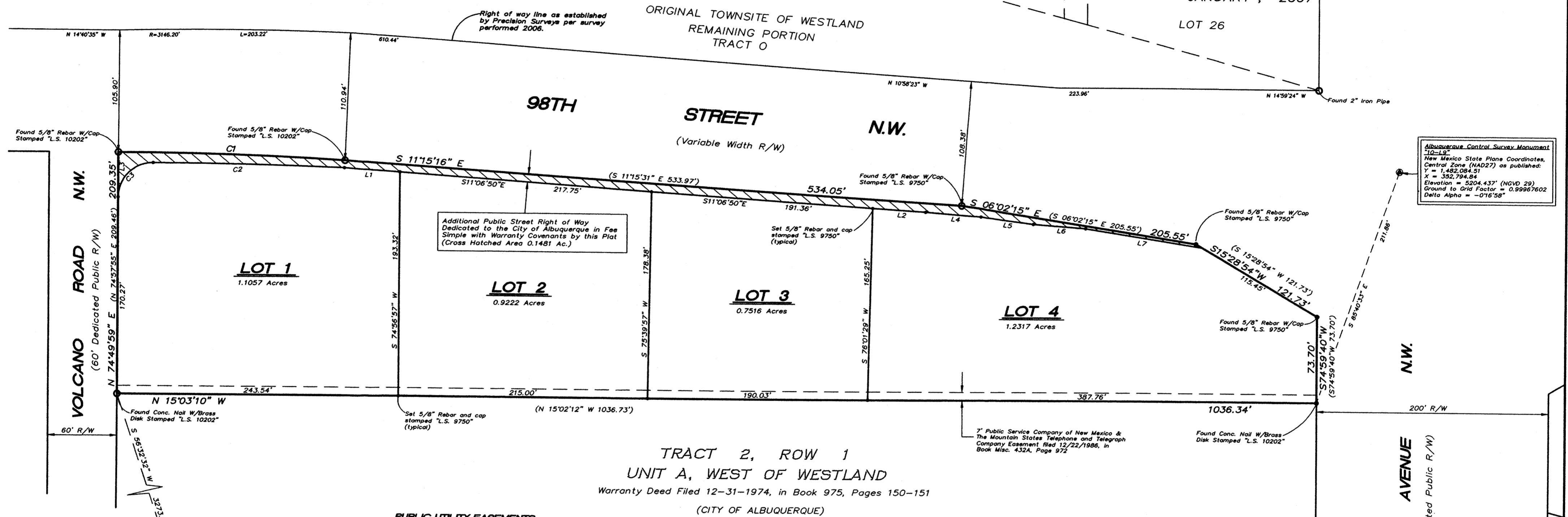
JANUARY, 2007

LOT 26



**NOTE**

Lots 1 Thru 4, Volcano Point Shopping Center are subject to that certain "DECLARATION OF CROSS ACCESS AND DRAINAGE EASEMENTS" filed in the office of the County Clerk of Bernalillo County, New Mexico on the \_\_\_\_ day of \_\_\_\_\_, 2007, in Book \_\_\_\_ Page \_\_\_\_



Albuquerque Control Survey Monument  
10-19  
New Mexico State Plane Coordinates,  
Central Zone (NAD27) as published:  
Y = 1,482,084.51  
X = 352,794.84  
Elevation = 5204.437' (NGVD 29)  
Ground to Grid Factor = 0.99967602  
Delta Alpha = -016'58"

Additional Public Street Right of Way  
Dedicated to the City of Albuquerque in Fee  
Simple with Warranty Covenants by this Plat  
(Cross Hatched Area 0.1481 Ac.)

TRACT 2, ROW 1  
UNIT A, WEST OF WESTLAND  
Warranty Deed Filed 12-31-1974, in Book 975, Pages 150-151  
(CITY OF ALBUQUERQUE)

**PUBLIC UTILITY EASEMENTS**

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

- A. PNM Electric Services for installation, maintenance, and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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

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

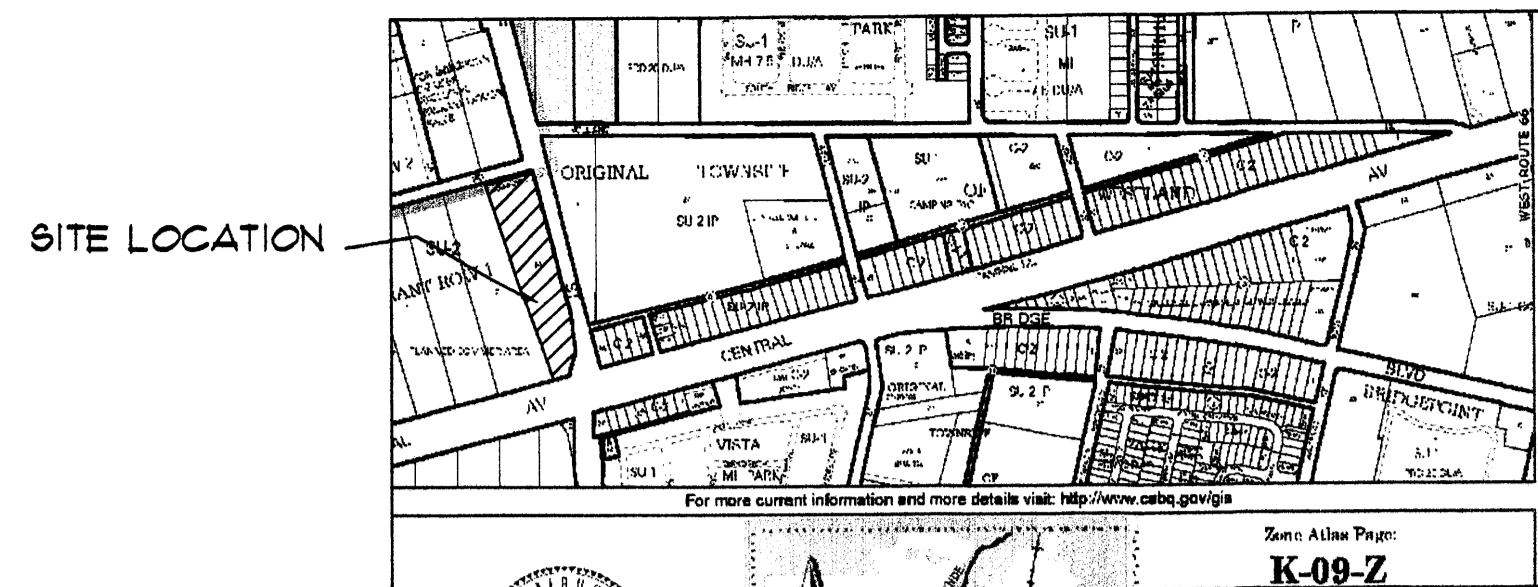
**DISCLAIMER**

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

LINE	LENGTH	BEARING
L1	48.41'	S11°06'50"E
L2	45.81'	S11°06'50"E
L3	39.08'	N74°49'59"E
L4	48.10'	S10°04'56"E
L5	46.13'	S07°37'42"E
L6	45.34'	S10°29'10"E
L7	101.97'	S06°02'15"E

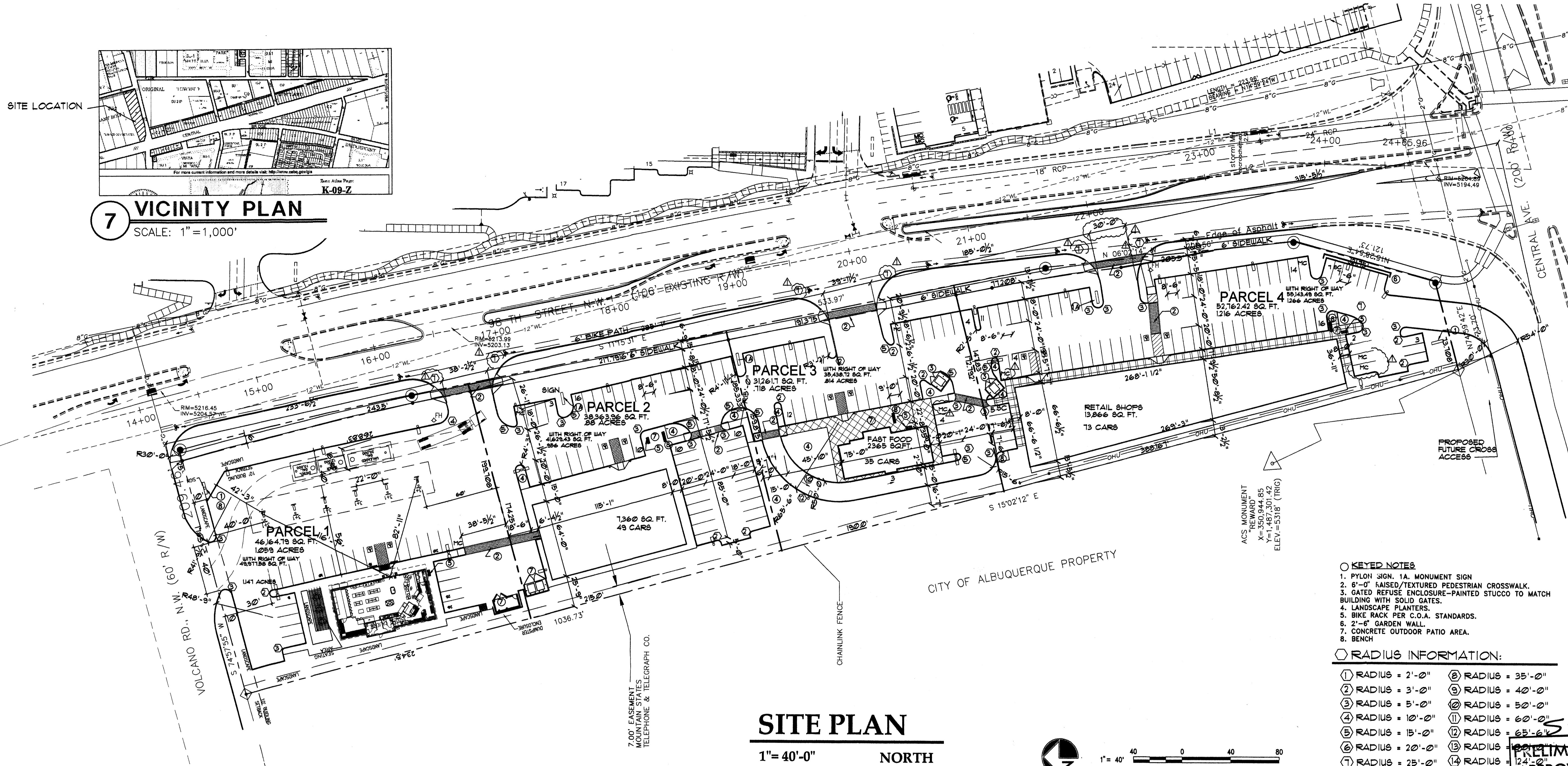
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	196.21'	3038.76'	98.14'	196.18'	N13°14'10"W	3°41'59"
C2	165.56'	4223.75'	82.79'	165.55'	N13°46'43"W	2°14'45"
C3	47.26'	30.00'	30.14'	42.52'	N60°02'03"W	90°15'55"





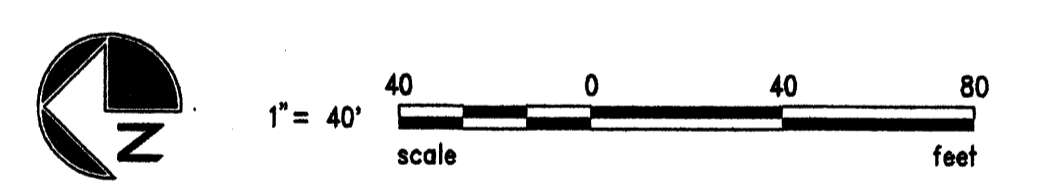
**7 VICINITY PLAN**

SCALE: 1" = 1,000'



**SITE PLAN**

1" = 40'-0" NORTH



- KEYED NOTES**
1. PYLON SIGN.
  2. 6'-0" RAISED/TEXTURED PEDESTRIAN CROSSWALK.
  3. GATED REFUSE ENCLOSURE - PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES.
  4. LANDSCAPE PLANTERS.
  5. BIKE RACK PER C.O.D. STANDARDS.
  6. 2'-6" GARDEN WALL.
  7. CONCRETE OUTDOOR PATIO AREA.
  8. BENCH.

- RADIUS INFORMATION:**
- |                   |                   |
|-------------------|-------------------|
| ① RADIUS = 2'-0"  | ⑧ RADIUS = 35'-0" |
| ② RADIUS = 3'-0"  | ⑨ RADIUS = 40'-0" |
| ③ RADIUS = 5'-0"  | ⑩ RADIUS = 50'-0" |
| ④ RADIUS = 10'-0" | ⑪ RADIUS = 60'-0" |
| ⑤ RADIUS = 15'-0" | ⑫ RADIUS = 65'-6" |
| ⑥ RADIUS = 20'-0" | ⑬ RADIUS = 70'-0" |
| ⑦ RADIUS = 25'-0" | ⑭ RADIUS = 75'-0" |

**BUILDING AREA & PARKING CALCULATIONS:**

**PARCEL 1:** 3,500 SF. BUILDING. LOT SIZE = 49,977.58 SF OR 1.147 A.C. 3,500 SF / 200 = 18 SPACES. SPACES PROVIDED 26 SPACES. 1 MOTOR CYCLE FAR = .07

**PARCEL 2:** 7,360 SF. BUILDING. LOT SIZE = 41,629 SF OR .956 A.C. 7,360 SF / 200 = 36 SPACES. SPACES PROVIDED 49 SPACES. 1 MOTOR CYCLE FAR = .18

**PARCEL 3:** FAST FOOD 2,365 SF. BUILDING. LOT SIZE = 35,438.72 SF OR .813 A.C. 1 CAR PER 4 PROVIDED SEATS 137 SEATS / 4 = 34 REQ. CARS. SPACES PROVIDED 34 SPACES. 2 MOTOR CYCLE FAR = .07

**PARCEL 4:** SHOPS 13,362 SF. BUILDING. LOT SIZE = 55,143.49 SF OR 1.266 A.C. 13,362 / 200 = 67 SPACES. SPACES PROVIDED 75 SPACES. 4 MOTOR CYCLE FAR = .24

**FLOOR AREA RATIO**

TOTAL BUILDING AREA = 26,287 SQ/FT  
TOTAL LOT AREA = 180,878 SQ/FT  
TOTAL FAR = .15

**PARKING NOTES:**

TYPICAL STANDARD SPACES ARE 8'-6" x 20'-0"  
TYPICAL SMALL CAR SPACES ARE 7'-6" x 15'-6"  
TYPICAL HANDICAP SPACES ARE 8'-0" x 20'-0" WITH A 8' WIDE ACCESS AISLE

\* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED \*

TOTAL STANDARD PARKING SPACES PROVIDED 162 SPACES  
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 8 VAN SPACES) 8 SPACES  
TOTAL SMALL CAR PARKING SPACES PROVIDED 14 SPACES  
MOTOR CYCLE SPACES 8  
TOTAL PROVIDED 186 SPACES  
TOTAL REQUIRED SPACES = 155 SPACES  
TOTAL PROVIDED SPACES = 180 SPACES

**LEGAL DESCRIPTION**

TRACT "A" Flat of Tracts 1A & 1B, Row 1, Unit A, West of Westland, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the County clerk of Bernalillo County, New Mexico on May 17, 1988, in Plat Book C36, folio 129.

**CURRENT ZONING**

SU 2 FOR PCA (PLANNED COMMERCIAL AREA)  
TOTAL ACREAGE 4.1524 ACRES (TOTAL GROSS).

**GENERAL ARCHITECTURAL DESIGN REQUIREMENTS**

**GENERAL ARCHITECTURAL**

General architecture character for pod structures is to follow the general design concept depicted on elevations of buildings for parcels 2 and 4. Pod buildings will be cementitious finish with a cementitious or split face cmu dado band. The main building walls must be colored to match color benjamin moore (#1) bm953, (#2) bm1032 and (#3) bm 893. If the building extends below finish floor that area will also be covered with color #2. Structures are to be predominantly flat-roofed however partial building areas such as porches or small extensions of building functions adjacent to the major building mass may have sloped roofs. These roofs are to be shed type Slate tile clad and the high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roofs may extend above the parapet wall top and area to relate to the entry format of the main buildings. Building heights are limited to 26' parapet heights for major building walls, and 22' parapet heights for pod building walls slate tile clad entry roofs may extend above this height to accent and articulate the building mass. The approval of site plans for building permit for parcels 1 & 3 will be delegated to the City of Albuquerque Design Review Board (DRB).

**PAD ARCHITECTURAL DESIGN STANDARDS**

Shall include the following elements to provide uniform standards for all pads. Each pad to follow building elevations provided. The lower 3'-4" of the area of vertical walls and landscape walls shall be four or eight inch split face cmu or stucco. color #2. Four or eight inch split face or accent block. color #1 --- fuel canopies to be cementitious finish color #1. Lighting to be entirely recessed in soffit of fuel canopies (max 50ft candles). Each pad development to provide an outdoor paved and landscaped patio space with outdoor furniture, such as bench seating or picnic tables.

**COLOR PALLET**

color #1 light tan benjamin moore #953  
color #2 medium light tan dado band base wall color #1032  
color #3 brown/grey benjamin moore #993  
color #4 monierite concrete slate tile roofing, trim & accents (brown blend).

**PROJECT NUMBER:** \_\_\_\_\_  
**APPLICATION NUMBER:** \_\_\_\_\_

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on \_\_\_\_\_ 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 DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL**

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

**GEORGE RAINHART ARCHITECT AND ASSOCIATES PC**  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

**PRELIMINARY PLAN APPROVED BY DRB**  
ON 3/14/07

**PROJECT TITLE**  
98TH AND CENTRAL PLAN  
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE  
ALBUQUERQUE, NEW MEXICO

**PROJECT MANAGER**  
ANTONIO DATTILO

**JOB NO.**  
0653

**DRAWN BY:**  
WRS

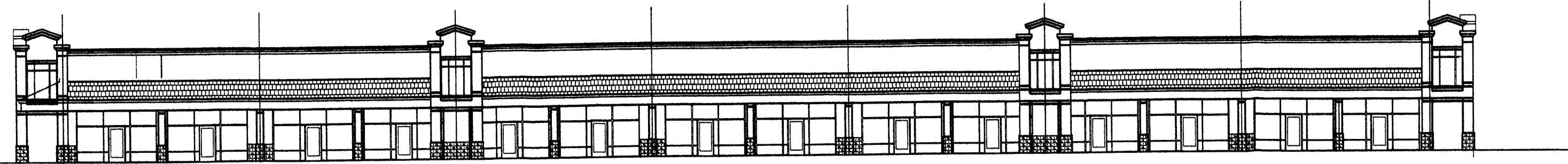
**SHEET TITLE**  
SITE PLAN FOR SUBDIVISION

**DATE:**  
11-1-2006

**SCALE:**  
1" = 40'

**sheet:**  
AS1

of



# THE NORTHWEST CORNER OF 98TH AND CENTRAL IS TO BE KNOWN AS VOLCANO POINT VOLCANO POINT DESIGN STANDARDS

THE PURPOSE OF THESE DESIGN STANDARDS IS TO PROVIDE A FRAMEWORK TO ASSIST THE ARCHITECTS, LANDSCAPE ARCHITECTS AND DESIGNERS IN UNDERSTANDING THE VISION OF THE DEVELOPMENT GOALS. THE DESIGN STANDARDS SHOULD BE USED TO FACILITATE THE DESIGN OF BUILDINGS WHICH RESPECT THE EXISTING SITE CONDITIONS AND THE CHARACTER AND LAND USES OF THE ADJACENT PROPERTIES AND NEIGHBORHOODS.

THESE STANDARDS ADDRESS THE ISSUES OF LANDSCAPE, SETBACKS, PEDESTRIAN AMENITIES, SCREENING, LIGHTING, SIGNAGE AND ARCHITECTURE THAT WILL ESTABLISH THE VISUAL IMAGE FOR VOLCANO POINT. THESE STANDARDS ARE ESTABLISHED TO CONTROL FUTURE COMMERCIAL DEVELOPMENT WITHIN VOLCANO POINT.

SUBSEQUENT SITE PLANS FOR BUILDING PERMITS SHALL BE CONSISTENT WITH THE DESIGN STANDARDS ESTABLISHED BY THIS SITE PLAN FOR SUBDIVISION AND SHALL BE APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION. MINOR AMENDMENTS TO THIS SITE PLAN FOR SUBDIVISION SHALL BE APPROVED ADMINISTRATIVELY BY THE PLANNING DIRECTOR IN ACCORDANCE WITH THE COMPREHENSIVE CITY ZONING CODE, SECTION 14-16-2-22(A)(6). MAJOR AMENDMENTS SHALL BE REQUIRED APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION.

### SITE PLANNING

IT IS INTENDED TO MAINTAIN A STANDARD QUALITY AND CONSISTENCY IN STYLE FOR SITE AMENITIES SUCH AS BENCHES, WALKWAYS, LIGHTING, ETC., CREATING SAFE AND PLEASANT PEDESTRIAN CIRCULATION. THE FOLLOWING ARE INTENDED TO SET THOSE STANDARDS.

ALL PEDESTRIAN WALKWAYS THROUGHOUT VOLCANO POINT SHALL BE BUILT TO CITY OF ALBUQUERQUE REQUIREMENTS.

ALL CROSS WALKS BETWEEN PARCELS AND ACROSS DRIVES SHALL BE 6'-0" WIDE RAISED TEXTURED CONCRETE WALKS.

ALL PEDESTRIAN WALKS SHALL BE DESIGNED TO SATISFY AMERICAN WITH DISABILITIES ACT CRITERIA EXCEPT WHERE TOPOGRAPHY MAKES THIS UNFEASIBLE.

EACH BUILDING IS TO HAVE A CROSSWALK CONNECTION TO EACH OTHER.

EACH COMMERCIAL PARCEL IS TO HAVE AN OUTDOOR SITTING AREA WITH FIXED BENCH. EACH PARCEL SHALL PROVIDE A SECURE BICYCLE STORAGE RACK THAT OR CONVENIENTLY LOCATED TO EACH BUILDING AND IN A LOCATION LEAST OBSTRUCTIVE TO PEDESTRIAN AND VEHICULAR CIRCULATION.

### PARKING

IN SUPPORT OF THE GOALS FOR PEDESTRIAN ACCESSIBILITY, CAREFUL ATTENTION SHOULD BE PAID TO THE PARKING DESIGN. AN EFFORT SHALL BE MADE BY SITE DESIGNERS TO MINIMIZE THE VISUAL IMPACT OF PARKING FACILITIES. IN REDUCING THE VISUAL IMPACT THE PARKING AREAS SHALL BE BROKEN WITH INTERMEDIATE LANDSCAPE AREAS. ADDITIONAL GUIDELINES ARE AS FOLLOWS.

HANDICAPPED PARKING SPACES SHALL BE PROVIDED ADJACENT TO THE BUILDING ENTRANCES.

PARKING SHALL BE DESIGN TO INCLUDE A PEDESTRIAN ACCESS TO BUILDINGS.

PARKING AREAS ADJACENT TO 98TH STREET AND CENTRAL AVENUE ARE REQUIRED TO BE SCREENED BY THE USE OF LANDSCAPING, LANDSCAPING BERMS, GARDEN WALLS OR ANY COMBINATION OF SCREENING. GARDEN WALLS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE SURROUNDING BUILDINGS.

### OFF STREET PARKING REQUIREMENTS:

RETAIL AND FINANCIAL BUSINESSES SHALL BE REQUIRED TO HAVE FIVE PARKING SPACES PER 1,000 SQUARE FEET OF LEASED BUILDING AREA.

FAST FOOD RESTAURANTS SHALL HAVE 15 SPACES PER 1,000 SQUARE FEET OF BUILDING AREA. FAST FOOD RESTAURANTS SHALL HAVE 10 SPACES PER 1,000 SQUARE FEET OF BUILDING AREA OR ONE PARKING SPACE PER FOUR SEATS.

EACH PARCEL SHALL HAVE A MOTORCYCLE PARKING AREA TO ACCOMMODATE TWO MOTORCYCLES.

### LANDSCAPING

THE DEVELOPMENT OF THE OVERALL LANDSCAPE DESIGN SHALL ESTABLISH GUIDELINES THAT UNIFIES THE PROPERTY AND IS APPROPRIATE FOR THE NEARBY NEIGHBORHOODS. THE LANDSCAPE DESIGN SHOULD EMPHASIZE LOW WATER, NATIVE AND NATURALIZED PLANT SPECIES. ALL LANDSCAPE AREAS NEED TO BE COORDINATED AND RESPONSIVE TO EXISTING ENVIRONMENTAL CONDITIONS AND LOCAL BUILDING POLICIES. THESE STANDARDS ARE TO BE USED AS A SUPPLEMENT TO THE CITY REQUIREMENTS IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, THE STREET TREE ORDINANCE AND LANDSCAPE REGULATIONS INCLUDED IN THE CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE.

THE FOLLOWING ARE MINIMUM STANDARDS FOR THE DEVELOPMENT OF SPECIFIC LANDSCAPE PLANS:

STREET TREES SHALL BE PROVIDED ALONG ROADWAYS AT THE RATE OF ONE PER 30 LINEAR FEET. THEY MAY BE RANDOM OR REGULARLY PLACED.

THE DEVELOPER/OWNER WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPE ON THE PROPERTY. ALL PLANT MATERIALS, INCLUDING TREES, SHRUBS, GROUNDCOVERS, TURF, WILDFLOWERS, ETC. SHALL BE MAINTAINED BY THE PROPERTY OWNER ON THE LIVING ATTRACTIVE CONDITION.

A MINIMUM OF 15 PERCENT OF THE SITE AREA FOR COMMERCIAL PROJECTS (MINUS THE BUILDING SQUARE FOOTAGE) SHALL BE DEVOTED TO LANDSCAPE MATERIALS.

LANDSCAPE AREAS SHALL BE A MINIMUM OF 36 SQUARE FEET AND A MINIMUM WITH OF 5 FEET. LIVING VEGETATIVE MATERIALS SHALL COVER A MINIMUM OF 15 PERCENT OF THE LANDSCAPED AREAS. THE AREA AND PERCENTAGE IS CALCULATED BASED ON THE MATURE CANOPY SIZE OF ALL PLANT MATERIAL.

ALL PLANT AREAS NOT COVERED WITH TURF SHALL HAVE A GROUND TOPPING OF RIVER ROCK, SHREDDED BARK, GRAVEL MULCH OR SIMILAR MATERIAL WHICH EXTENDS COMPLETELY UNDER THE PLANT MATERIAL.

LANDSCAPE HEADERS SHALL BE USED TO SEPERATE ANY TURF AND GROUNDCOVER AREAS.

TO SHADE AND MITIGATE VISUAL IMPACT OF LARGE EXPANSSES OF PAVEMENT, INTERIOR PARKING AREAS SHALL HAVE ONE TREE FOR EACH 100 PARKING SPACES WITH NO SPACE BEING MORE THAN 100 FEET FROM A TREE.

75 PERCENT OF THE REQUIRED PARKING AREA TREES SHALL BE DECIDUOUS AND HAVE A MATURE HEIGHT AND CANOPY OF AT LEAST 20 FEET.

AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE PROVIDED TO SUPPORT ALL REQUIRED LANDSCAPING. IRRIGATION COMPONENTS SHOULD BE CHECKED PERIODICALLY TO ENSURE MAXIMUM EFFICIENCY.

MINIMUM PLANT SIZES AT TIME OF INSTALLATION SHALL BE AS FOLLOWS:  
TREES 1 1/2 INCH CALIPER OR 10 TO 12 FEET IN HEIGHT  
SHRUBS 4 GALLON  
TURF GRASSES SHALL PROVIDE COMPLETE GROUND COVERAGE WITHIN 1 GROUNDING SEASON AFTER INSTALLATION.

### ARCHITECTURE

THE ARCHITECTURAL DESIGN SHALL DEMONSTRATE A QUALITY AESTHETIC CHARACTER THROUGHOUT THE PROPERTY AND SHOULD RESPOND TO CLIMATE, VIEWS, SOLAR SENSITIVITY AND AESTHETIC COMPATABILITY.

