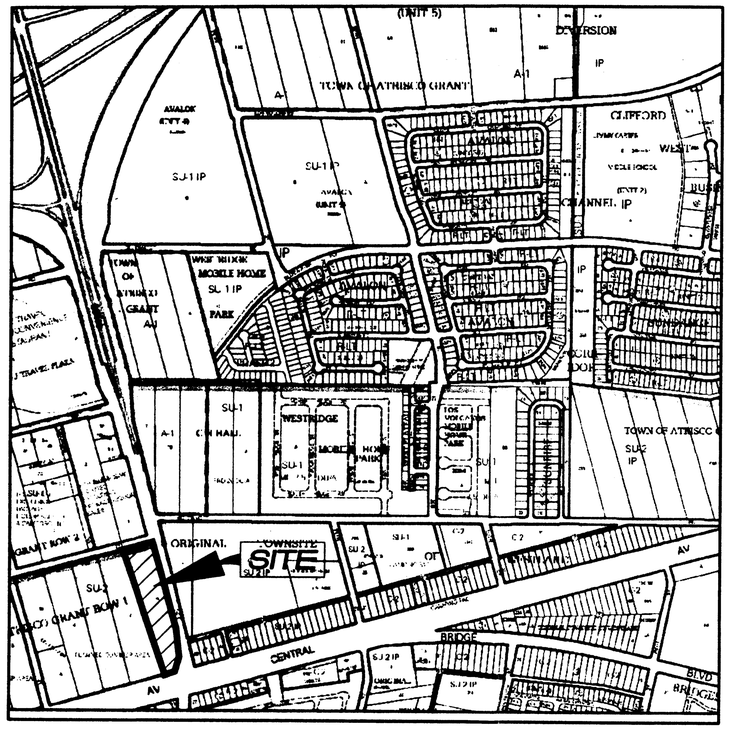


VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument A10–L9"
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page: K–9–Z
8. U.C.L.S. Log Number 2007052971
9. 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:

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

DOC# 2007100902

07/13/2007 08:32 AM Page: 1 of 2
PLAT R:$12.00 B: 2007C P: 0186 M. Toulouse, Bernalillo County

060516_1–29–07. DWG

TREASURERS CERTIFICATION

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

TRACT 1A : UPC #100905704506230105

Bernalillo County Treasurer — Date 7-13-07

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 13 day of FEBRUARY, 2007, by Douglas H. Peterson

Notary Public

1/19/09
My commission expires

OFFICIAL SEAL
M. Dean Smith
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1/19/09

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

A. 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.

B. 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.

C. 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.

D. 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.

E. Warranty Deed filed December 31, 1974, in Book 975, Pages 150–151, records of Bernalillo County, New Mexico.

F. Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 651493–AL04, MLF, dated July 29, 2005.

G. 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: 1003794

Application Number: 07DRB-00183

PLAT APPROVAL

Utility Approvals:

	Date
PNM Electric Services	2-8-07
PNM Gas Services	2-8-07
QWest Corporation	2/13/07
Comcast	2-8-07

City Approvals:

	Date
City Surveyor	2-2-07
Real Property Division	
Traffic Engineering, Transportation Division	7-11-07
~~Utilities Development~~ ABCWUA	7-11-07
Parks and Recreation Department	7/11/07
AMAFCA	7/11/07
City Engineer	7/11/07
DRB Chairperson, Planning Department	07/18/07

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
NMPS No. 9750
January 29, 2007

SHEET 1 OF 2

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

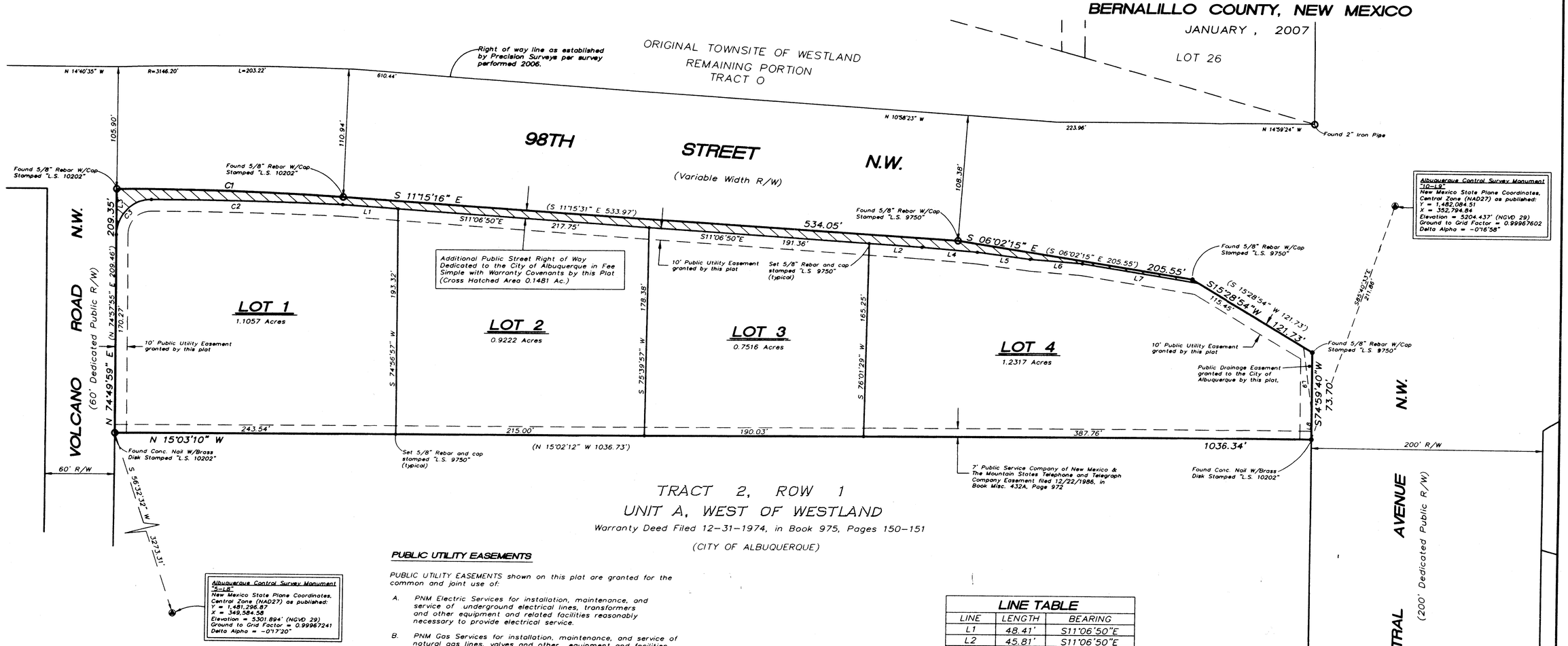
PLAT OF
LOTS 1 THRU 4
VOLCANO POINT SHOPPING CENTER

(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

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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 9th day of April, 2007, in Book A136 Page 1569



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 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"

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

SHEET 2 OF 2

DOC# 2007100902
07/13/2007 08:32 AM Page: 2 of 2
PLAT R:$12.00 B: 2007C P: 0186 M. Toulouse, Bernalillo County

060516_1-29-07. DWG

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

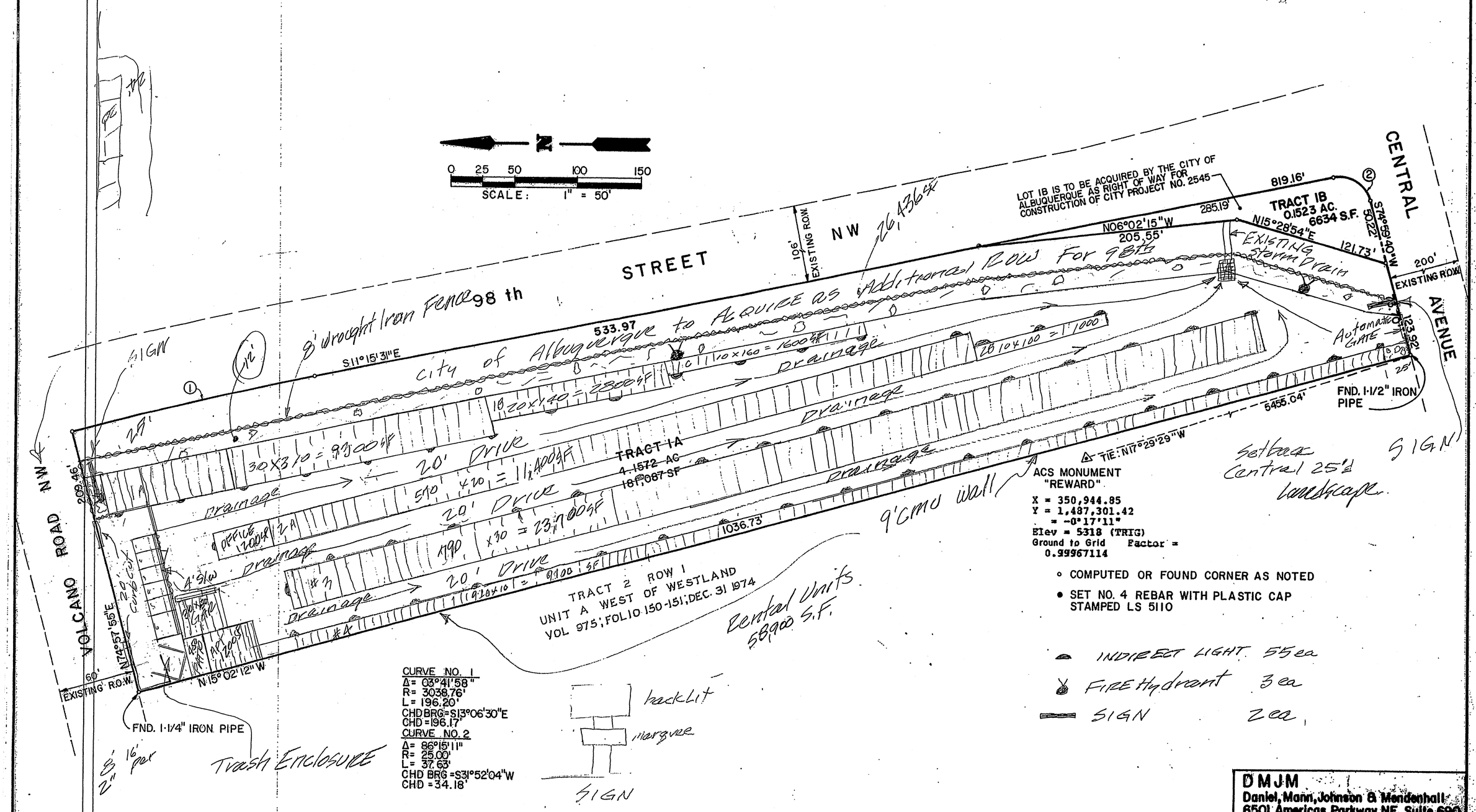
C36-129(2)