### COMMERCIAL ARCHITECTURAL STYLE

THE GENERAL ARCHITECTURAL CHARACTER FOR THE RETAIL STRUCTURES SHALL BE A CONTEMPORARY MISSION STYLE. ABOVE IS A PRELIMINARY ELEVATION OF THE PROPOSED ARCHITECTURAL THEME. RETAIL STORE FRONTS MAY HAVE PITCH ROOFS OVER A COLONADE COVERED WALK AREAS. PITCHED ROOF AREAS ARE TO BE ROOFED WITH MONIER, FETILE SLATE TILE CHESTNUT BROWN. TOWER ELEMENTS ARE TO BE ARTICULATED TO WALK THRU WITH RAISED VAULTED CEILINGS AND UPPER OPENINGS TO ALLOW PENETRATION OF NATURAL LIGHT. MAIN STRUCTURE ROOFS ARE TO BE FLAT ROOFS WITH RAISED PARAPETS TO CREATE ROOF TOP EQUIPMENT SCREENING. OTHER FEATURES ARE TO INCLUDED CONCRETE MASONRY UNIT BRIT FACED WAINSCOT. ADDITIONAL DETAILS SUCH AS CORNICE TRIM, ORNAMENTAL FIXTURES ARE ALSO REQUIRED.  
MAXIMUM BUILDING PARAPET HEIGHT IS LIMITED TO 26' WITH ARCHITECTURAL ACCENTS SUCH AS TOWERS AND ENTRY ELEMENTS MAY EXTEND ABOVE MAXIMUM PARAPET HEIGHT. THE MAXIMUM HEIGHT OF A PITCHED ROOF SHALL BE BASED ON THE AVERAGE HEIGHT BETWEEN THE PLATE AND RIDGE.

THE FOLLOWING ARE MINIMUM ARCHITECTURAL STANDARDS FOR COMMERCIAL DEVELOPMENT:

COMMERCIAL BUILDINGS SHALL COMPLY WITH SECTION 14-16-3-18, GENERAL BUILDING AND SITE DESIGN REGULATIONS FOR NON-RESIDENTIAL USES OF THE COMPREHENSIVE CITY ZONING CODE, AS WELL AS OTHER LOCAL BUILDING AND FIRE CODES.

AININGS ARE PERMITTED ABOVE WINDOW AREAS. AININGS WITH PAINT OR EMBOSSED CORPORATE LOGOS OR SIGNAGE ARE PERMITTED PROVIDED THE AREA WHEN ADDED TO ALL OTHER WALL SIGNAGE DOES NOT EXCEED THE ALLOWABLE SIGN AREA OF BUILDING WALL. ILLUMINATION OF AININGS MUST BE FROM PENDANT MOUNTED FIXTURES LOCATED ABOVE THE AINING. ACCENT COLORS ON AININGS ARE TO BE COMPATIBLE WITH THE GENERAL COLOR PALETTE AND SAMPLES OF THE PROPOSED AINING COLORS ARE TO BE PROVIDED WITH EACH SUBMITTAL.

REFLECTIVE GLAZING IS PROHIBITED. CLEAR BRONZE TINTED GLASS IS PERMITTED.

NO PLASTIC OR VINYL BUILDING PANELS, AININGS OR CANOPIES ARE ALLOWED.

ENTRWAYS TO COMMERCIAL BUILDINGS SHALL BE CLEARLY DEFINED.

ROOFS MAY BE FLAT, PITCHED (TILE) OR A COMBINATION OF BOTH AND SHALL BE MADE OF NON-REFLECTIVE MATERIALS. ROOF TILE COLOR SHALL BE CHESTNUT BROWN. BUILDING FINISHES WILL BE STUCCO AND COLORS SHALL BE LIGHT TAN, MEDIUM TAN AND BROWN/GRAY.

### SCREENING/BUFFERING

THE EFFECTIVE USE OF SCREENING DEVICES FOR PARKING LOTS, LOADING AREAS, REFUSE ENCLOSURES, DELIVERY/STORAGE AREAS AND MECHANICAL EQUIPMENT IS ESSENTIAL TO LIMIT THEIR ADVERSE VISUAL IMPACT ON THE PROPERTY. THE STANDARDS ESTABLISHED IN THE LANDSCAPE SECTION WILL PROVIDE THE MAIN OBJECTIVES TO SCREENING UNATTRACTIVE ELEMENTS AND ACTIVITIES.

PERIMETER FENCING IS ALLOW, HOWEVER, AN EFFORT SHOULD BE MADE BY THE SITE DESIGNER TO LESSON ITS VISUAL IMPACT THROUGH LANDSCAPING, MEANDERING WITHIN LANDSCAPE AREA OR PROVIDING OPENINGS. WALLS AND FENCES SHALL COMPLY WITH SECTION 14-16-3-19 GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES AND RETAINING WALLS OR THESE DESIGN STANDARDS AS SPECIFIED BELOW.

DRIVE-UP AND PICK-UP WINDOWS SHALL BE SCREENED WITH A 5 FOOT HIGH OPAQUE WALL AND 5 FOOT WIDE (MINIMUM) LANDSCAPE AREA WITH EVERGREEN TREES. A BERM OF SAME HEIGHT AS THE WALL MAY BE PROVIDED IN LIEU OF THE WALL.

SERVICE AREAS SUCH AS REFUSE LOCATIONS AND COMPACTORS ARE TO BE SCREENED FROM THE VIEW OF THE ADJACENT RESIDENTIAL AREA, PUBLIC RIGHTS-OF-WAY AND ADJACENT MONUMENT AREA. FREE-STANDING COMPACTOR AND COMPACTOR LOCATIONS ARE TO BE GATED. SCREENING MATERIAL SHALL MATCH BUILDING WALL COLOR AND MATERIAL.

UNFINISHED BLOCK WALLS AND BARBED WIRE, CHAIN LINK, CONCERTINA WIRE AND PLASTIC/VINYL FENCING ARE PROHIBITED.

CLEAR SIGT DISTANCES FOR SAFEY PURPOSES WILL BE MAINTAINED AT ALL DRIVEWAY LOCATIONS.

THE MAXIMUM HEIGHT OF RETAINING WALLS IS 8 FEET. AREAS REQUIRING GREATER RETAINAGE ARE REQUIRED TO BE TERRACED WITH A 4 FOOT HORIZONTAL SEPERATION BETWEEN WALLS.

### LIGHTING

IN ORDER TO ENHANCE THE SAFETY, SECURITY AND VISUAL AESTHETICS CAREFUL CONSIDERATION MUST BE GIVEN TO BOTH THE DAYTIME AND NIGHT-TIME APPEARANCE OF THE LIGHTING DESIGN AND FIXTURES. THE PRIMARY DESIGN OBJECTIVE OF THE SITE LIGHTING SHALL BE TO MAXIMIZE PUBLIC SAFETY WHILE NOT AFFECTING ADJACENT PROPERTIES, BUILDINGS OR ROADWAYS WITH UNNECESSARY GLARE, REFLECTION OR BRIGHT LIGHTING.

THE FOLLOWING ARE THE GUIDELINES TO THE LIGHTING DESIGN TO SUCCESSFULLY ACCOMPLISH THESE GOALS:  
ALL LIGHTING SHALL COMPLY WITH SECTION 14-16-3-9, AREA LIGHTING REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE. PLACEMENT OF FIXTURES AND STANDARDS SHALL CONFORM TO STATE AND LOCAL SAFETY AND ILLUMINATION STANDARDS.  
SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN COMMERCIAL PARKING AREA.

PAD SIGHT LIGHTING SHALL NOT EXCEED 20 FEET FROM THE FINISHED GRADE TO THE TOP OF THE POLE. MAIN COMMERCIAL PARKING AREA LIGHTING SHALL NOT EXCEED 30 FEET. PARKING LOT LIGHTS WITHIN 100 FEET OF RESIDENTIAL AREAS SHALL BE A MAXIMUM OF 16 FEET HIGH FROM FINISHED GRADE TO TOP OF POLE.

ENPOSED UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS SHALL BE SHIELDED SHOE BOX-TYPE FIXTURES.

INDIVIDUAL SITE LIGHTING STANDARDS SHALL BLEND WITH THE ARCHITECTURAL CHARACTER OF THE BUILDINGS AND OTHER SITE FIXTURES.

THE LOCATION OF LIGHT FIXTURES SHALL BE IDENTIFIED ON SUBSEQUENT SITE PLANS FOR BUILDING PERMIT.

AREA LIGHTING SHALL BE RESTRICTED TO A MAXIMUM OFF-SITE LUMINANCES OF 1000 FOOT-LAMBERTS FROM ANY POINT AND MAXIMUM OF 200 FOOT-LAMBERTS FROM ANY RESIDENTIAL PROPERTY LINE.

ACCENT LIGHTING IS PERMITTED, HOWEVER SURFACE LIGHTING IS LIMITED TO AN AVERAGE OF 2 FOOT-CANDLES MEASURED 4 FEET FROM THE SURFACE LEVEL OF ANY POINT ON THE BUILDING SURFACE BEING ILLUMINATED. UTILITIES

TO ENSURE THE OVERALL AESTHETIC QUALITY AND THE NATURAL ENVIRONMENT, THE VISUAL IMPACT OF UTILITIES AND EQUIPMENT SHOULD BE MINIMIZED BY THE FOLLOWING:

TRANSFORMERS, UTILITY PADS AND TELEPHONE BOXES SHALL BE APPROPRIATELY SCREENED WITH WALLS AND/OR VEGETATION WHEN VIEWED FROM THE PUBLIC RIGHT-OF-WAY.

WHEN AN ABOVE-GROUND BACK FLOW PREVENTION DEVICE IS REQUIRED BY THE CITY OF ALBUQUERQUE, THE HEATED ENCLOSURE SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE ARCHITECTURAL MATERIALS USED AS THE MAIN ELEMENTS OF THE BUILDING. IF PRE-FABRICATED FIBERGLASS ENCLOSURES ARE USED, THEY SHALL BE APPROPRIATELY SCREENED FROM VIEW BY WALLS AND/OR LANDSCAPING.

### SIGNAGE

THE FOLLOWING SIGNAGE STANDARDS WERE DEVELOPED TO REGULATE THE SIZE, LOCATION, TYPE AND QUALITY OF THE SIGN ELEMENTS WITHIN VOLCANO POINT. THE PRIMARY GOAL IS TO PROVIDE A SIGNAGE PROGRAM WITH QUALITY, MAINTAINS A CONSISTANT STYLE, CREATES A SENSE OF ARRIVAL AND COMPLEMENTS THE VISUAL CHARACTER OF THE DEVELOPMENT.

ALL SIGNS SHALL BE IN COMPLIANCE WITH SECTION 14-16-3-5 GENERAL SIGN REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE.

ONE ARCHITECTURALLY-COORINATED 22 FOOT TALL SIGN, 1000 SQUARE FEET IN SIGN AREA IS ALLOWED ALONG CENTRAL AVENUE. ONE ARCHITECTURALLY COORINATED 16-FOOT TALL SIGN PER PARCEL (TOTAL 4), 800 SQUARE FEET IN SIGN AREA IS ALLOWED ALONG 98TH STREET. EACH BULDIN PAD IS PERMITTED 500 SQUARE FEET MONUMENT SIGN ADJACENT TO THE INTERNAL SITE DRIVE.

ALL BUILDING MOUNTED SIGNAGE WILL BE INDIVIDUAL TYPE LETTERING NOT TO EXCEED 6 PERCENT OF THE WALL AREA OF EACH BUILDING ELEVATION OR TEN PERCENT OF THE WALL AREA OF MULTI-TENANT SHOP'S BUILDINGS.

ALL SIGNS ARE TO BE OF INDIVIDUAL LETTERS. THE FOLLOWING TYPES OF LETTERS ARE ACCEPTABLE

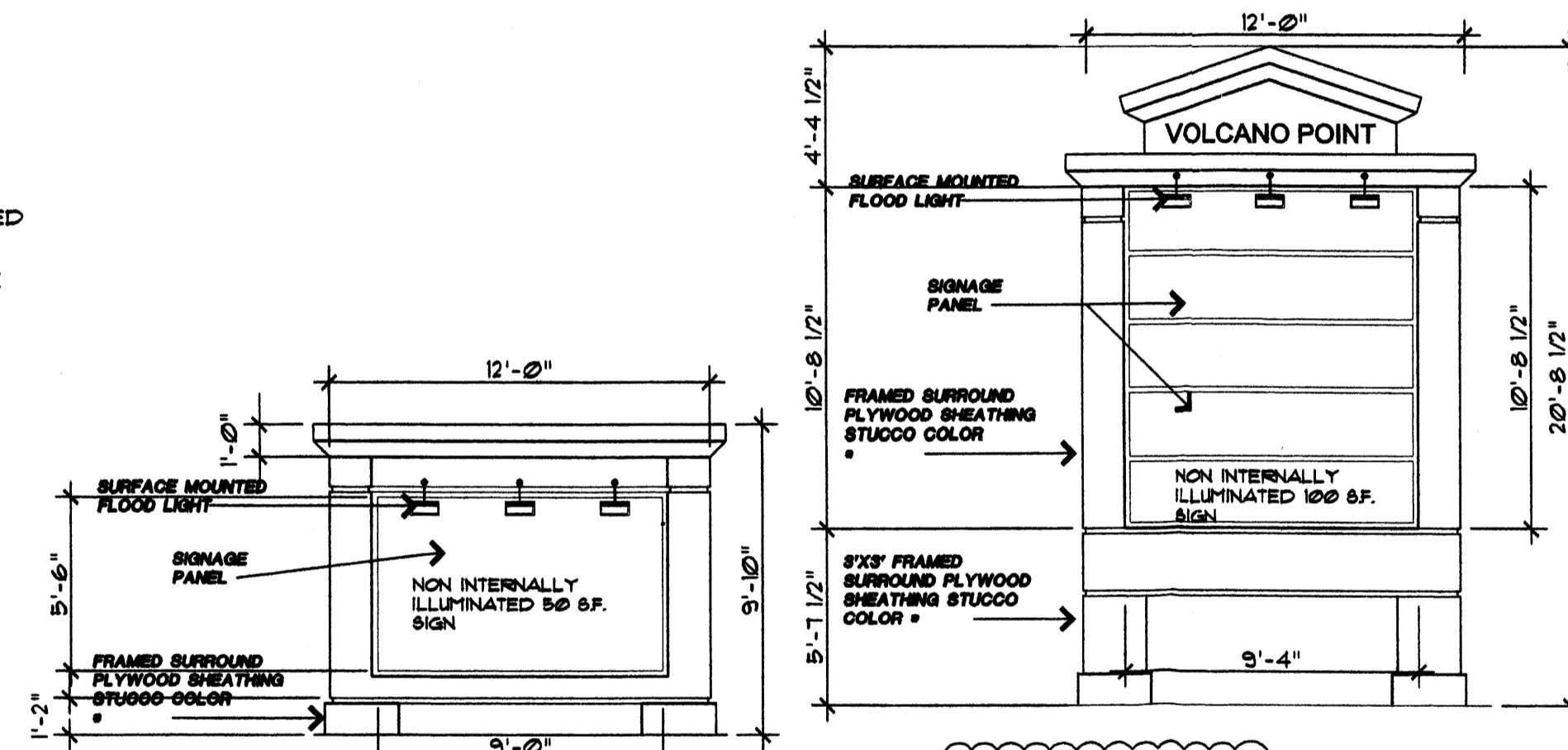
TYPE 1: OPAQUE LETTERING INDEPENDENTLY ILLUMINATED BY GOOSE NECK TYPE LIGHTING

TYPE 2: CHANNEL LETTERS DARK BROWN OR BLACK IN COLOR INTERNALLY ILLUMINATED WITH LETTER SIDES TO MATCH LETTER FACE COLOR.

TYPE 3: SAME AS TYPE 2 EXCEPT HALO LIT.

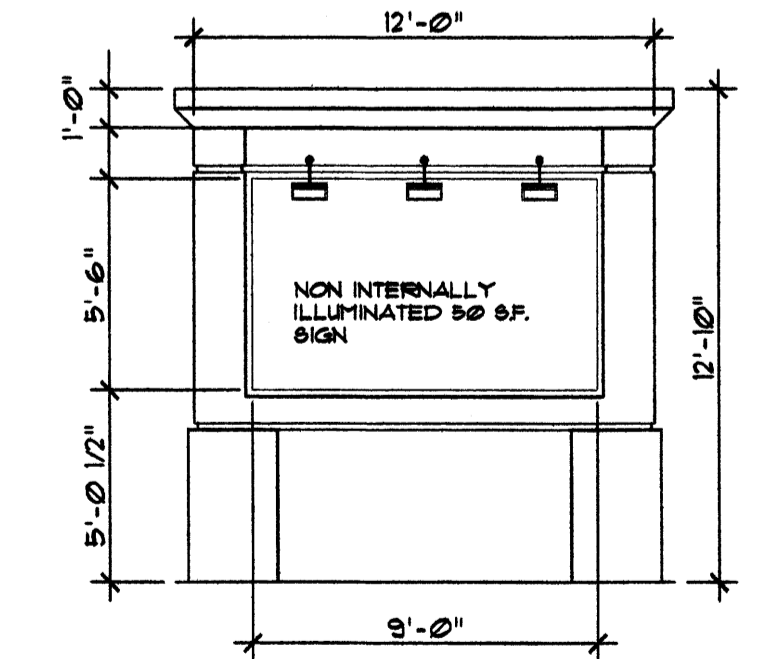
TYPE 4: HALO LIT LETTERS CUT OUT OF SOLID METAL. BACKGROUND SPACED OFF THE FACE OF THE BUILDING.

CAN TYPE SIGNS ARE PROHIBITED. ANY SPECIAL LOGOS ASSOCIATED WITH SPECIFIC TENANT ARE TO BE PROVIDED IN A NON-ILLUMINATED FASHION FOR SPECIFIC APPROVAL.



**50 S.F. 98TH STREET NW  
SIGNS**

**100 S.F. CENTRAL AVE.**



**50 S.F. 98TH STREET NW  
PARCEL 1 SIGN**

REV	DATE	BY	REVISION
1	07/12/07	AD	REVISED PER NOTICE OF DECISION

**GEORGE RAINHART ARCHITECT AND ASSOCIATES PC**  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

**98TH AND CENTRAL PLAN**  
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE  
ALBUQUERQUE, NEW MEXICO

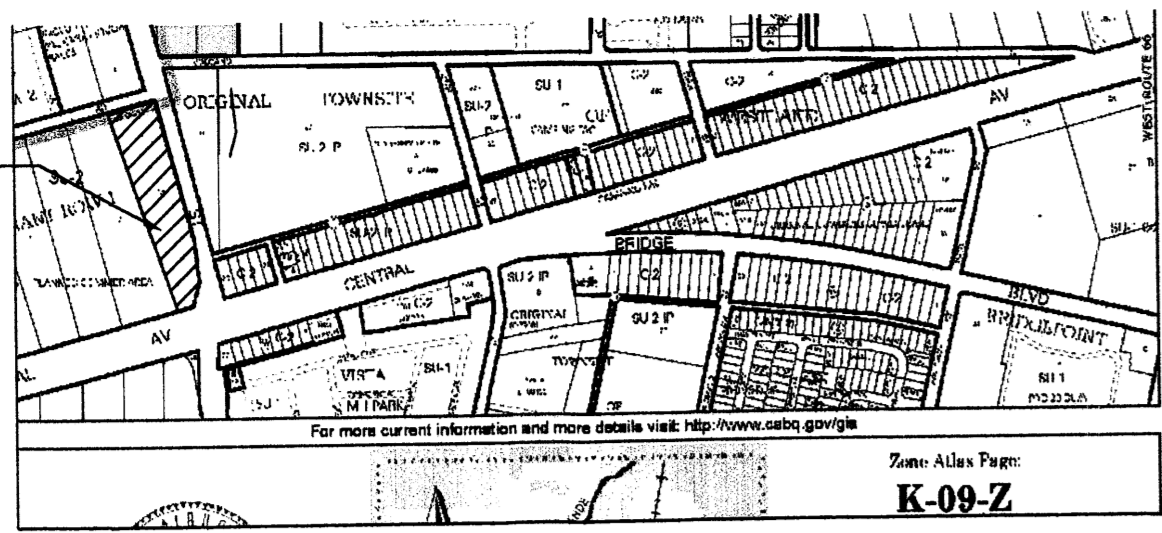
**PROJECT MANAGER** ANTON DATTILO  
**JOB NO.** 0653  
**DRAWN BY:** WRS  
**PROJECT MANAGER** WRS

**SHEET TITLE**  
SITE PLAN FOR SUBDIVISION

**DATE:** 11-1-2006  
**SCALE:** 1"=40'

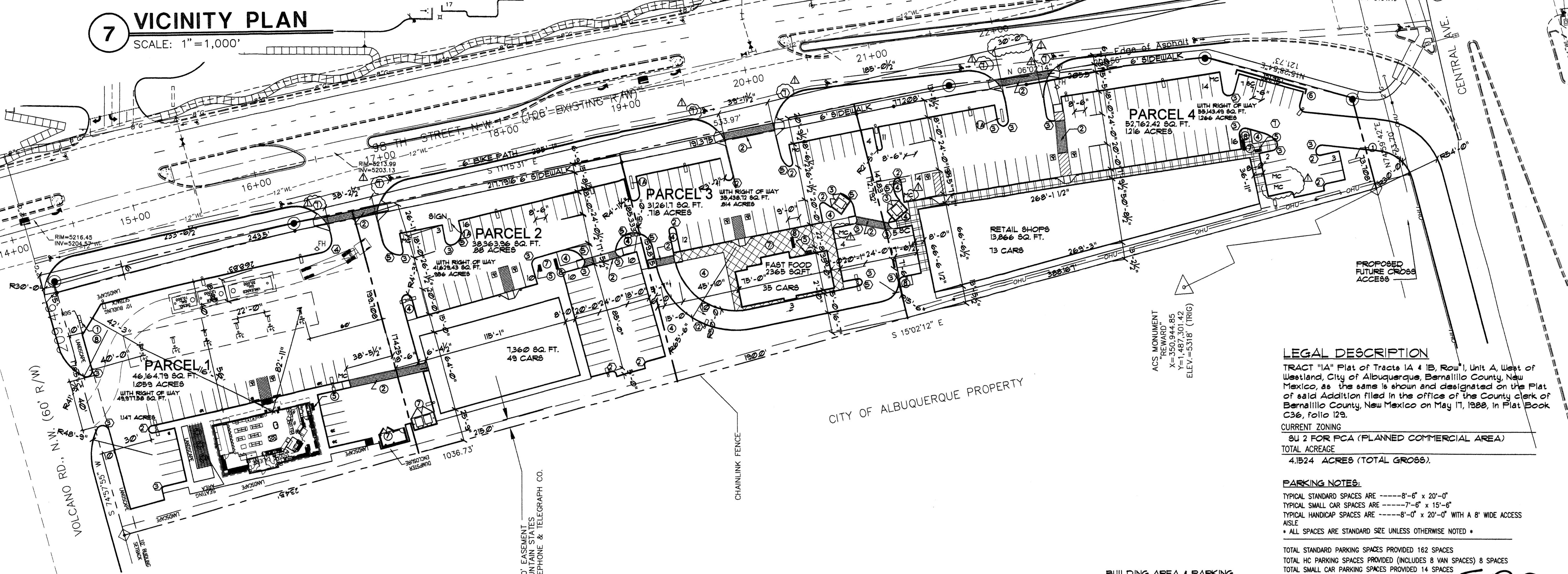
sheet:  
**AS2**  
of:

SITE LOCATION



### 7 VICINITY PLAN

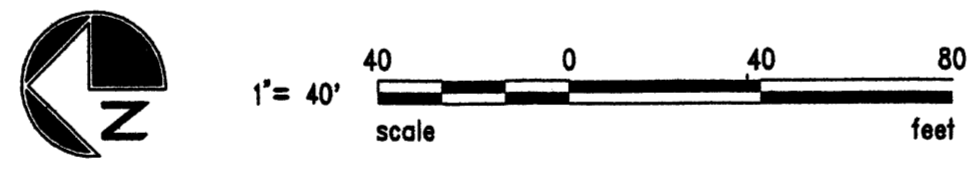
SCALE: 1"=1,000'



### SITE PLAN

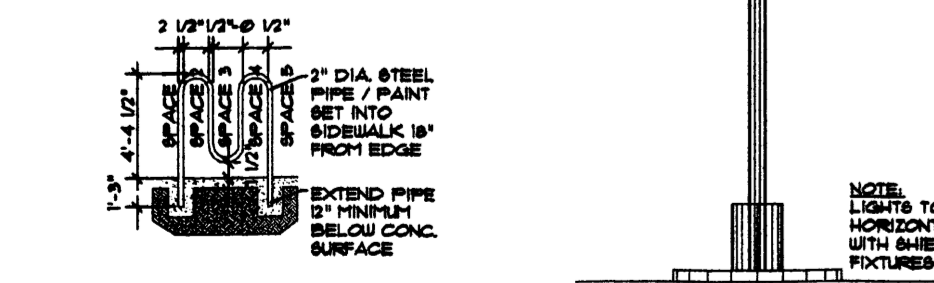
1"=40'-0"

NORTH



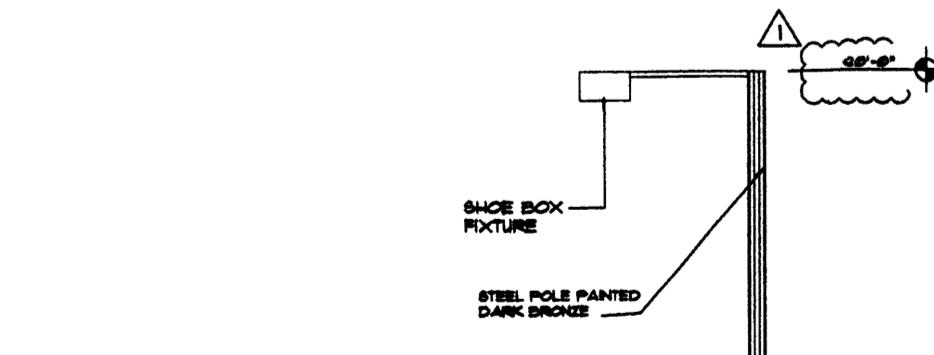
#### 2 BIKE RACK

Scale: Not to Scale



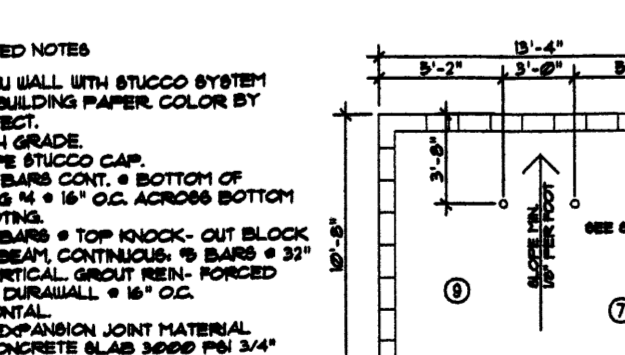
#### 3 SITE LIGHTING

Scale: Not to Scale



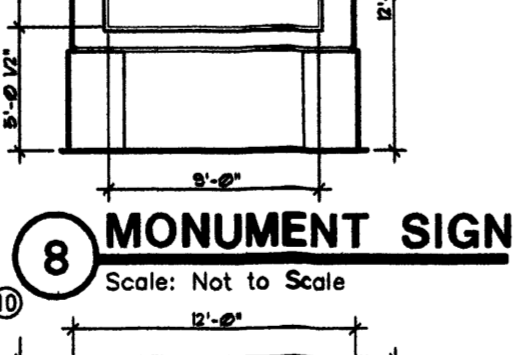
#### 4 REFUSE ENCLOSURE

Scale: Not to Scale



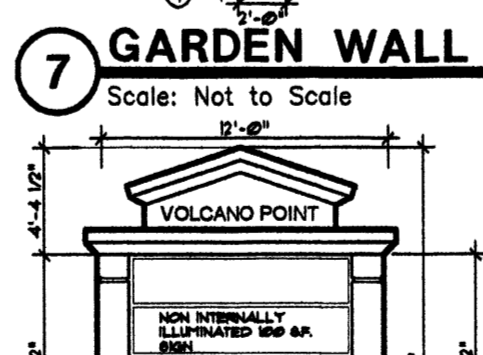
#### 5 MONUMENT SIGN

Scale: Not to Scale



#### 6 PYLON SIGN

Scale: Not to Scale



#### RADIUS INFORMATION:

- 1 RADIUS = 2'-0"
- 2 RADIUS = 3'-0"
- 3 RADIUS = 5'-0"
- 4 RADIUS = 10'-0"
- 5 RADIUS = 15'-0"
- 6 RADIUS = 20'-0"
- 7 RADIUS = 30'-0"
- 8 RADIUS = 35'-0"
- 9 RADIUS = 40'-0"
- 10 RADIUS = 50'-0"
- 11 RADIUS = 60'-0"
- 12 RADIUS = 65'-6"
- 13 RADIUS = 100'-0"
- 14 RADIUS = 124'-0"

#### KEYED NOTES

1. PYLON SIGN.
2. 6'-0" RAISED/TEXTURED PEDESTRIAN CROSSWALK.
3. GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES. (ALL REFUSE ENCLOSURES TO RECEIVE SANITARY DRAINS)
4. TREE PLANTERS min. 36" SQUARE FEET.
5. BIKE RACK PER C.O.A. STANDARDS.
6. 2'-6" GARDEN WALL.
7. REFUSE ENCLOSURE WITH ADDITIONAL RECYCLE CONTAINER
8. RECYCLE CONTAINER AREA

#### LEGEND

- LIGHT POST.
- FIRE HYDRANT

#### BUILDING AREA & PARKING CALCULATIONS:

PARCEL 1: 3,500 SF. BUILDING.  
LOT SIZE = 49,977.58 SF OR 1.147 A.C.  
3,500 SF / 200 = 18 SPACES.  
SPACES PROVIDED 26 SPACES.  
1 MOTOR CYCLE  
FAR = .07

PARCEL 2: 7,360 SF. BUILDING.  
LOT SIZE = 41,629 SF OR .956 A.C.  
7,360 SF / 200 = 36 SPACES.  
SPACES PROVIDED 49 SPACES.  
1 MOTOR CYCLE  
FAR = .18

PARCEL 3: FAST FOOD 2,365 SF. BUILDING.  
LOT SIZE = 35,438.72 SF OR .673 A.C.  
1 CAR PER 4 PROVIDED SEATS  
137 SEATS / 4 = 34 REQ. CARS.  
SPACES PROVIDED 34 SPACES.  
2 MOTOR CYCLE  
FAR = .07

PARCEL 4 : SHOPS 13,866 SF. BUILDING.  
LOT SIZE = 55,143.49 SF OR 1.266 A.C.  
13,866 / 200 = 69 SPACES  
SPACES PROVIDED 73 SPACES.  
4 MOTOR CYCLE  
FAR = .24

**FLOOR AREA RATIO**  
BUILDING SQUARE FOOTAGE MAY BE HIGHER, BUT SHALL NOT EXCEED 10,000 SQ/FT PER GROSS ACRE IN ACCORDANCE WITH THE MAY 31,1998 AGREEMENT WITH C.O.A.  
TOTAL BUILDING AREA = 26,287 SQ/FT  
TOTAL LOT AREA = 180,878 SQ/FT  
TOTAL FAR = .15

#### LEGAL DESCRIPTION

TRACT "IA" Plat of Tracts IA & IB, Row 1, Unit A, West of Westland, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on May 17, 1988, in Plat Book C36, folio 129.  
CURRENT ZONING  
SU 2 FOR PCA (PLANNED COMMERCIAL AREA)  
TOTAL ACREAGE  
4.1524 ACRES (TOTAL GROSS).

**PARKING NOTES:**  
TYPICAL STANDARD SPACES ARE 8'-6" x 20'-0"  
TYPICAL SMALL CAR SPACES ARE 7'-6" x 15'-6"  
TYPICAL HANDICAP SPACES ARE 8'-0" x 20'-0" WITH A 8' WIDE ACCESS AISLE.  
\* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED \*

TOTAL STANDARD PARKING SPACES PROVIDED 182 SPACES  
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 8 VAN SPACES) 8 SPACES  
TOTAL SMALL CAR PARKING SPACES PROVIDED 14 SPACES  
MOTOR CYCLE SPACES 8  
TOTAL PROVIDED 188 SPACES  
TOTAL REQUIRED SPACES = 155 SPACES  
TOTAL PROVIDED SPACES = 180 SPACES

**SPBP**  
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
**ON**

#### PROJECT NUMBER:

APPLICATION NUMBER:

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on \_\_\_\_\_ 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 Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

**PRELIMINARY NOT FOR CONSTRUCTION**

PROJECT TITLE  
**98TH AND CENTRAL PLAN**  
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE  
ALBUQUERQUE, NEW MEXICO

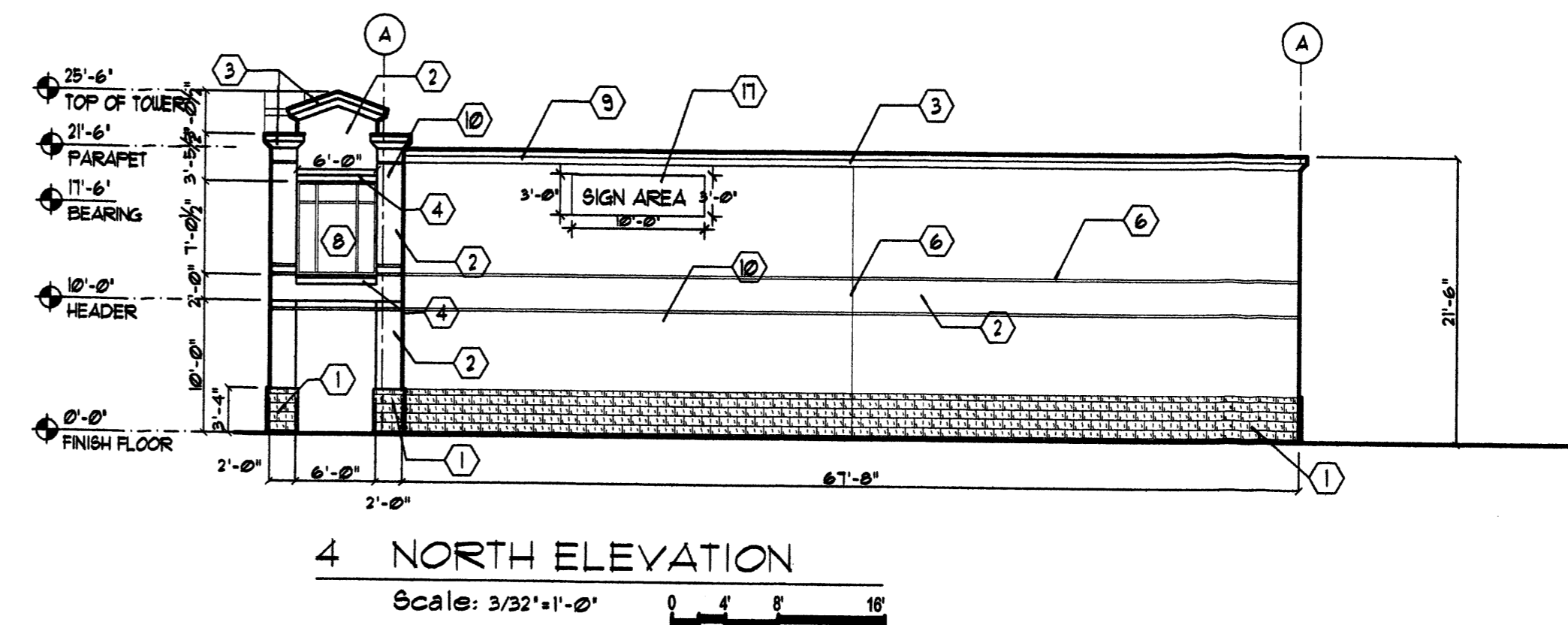
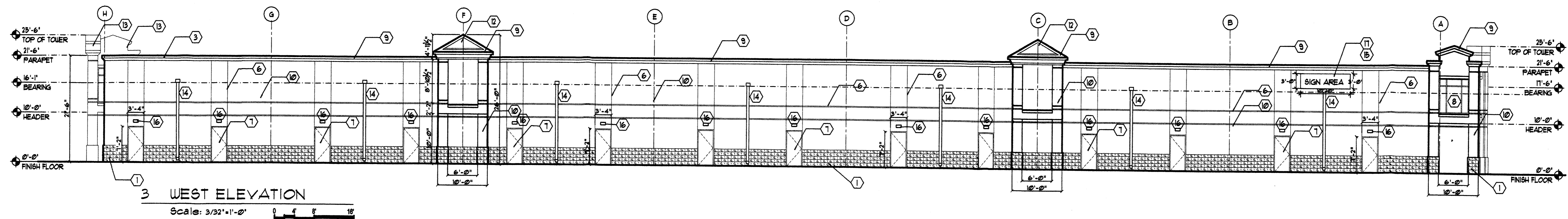
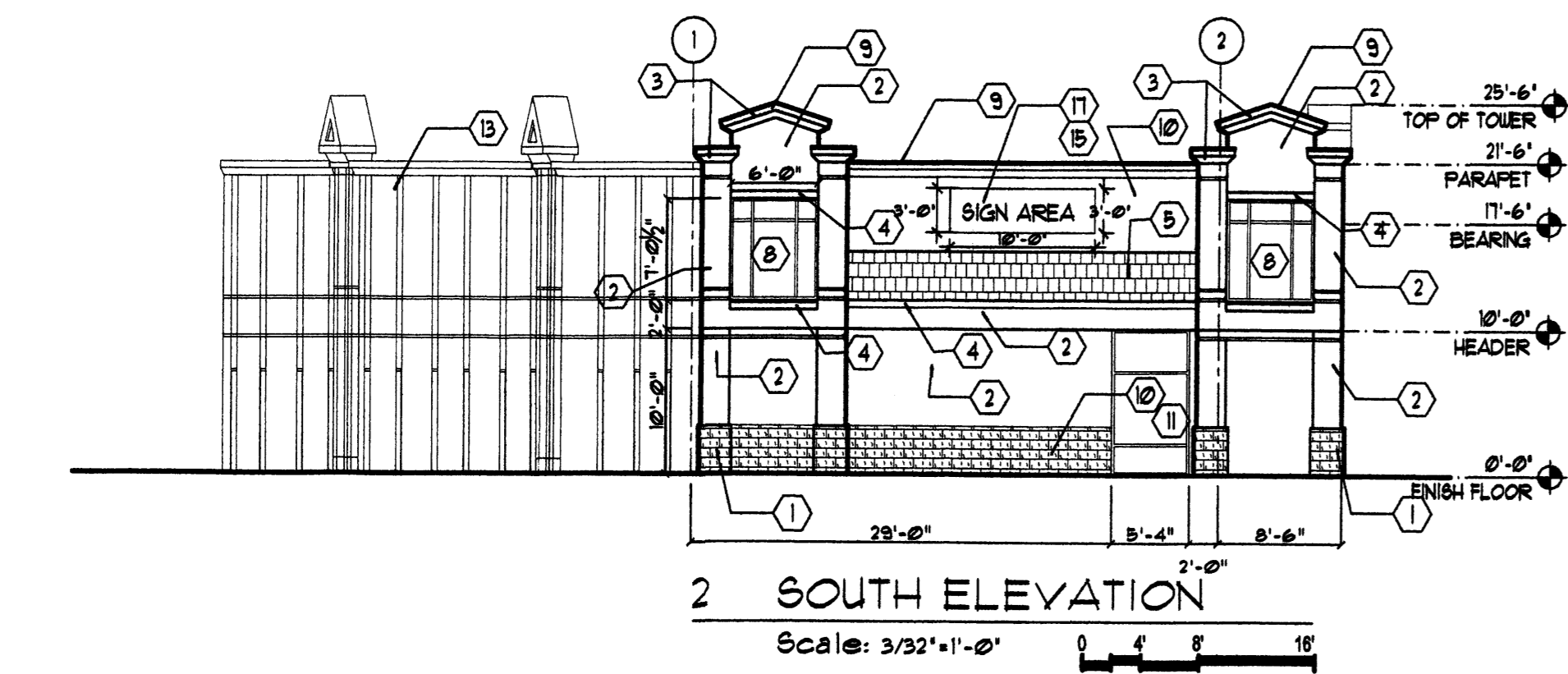
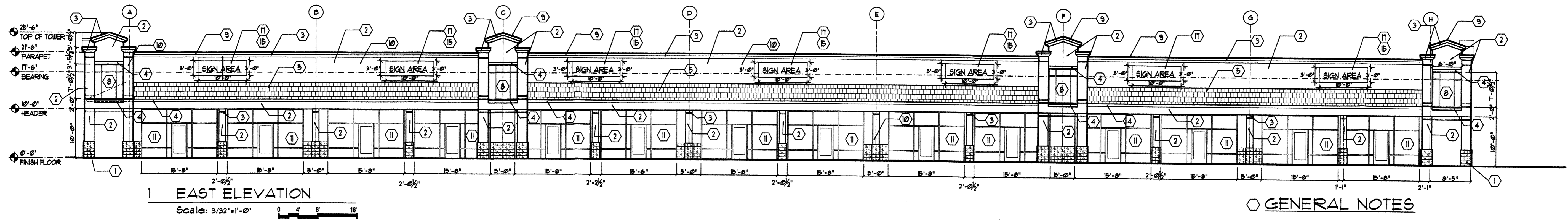
DRAWN BY:  
WRS

JOB NO.  
0653

PROJECT MANAGER  
ANTON DANTILLO

SHEET TITLE  
**SITE PLAN FOR BLDG. PERMIT**

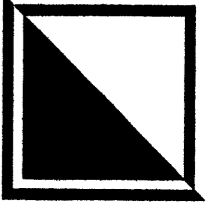
DATE: 11-1-2006 sheet  
SCALE: 1"=40' AS3  
REVISED PER NOTICE OF DECISION 01/12/07 AD



GENERAL NOTES

1. SPLIT FACED CMU J.C. WHITE 3'-4" HIGH
2. BENJAMIN MOORE # 983 (LIGHT TAN)
3. BENJAMIN MOORE # 1032 (LIGHT TAN)
4. BENJAMIN MOORE # 983 ACCENT (BROWN-GRAY)
5. MONIER LIFETILE SLATE CHESTNUT BROWN
6. STUCCO CONTROL JOINT TYPICAL
7. HOLLOW METAL DOOR PAINTED TO MATCH BUILDING STUCCO COLOR
8. CLEAR ANODIZE ALUMINUM FRAME (NO GLAZING)
9. FOAM MOLDING CORNICE WITH 2 COAT STUCCO FINISH
10. 2 COAT STUCCO SYSTEM OVER MESH AND 15# BUILDING PAPER
11. CLEAR ANODIZE BRONZE ALUMINUM STOREFRONT WITH 1" INSULATED GLASS
12. FILASTER TOWER AND PEDIMENT RELIEF
13. REAR WALL BEYOND
14. SCUPPER DOWNSPOUT AND SPLASH (PRE-FINISHED)
15. ALL PROPOSED SIGN LOCATIONS IS TO RECEIVE J-BOX ON THE ROOF SIDE OF THE PARAPET REFER TO ELECTRICAL
16. LIGHT FIXTURE REFER TO ELECTRICAL AND SIGN CONTRACTOR
17. OPAQUE FACED BACK LIT INDIVIDUAL REVERSE CHANNEL LETTERS

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

  
 GEORGE RAINHART ARCHITECT AND ASSOCIATES PC  
 2325 SAN PEDRO NE, SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE  
**98TH AND CENTRAL PLAN**  
 NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE  
 ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER  
 ANTON DANTILLO

JOB NO.  
 0653

DRAWN BY  
 WRS

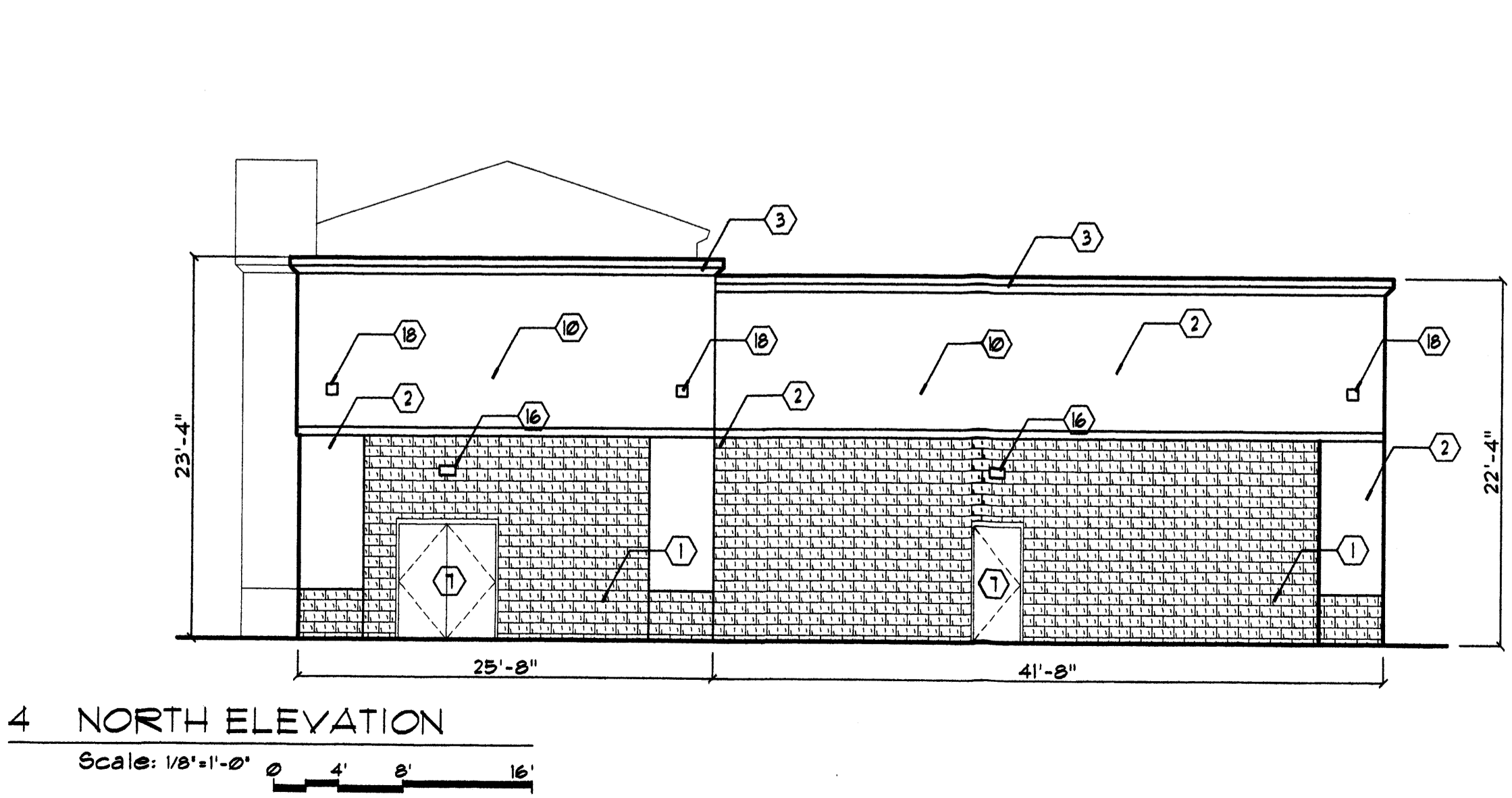
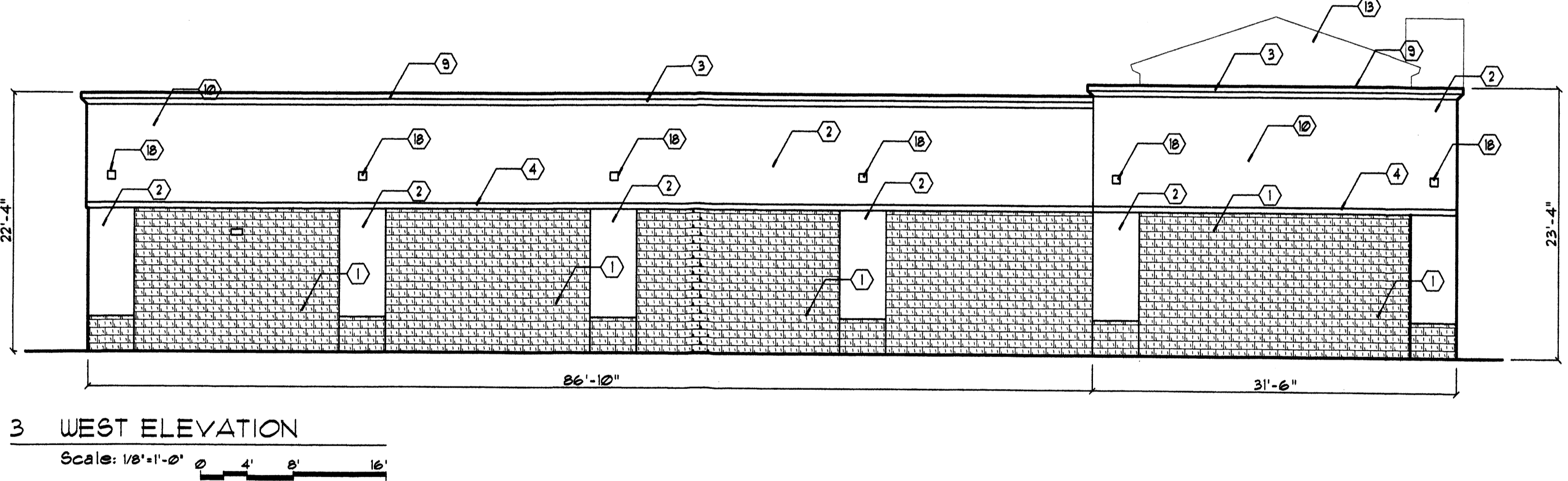
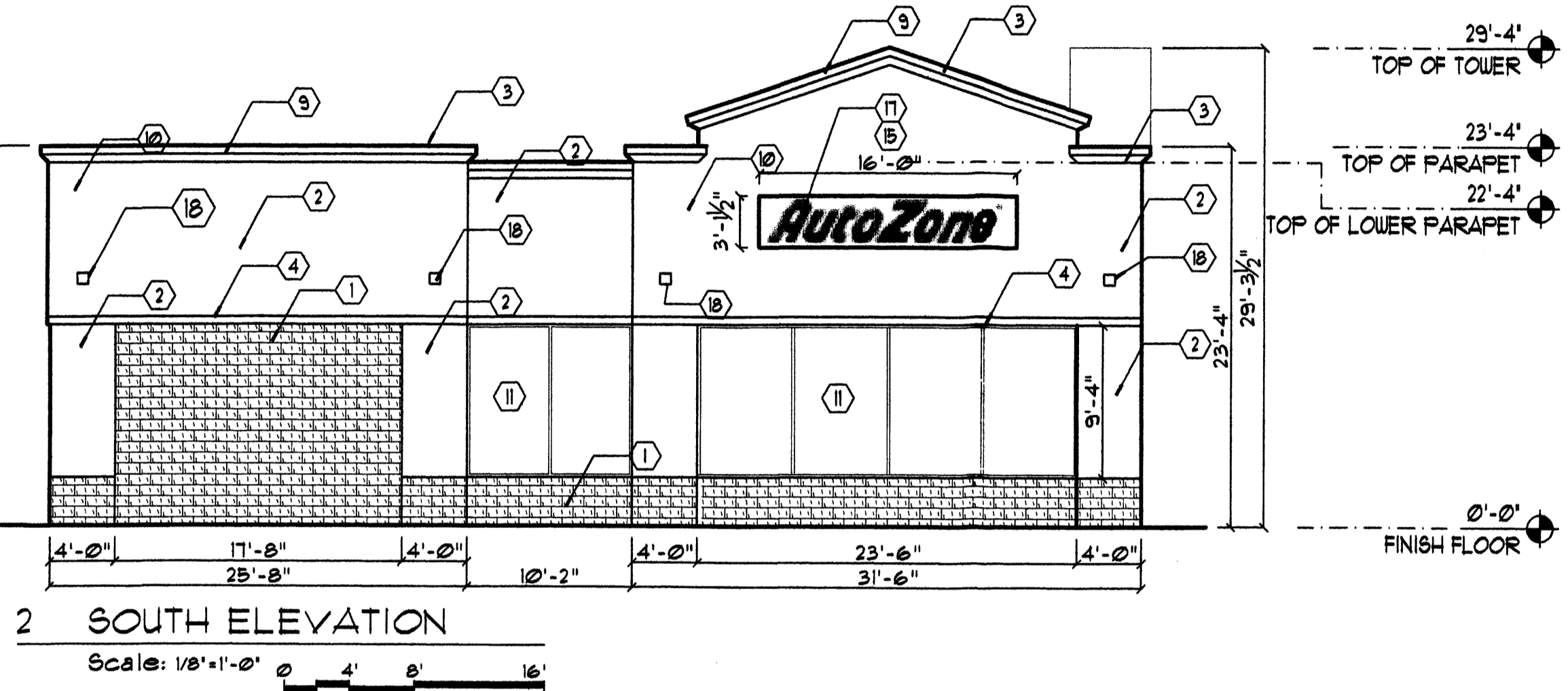
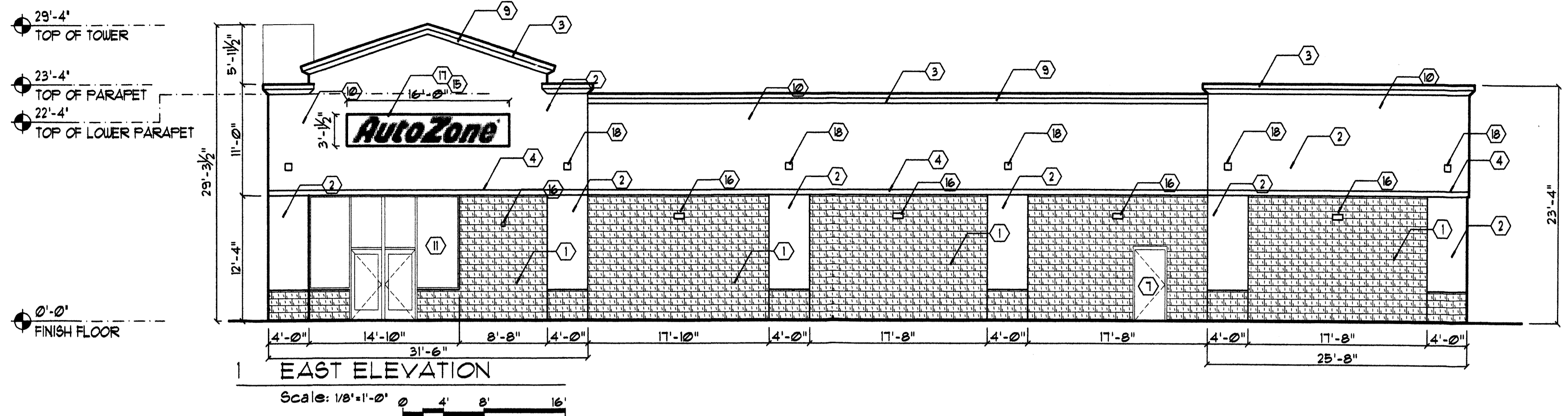
SHEET TITLE  
**SHOPS ELEVATIONS**

DATE:  
 11-1-2006

SCALE:  
 3/32" = 1'-0"

SHEET:  
**A3.1**


PARCEL 4 BUILDING ELEVATIONS



**GENERAL NOTES**

1. SPLIT FACED CMU J.C. WHITE 3'-4" HIGH
2. BENJAMIN MOORE # 953 (LIGHT TAN)
3. BENJAMIN MOORE # 1032 (LIGHT TAN)
4. BENJAMIN MOORE # 993 ACCENT (BROWN-GREY)
5. MONIERLIFETILE SLATE CHESTNUT BROWN
6. STUCCO CONTROL JOINT TYPICAL
7. HOLLOW METAL DOOR PAINTED TO MATCH BUILDING STUCCO COLOR
8. NOT USED
9. FOAM MOLDING CORNICE WITH 2 COAT STUCCO FINISH
10. 2 COAT STUCCO SYSTEM OVER MESH AND 15# BUILDING PAPER
11. CLEAR ANODIZE BRONZE ALUMINUM STOREFRONT WITH 1" INSULATED GLASS
12. NOT USED
13. REAR WALL BEYOND
14. NOT USED
15. ALL PROPOSED SIGN LOCATIONS IS TO RECEIVE J-BOX ON THE ROOF SIDE OF THE PARAPET REFER TO ELECTRICAL
16. LIGHT FIXTURE REFER TO ELECTRICAL AND SIGN CONTRACTOR
17. OPAQUE FACED BACK LIT INDIVIDUAL REVERSE CHANNEL LETTERS
18. RED TILE INSET