C36-129(2)

DRB 87-0828
SP-04-02-186

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
MAY 27 1988
At 11:44 o'clock A.M. Recorded in Vol. ____
of records of said County Folio ____
Clerk & Recorder
Deputy Clerk

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



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

C36-129(2)

SHEET 2 OF 2

C36-129

SKETCH PLAT OF
LOTS 1 THRU 4
VOLCANO POINT SHOPPING CENTER

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

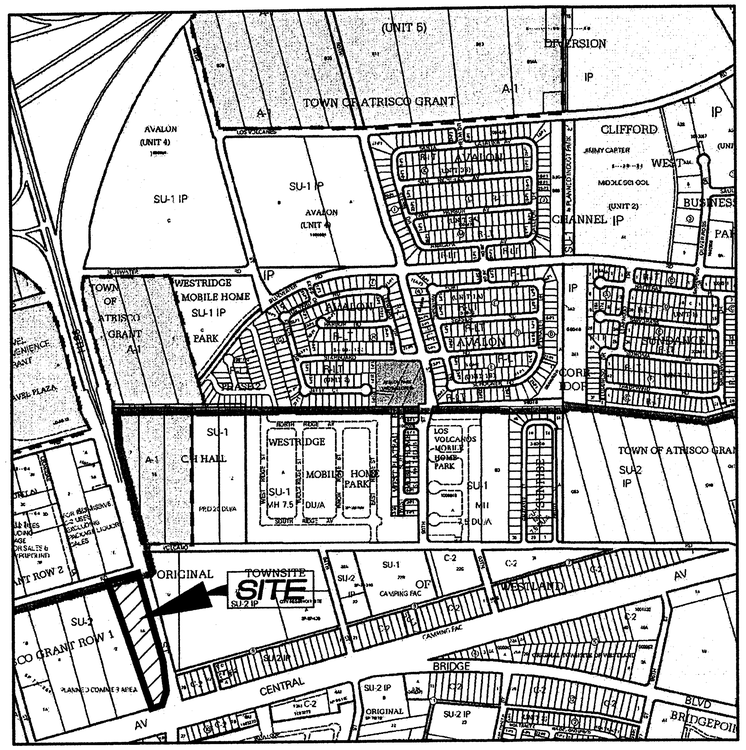
WITHIN

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



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument A10–L9"
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page: K–9–Z
8. U.C.L.S. Log Number_____
9. 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:

1. Divide the existing tract into Four (4) new Lots as shown hereon.
2. 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 _____.

060516_A. DWG

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:

A. 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.

B. 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.

C. 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.

D. 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.

E. Warranty Deed filed December 31, 1974, in Book 975, Pages 150–151, records of Bernalillo County, New Mexico.

F. Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 651493–AL04, MLF, dated July 29, 2005.

G. 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.

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
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.

Russ P. Hugg
NMPS No. 9750
August 9, 2006

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

SHEET 1 OF 2

SURVTEK, 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

THE TOWN OF ATRISCO GRANT

IN

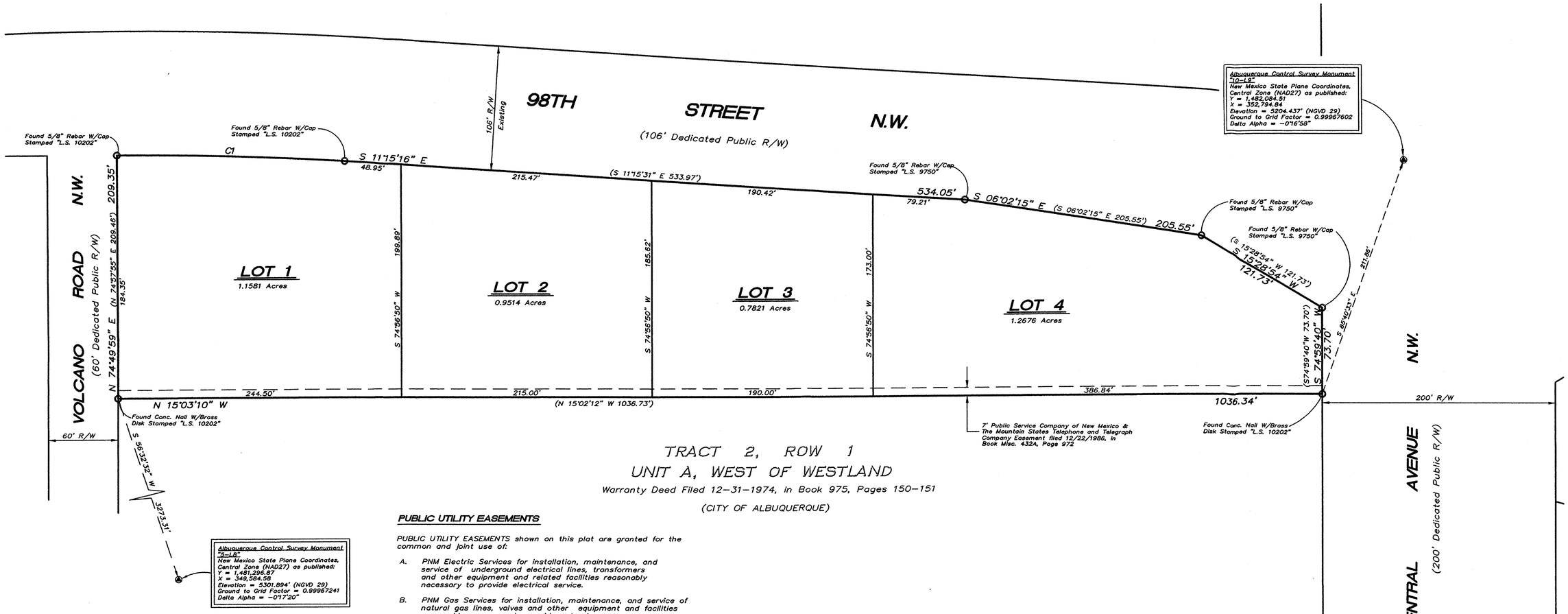
PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST , 2006

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



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.

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

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

SHEET 2 OF 2

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

060516_A. DWG

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.

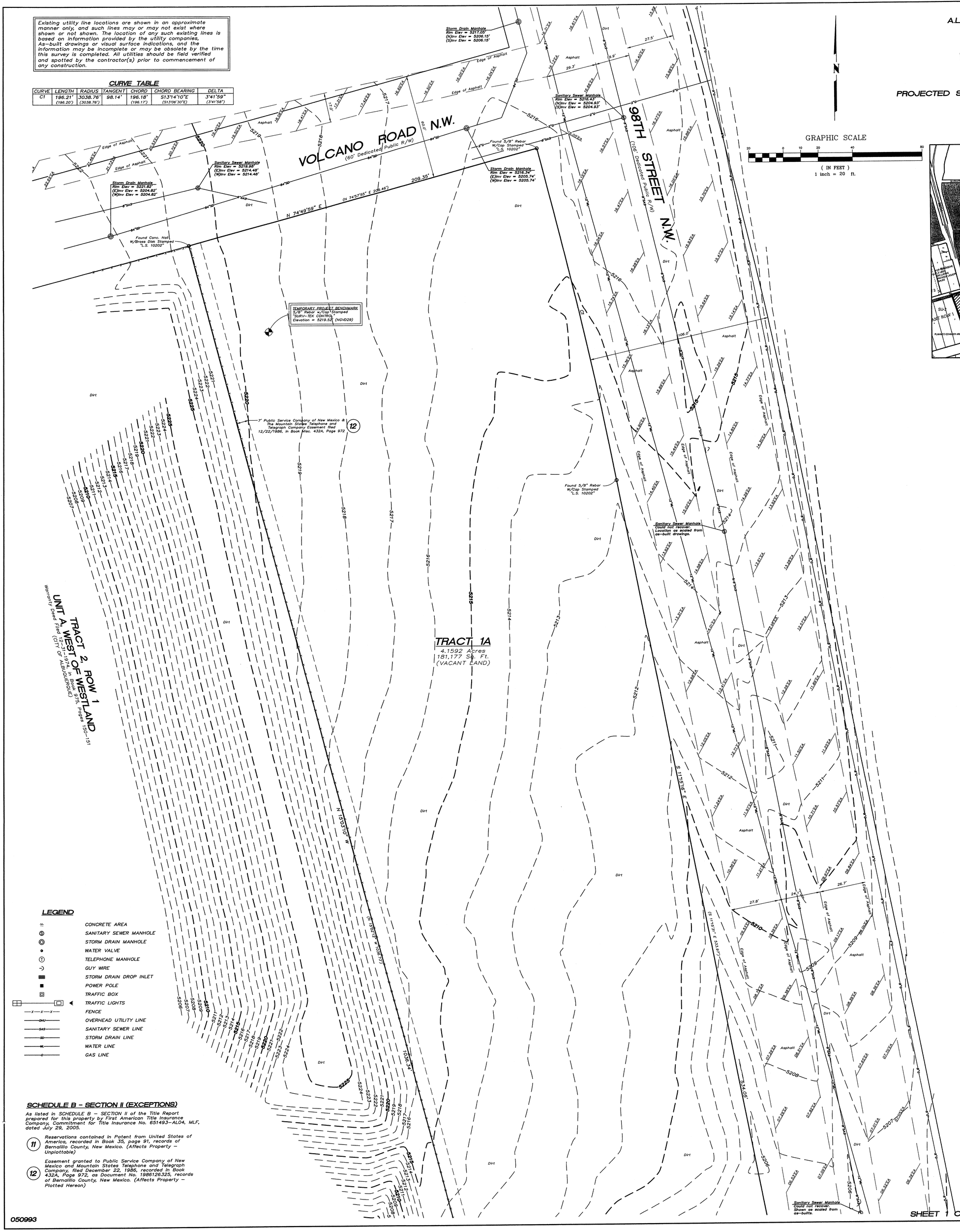
CURVE TABLE

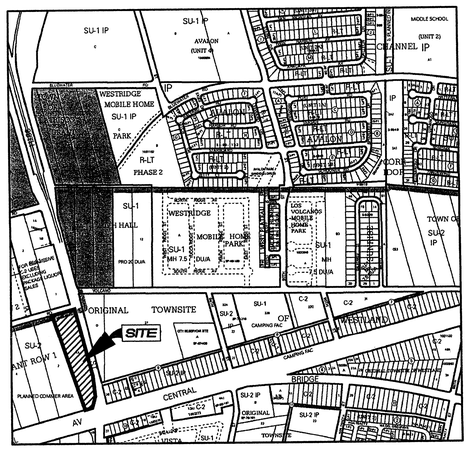
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	196.21' (196.20')	3038.76' (3038.76')	98.14'	196.18' (196.17')	S13°14'10"E (S13°06'30"E)	3°41'59" (3°41'58")

A.L.T.A./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





VICINITY MAP
NOT TO SCALE

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 Northerly 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-L9" bears S 85° 40'33" E 211.86 feet distant; Thence,

N 15°03'10" W, 1036.34 feet along the Easterly 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 Southerly right of way line of Volcano Road N.W.; Thence,

N 74°49'59" E, 209.35 feet along said Southerly 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 Southerly right of way line of Volcano Road N.W. and the Westerly 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 Westerly right of way line of 98th Street N.W. and said Northerly right of way line of Central Avenue; Thence,

S 74°59'40" W, 73.70 feet along said Northerly 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 19, 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 Tolerance; 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
NMPS No. 9750
September 16, 2005
REVISED JUNE 21, 2006

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

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
- OHU — OVERHEAD UTILITY LINE
- SAS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- WL — WATER LINE
- G — 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. 651493-AL04, MLF, 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. 1986126325, records of Bernalillo County, New Mexico. (Affects Property – Plotted Hereon)

050993

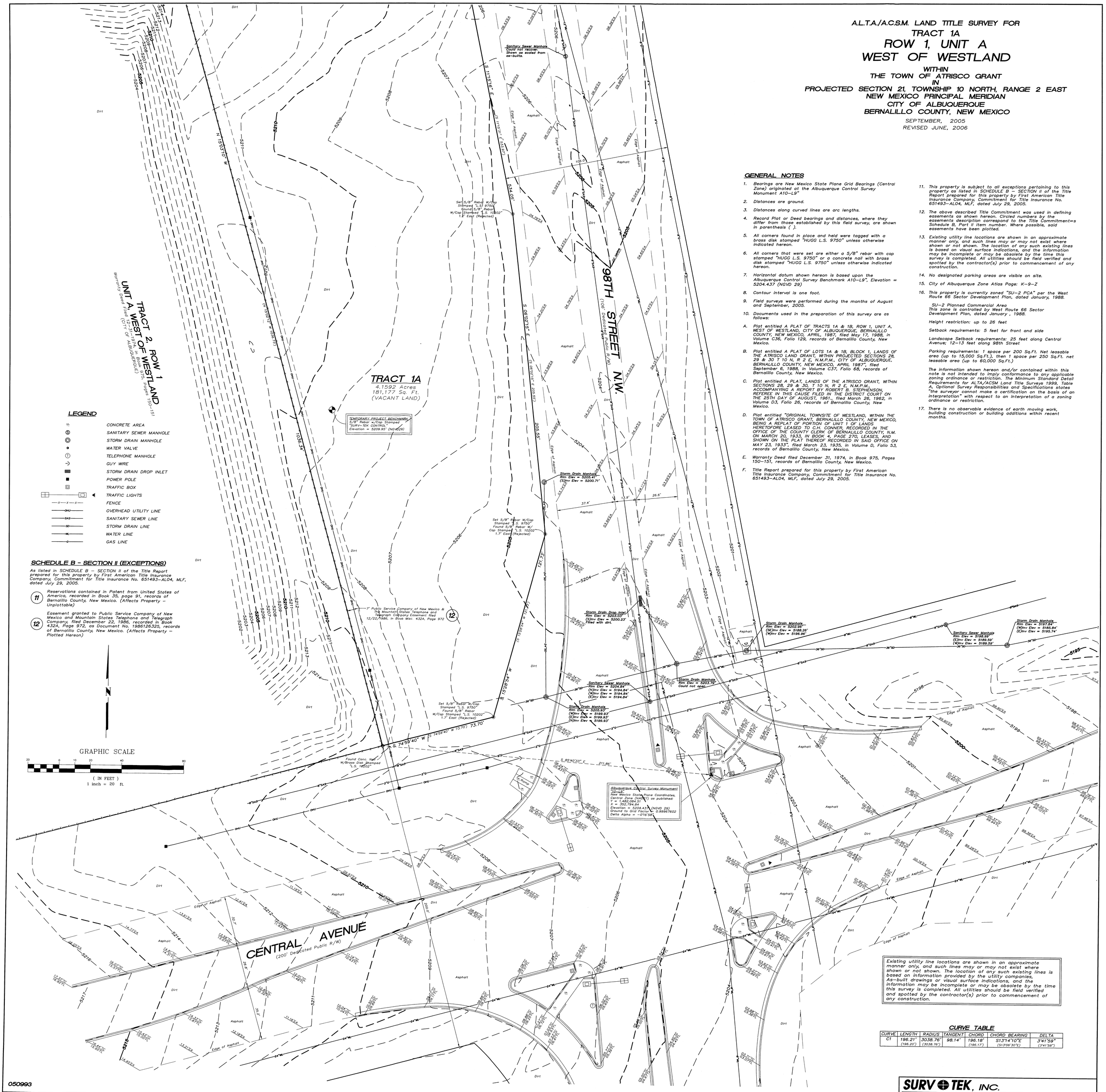
SHEET 1 OF 2

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

A.L.T.A./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

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument A10-L9"
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. Horizontal datum shown hereon is based upon the Albuquerque Control Survey Benchmark A10-L9", Elevation = 5204.437 (NGVD 29)
8. Contour interval is one foot.
9. Field surveys were performed during the months of August and September, 2005.
10. Documents used in the preparation of this survey are as follows:

A. 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.

B. 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.

C. 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.

D. 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.

E. Warranty Deed filed December 31, 1974, in Book 975, Pages 150-151, records of Bernalillo County, New Mexico.

F. Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 651493-AL04, MLF, dated July 29, 2005.

11. 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.
12. 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.
13. 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.
14. No designated parking areas are visible on site.
15. City of Albuquerque Zone Atlas Page: K-9-Z
16. 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.)

The information shown hereon and/or contained within this note is not intended to imply conformance to any applicable zoning ordinance or restriction. The Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys 1999, Table A, Optional Survey Responsibilities and Specifications states "the surveyor cannot make a certification on the basis of an interpretation" with respect to an interpretation of a zoning ordinance or restriction.