REV	DATE	BY	REVISION
△			
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**GEORGE RAINHART ARCHITECT AND ASSOCIATES PC**  
 2325 SAN PEDRO N.E. SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

**PROJECT TITLE**  
**98TH AND CENTRAL PLAN**  
 NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE  
 ALBUQUERQUE, NEW MEXICO  
**PROJECT MANAGER**  
 ANTON DATILO  
**DRAWN BY**  
 WRS  
**JOB NO.**  
 0653  
**SHEET TITLE**  
**AUTOZONE ELEVATIONS**

**DATE**  
 11-1-2006  
**SCALE**  
 1/8" = 1'-0"  
**Sheet**  
**A3.2**  
 of

**PARCEL 2 BUILDING ELEVATIONS**



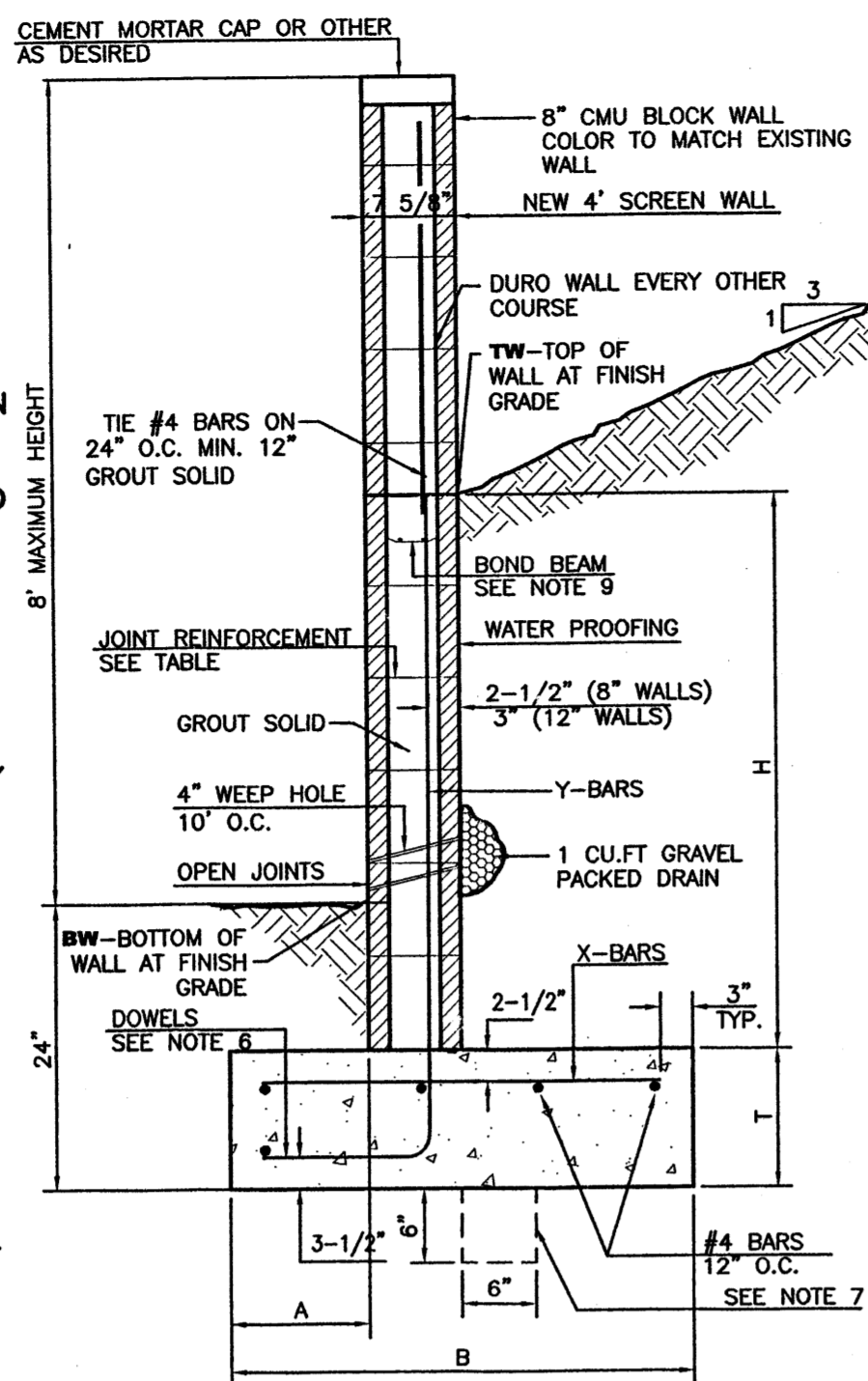
**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

**EROSION CONTROL NOTES**

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



H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	10"	2'-8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#4 @32" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#6 @18" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @18" O.C.	#4 @12" O.C.

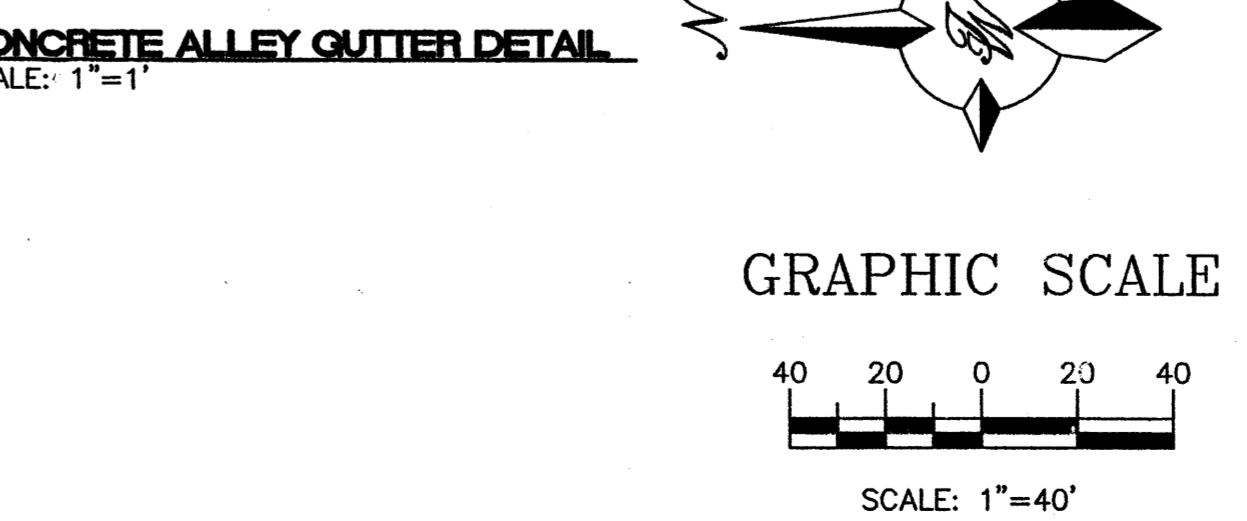
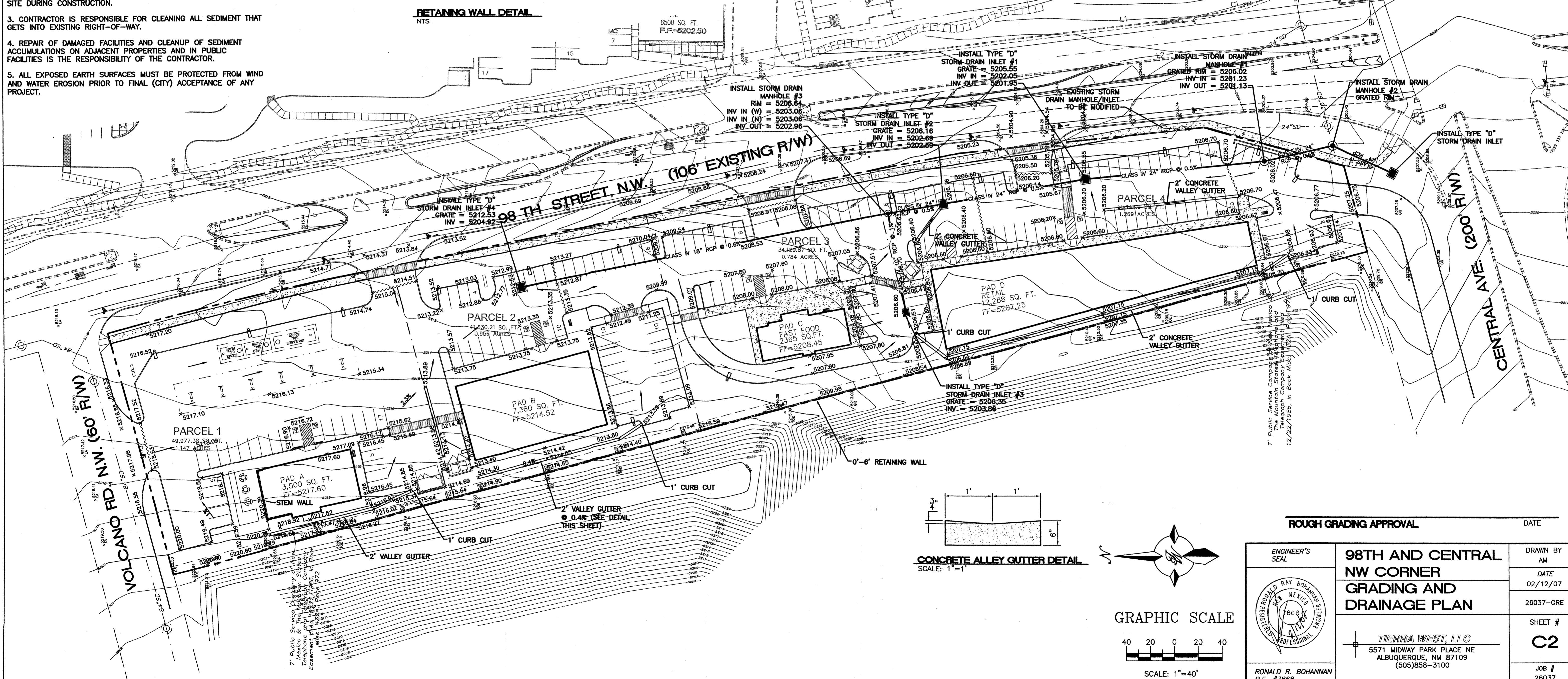
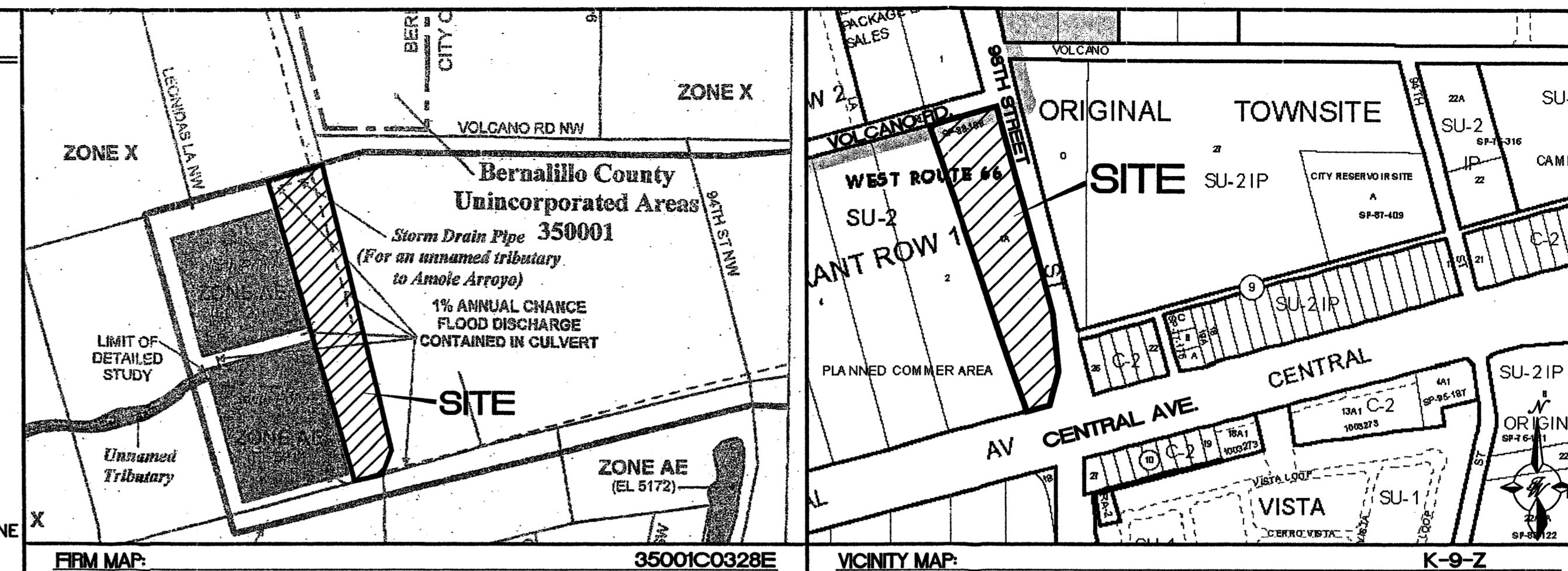
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @18" O.C.	#4 @18" O.C.
6'-8"	16"	4'-6"	12"	#4 @18" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @18" O.C.	#4 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7 @16" O.C.	#6 @12" O.C.

**GENERAL NOTES:**

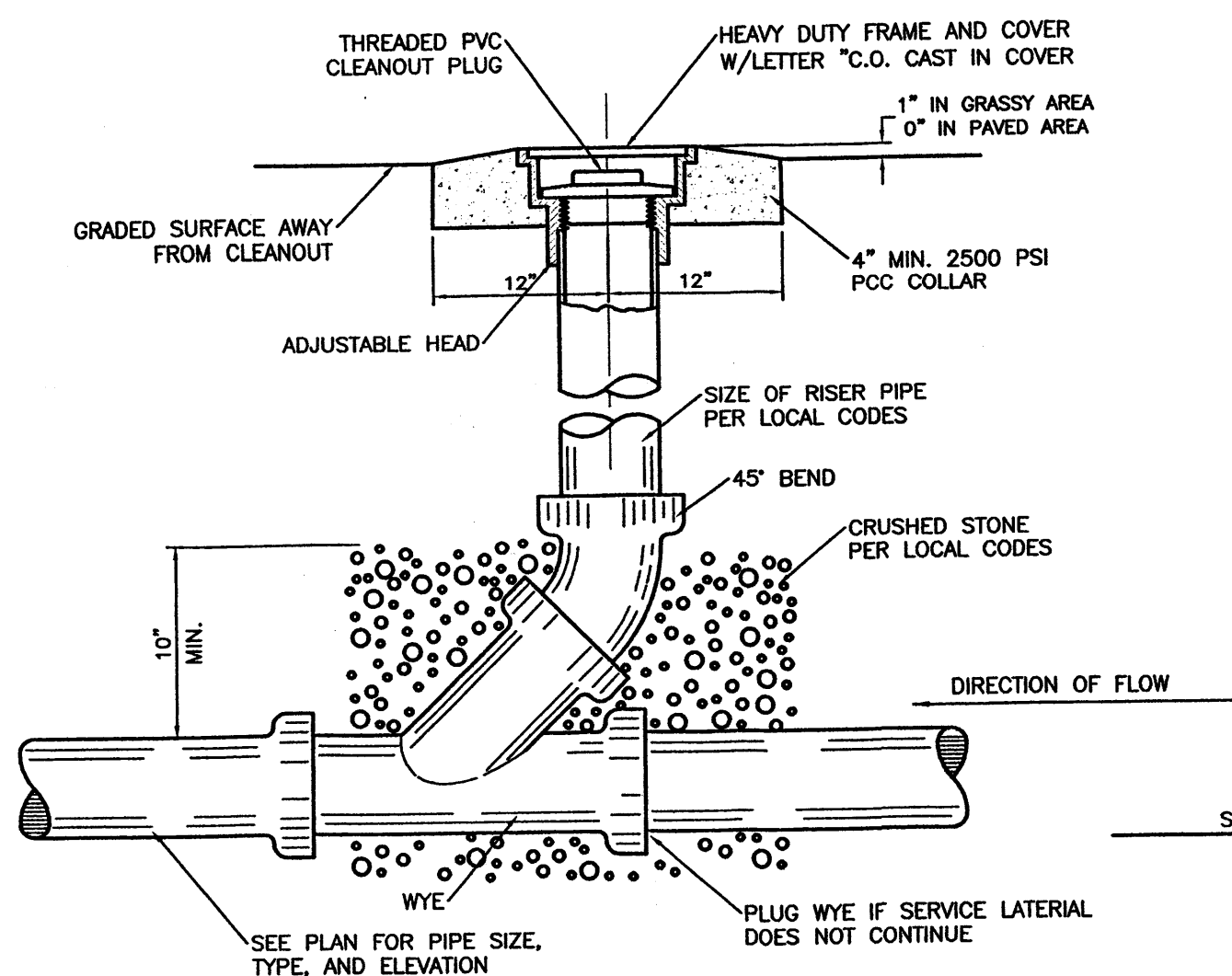
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS, SHALL PROJECT A MINIMUM OF 3D BAR DIA INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOP OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0".
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

**LEGEND**

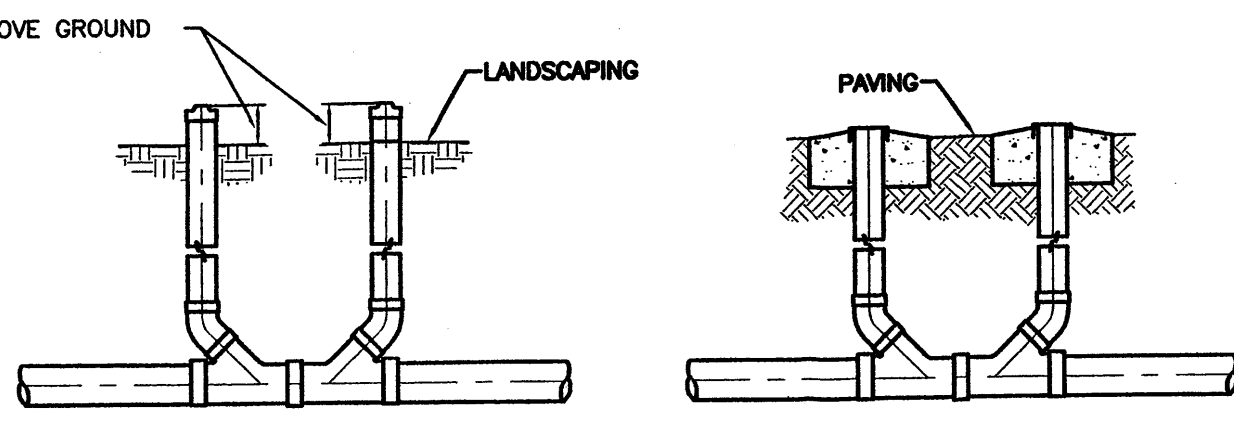
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- 24" RCP - PROPOSED STORM SEWER LINE
- PROPOSED SD MANHOLE
- PROPOSED SD INLET
- EXISTING STORM SEWER LINE
- EXISTING SD MANHOLE
- PROPOSED WATER BLOCK



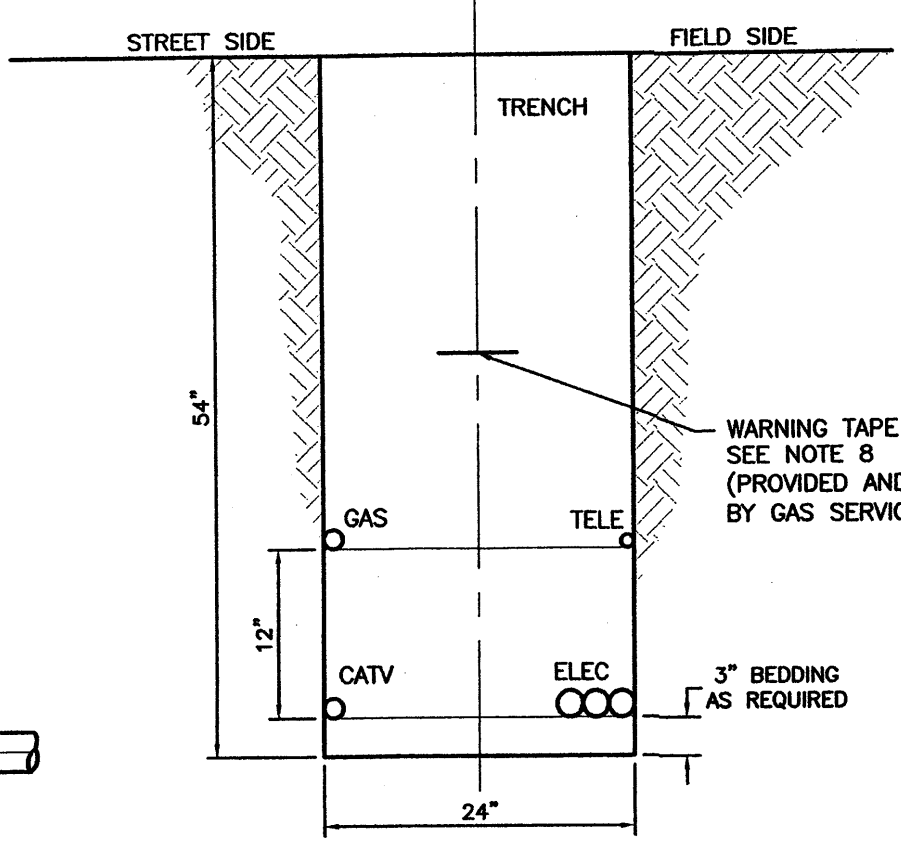
ROUGH GRADING APPROVAL		DATE
ENGINEER'S SEAL	<b>98TH AND CENTRAL NW CORNER GRADING AND DRAINAGE PLAN</b>	DRAWN BY AM
		DATE 02/12/07
		26037-GRE
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # <b>C2</b>
		JOB # 26037



**SANITARY SEWER CLEAN-OUT**  
NTS



**SANITARY SEWER DOUBLE CLEAN-OUTS**  
NTS



**TYPICAL TRENCH DETAIL**  
NTS

**GENERAL NOTES:**

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

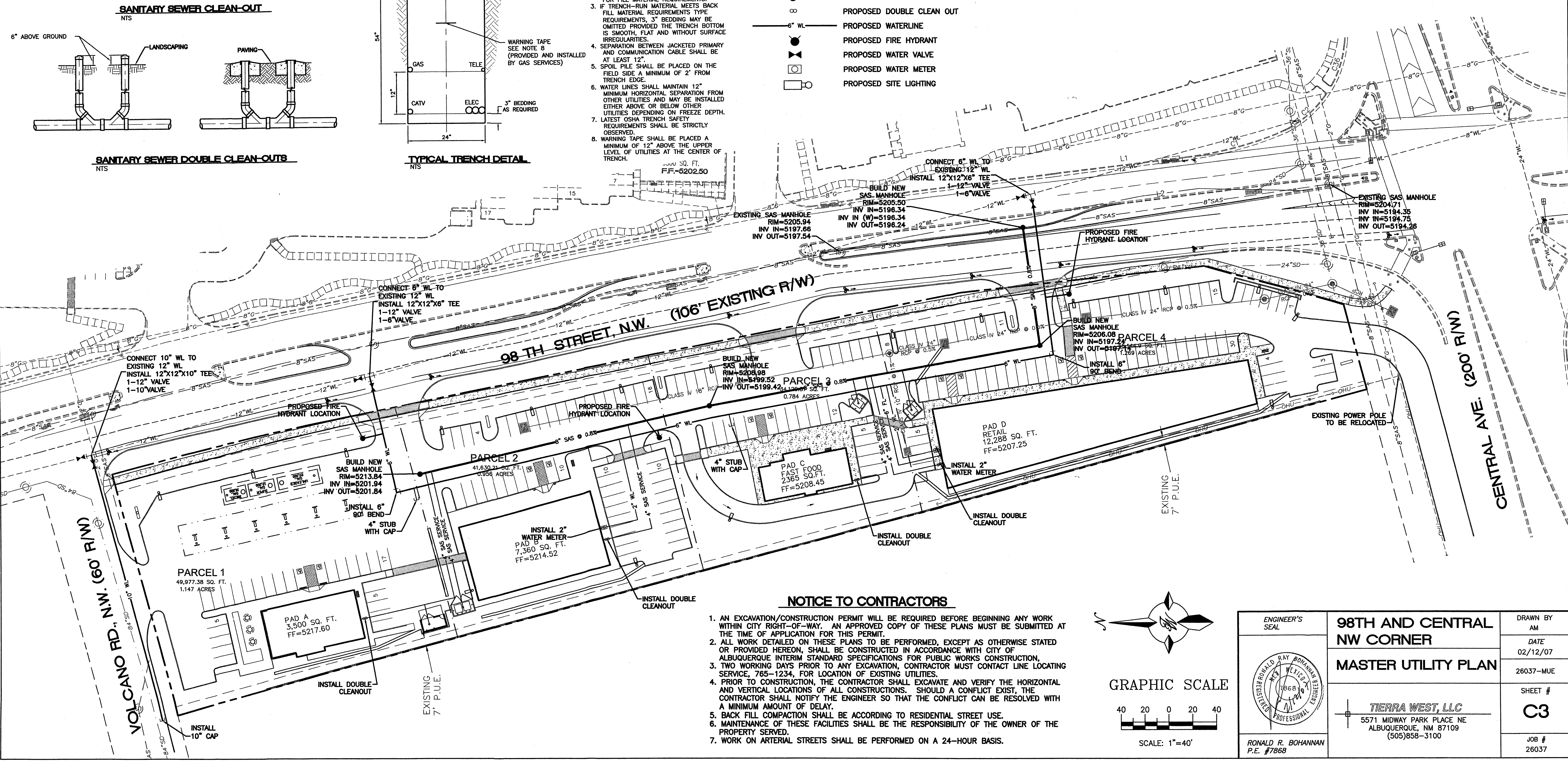
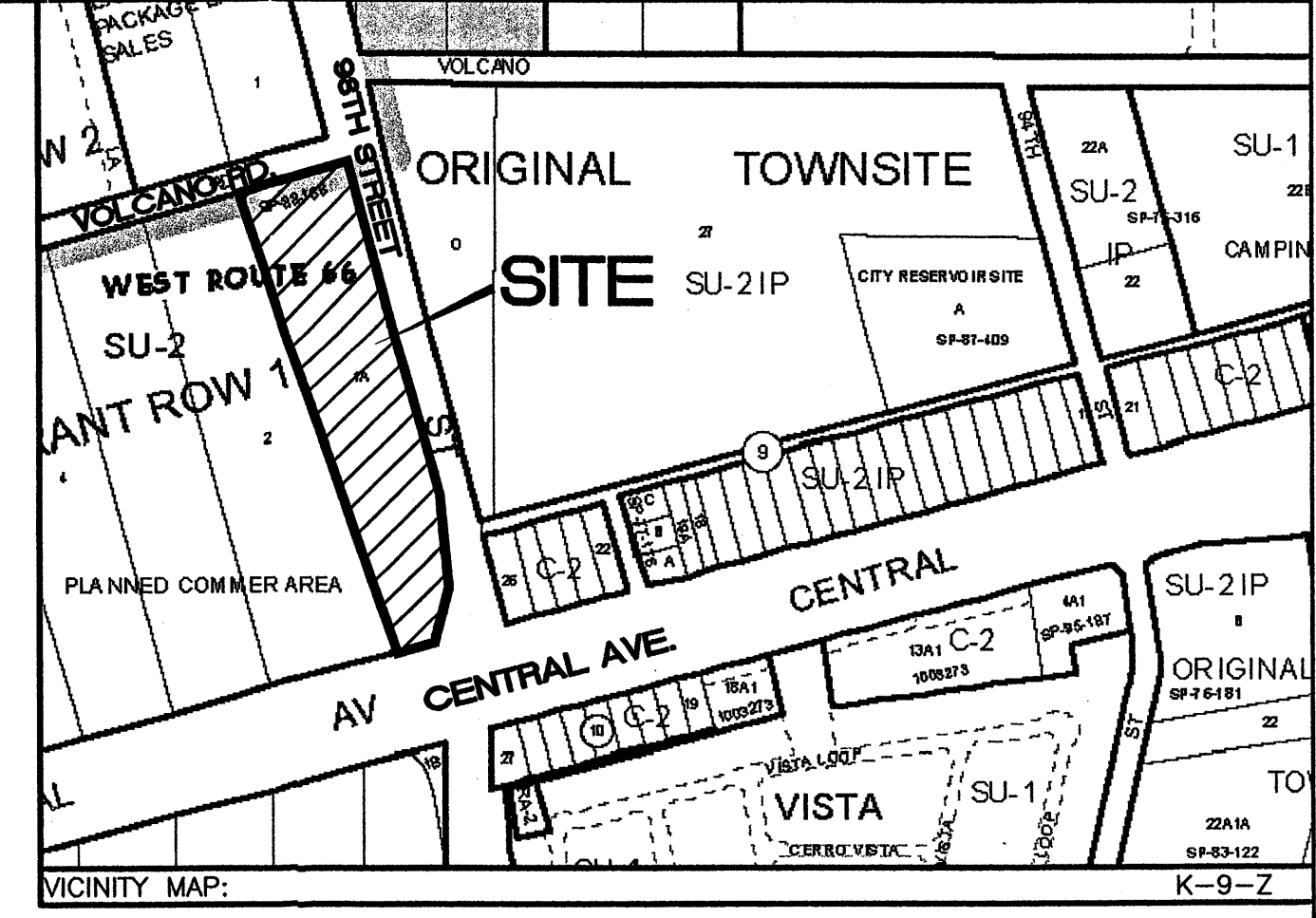
- GENERAL NOTES:**
1. COMPACTION IN CITY OR STATE RIGHT-OF-WAYS SHALL MEET OR EXCEED MINIMUM SPECIFIED REQUIREMENTS.
  2. SHADING AND BEDDING MATERIAL TO BE TYPE IV, CLASS 1 FOR DIRECT BURIED CABLE AND TYPE IV, CLASS 2 FOR CABLE IN CONDUIT, TYPE III MATERIAL IS SUITABLE FOR EITHER TYPE OF INSTALLATION. REFER TO DS-10-12.4 FOR FILL MATERIAL REQUIREMENTS.
  3. IF TRENCH-RUN MATERIAL MEETS BACK FILL MATERIAL REQUIREMENTS TYPE REQUIREMENTS, 3" BEDDING MAY BE OMITTED PROVIDED THE TRENCH BOTTOM IS SMOOTH, FLAT AND WITHOUT SURFACE IRREGULARITIES.
  4. SEPARATION BETWEEN JACKETED PRIMARY AND COMMUNICATION CABLE SHALL BE AT LEAST 12".
  5. SPOIL PILE SHALL BE PLACED ON THE FIELD SIDE A MINIMUM OF 2' FROM TRENCH EDGE.
  6. WATER LINES SHALL MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES AND MAY BE INSTALLED EITHER ABOVE OR BELOW OTHER UTILITIES DEPENDING ON FREEZE DEPTH.
  7. LATEST OSHA TRENCH SAFETY REQUIREMENTS SHALL BE STRICTLY OBSERVED.
  8. WARNING TAPE SHALL BE PLACED A MINIMUM OF 12" ABOVE THE UPPER LEVEL OF UTILITIES AT THE CENTER OF TRENCH.