17. There is no observable evidence of earth moving work, building construction or building additions within recent months.

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. 651493-AL04, MLF, dated July 29, 2005.

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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")

050993

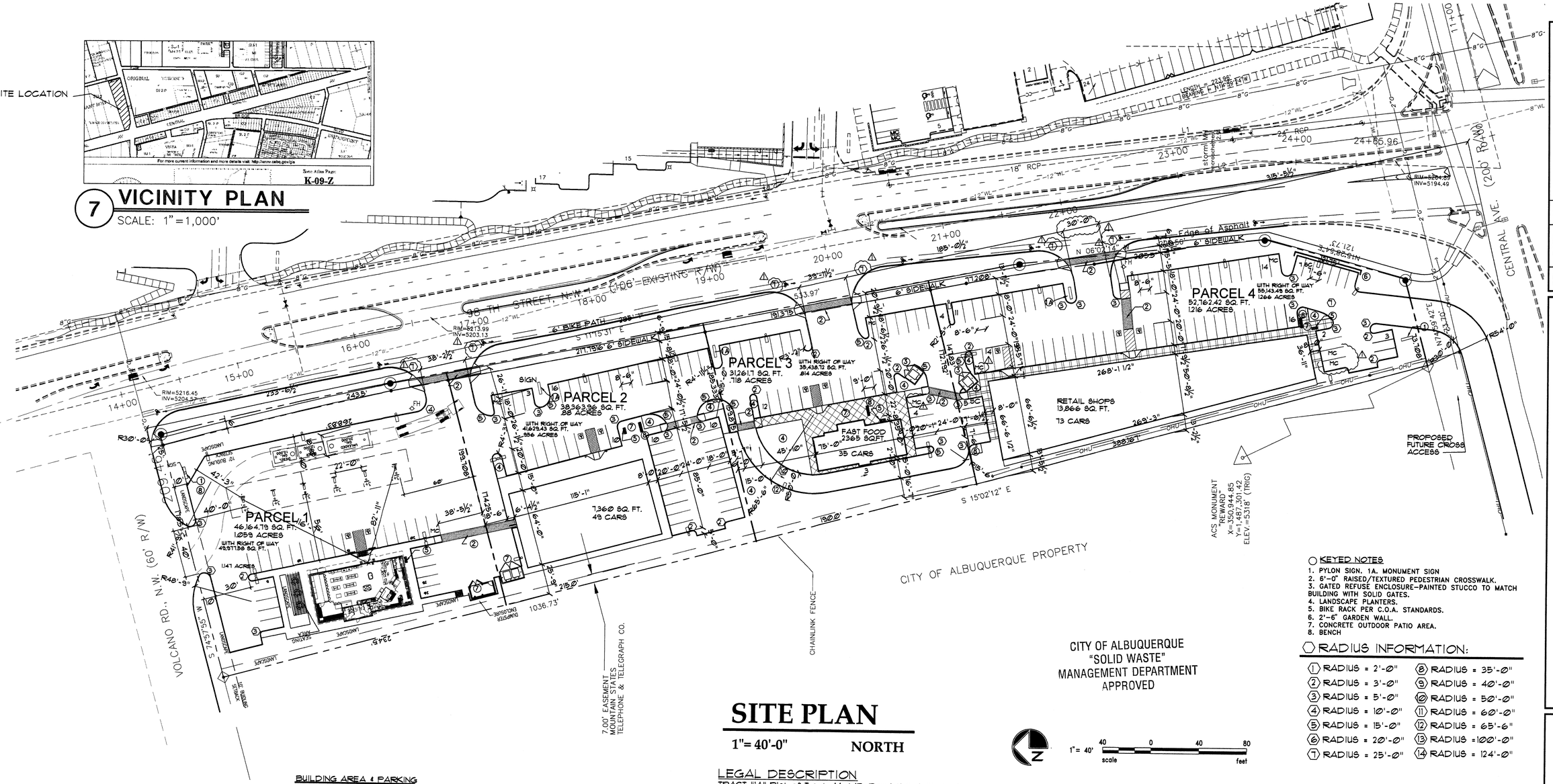
SHEET 2 OF 2

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

SITE LOCATION

7 VICINITY PLAN

SCALE: 1"=1,000'



SITE PLAN

1"= 40'-0" NORTH

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED

1"= 40' 40 0 40 80
scale feet

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"	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"

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 13,362 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 "1A" 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 PCA (PLANNED COMMERCIAL AREA)

TOTAL ACREAGE

4.1524 ACRES (TOTAL GROSS).

GENERAL ARCHITECTUAL DESIGN REQUIREMENTS

GENERAL ARCHITECTURAL

General architecture character for pad structures is to follow the general design concept depicted on elevatons of buildings For parcels 2 and 4. Pad buildings will be coementitious 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 predominately flat-roofed however partial building areas such as portals 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 pad 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 monierlife concrete slate tile roofing, trim & accents (brown blend).

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6	01/12/07	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

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department * 761-8142	Date 2-2-07
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

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

PROJECT MANAGER: ANTON DATILO
JOB NO.: 0653
DRAWN BY: WRS

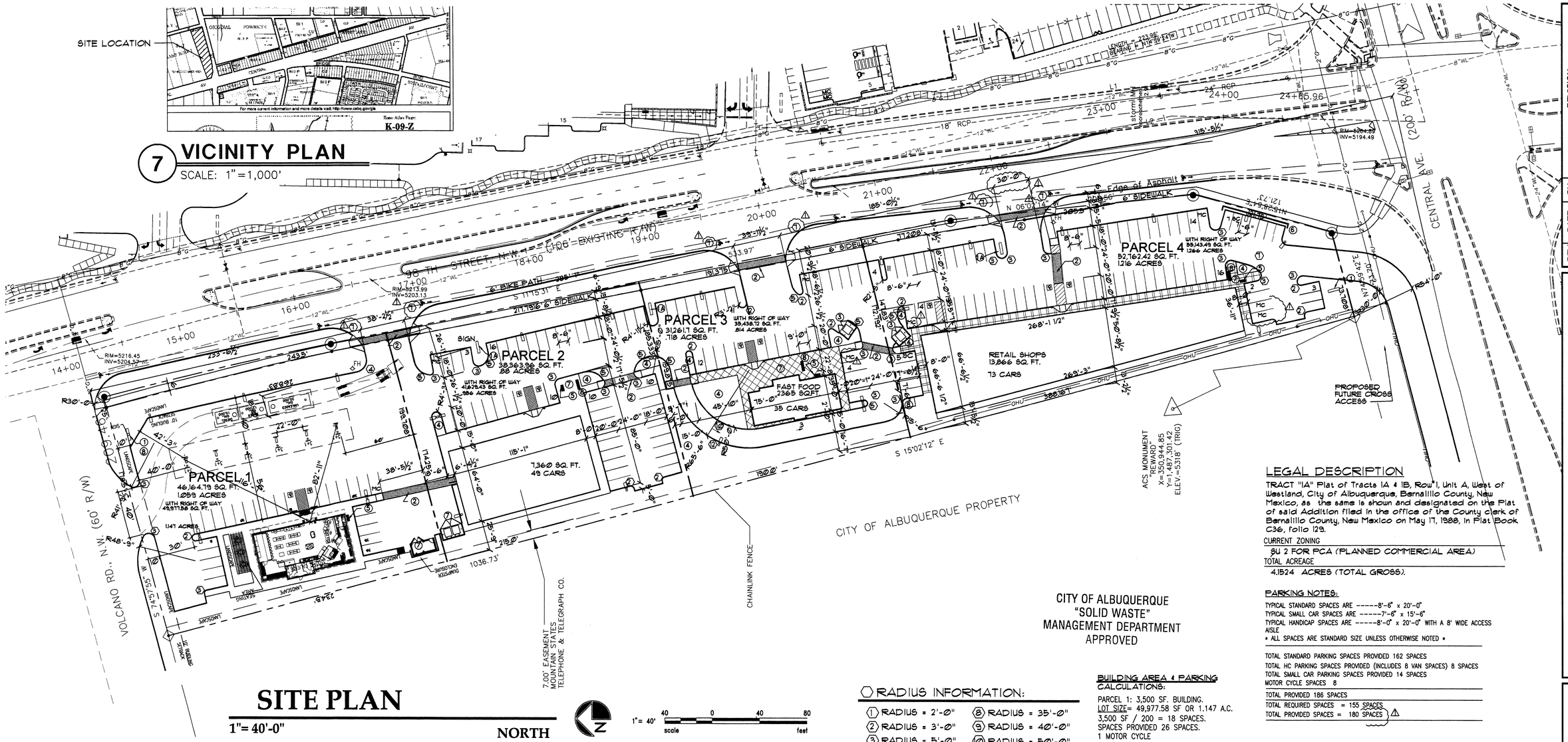
SHEET TITLE
SITE PLAN FOR SUBDIVISION

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

SITE LOCATION

7 VICINITY PLAN

SCALE: 1"=1,000'



SITE PLAN

1"= 40'-0"

NORTH

1"= 40' scale 40 0 40 80 feet

LEGAL DESCRIPTION

TRACT "1A" 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 PCA (PLANNED COMMERCIAL AREA)

TOTAL ACREAGE

4.1524 ACRES (TOTAL GROSS).

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED

RADIUS INFORMATION:

1 RADIUS = 2'-0"	8 RADIUS = 35'-0"
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5 RADIUS = 15'-0"	12 RADIUS = 65'-6"
6 RADIUS = 20'-0"	13 RADIUS = 100'-0"
7 RADIUS = 30'-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

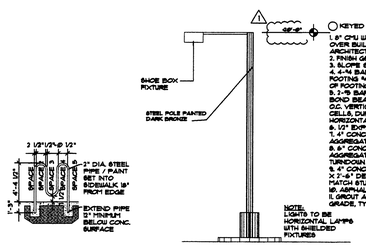
TOTAL BUILDING AREA = 26,287 SQ/FT
TOTAL LOT AREA = 180,878 SQ/FT
TOTAL FAR = .15

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

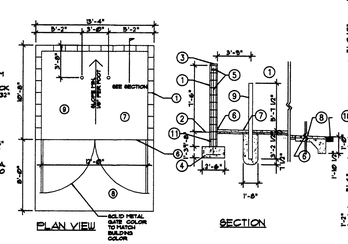
TOTAL PROVIDED 186 SPACES
TOTAL REQUIRED SPACES = 155 SPACES
TOTAL PROVIDED SPACES = 180 SPACES



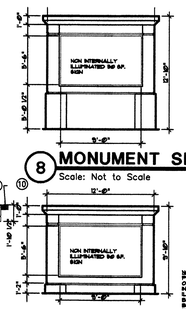
2 BIKE RACK
Scale: Not to Scale

3 SITE LIGHTING
Scale: Not to Scale

KEYED NOTES
1. 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR BY ARCHITECT.
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING & @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK- OUT BLOCK BOND BEAM, CONTINUOUS @ BARS @ 32" O.C. VERTICAL. GROUT REIN. FORCED CELLS. DURAWALL @ 16" O.C. HORIZONTAL
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WIR
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WIR W/ TURNDOWN EDGE.
9. 4" CONCRETE FILLED PIPE IN 18" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE. TYPICAL.

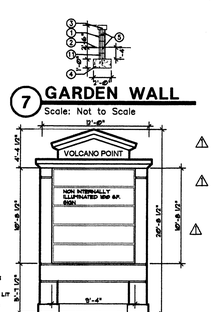


4 REFUSE ENCLOSURE
Scale: Not to Scale



8 MONUMENT SIGN
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

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department *Chen 761-8142	Date 2-02-07
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1	01/12/07	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

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

JOB NO. 0653

DRAWN BY: WRS

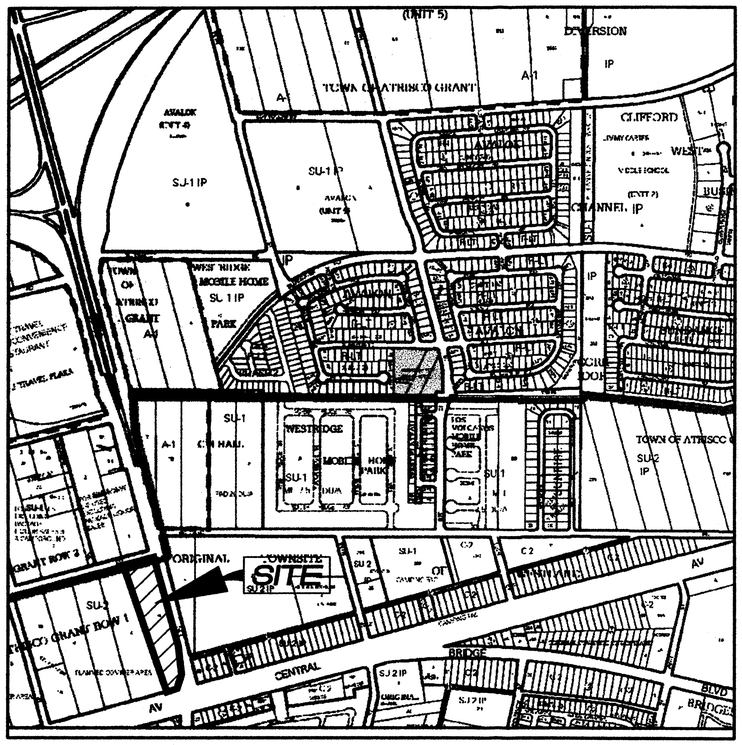
PROJECT MANAGER ANTON DATTILO

SHEET TITLE
SITE PLAN FOR BLDG. PERMIT

DATE: 11-1-2006

SCALE: 1"=40'

sheet- AS3 -of-



N

VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument A10–L9"
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page: K–9–Z
8. U.C.L.S. Log Number 2007052971
9. 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:

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

060516_1–29–07. DWG

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

Notary Public

OFFICIAL SEAL
M. Dean Smith
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1/19/09

1/19/09
My commission expires

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

A. 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.

B. 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.

C. 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.

D. 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.

E. Warranty Deed filed December 31, 1974, in Book 975, Pages 150–151, records of Bernalillo County, New Mexico.

F. Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 651493–AL04, MLF, dated July 29, 2005.

G. 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

PRELIMINARY PLAT
APPROVED BY DRB
ON

City Approvals:

City Surveyor — 2-2-07 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.

Russ P. Hugg
NMPS No. 9750
January 29, 2007

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

02/05/07

SHEET 1 OF 2

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

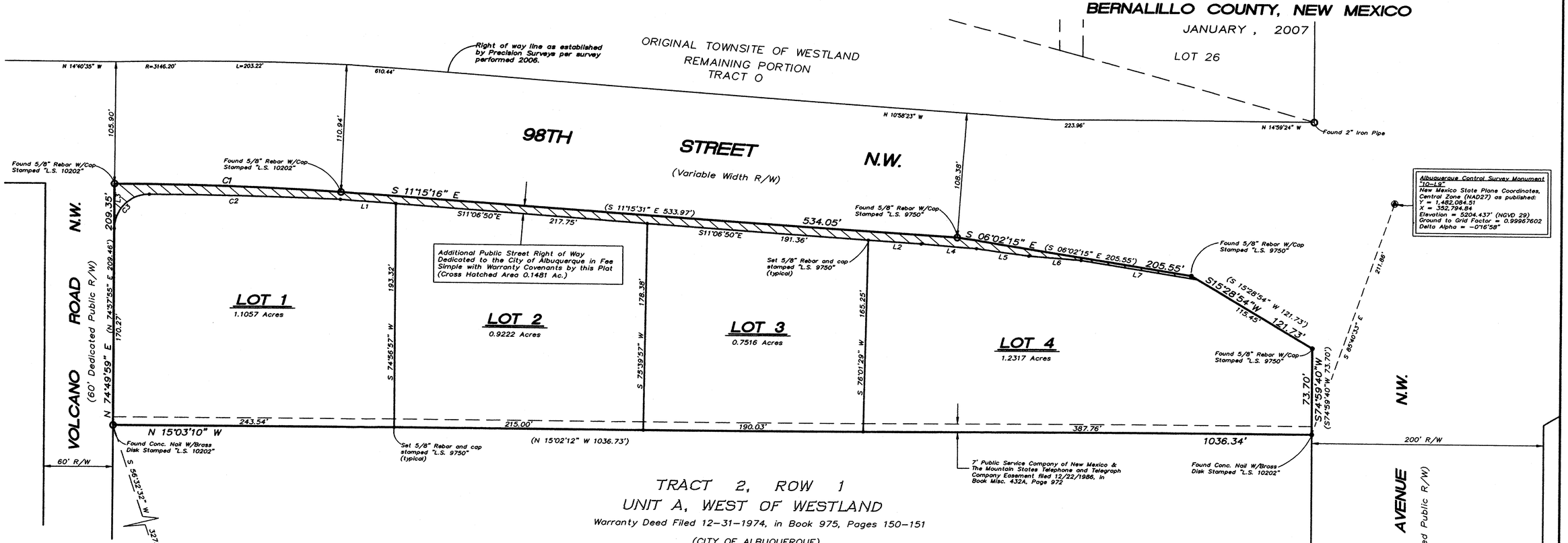
PLAT OF
LOTS 1 THRU 4
VOLCANO POINT SHOPPING CENTER

(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

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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____.