**LEGEND**

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- EX. SD ----- EXISTING STORM SEWER LINE
- EX. SD MANHOLE
- EX. SAS ----- EXISTING SANITARY SEWER LINE
- EX. SAS MANHOLE
- EX. WL ----- EXISTING WATER LINE
- EX. WM ----- EXISTING WATER METER
- CHU ----- EXISTING OVERHEAD UTILITIES
- EX. UGE ----- EXISTING UNDERGROUND UTILITIES
- EX. GAS ----- EXISTING GAS
- 8" SAS ----- PROPOSED SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- PROPOSED DOUBLE CLEAN OUT
- 6" WL ----- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED SITE LIGHTING

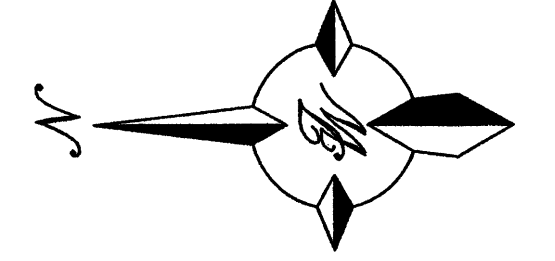
**CAUTION:**

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

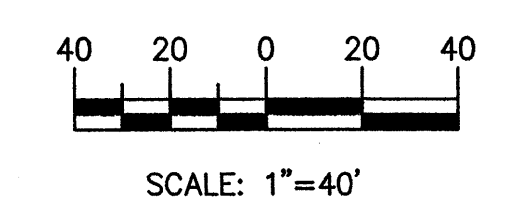


**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
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5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



**GRAPHIC SCALE**



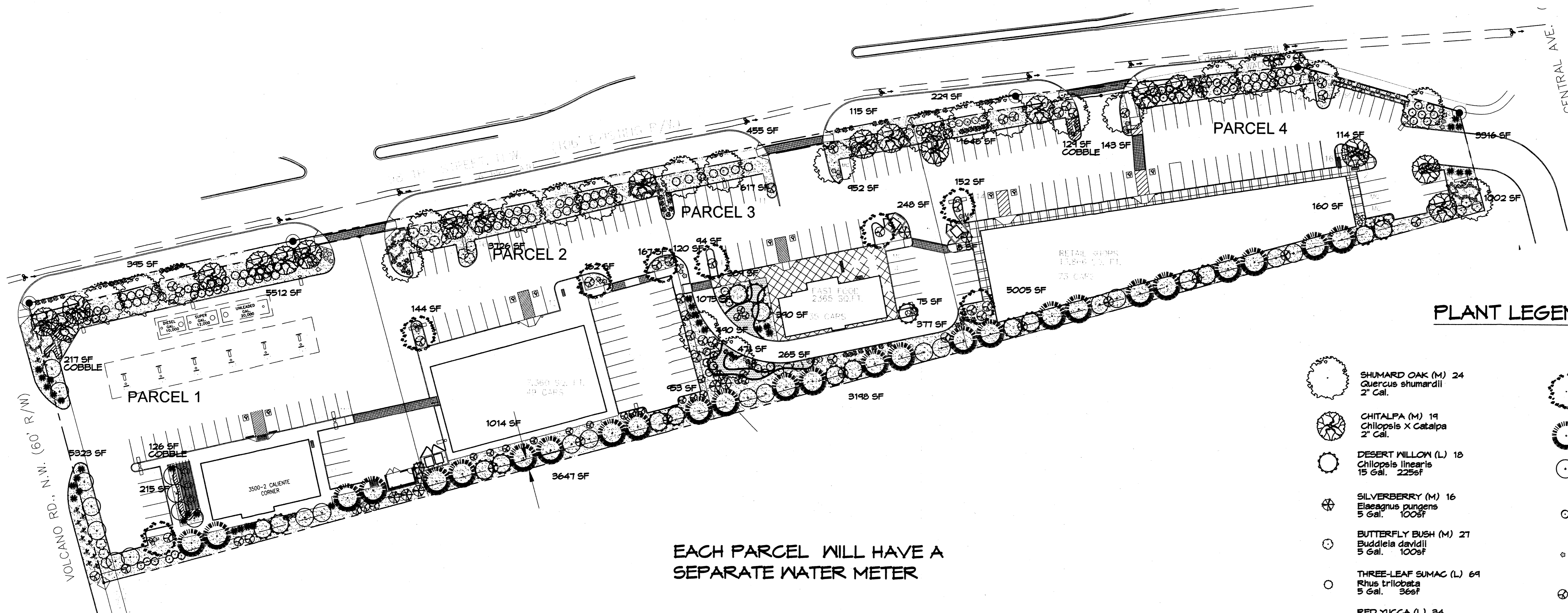
ENGINEER'S SEAL

RONALD R. BOHANNAN  
P.E. #7868

**98TH AND CENTRAL  
NW CORNER  
MASTER UTILITY PLAN**

**TIERRA WEST, LLC**  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NM 87109  
(505)858-3100

DRAWN BY	AM
DATE	02/12/07
	26037-MUE
SHEET #	<b>C3</b>
JOB #	26037



**PLANT LEGEND**

- SHUMARD OAK (M) 24  
Quercus shumardii  
2" Gal.
- CHITALPA (M) 19  
Chilopsis x Catalpa  
2" Gal.
- DESERT WILLOW (L) 18  
Chilopsis linearis  
15 Gal. 225sf
- SILVERBERRY (M) 16  
Elaeagnus pungens  
5 Gal. 100sf
- BUTTERFLY BUSH (M) 27  
Buddleia davidii  
5 Gal. 100sf
- THREE-LEAF SUMAC (L) 69  
Rhus trilobata  
5 Gal. 36sf
- RED YUCCA (L) 34  
Hesperaloe parviflora  
5 Gal. 4sf
- NANDINA (M) 5  
Nandina domestica  
5 Gal. 25sf
- GREYLEAF COTONEASTER (M) 12  
Cotoneaster buxifolius  
5 Gal. 81sf  
Symbol indicates 3 plants
- NATURAL EDGE
- COMMERCIAL GRADE  
STEEL EDGING
- SANTA FE BROWN GRAVEL  
WITH FILTER FABRIC
- CHINESE PISTACHE (M) 8  
Pistacia chinensis  
2" Gal.
- AUSTRIAN PINE (M) 26  
Pinus nigra  
6'-8'
- NEW MEXICO OLIVE (L) 24  
Forestiera neomexicana  
15 Gal.
- RUSSIAN SAGE (M) 54  
Perovskia atriplicifolia  
5 Gal. 36sf
- POTENTILLA (M) 58  
Potentilla fruticosa  
1 Gal. 4sf
- HONEYSUCKLE (M) 80  
Lonicera japonica 'Halliana'  
1 Gal. 144sf  
Unstaked-Groundcover
- WILDFLOWER 13  
1 Gal. 4sf
- THREADGRASS (M) 71  
Stipa tenuissima  
1 Gal. 4sf
- PRICKLY PEAR (L) 13  
Opuntia macrocentra  
4 sf
- COBBLE W/VF
- SANTA FE BROWN CRUSHER  
CRUSHER FINES W/VF

**EACH PARCEL WILL HAVE A SEPARATE WATER METER**

LANDSCAPE CALCULATIONS					
	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	TOTAL SITE
TOTAL LOT AREA	50210 SF	41174 SF	34265 SF	54564 SF	180813 SF
TOTAL BUILDINGS AREA	3866 SF	7360 SF	2365 SF	19362 SF	26953 SF
OFFSITE AREA	-	-	-	-	-
NET LOT AREA	46404 SF	34419 SF	31900 SF	41202 SF	153425 SF
LANDSCAPE REQUIREMENT (.15)	6961 SF	5163 SF	4785 SF	6180 SF	23089 SF
TOTAL BED PROVIDED	11788 SF	4813 SF	8412 SF	11904 SF	41917 SF
GROUNDCOVER REQ. (.75)	8841 SF	7360 SF	6309 SF	8428 SF	31438 SF
TOTAL GROUNDCOVER PROVIDED	8900 (76%)	7434 (76%)	6572 (76%)	8990 (76%)	31896 (76%)
TOTAL LANDSCAPE PROVIDED	11788 SF	4813 SF	8412 SF	11904 SF	41917 SF

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

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

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

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

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

**STREET TREE REQUIREMENTS**

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

Name of Street: 48th Street NW  
Required # 31 Provided # 31

Name of Street: Central Ave. NW  
Required # 2 Provided # 2

**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.

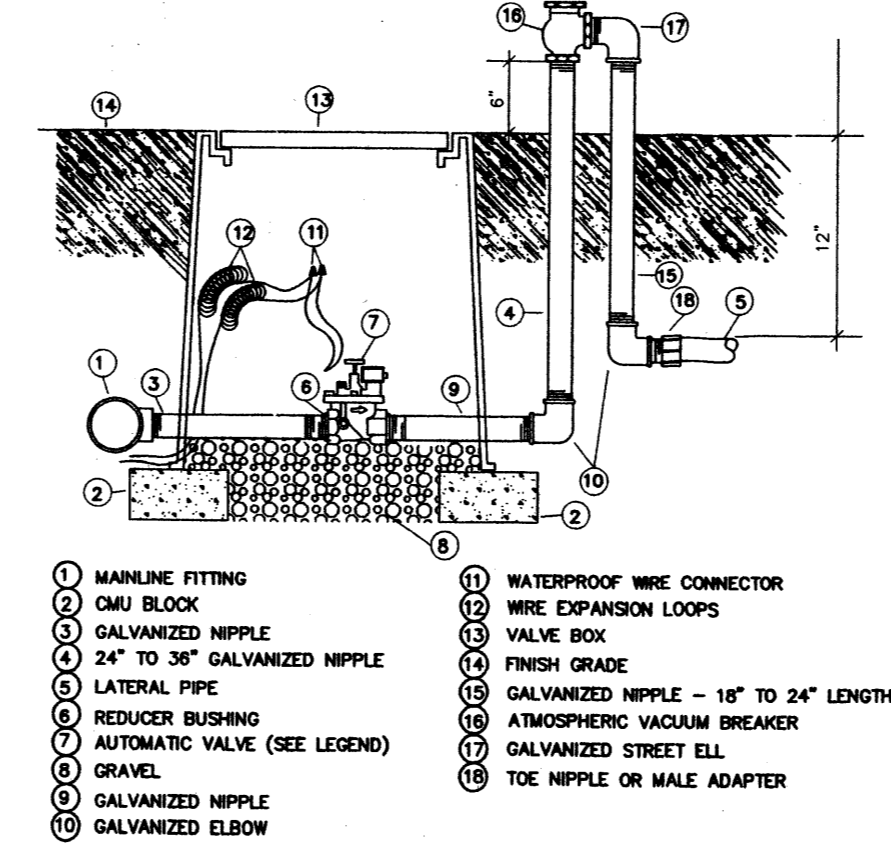
Water and Power source shall be the responsibility of the Developer/Builder.

**PARKING LOT TREE REQUIREMENTS**

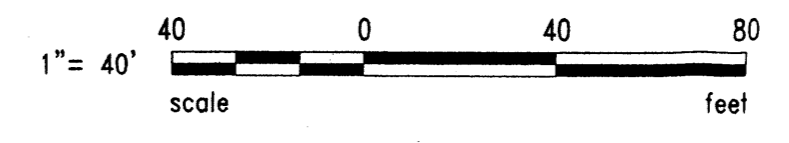
Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces  
Required # 19 Provided # 19

**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.

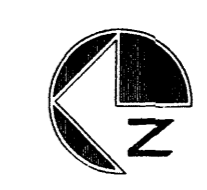


AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER



**LANDSCAPE PLAN**

1" = 40'-0" NORTH



REV	DATE	BY	REVISION
1			
2	2-6-07	rmm	revised site plan
3	1-18-07	edf	revised site plan, comments
4	11-09-06	rmm	comments from the city
5	11-2-06	rmm	revised site plan and comments

**GEORGE RAINHART ARCHITECT AND ASSOCIATES PC**  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

**PRELIMINARY NOT FOR CONSTRUCTION**

**PROJECT TITLE**  
VOLCANO POINT  
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE  
ALBUQUERQUE, NEW MEXICO

**PROJECT MANAGER**  
ANTON DATTILO

**JOB NO**  
0653

**DRAWN BY**  
RMM

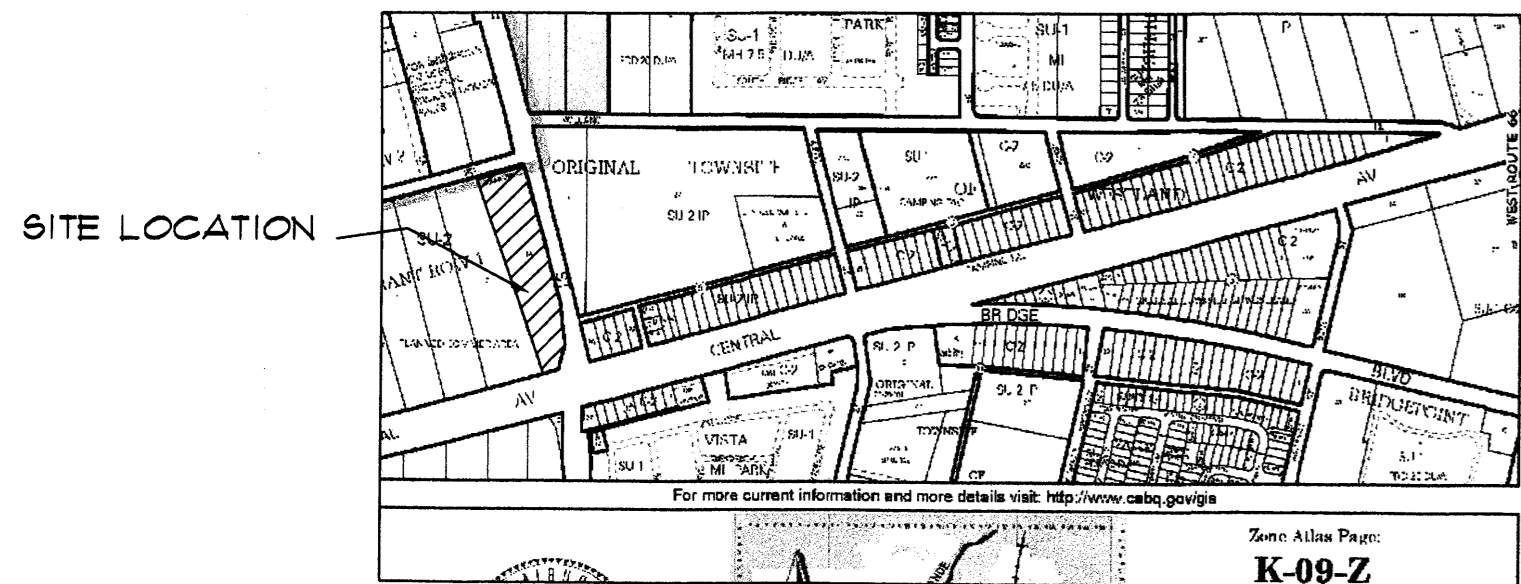
**SHEET TITLE**  
LANDSCAPE PLAN

**DATE:** 11-1-2006  
**SCALE:** 1"=40'  
**SHEET:** L1  
**OF:** 1



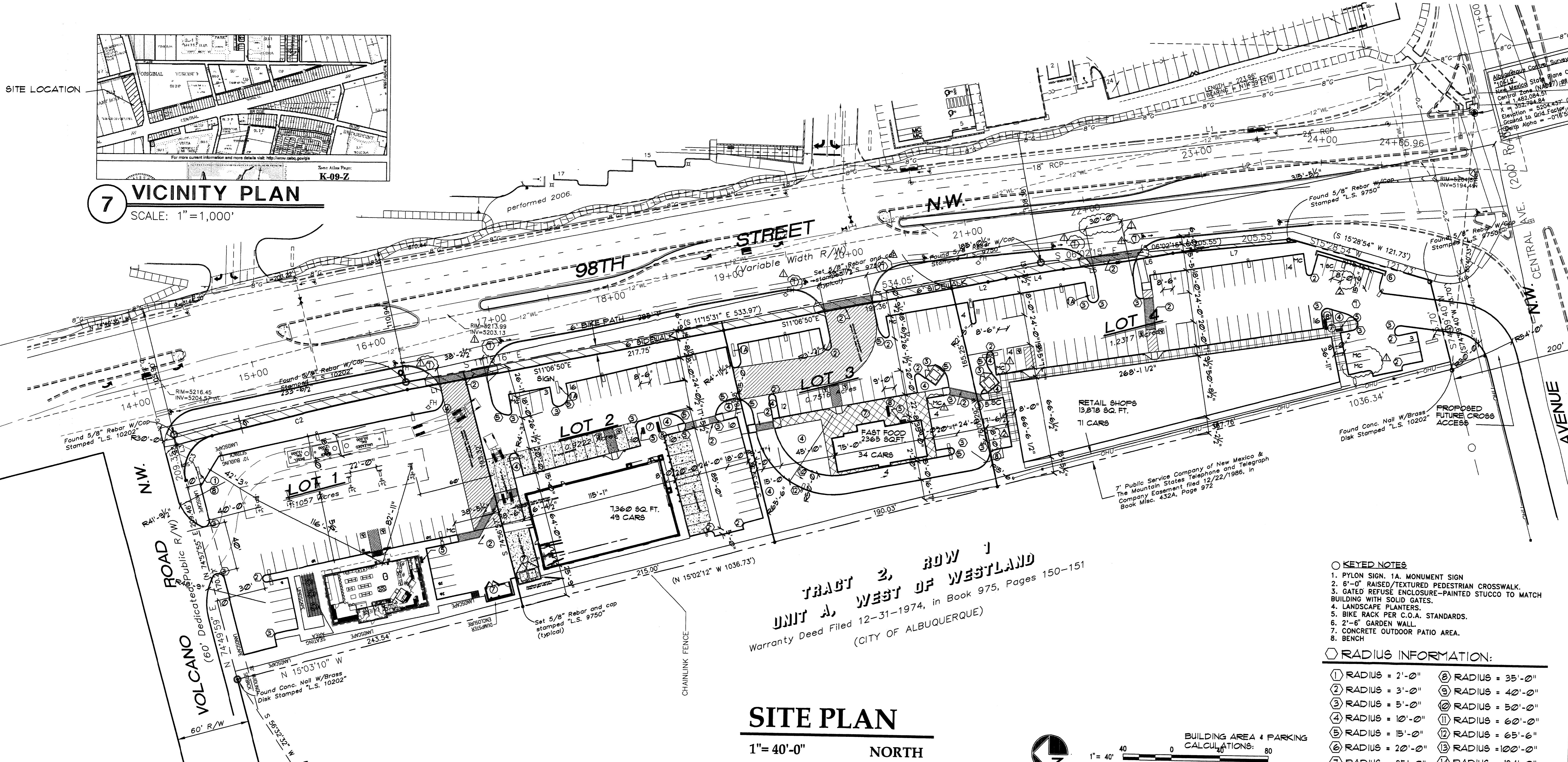
**LANDSCAPE ARCHITECTS & CONTRACTORS**  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmj@hilltoplandscaping.com

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



**7 VICINITY PLAN**

SCALE: 1"=1,000'



**TRACT 2, ROW 1  
UNIT A, WEST OF WESTLAND**  
Warranty Deed Filed 12-31-1974, in Book 975, Pages 150-151  
(CITY OF ALBUQUERQUE)

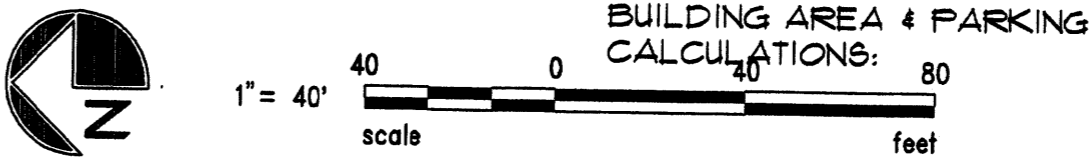
**SITE PLAN**  
1"=40'-0" NORTH

**LEGAL DESCRIPTION**  
TRACT "IA" Plat of Tracts IA & IB, Row 1, Unit A, West of Westland, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the County clerk of Bernalillo County, New Mexico on May 17, 1988, in Plat Book C36, folio 129.

**CURRENT ZONING**  
SU 2 FOR PCA (PLANNED COMMERCIAL AREA)  
TOTAL ACRES  
4.1524 ACRES (TOTAL GROSS)

**GENERAL ARCHITECTURAL DESIGN REQUIREMENTS**

**GENERAL ARCHITECTURAL**  
General architecture character for pod structures is to follow the general design concept depicted on elevations of building for lot 2. Pod buildings will be cementitious finish with a cementitious or split face cmu dado band. The main building walls must be colored to match color benjamin moore (#1) bm953, (#2) bm1032and (#3) bm 993. If the building extends below finish floor that area will also be covered with color #2. Structures are to be predominantly flat-roofed however partial building areas such as porches or small extensions of building functions adjacent to the major building mass may have sloped roofs. These roofs are to be shed type Slate tile clad and the high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roofs may extend above the parapet wall top and area to relate to the entry format of the main buildings. Building heights are limited to 26' parapet heights for major building walls, and 22' parapet heights for pod building walls. Slate tile clad entry roofs may extend above this height to accent and articulate the building mass. The approval of site plans for building permit for parcels 1 & 3 will be delegated to the City of Albuquerque Design Review Board (DRB).



**PAD ARCHITECTURAL DESIGN STANDARDS**  
Shall include the following elements to provide uniform standards for all pods. Each pod to follow building elevations provided. The lower 3'-4" of the area of vertical walls and landscape elevations shall be four or eight inch split face cmu or stucco. color #2. Four or eight inch split face or accent block, color #1 --fuel canopies to be cementitious finish color #1. Lighting to be entirely recessed in soffit of fuel canopies (max 50ft candles). Each pod development to provide an outdoor paved and landscaped patio space with outdoor furniture, such as bench seating or picnic tables.

**COLOR PALETTE**  
color #1 light tan benjamin moore #953  
color #2 medium light tan dado band base wall color #1032  
color #3 brown/grey benjamin moore #993  
color #4 monierite concrete slate tile roofing, trim & accents (brown blend).