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 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"

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

SHEET 2 OF 2

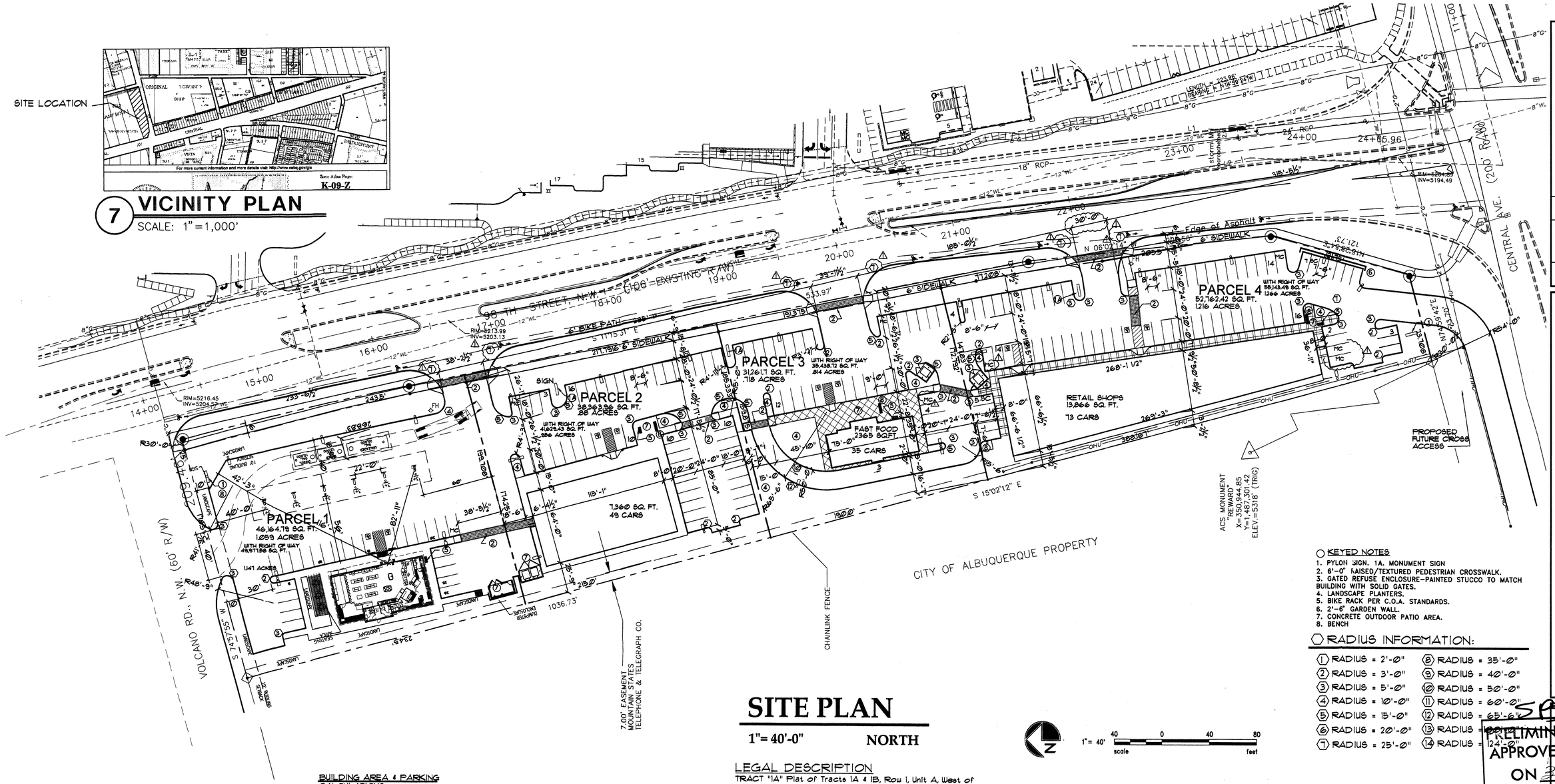
060516_1-29-07. DWG

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

SITE LOCATION

7 VICINITY PLAN

SCALE: 1" = 1,000'



SITE PLAN

1"= 40'-0" NORTH

1" = 40' scale 40 0 40 80 feet

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 13,362 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 "1A" 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 PCA (PLANNED COMMERCIAL AREA)

TOTAL ACREAGE

4.1524 ACRES (TOTAL GROSS).

GENERAL ARCHITECTUAL DESIGN REQUIREMENTS

GENERAL ARCHITECTURAL

General architecture character for pad structures is to follow the general design concept depicted on elevatons of buildings For parcels 2 and 4. Pad buildings will be coementitious 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 predominately flat-roofed however partial building areas such as portals 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 pad 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 monierlife 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"	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'-0"
6 RADIUS = 20'-0"	13 RADIUS = [illegible]
7 RADIUS = 25'-0"	14 RADIUS = 124'-0"

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6	01/12/07	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

PRELIMINARY PLAT
APPROVED BY DRB
ON 2/14/07

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
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

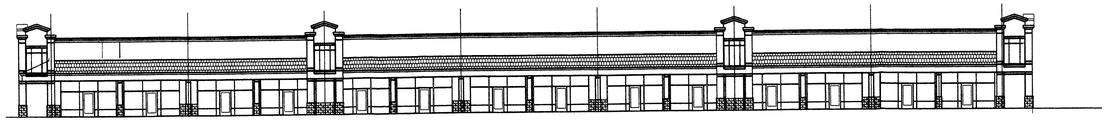
* Environmental Health, if necessary

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

PROJECT MANAGER ANTON DATILO
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 STANARDS 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, SIGNANGE 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 CONSISTANT 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 ENVIRONMENTAK PLANNING COMMISION.

SITE PLANNING

IT IS INTENDED TO MAINTAIN A STANDARD QUALITY AND CONSISTANCY 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 VOCANO POINT SHALL BE BUILT TO CIY OF ALBUQUERQUE REQUIREMENTS

ALL CROSS WALKS BETWEEN PARCELS AND ACCROSS 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 FIXTED 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, CAREFULL ATTENTION SHOULD BE PAID TO THE PARKKING 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 BROKENED 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 BUIDLINGS.

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 ARCHITECURALLY COMPATIBLE WITH THE SURROUNDING BUILDINGS.

OFF STREET PARKING REQUIREMENTS:

RETAIL AND FINANCIAL BUSINESSES SHALL BE REQUIRED TO HAVE FIVE PARKING SPACES PER 1000 SQUARE FEET OF LEASED BUILDING AREA.

SIT DOWN RESTAURANTS SHALL HAVE 15 SPACES PER 1000 SQUARE FEET OF BUILDING AREA. FAST FOOD RESTAURANTS SHALL HAVE 10 SPACES PER 1000 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 APPROPIATE 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 EXISITNG 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. 1

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 75 PERCENT OF THE LANDSCAPED AREAS. THE AREA AND PERICENTAGE 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 EXPANSES OF PAVEMENT, INTERIOR PARKING AREAS SHALL HAVE ONE TREE FOR EACH 10 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 PROVIDEDTO SUPPORT ALL REQUIRED LANDSCAPING. IRRIGATION COMPONETS SHOULD BE CHECHED 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 & GROUNDCOVER 1 GALLON
TURF GRASSES SHALL PROVIDE COMPLETE GROUND COVERAGE WITHIN 1 GROWING SEASON AFTER INSTALLATION.

ARCHITECTURE

THE ARCHITECTURAL DESIGN SHALL DEMOSTRATE A QUALITY AESTHETIC CHARACHTER 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 MONIERLIFETILE SLATE TILE CHESTNUT BROWN. TOWER ELEMENTS ARE TO BE ARTICULATED TO WALK THREW WITH RAISED VAULTED CEILINGS AND UPPER OPENINGS TO ALLOW PENITRATION 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-SPLIT FACED WAINSCOAT. ADDITIONAL DETAILS SUCH AS CORNICE TRIM, ORNIMENTAL 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 MAXIMUMHEIGHT 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.

AWNINGS ARE PERMITED ABOVE WINDOW AREAS. AWNINGS 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 AWNINGS MUST BE FROM PENDANT MOUNTED FIXTURES LOCATED ABOVE THE AWNING. ACCENT COLORS ON AWNINGS ARE TO BE COMPATIBLE WITH THE GENERAL COLOR PALETTE AND SAMPLES OF THE PROPOSED AWNING COLORS ARE TO BE PROVIDED WITH EACH SUBMITTAL.

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

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

ENTRYWAYS 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/GREY.

SCREENING/BUFFERING

THE EFFECTIVE USE OF SCREENING DEVICESFOR 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 UNATTRACTIVEELEMENTS 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 DUMPSTER AND COMPACTOR LOCATIONSARE 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 SAFTY 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 SHIELDEDSHOE 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 SUBSQUENT SITE PLANS FOR BUILDING PERMIT.

AREA LIGHTING SHALL BE RESTRICTEDTO 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, HOUEVER 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 APPROPIATELY 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 APPROPIATELY 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- COORNATED 22 FOOT TALL SIGN, 100 SQUARE FEET IN SIGN AREA IS ALLOWED ALONG CENTRAL AVENUE. ONE ARCHITECURALLY COORDINATED 16-FOOT TALL SIGN PER PARCEL (TOTAL 4), 50 SQUARE FEET IN SIGN AREA IS ALLOWED ALONG 98TH STREET. EACH BUILDIN PAD IS PERMITED 50 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 SHOPS BUILDINGS.

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

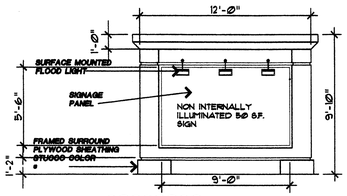
TYPE 1: OPAQUE LETTERING INDEPENDENTLY ILLUMINATED BY GOOSE NECK TYPE LIGHTING.

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

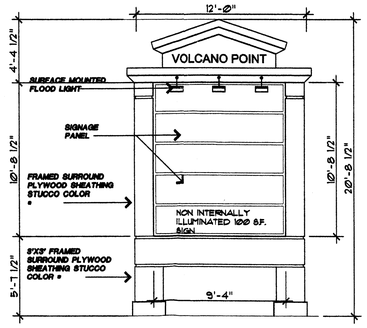
TYPE 3: SAME AS TYPE 2 EXCEPT HALO LIT.

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

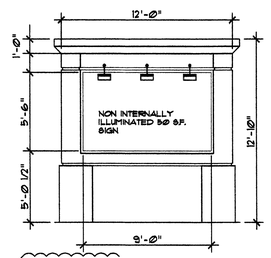
CAN TYPE SIGNS ARE PROHIBITED. ANY SPECIAL LOGOS ASSOCIATED WITH SPECIFIC TENANT ARE TO BE PROVIDED IN A NON-ILLUMINATED FASHION FOR SPECIFIC APPROVAL.



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			
2			
3			
4			
5			
6	01/12/07	AD	REVISED PER NOTICE OF DECISION

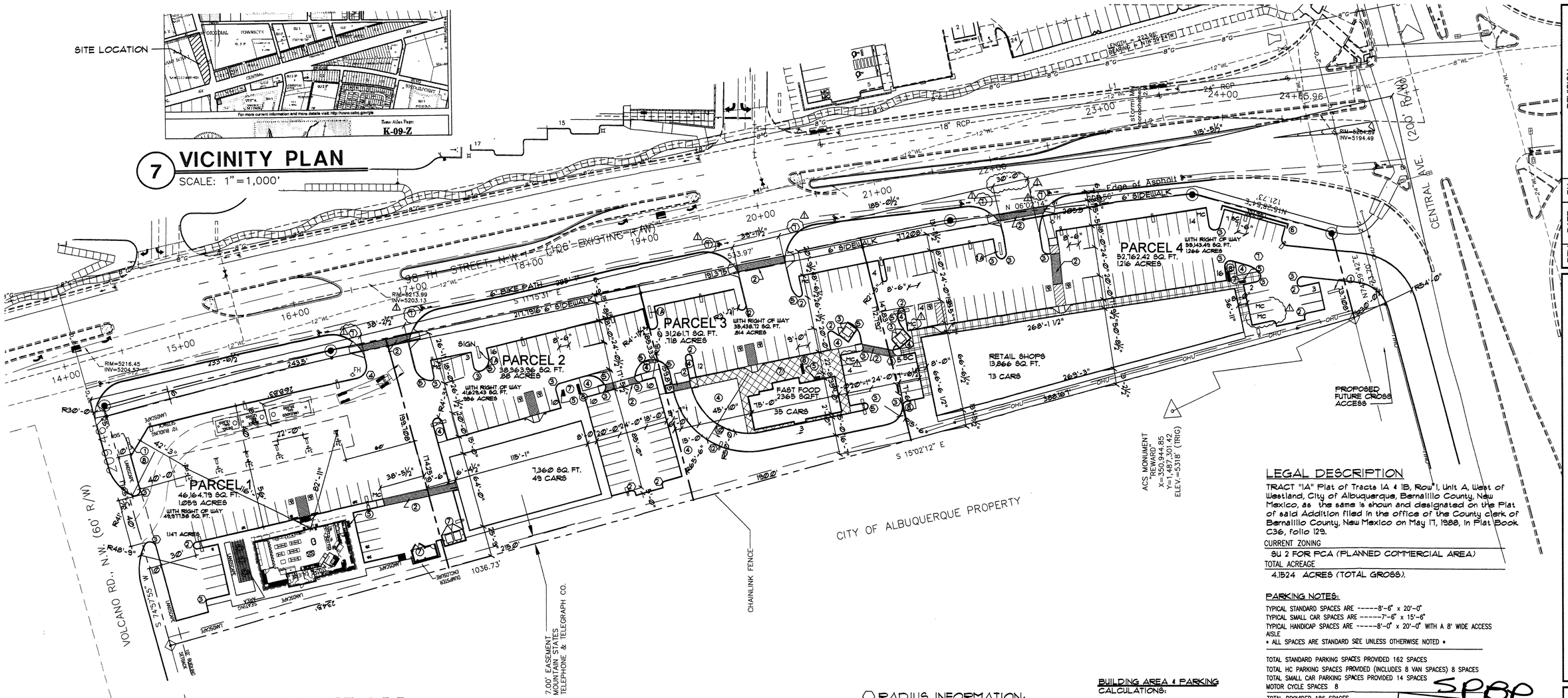
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

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

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

SHEET TITLE
SITE PLAN FOR SUBDIVISION

DATE: 11-1-2006
SCALE: 1"=40'
sheet- AS2 of-



SITE PLAN

1"= 40'-0"

NORTH

1"= 40' scale 40 0 40 80 feet

LEGAL DESCRIPTION

TRACT "1A" Plat of Tracts 1A & 1B, Row'l, 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

SPBP
PRELIMINARY PLAT APPROVED BY DRB ON _____

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

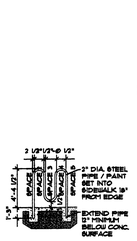
PARCEL 3: FAST FOOD 2,365 SF. BUILDING.
LOT SIZE= 35,438.72 SF OR .673 A.C.
1 CAR PER 4 PROVIDED SEATS
137 SEATS / 4 = 34 REQ. CARS.
SPACES PROVIDED 34 SPACES.
2 MOTOR CYCLE
FAR= .07

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

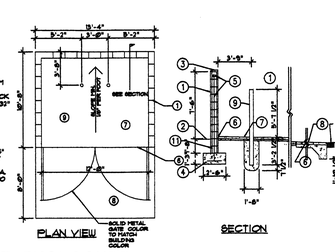
BUILDING SQUARE FOOTAGE MAY BE HIGHER, BUT SHALL NOT EXCEED 10,000 SQ/FT PER GROSS ACRE IN ACCORDANCE WITH THE MAY 31,1998 AGREEMENT WITH C.O.A

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



2 BIKE RACK
Scale: Not to Scale

3 SITE LIGHTING
Scale: Not to Scale



4 REFUSE ENCLOSURE
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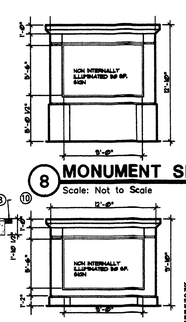
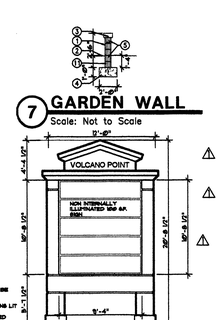


8 MONUMENT SIGN
Scale: Not to Scale

5 MONUMENT SIGN
Scale: Not to Scale



7 GARDEN WALL
Scale: Not to Scale

6 PYLON SIGN
Scale: Not to Scale

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6	01/12/07	AD	REVISED PER NOTICE OF DECISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
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PRELIMINARY NOT FOR CONSTRUCTION

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

PROJECT MANAGER: ANTON DATILO
JOB NO.: 0653
DRAWN BY: WRS

SHEET TITLE: SITE PLAN FOR BLDG. PERMIT

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

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

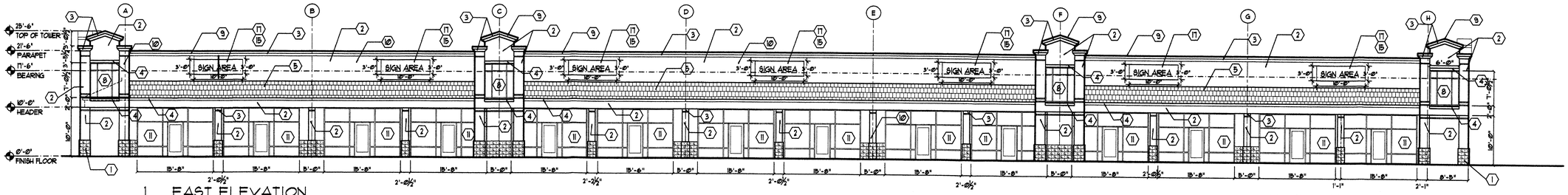
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on _____ and the the findings and conditions in the Official Notification of Decision are satisfied

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

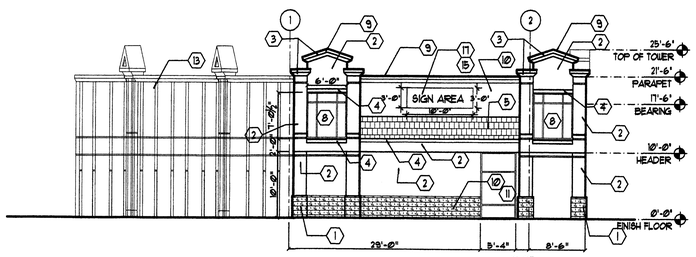
Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary



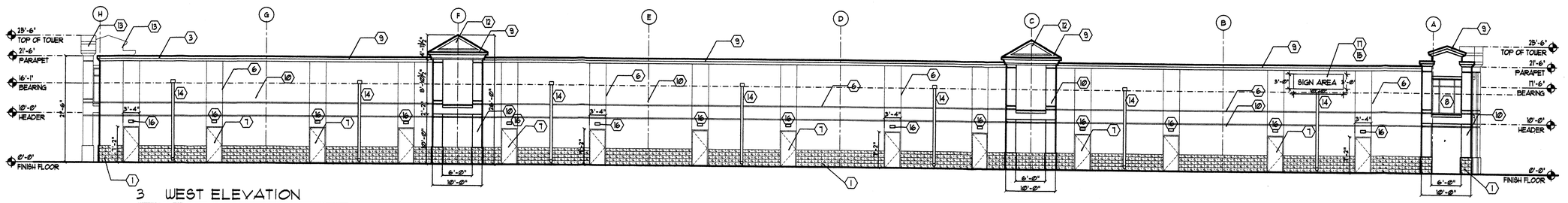
1 EAST ELEVATION

Scale: 3/32"=1'-0" 0 4' 8' 16'