**LINE TABLE**

LINE	LENGTH	BEARING
L1	48.41'	S11°06'50"E
L2	45.81'	S11°06'50"E
L3	39.08'	N74°49'59"E
L4	48.10'	S10°04'56"E
L5	46.13'	S07°37'42"E
L6	45.34'	S10°29'10"E
L7	101.97'	S06°02'15"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	196.21'	3038.76'	98.14'	196.18'	N13°14'10"W	3°41'59"
C2	165.56'	4223.75'	82.79'	165.55'	N13°46'43"W	2°14'45"
C3	47.26'	30.00'	30.14'	42.52'	N60°02'03"W	90°15'55"

**BUILDING AREA & PARKING CALCULATIONS:**

LOT 1: 3,500 SF. BUILDING.  
LOT SIZE= 48,164.29 SF OR 1.1057 A.C.  
3,500 SF / 200 = 18 SPACES.  
SPACES PROVIDED 26 SPACES.  
1 MOTOR CYCLE  
FAR= .07

LOT 2: 7,360 SF. BUILDING.  
LOT SIZE= 40,171.03 SF OR .9222 A.C.  
7,360 SF / 200 = 36 SPACES.  
SPACES PROVIDED 49 SPACES.  
1 MOTOR CYCLE  
FAR= .18

LOT 3: FAST FOOD 2,365 SF. BUILDING.  
LOT SIZE= 32,739.69 SF OR .7516 A.C.  
1 CAR PER 4 PROVIDED SEATS  
137 SEATS / 4 = 34 REQ. SPACES  
SPACES PROVIDED 34 SPACES.  
2 MOTOR CYCLE  
FAR= .07

LOT 4 : SHOPS 13,878 SF. BUILDING.  
LOT SIZE= 53,652.85 SF OR 1.2317 A.C.  
13,878 / 200 = 69 SPACES  
SPACES PROVIDED 71 SPACES.  
4 MOTOR CYCLE  
FAR= .24

Albuquerque Control Survey Monument  
New Mexico State Plane Coordinates,  
Central Zone (NAD27) as published:  
Easting = 1,481,266.97  
Northing = 3,485,584.58  
X = 5301.894' (NGVD 29)  
Ground to Grid Factor = 0.99967241  
Delta Alpha = -017'20"

**FLOOR AREA RATIO**

TOTAL BUILDING AREA = 27,103 SQ/FT  
TOTAL LOT AREA = 174,727.86 SQ/FT  
TOTAL FAR = .16

**PARKING NOTES:**

TYPICAL STANDARD SPACES ARE ----8'-6" x 20'-0"  
TYPICAL SMALL CAR SPACES ARE ----7'-6" x 15'-6"  
TYPICAL HANDICAP SPACES ARE ----8'-0" x 20'-0" WITH A 8' WIDE ACCESS AISLE  
\* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED \*

TOTAL STANDARD PARKING SPACES PROVIDED 158 SPACES  
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 8 VAN SPACES) 8 SPACES  
TOTAL SMALL CAR PARKING SPACES PROVIDED 14 SPACES  
MOTOR CYCLE SPACES 8  
TOTAL PROVIDED 188 SPACES  
TOTAL REQUIRED SPACES = 157 SPACES  
TOTAL PROVIDED SPACES = 188 SPACES

- KEYED NOTES**
1. PYLON SIGN, 1A. MONUMENT SIGN
  2. 8'-0" RAISED/TEXTURED PEDESTRIAN CROSSWALK.
  3. GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES.
  4. LANDSCAPE PLANTERS.
  5. BIKE RACK PER C.O.A. STANDARDS.
  6. 2'-6" GARDEN WALL.
  7. CONCRETE OUTDOOR PATIO AREA.
  8. BENCH

**RADIUS INFORMATION:**

- |                   |                    |
|-------------------|--------------------|
| ① RADIUS = 2'-0"  | ⑧ RADIUS = 35'-0"  |
| ② RADIUS = 3'-0"  | ⑨ RADIUS = 40'-0"  |
| ③ RADIUS = 5'-0"  | ⑩ RADIUS = 50'-0"  |
| ④ RADIUS = 10'-0" | ⑪ RADIUS = 60'-0"  |
| ⑤ RADIUS = 15'-0" | ⑫ RADIUS = 65'-6"  |
| ⑥ RADIUS = 20'-0" | ⑬ RADIUS = 100'-0" |
| ⑦ RADIUS = 25'-0" | ⑭ RADIUS = 124'-0" |

**PROJECT NUMBER:** \_\_\_\_\_  
**APPLICATION NUMBER:** \_\_\_\_\_

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on \_\_\_\_\_ and the findings and conditions in the Official Notification of Decision are satisfied and the findings and conditions in the Official Notification of Decision are satisfied and approved DRP 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
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

**REVISION**

REV	DATE	BY	GENERAL CORRECTIONS	CORRECTED ACRES AND SMALL CAR PARKING SIZE	REVISED PER NOTICE OF DECISION
1					
2					
3					
4					
5					
6					

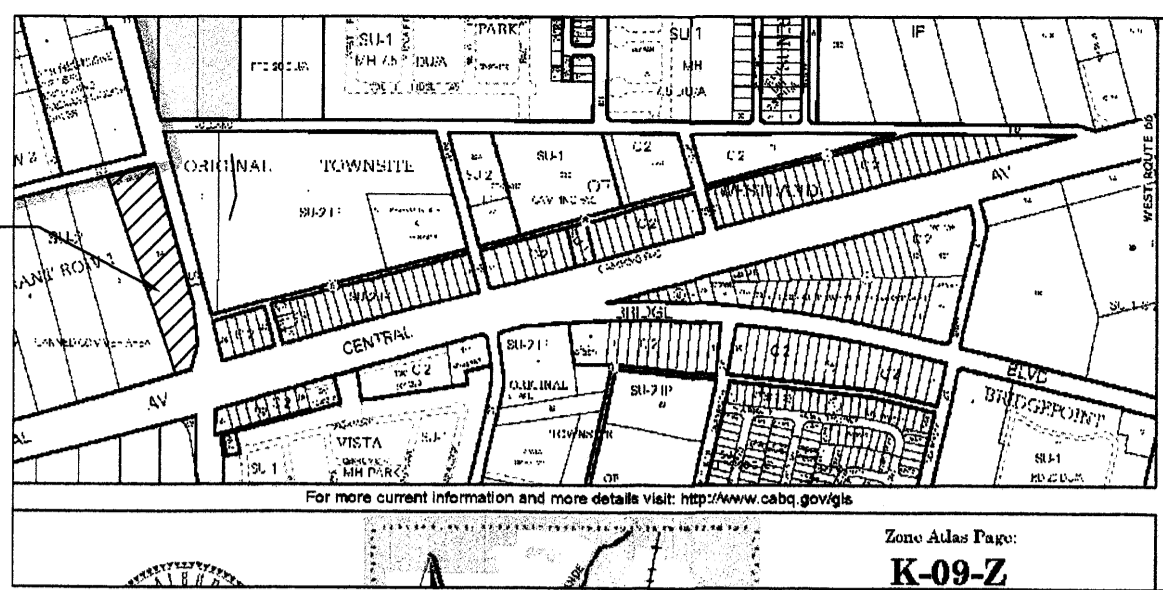
**GEORGE RAINHART ARCHITECT AND ASSOCIATES PC**  
2325 SAN PEDRO N.E., SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

**PROJECT TITLE**  
98TH AND CENTRAL PLAN  
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE  
ALBUQUERQUE, NEW MEXICO

**DRAWN BY:** WFS  
**PROJECT MANAGER:** ANTON DATTILO  
**JOB NO.:** 0653  
**SHEET TITLE**  
SITE PLAN FOR SUBDIVISION

**DATE:** 11-1-2006  
**SCALE:** 1"=40'  
sheet-  
**AS1**  
of

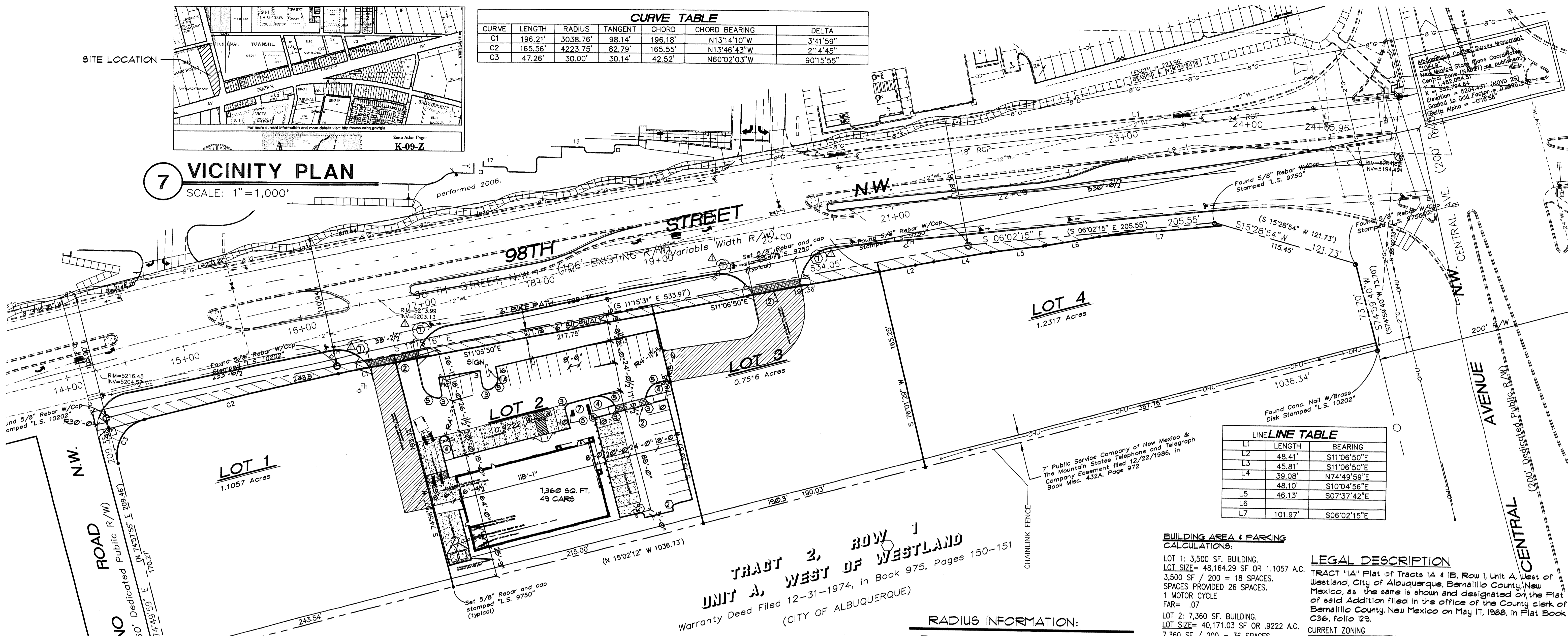
SITE LOCATION



### 7 VICINITY PLAN

SCALE: 1" = 1,000'

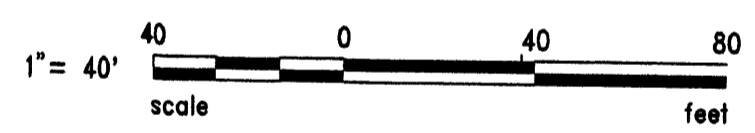
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
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C2	165.56'	4223.75'	82.79'	165.55'	N13°46'43"W	2°14'45"
C3	47.26'	30.00'	30.14'	42.52'	N60°02'03"W	90°15'55"



### SITE PLAN

1" = 40'-0"

NORTH



7.00' EASEMENT

TRACT 2, ROW 1  
UNIT A, WEST OF WESTLAND  
Warranty Deed Filed 12-31-1974, in Book 975, Pages 150-151  
(CITY OF ALBUQUERQUE)

LINE	LENGTH	BEARING
L1	48.41'	S11°06'50"E
L2	45.81'	S11°06'50"E
L3	39.08'	N74°49'59"E
L4	48.10'	S10°04'56"E
L5	46.13'	S07°37'42"E
L6	101.97'	S06°02'15"E
L7		

#### BUILDING AREA & PARKING CALCULATIONS:

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SPACES PROVIDED 26 SPACES.  
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FAR= .07

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SPACES PROVIDED 34 SPACES.  
2 MOTOR CYCLE  
FAR= .07

LOT 4: SHOPS 13,878 SF. BUILDING.  
LOT SIZE= 53,652.85 SF OR 1.2317 A.C.  
13,878 / 200 = 69 SPACES  
SPACES PROVIDED 71 SPACES.  
4 MOTOR CYCLE  
FAR= .24

#### LEGAL DESCRIPTION

TRACT "IA" Plat of Tracts IA & IB, Row 1, Unit A, West of Westland, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on May 17, 1988, in Plat Book C36, folio 129.

#### CURRENT ZONING

SU 2 FOR PCA (PLANNED COMMERCIAL AREA)  
TOTAL ACREAGE  
4.1524 ACRES (TOTAL GROSS).

#### PARKING NOTES:

TYPICAL STANDARD SPACES ARE 8'-6" x 20'-0"  
TYPICAL SMALL CAR SPACES ARE 7'-6" x 15'-6"  
TYPICAL HANDICAP SPACES ARE 8'-0" x 20'-0" WITH A 8' WIDE ACCESS AISLE  
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TOTAL PROVIDED 188 SPACES  
TOTAL REQUIRED SPACES = 157 SPACES  
TOTAL PROVIDED SPACES = 188 SPACES

#### RADIUS INFORMATION:

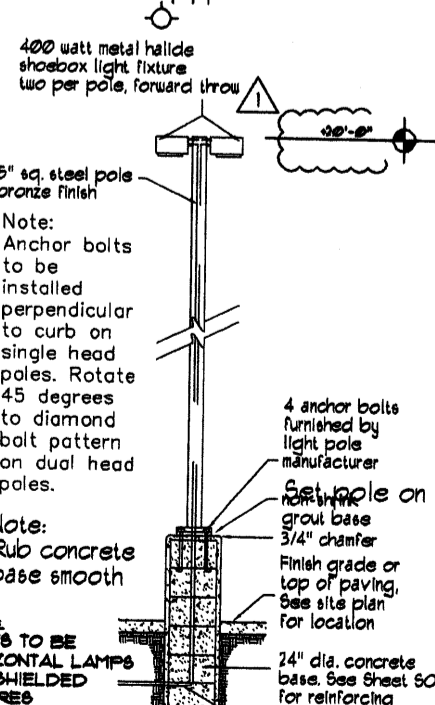
- ① RADIUS = 2'-0"
- ② RADIUS = 3'-0"
- ③ RADIUS = 5'-0"
- ④ RADIUS = 10'-0"
- ⑤ RADIUS = 15'-0"
- ⑥ RADIUS = 20'-0"
- ⑦ RADIUS = 30'-0"
- ⑧ RADIUS = 35'-0"
- ⑨ RADIUS = 40'-0"
- ⑩ RADIUS = 50'-0"
- ⑪ RADIUS = 60'-0"
- ⑫ RADIUS = 65'-6"
- ⑬ RADIUS = 100'-0"
- ⑭ RADIUS = 124'-0"

#### KEYED NOTES

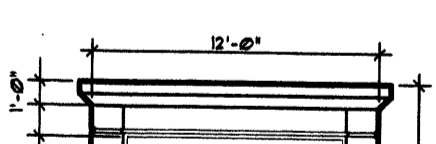
1. PYLON SIGN.
2. 6'-0" RAISED/TEXTURED PEDESTRIAN CROSSWALK.
3. GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES. (ALL REFUSE ENCLOSURES TO RECEIVE SANITARY DRAINS)
4. TREE PLANTERS min. 36" SQUARE FEET.
5. BIKE RACK PER C.O.A. STANDARDS.
6. 2'-6" GARDEN WALL.
7. REFUSE ENCLOSURE WITH ADDITIONAL RECYCLE CONTAINER
8. RECYCLE CONTAINER AREA

#### LEGEND

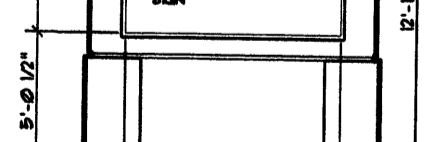
- LIGHT POST.
- FIRE HYDRANT



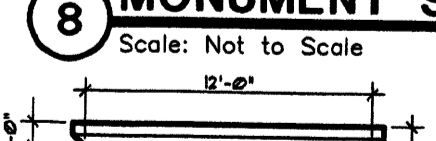
3 SITE LIGHTING Scale: Not to Scale



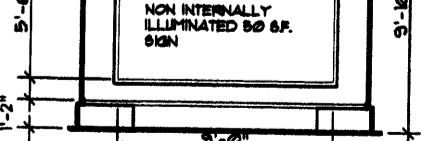
5 MONUMENT SIGN Scale: Not to Scale



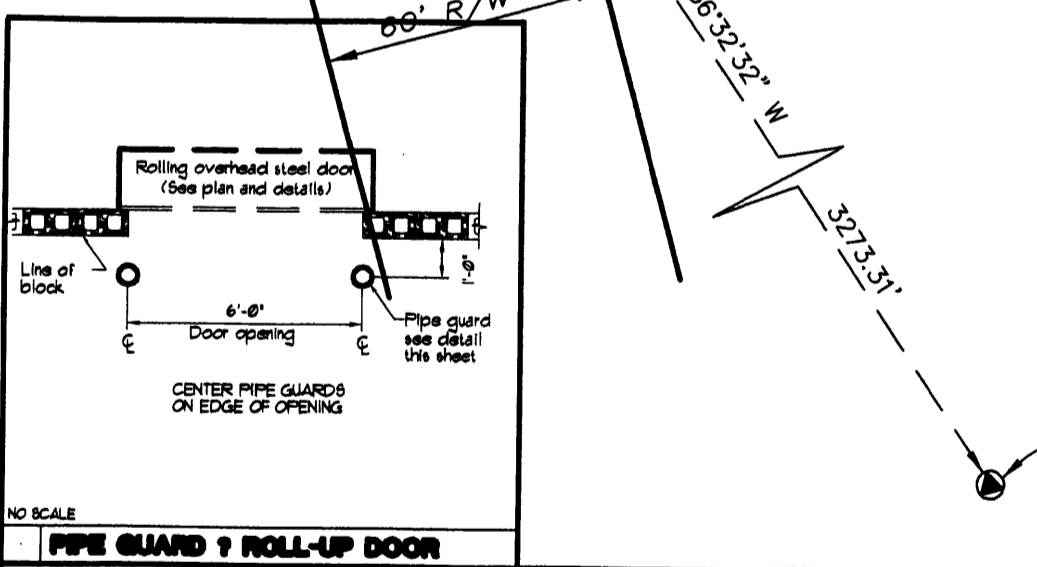
7 GARDEN WALL Scale: Not to Scale



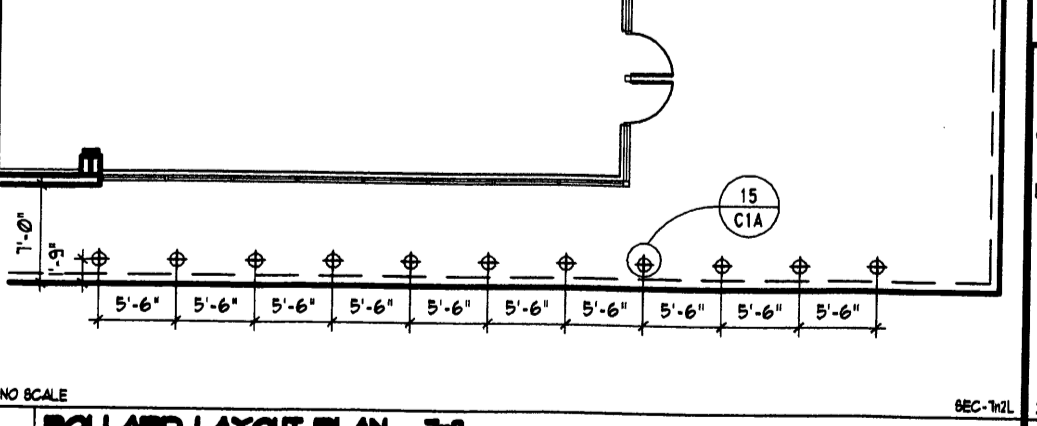
6 PYLON SIGN Scale: Not to Scale



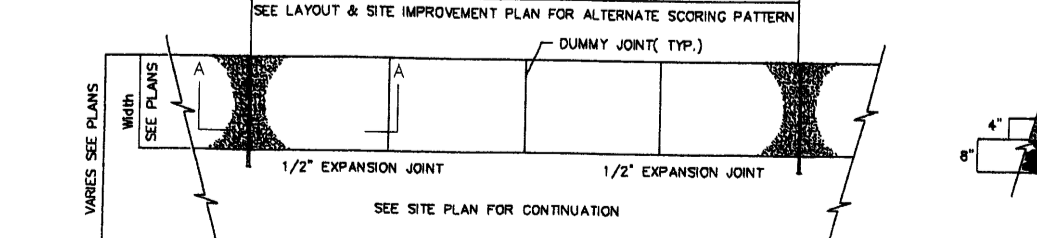
8 MONUMENT SIGN Scale: Not to Scale



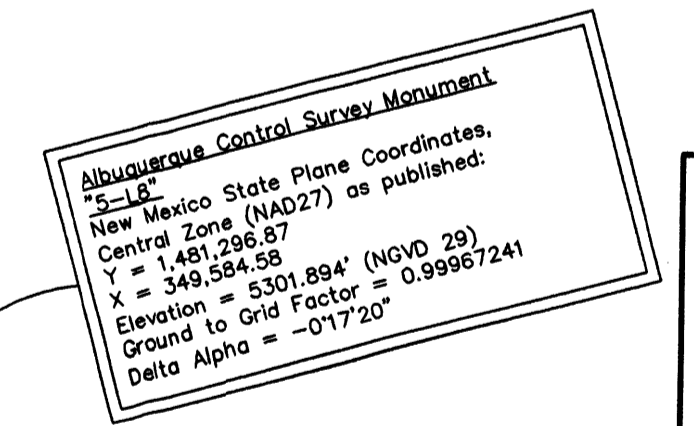
PIPE GUARD & ROLL-UP DOOR



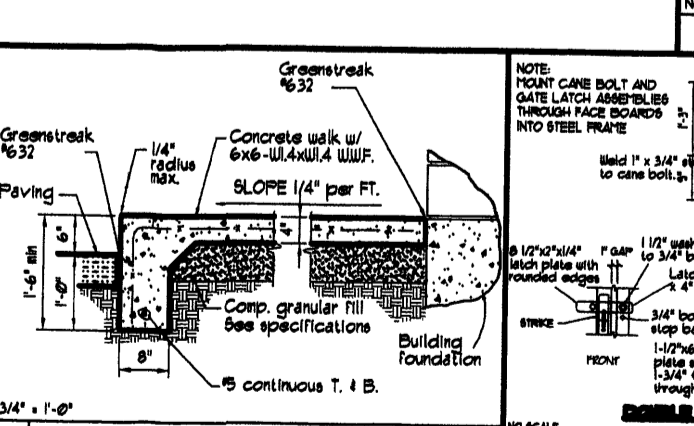
BOLLARD LAYOUT PLAN - 1/2"



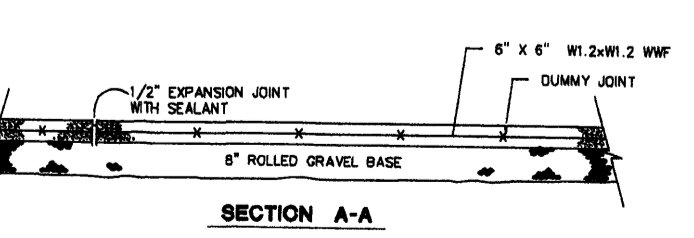
CONCRETE SIDEWALK



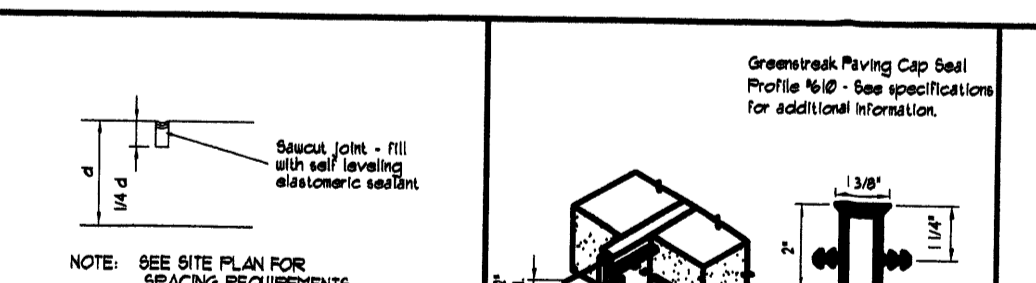
TYPICAL CONTROL JOINT



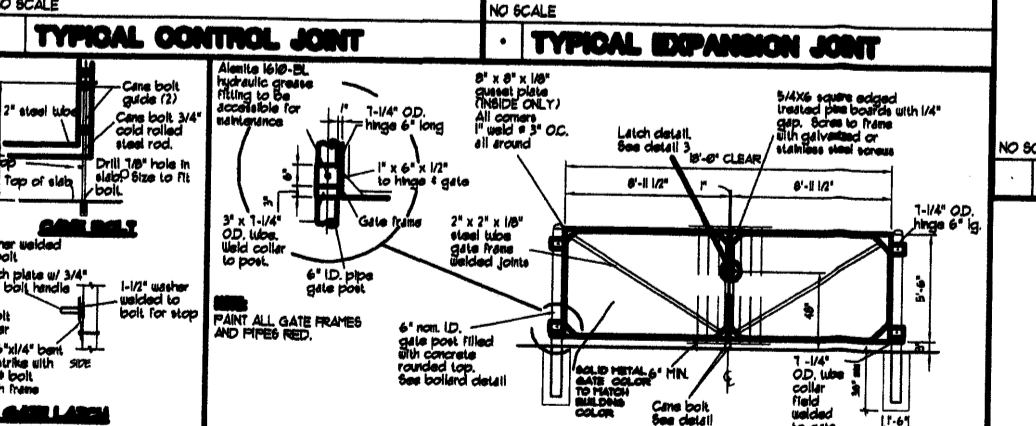
TYPICAL EXPANSION JOINT



TYPICAL PIPE GUARD SECTION



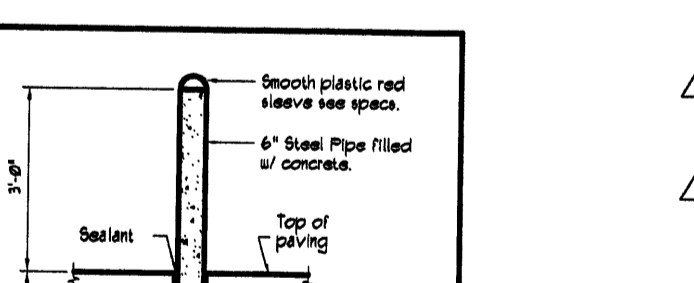
GATE LAYOUT / BOLT DETAILS



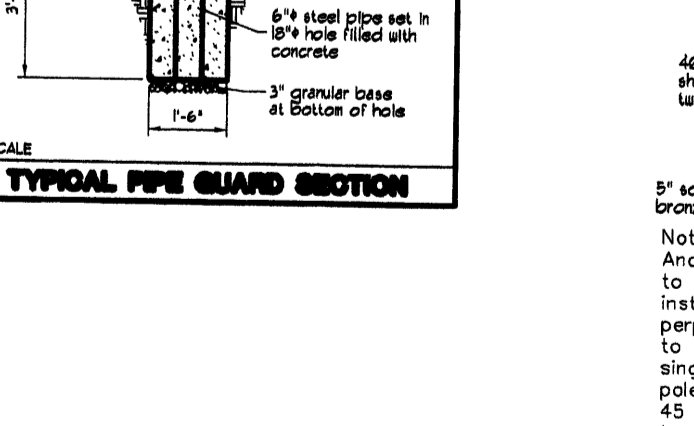
GATE DETAIL FOR DUMPSTER ENCLOSURES



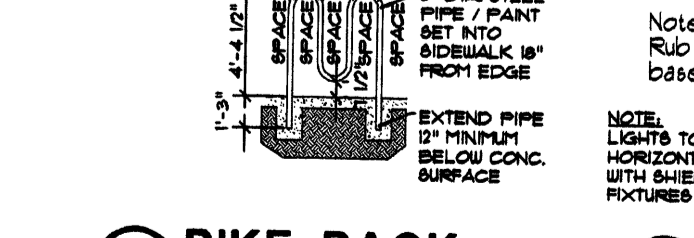
BIKE RACK



SITE LIGHTING



MONUMENT SIGN



GARDEN WALL



PYLON SIGN



MONUMENT SIGN

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT TITLE  
98TH AND CENTRAL PLAN  
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE  
ALBUQUERQUE, NEW MEXICO

PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on \_\_\_\_\_ and the findings and conditions in the Official Notification of Decision are satisfied.

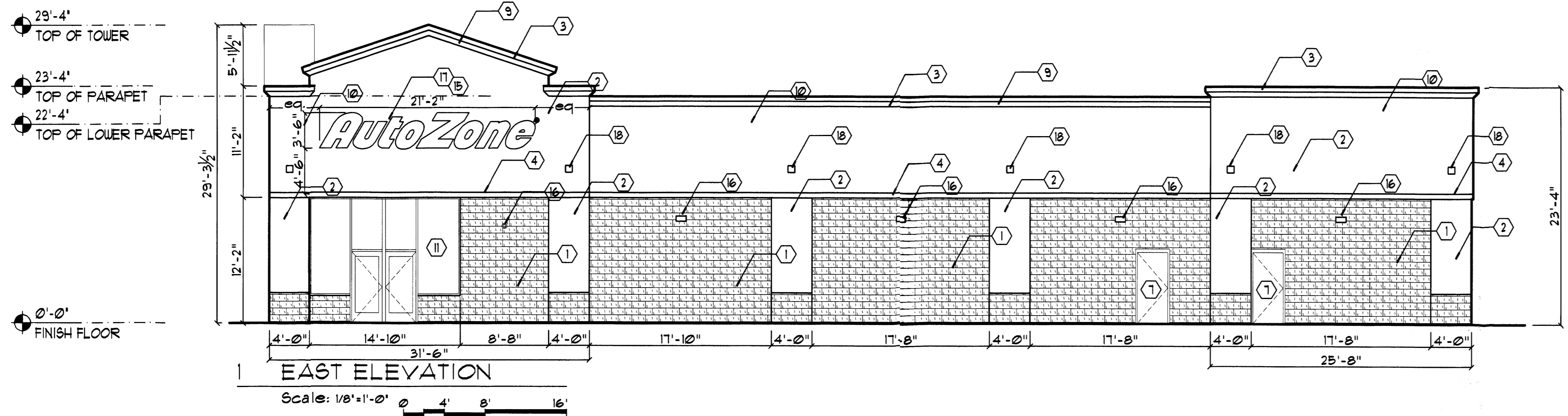
Is an Infrastructure List required? ( ) YES ( ) NO if yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

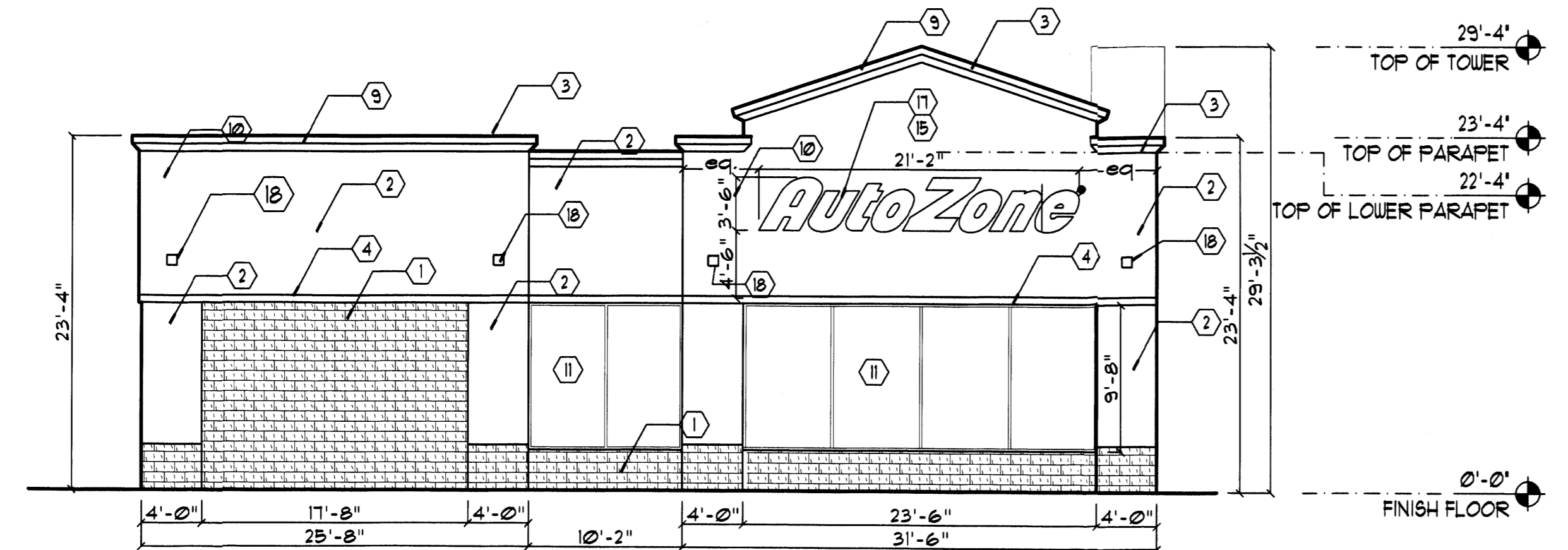
\* Environmental Health, if necessary

DATE: 11-1-2006 sheet  
SCALE: 1" = 40' of  
AS3



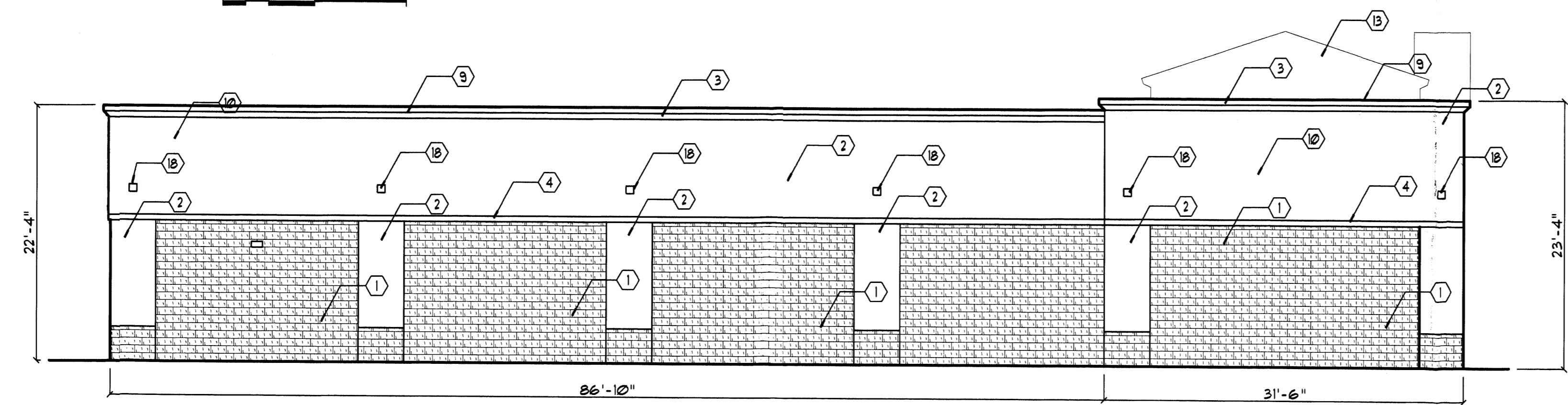
1 EAST ELEVATION

Scale: 1/8" = 1'-0" 0 4 8 16'



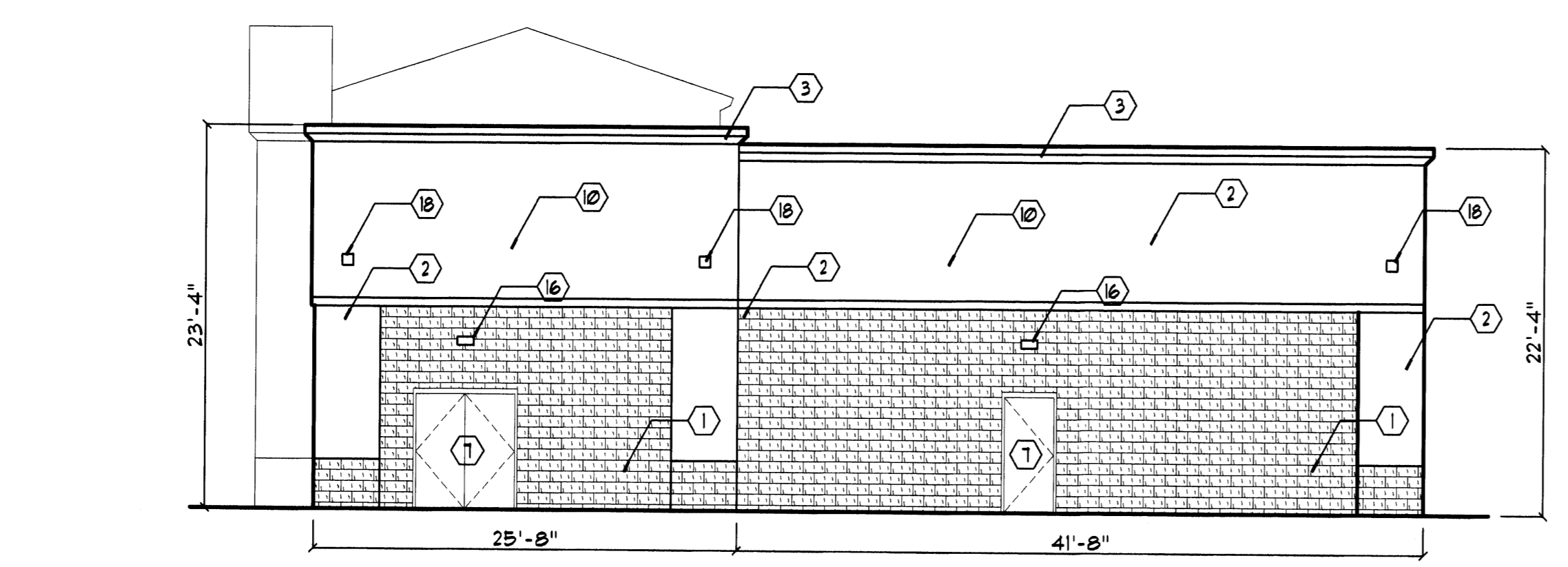
2 SOUTH ELEVATION

Scale: 1/8" = 1'-0" 0 4 8 16'



3 WEST ELEVATION

Scale: 1/8" = 1'-0" 0 4 8 16'



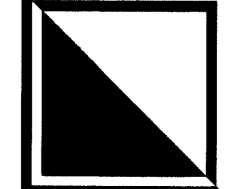
4 NORTH ELEVATION

Scale: 1/8" = 1'-0" 0 4 8 16'

GENERAL NOTES

1. SPLIT FACED CMU J.C. WHITE 3'-4" HIGH
2. BENJAMIN MOORE # 953 (LIGHT TAN)
3. BENJAMIN MOORE # 1032 (LIGHT TAN)
4. BENJAMIN MOORE # 993 ACCENT (BROWN-GREY)
5. MONIERLIFETILE SLATE CHESTNUT BROWN
6. 1" GROOVE STUCCO CONTROL JOINT TYPICAL
7. HOLLOW METAL DOOR PAINTED TO MATCH BUILDING STUCCO COLOR
8. NOT USED
9. FOAM MOLDING CORNICE WITH 2 COAT STUCCO FINISH
10. 2 COAT STUCCO SYSTEM OVER MESH AND 15# BUILDING PAPER
11. CLEAR ANODIZE BRONZE ALUMINUM STOREFRONT WITH 1" INSULATED GLASS
12. OVERHEAD DOOR DO NOT PAINT. FT ANGLES BY #933
13. REAR WALL BEYOND
14. NOT USED
15. ALL PROPOSED SIGN LOCATIONS IS TO RECEIVE J-BOX ON THE ROOF SIDE OF THE PARAPET REFER TO ELECTRICAL
16. LIGHT FIXTURE REFER TO ELECTRICAL AND SIGN CONTRACTOR
17. OPAQUE FACED BACK LIT INDIVIDUAL REVERSE CHANNEL LETTERS
18. RED TILE INSET

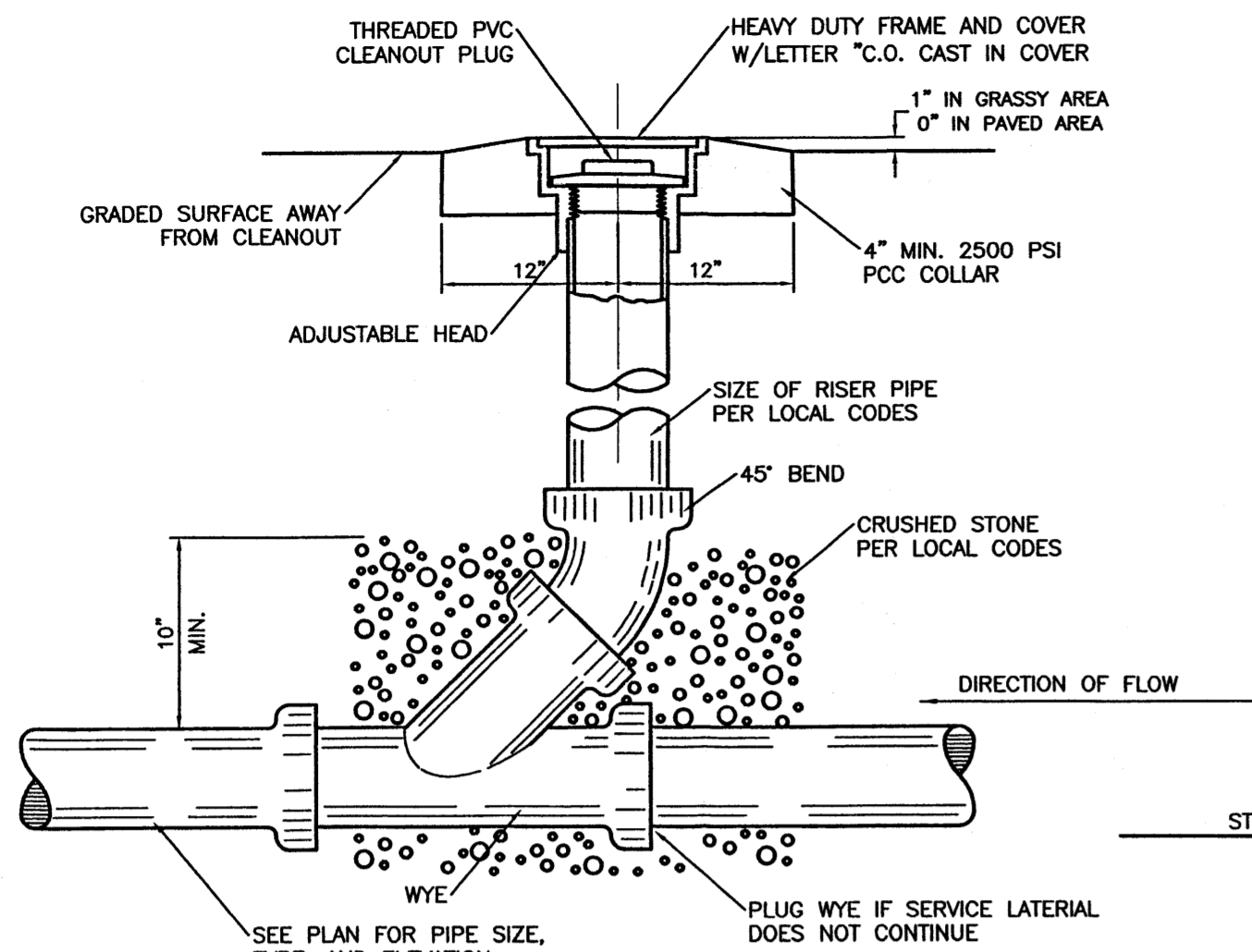
REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

  
**GEORGE RAINHART ARCHITECT AND ASSOCIATES PC**  
 2325 SAN PEDRO N.E. SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

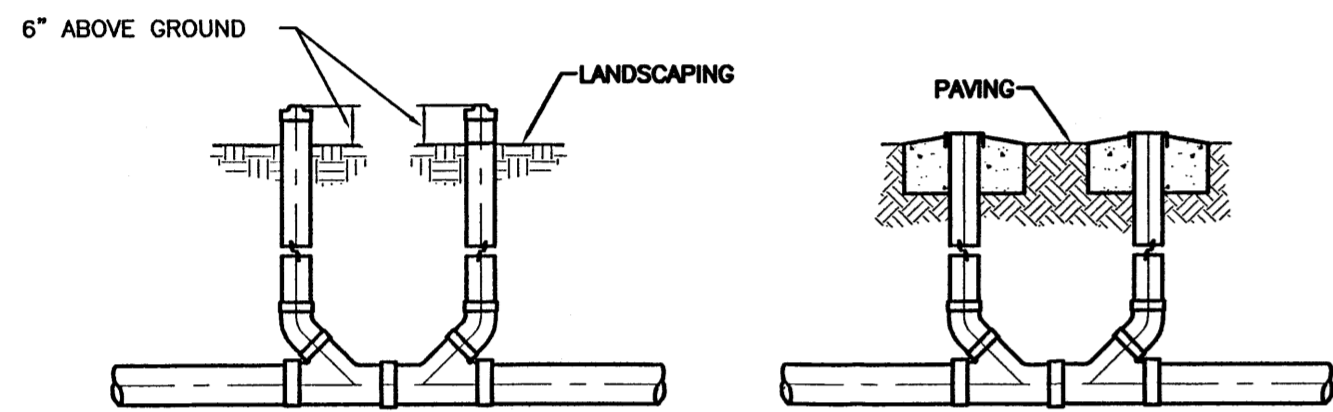
**PROJECT TITLE**  
**98TH AND CENTRAL PLAN**  
 NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE  
 ALBUQUERQUE, NEW MEXICO  
**PROJECT MANAGER** ANTON DAITILO  
**JOB NO.** 0653  
**DRAWN BY** WRS  
**SHEET TITLE**  
**AUTOZONE ELEVATIONS**

**DATE**  
 11-1-2006  
**SCALE**  
 1/8" = 1'-0"  
**sheet-**  
**A3.2**  
 of

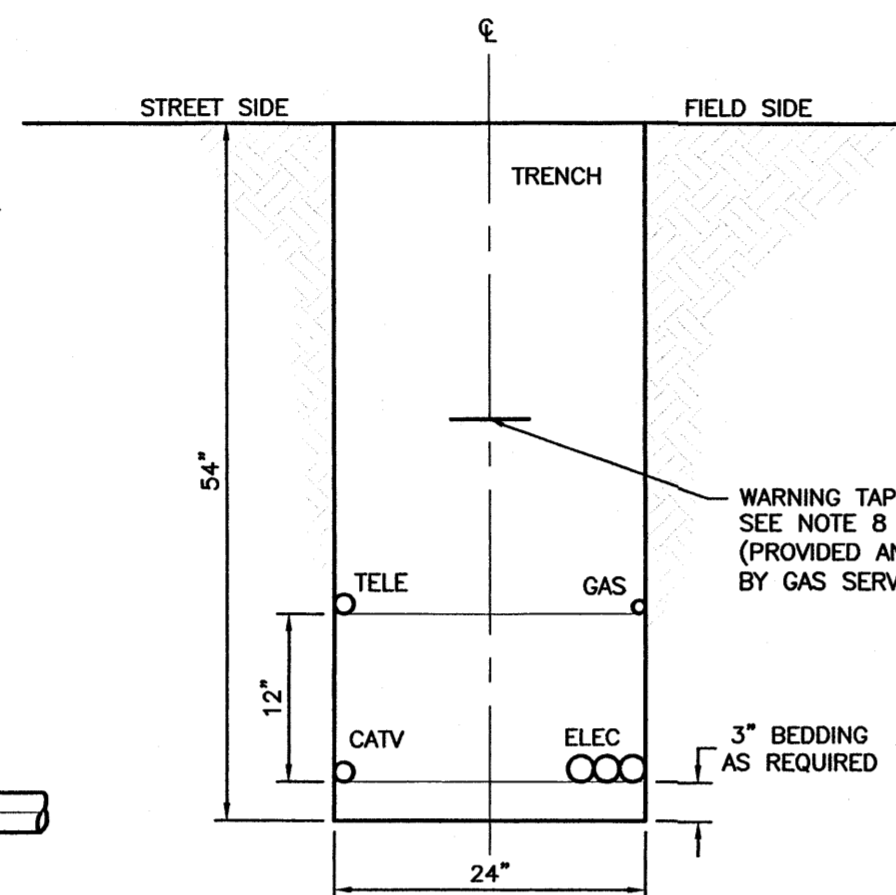
PARCEL 2 BUILDING ELEVATIONS



**SANITARY SEWER CLEAN-OUT**  
NTS



**SANITARY SEWER DOUBLE CLEAN-OUTS**  
NTS



**TYPICAL TRENCH DETAIL**  
NTS

**GENERAL NOTES:**

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

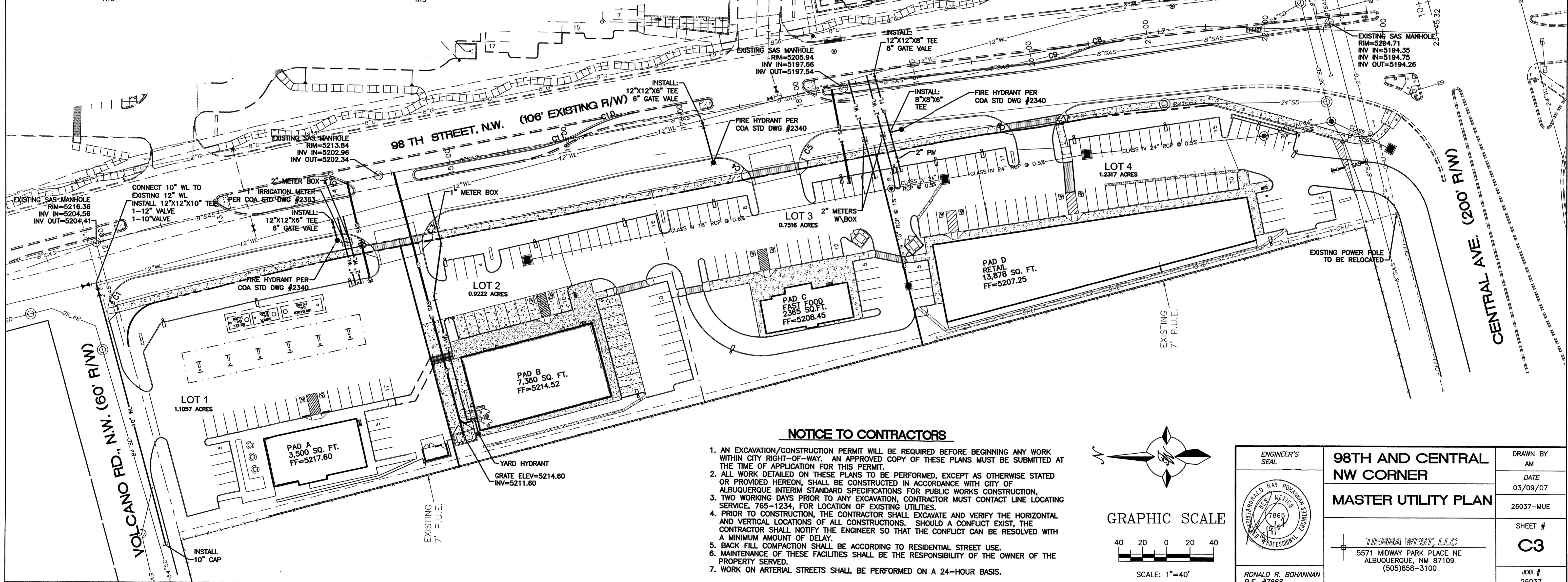
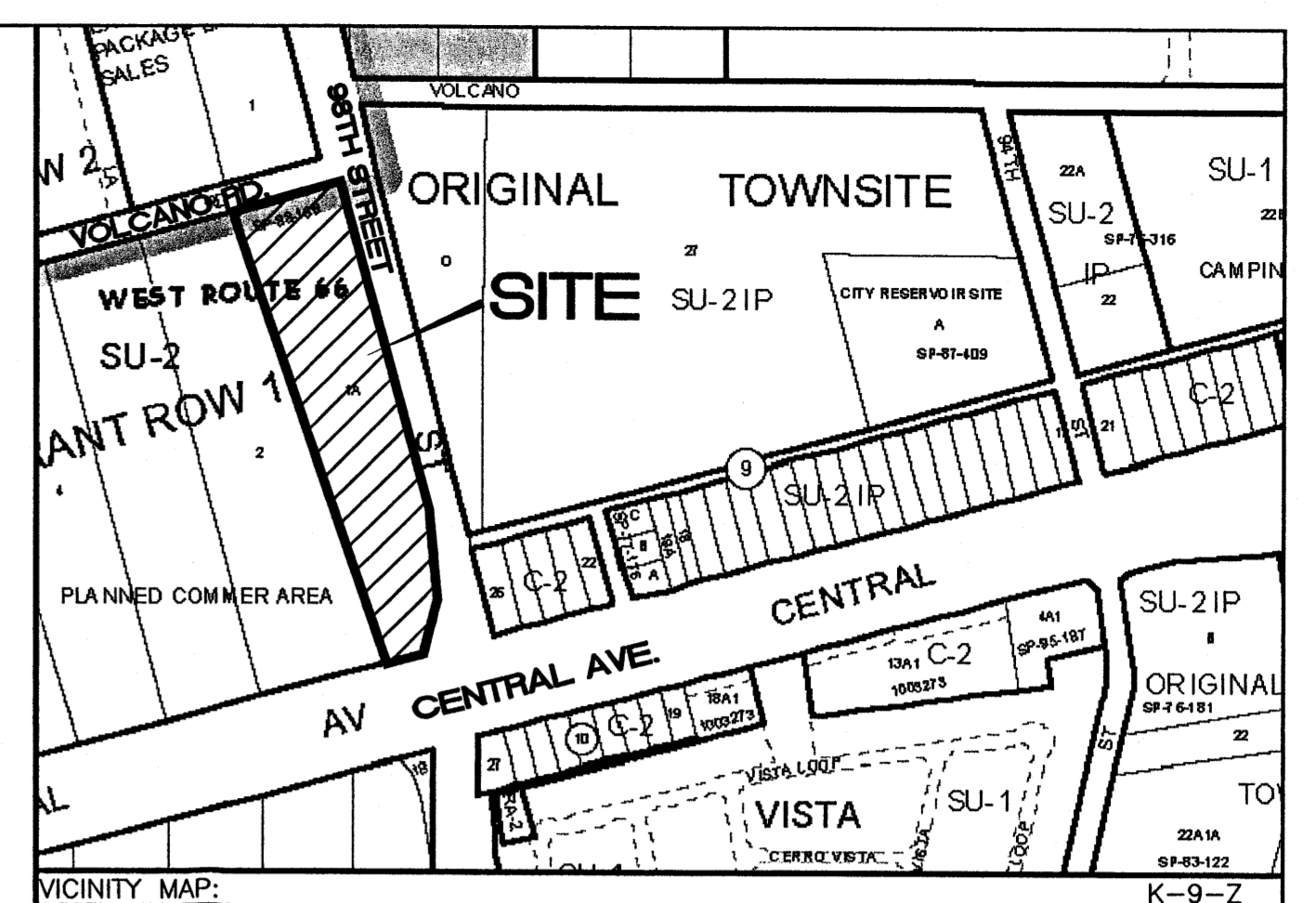
- GENERAL NOTES:**
1. COMPACTION IN CITY OR STATE RIGHT-OF-WAYS SHALL MEET OR EXCEED MINIMUM SPECIFIED REQUIREMENTS.
  2. SHADING AND BEDDING MATERIAL TO BE TYPE IV, CLASS 1 FOR DIRECT BURIED CABLE AND TYPE IV, CLASS 2 FOR CABLE IN CONDUIT. TYPE III MATERIAL IS SUITABLE FOR EITHER TYPE OF INSTALLATION. REFER TO DS-10-12.4 FOR FILL MATERIAL REQUIREMENTS.
  3. IF TRENCH-RUN MATERIAL MEETS BACK FILL MATERIAL REQUIREMENTS TYPE REQUIREMENTS, 3" BEDDING MAY BE OMITTED PROVIDED THE TRENCH BOTTOM IS SMOOTH, FLAT AND WITHOUT SURFACE IRREGULARITIES.
  4. SEPARATION BETWEEN JACKETED PRIMARY AND COMMUNICATION CABLE SHALL BE AT LEAST 12".
  5. SPOIL PILE SHALL BE PLACED ON THE FIELD SIDE A MINIMUM OF 2' FROM TRENCH EDGE.
  6. WATER LINES SHALL MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES AND MAY BE INSTALLED EITHER ABOVE OR BELOW OTHER UTILITIES DEPENDING ON FREEZE DEPTH.
  7. LATEST OSHA TRENCH SAFETY REQUIREMENTS SHALL BE STRICTLY OBSERVED.
  8. WARNING TAPE SHALL BE PLACED A MINIMUM OF 12" ABOVE THE UPPER LEVEL OF UTILITIES AT THE CENTER OF TRENCH.

**LEGEND**

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- EX. SD ----- EXISTING STORM SEWER LINE
- EXISTING SD MANHOLE
- EXISTING INLET
- EX. SAS ----- EXISTING SANITARY SEWER LINE
- EXISTING SAS MANHOLE
- EX. WL ----- EXISTING WATER LINE
- EXISTING WATER METER
- CHU ----- EXISTING OVERHEAD UTILITIES
- EXISTING POWER POLE
- EX. UGE ----- EXISTING UNDERGROUND UTILITIES
- EX. GAS ----- EXISTING GAS
- 8" SAS ----- PROPOSED SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- PROPOSED DOUBLE CLEAN OUT
- 6" WL ----- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED SITE LIGHTING

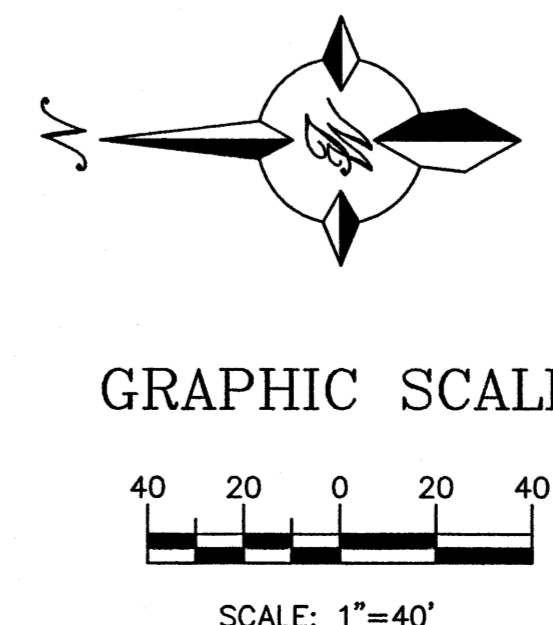
**CAUTION:**

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



**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



	<b>89TH AND CENTRAL NW CORNER</b>	DRAWN BY AM
	<b>MASTER UTILITY PLAN</b>	DATE 03/09/07
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	26037-MUE
RONALD R. BOHANNAN P.E. #7868		SHEET # <b>C3</b>
		JOB # 26037

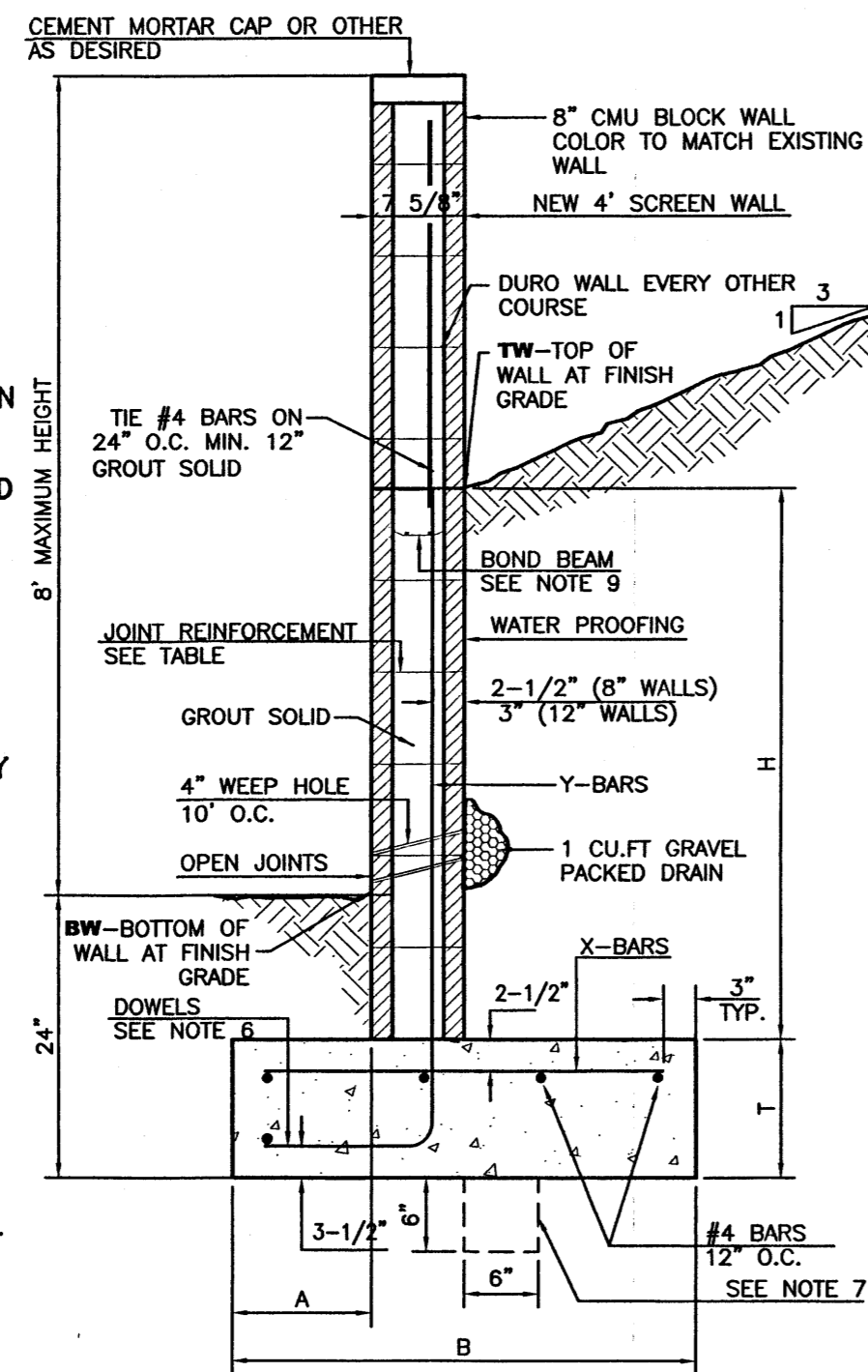
NOTICE TO CONTRACTORS

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

APPROVAL	NAME	DATE
INSPECTOR		

EROSION CONTROL NOTES:

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



H	A	B	T	Y-BARS	X-BARS
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	10"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#5 @18" O.C.
5'-0"	16"	4'-8"	12"	#6 @32" O.C.	#6 @12" O.C.

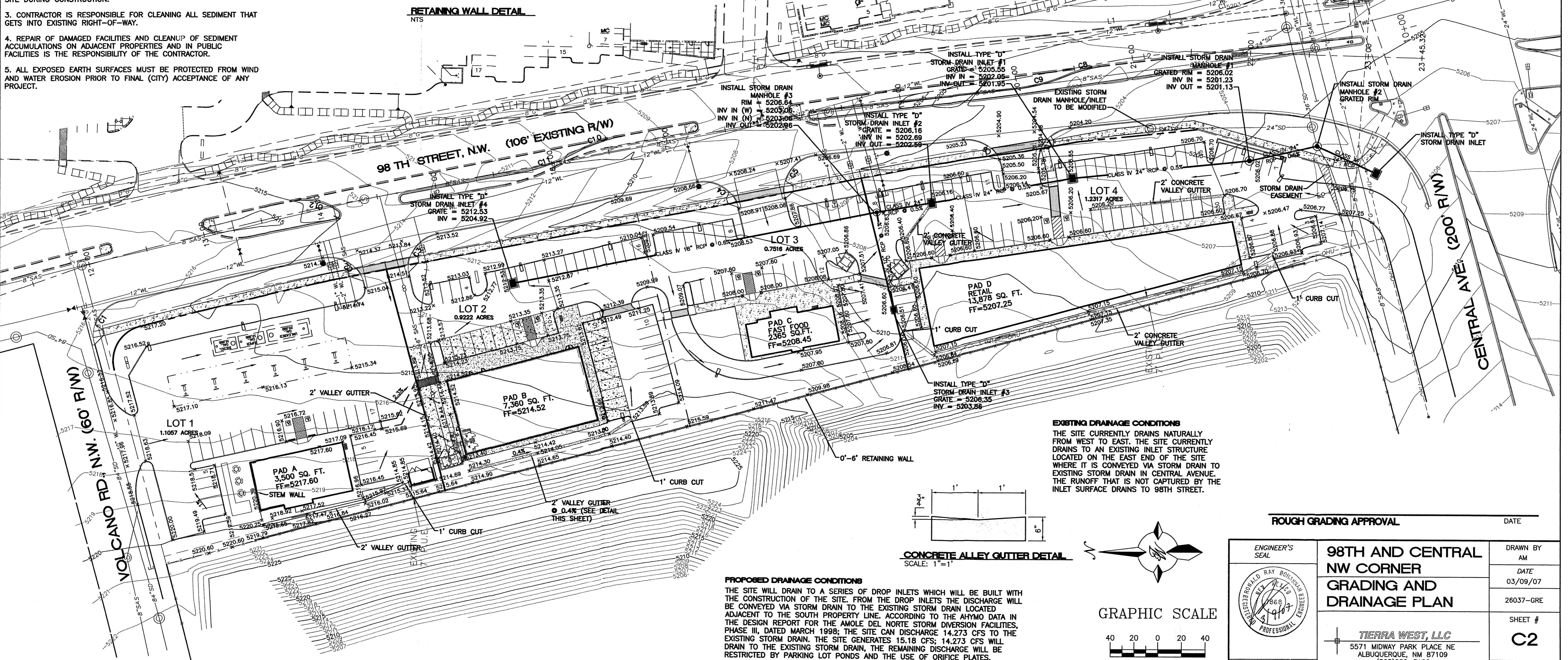
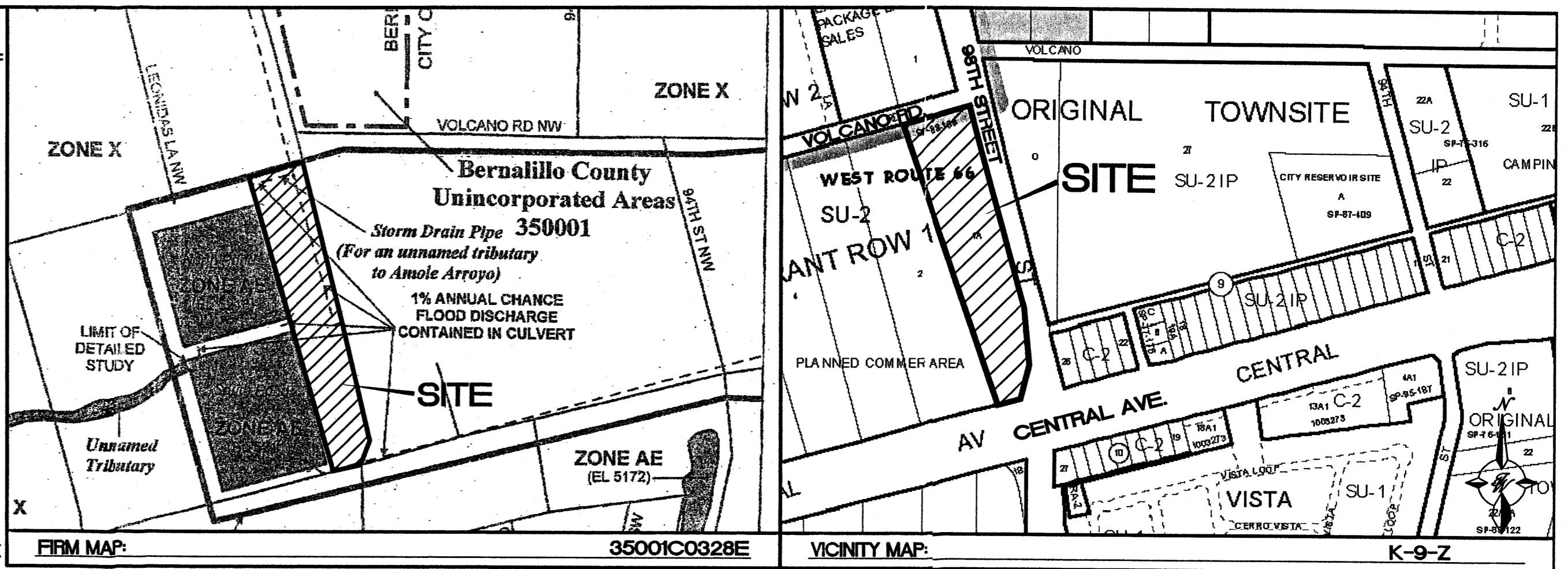
H	A	B	T	Y-BARS	X-BARS
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#6 @16" O.C.	#5 @18" O.C.
6'-8"	18"	4'-6"	12"	#6 @16" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#7 @16" O.C.	#6 @12" O.C.
8'-0"	20"	5'-4"	12"	#7 @16" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7 @16" O.C.	#6 @12" O.C.

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE  $\pm$  2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

LEGEND

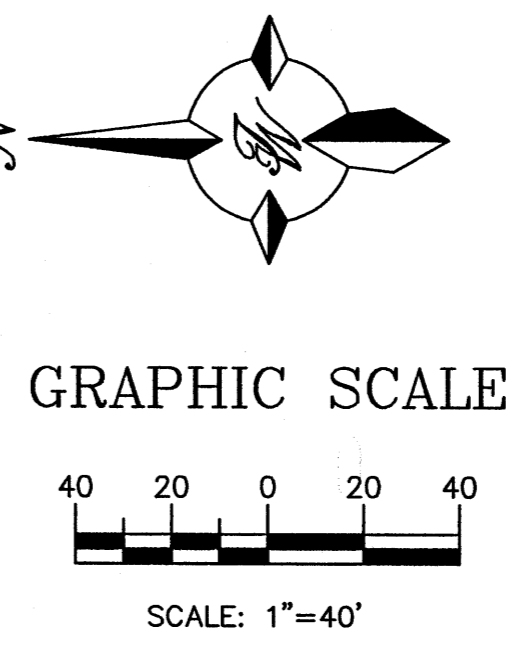
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- PROPOSED STORM SEWER LINE
- PROPOSED SD MANHOLE
- PROPOSED SD INLET
- EXISTING STORM SEWER LINE
- EXISTING SD MANHOLE
- PROPOSED WATER BLOCK



**EXISTING DRAINAGE CONDITIONS**  
THE SITE CURRENTLY DRAINS NATURALLY FROM WEST TO EAST. THE SITE CURRENTLY DRAINS TO AN EXISTING INLET STRUCTURE LOCATED ON THE EAST END OF THE SITE WHERE IT IS CONVEYED VIA STORM DRAIN TO EXISTING STORM DRAIN IN CENTRAL AVENUE. THE RUNOFF THAT IS NOT CAPTURED BY THE INLET SURFACE DRAINS TO 98TH STREET.

CONCRETE ALLEY GUTTER DETAIL  
SCALE: 1"=1'

**PROPOSED DRAINAGE CONDITIONS**  
THE SITE WILL DRAIN TO A SERIES OF DROP INLETS WHICH WILL BE BUILT WITH THE CONSTRUCTION OF THE SITE. FROM THE DROP INLETS THE DISCHARGE WILL BE CONVEYED VIA STORM DRAIN TO THE EXISTING STORM DRAIN LOCATED ADJACENT TO THE SOUTH PROPERTY LINE. ACCORDING TO THE AHYMO DATA IN THE DESIGN REPORT FOR THE AMOLE DEL NORTE STORM DIVERSION FACILITIES, PHASE III, DATED MARCH 1998; THE SITE CAN DISCHARGE 14.273 CFS TO THE EXISTING STORM DRAIN. THE SITE GENERATES 15.18 CFS; 14.273 CFS WILL DRAIN TO THE EXISTING STORM DRAIN, THE REMAINING DISCHARGE WILL BE RESTRICTED TO PARKING LOT PONDS AND THE USE OF ORIFICE PLATES.



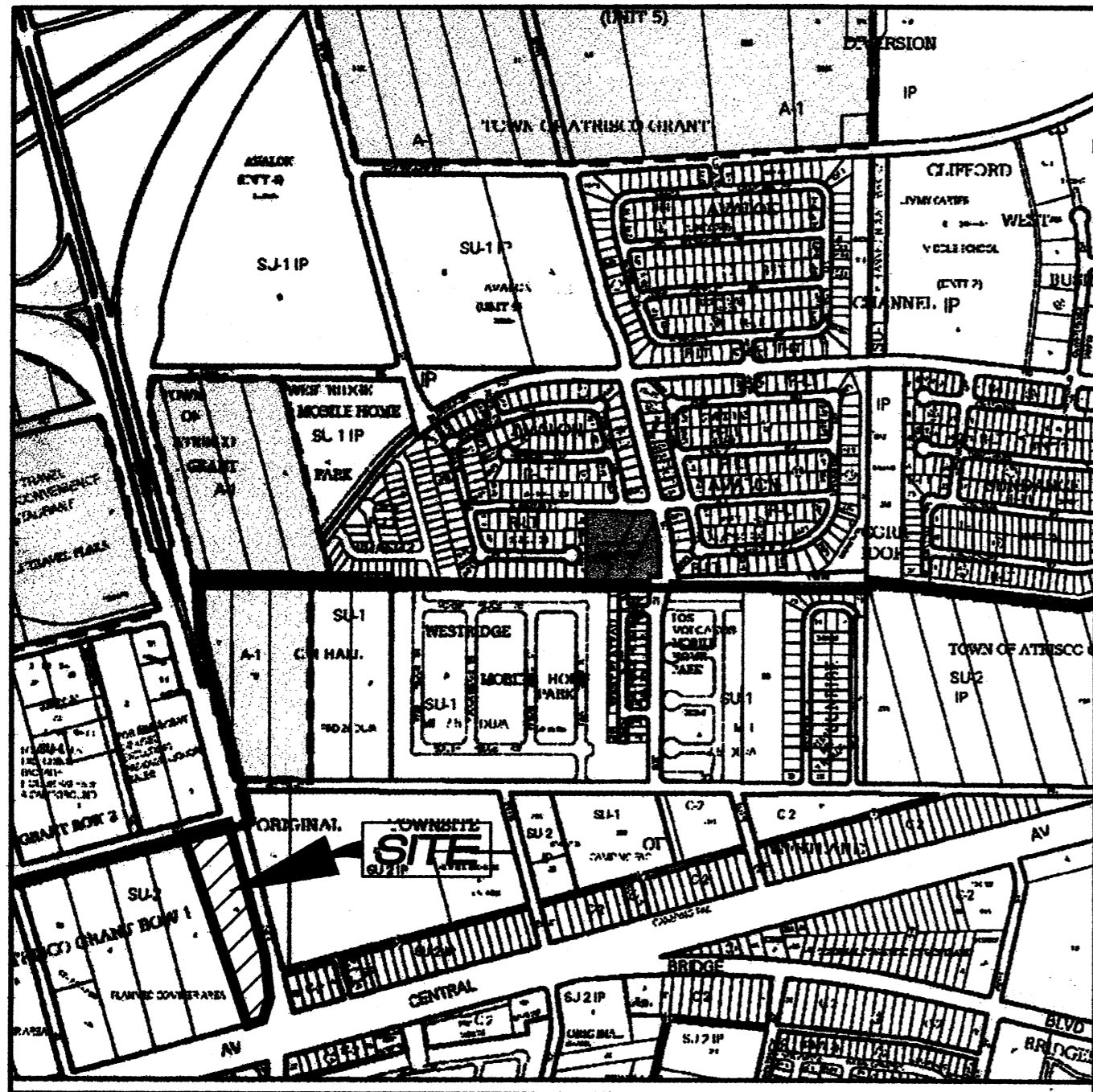
**ROUGH GRADING APPROVAL** \_\_\_\_\_ DATE \_\_\_\_\_

	<b>98TH AND CENTRAL NW CORNER GRADING AND DRAINAGE PLAN</b>	DRAWN BY AM
		DATE 03/09/07
		26037-GRE
		SHEET #
		<b>C2</b>
		JOB #
		26037

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NM 87109  
(505)858-3100

RONALD R. BOHANNAN  
P.E. #7868





VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument A10-L9.
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page: K-9-Z
- U.C.L.S. Log Number 2007052971
- This property is currently zoned "SU-2 PCA" per the West Route 66 Sector Development Plan, dated January, 1988.

**PURPOSE OF PLAT**

The purpose of this plat is to:

- Divide the existing tract into Four (4) new Lots as shown hereon.
- Grant the additional public utility easements (if any) as shown hereon.
- Dedicate additional street right of way to the City of Albuquerque in fee simple with warranty covenants as shown hereon.

**TREASURERS CERTIFICATION**

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

TRACT 1A : UPC #100905704506230105

Bernalillo County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Atrisco Grant in Projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Tract 1A, Row 1, Unit A, West of Westland, as the same is shown and designated on the plat entitled "PLAT OF TRACTS 1A & 1B, ROW 1, UNIT A, WEST OF WESTLAND, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1987", filed May 17, 1988, in Volume C36, Folio 129, records of Bernalillo County, New Mexico

Said parcel contains 4.1592 acres (181,177 square feet), more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, LOTS 1 THRU 4, VOLCANO POINT SHOPPING CENTER (BEING A REPLAT OF TRACT 1A, ROW 1, UNIT 1, WEST OF WESTLAND) WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the additional public and private easements as shown hereon, if any. Said owner(s) and proprietor(s) do hereby dedicate additional street right of way in fee simple with warranty covenants to the City of Albuquerque as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

Peterson- 98th/Central, LLC  
By: JMD Partnership Ltd. Liability Co., its Managing Member

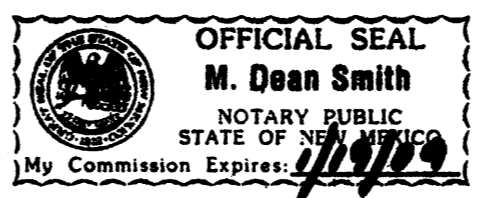
By: Douglas H. Peterson, Managing Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 1st day of FEBRUARY, 2007, by Douglas H. Peterson

*[Signature]*  
Notary Public  
1/19/09  
My commission expires



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- Plat entitled A PLAT OF TRACTS 1A & 1B, ROW 1, UNIT A, WEST OF WESTLAND, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1987, filed May 17, 1988, in Volume C36, Folio 129, records of Bernalillo County, New Mexico.
- Plat entitled A PLAT OF LOTS 1A & 1B, BLOCK 1, LANDS OF THE ATRISCO LAND GRANT, WITHIN PROJECTED SECTIONS 28, 29 & 30 T 10 N, R 2 E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL 1987", filed September 8, 1988, in Volume C37, Folio 68, records of Bernalillo County, New Mexico.
- Plat entitled A PLAT, LANDS OF THE ATRISCO GRANT, WITHIN SECTIONS 28, 29 & 30, T 10 N, R 2 E, N.M.P.M., ACCOMPANYING A REPORT BY ROBERT B. STEPHENSON, REFEREE IN THIS CAUSE FILED IN THE DISTRICT COURT ON THE 25TH DAY OF AUGUST, 1961, filed March 26, 1962, in Volume D3, Folio 26, records of Bernalillo County, New Mexico.
- Plat entitled "ORIGINAL TOWNSITE OF WESTLAND, WITHIN THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING A REPLAT OF PORTION OF UNIT 1 OF LANDS HERETOFORE LEASED TO C.H. CONNER, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, N.M. ON MARCH 20, 1933, IN BOOK 4, PAGE 270, LEASES, AND SHOWN ON THE PLAT THEREOF RECORDED IN SAID OFFICE ON MAY 23, 1933", filed March 23, 1935, in Volume D, Folio 53, records of Bernalillo County, New Mexico.
- Warranty Deed filed December 31, 1974, in Book 975, Pages 150-151, records of Bernalillo County, New Mexico.
- Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 651493-AL04, MLF, dated July 29, 2005.
- This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B - SECTION II of the Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 651493-AL04, MLF, dated July 29, 2005.

PLAT OF  
LOTS 1 THRU 4  
**VOLCANO POINT SHOPPING CENTER**

(BEING A REPLAT OF TRACT 1A, ROW 1, UNIT 1 WEST OF WESTLAND)

WITHIN  
THE TOWN OF ATRISCO GRANT  
IN  
PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2007

PRELIMINARY PLAT  
APPROVED BY DRB  
ON 7/11/07

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

Utility Approvals:

<i>[Signature]</i> PNM Electric Services	<u>2-8-07</u> Date
<i>[Signature]</i> PNM Gas Services	<u>2-8-07</u> Date
<i>[Signature]</i> QWest Corporation	<u>2/13/07</u> Date
<i>[Signature]</i> Comcast	<u>2-8-07</u> Date
<i>[Signature]</i> City Surveyor	<u>2-2-07</u> Date

Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Utilities Development	_____	Date
Parks and Recreation Department	_____	Date
AMA/CA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

**SURVEYORS CERTIFICATION**

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

*[Signature]*  
Russ P. Hugg  
NMPS No. 9750  
January 29, 2007



SHEET 1 OF 2

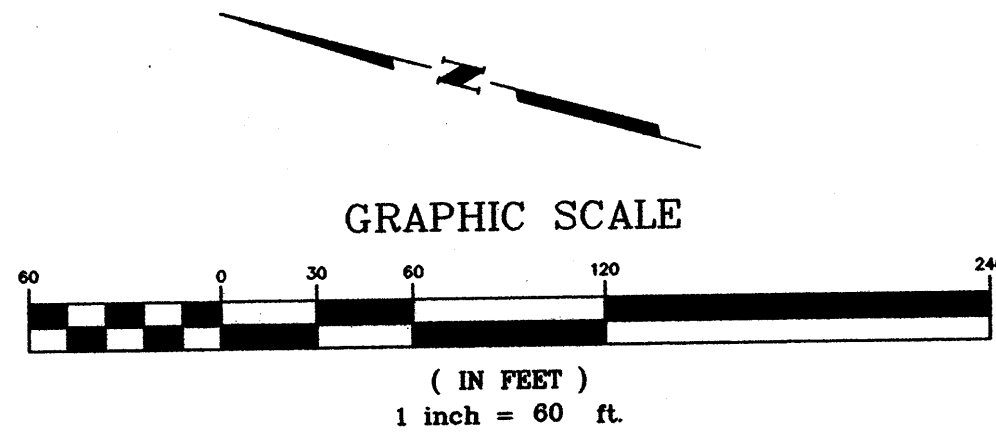
PLAT OF  
**LOTS 1 THRU 4**  
**VOLCANO POINT SHOPPING CENTER**

(BEING A REPLAT OF TRACT 1A, ROW 1, UNIT 1 WEST OF WESTLAND)

WITHIN  
**THE TOWN OF ATRISCO GRANT**  
 IN  
**PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

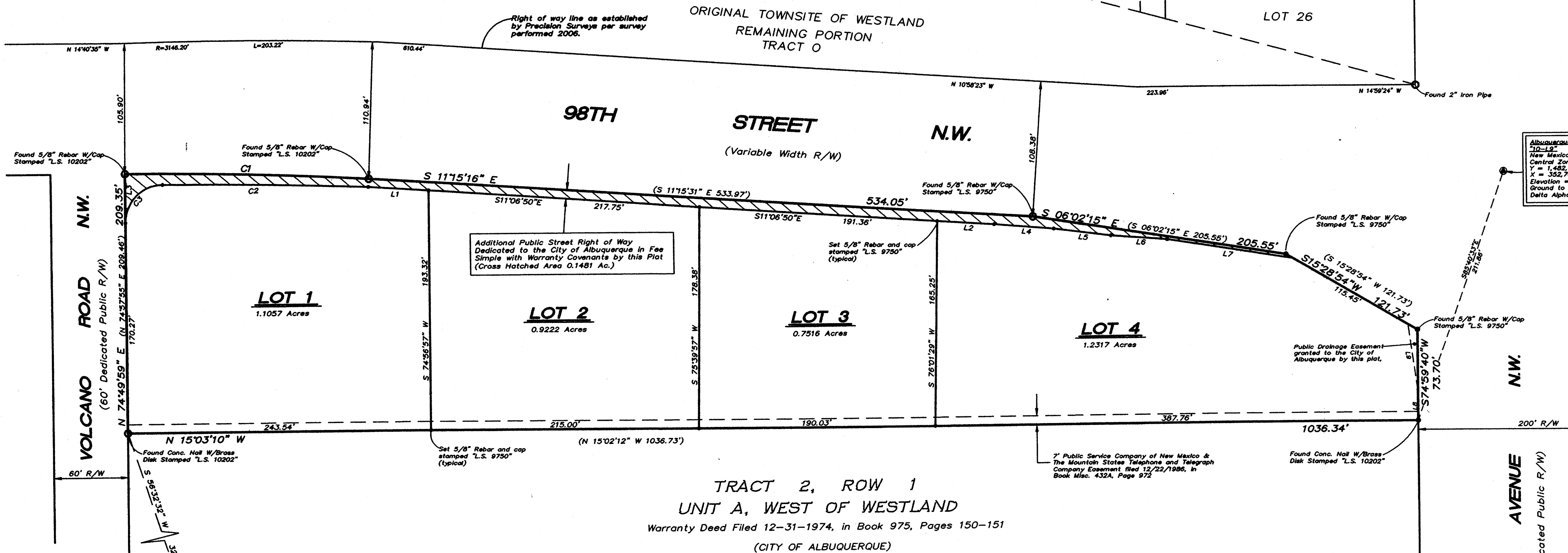
JANUARY, 2007

LOT 26



**NOTE**

Lots 1 Thru 4, Volcano Point Shopping Center are subject to that certain "DECLARATION OF CROSS ACCESS AND DRAINAGE EASEMENTS" filed in the office of the County Clerk of Bernalillo County, New Mexico on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, in Book \_\_\_\_\_, Page \_\_\_\_\_.



Albuquerque Control Survey Monument  
 10-19  
 New Mexico State Plane Coordinates,  
 Central Zone (NAD27) as published:  
 Y = 1,482,084.51  
 X = 352,704.84  
 Elevation = 5204.437' (NGVD 29)  
 Ground to Grid Factor = 0.99967602  
 Delta Alpha = -016'58"

Albuquerque Control Survey Monument  
 2-14  
 New Mexico State Plane Coordinates,  
 Central Zone (NAD27) as published:  
 Y = 1,481,296.87  
 X = 348,564.58  
 Elevation = 5301.894' (NGVD 29)  
 Ground to Grid Factor = 0.99967241  
 Delta Alpha = -017'20"

**PUBLIC UTILITY EASEMENTS**

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

- A. PNM Electric Services for installation, maintenance, and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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

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

**DISCLAIMER**

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

LINE	LENGTH	BEARING
L1	48.41'	S11°06'50"E
L2	45.81'	S11°06'50"E
L3	39.08'	N74°49'59"E
L4	48.10'	S10°04'56"E
L5	46.13'	S07°37'42"E
L6	45.34'	S10°29'10"E
L7	101.97'	S06°02'15"E
L8	22.88'	N74°59'40"E
L9	55.86'	N67°06'38"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	196.21'	3038.76'	98.14'	196.18'	N13°14'10"W	3°41'59"
C2	165.56'	4223.75'	82.79'	165.55'	N13°46'43"W	2°14'45"
C3	47.26'	30.00'	30.14'	42.52'	N60°02'03"W	90°15'55"



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