2 SOUTH ELEVATION

Scale: 3/32"=1'-0" 0 4' 8' 16'



3 WEST ELEVATION

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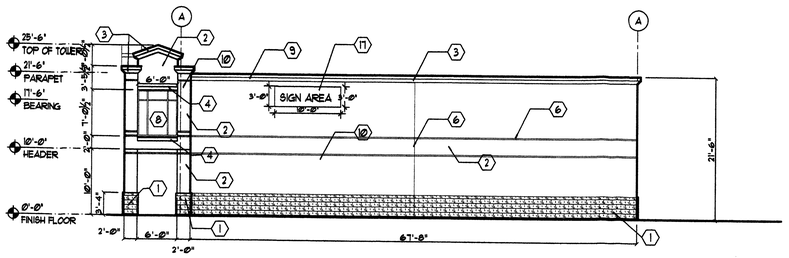

4 NORTH ELEVATION

Scale: 3/32"=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. 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. PILASTER TOWER AND PEDIMENT RELIEF
13. REAR WALL BEYOND
14. SCUPPER, DOWN SPOUT 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

PARCEL 4 BUILDING ELEVATIONS

REV	DATE	BY	REVISION
A			
A			
A			
A			
A			
A			

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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: WRS

JOB NO. 0653

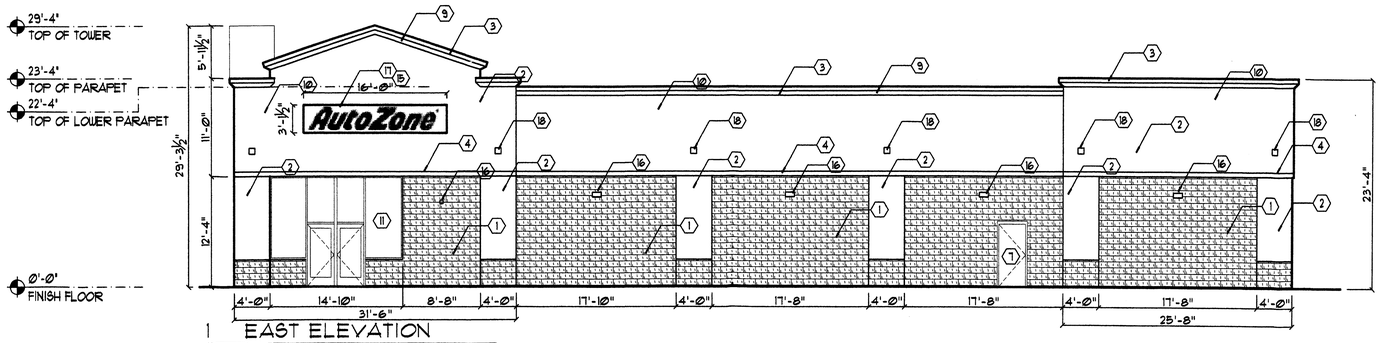
PROJECT MANAGER ANTON DATTILO

SHEET TITLE **SHOPS ELEVATIONS**

DATE: 11-1-2006

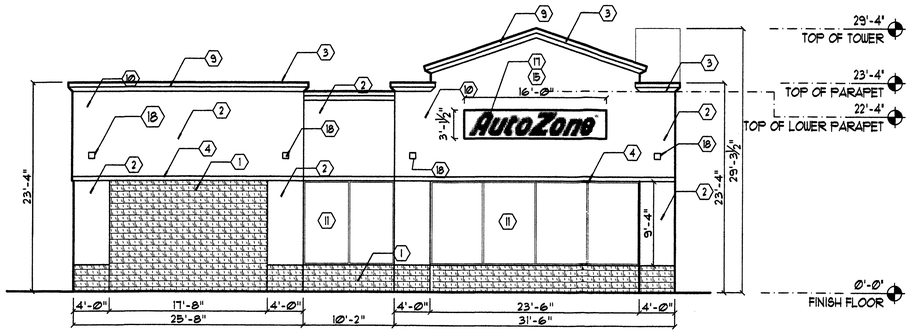
SCALE: 3/32" = 1'-0"

sheet- **A3.1** of-



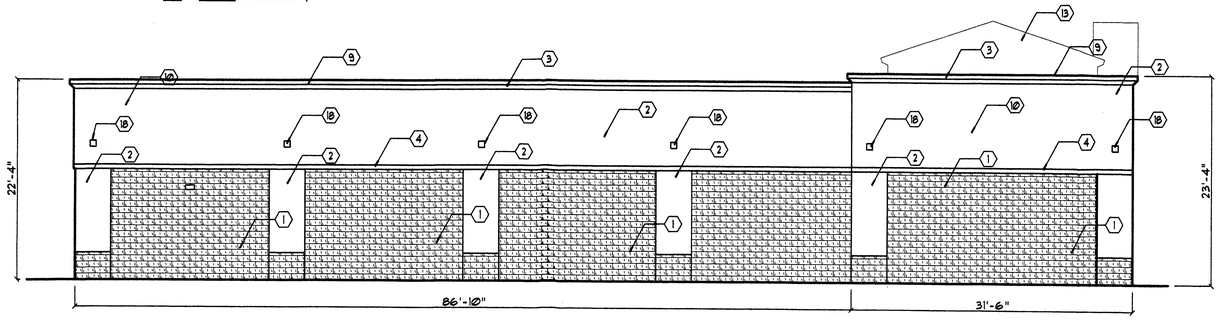
1 EAST ELEVATION

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



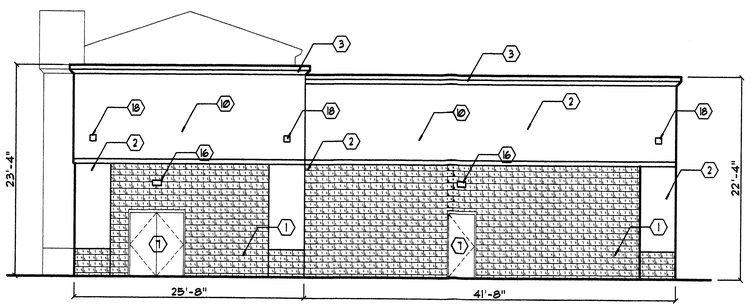
2 SOUTH ELEVATION

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. 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 15 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

PARCEL 2 BUILDING ELEVATIONS

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

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 DATTILO
JOB NO.: 0653
DRAWN BY: WRS

SHEET TITLE
AUTOZONE ELEVATIONS

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

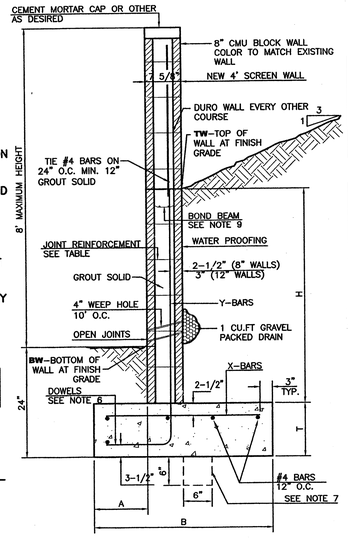
NOTICE TO CONTRACTORS

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 HERON, 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.



8 INCH REINFORCED CONCRETE MASONRY WALL

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.
2'-8"	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"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @ 8" O.C.	#4 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

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 @16" O.C.	#4 @18" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @16" O.C.	#5 @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:

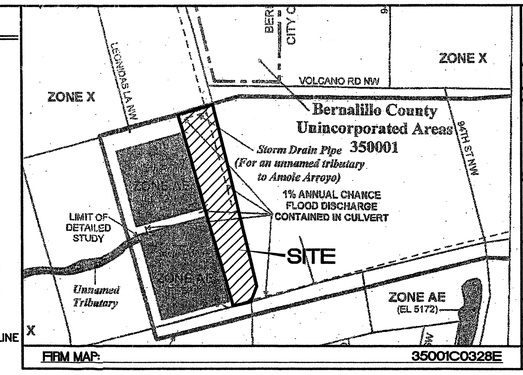
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-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".

RETAINING WALL DETAIL

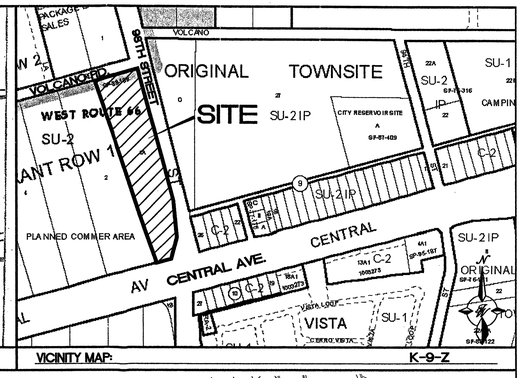
NTS

LEGEND

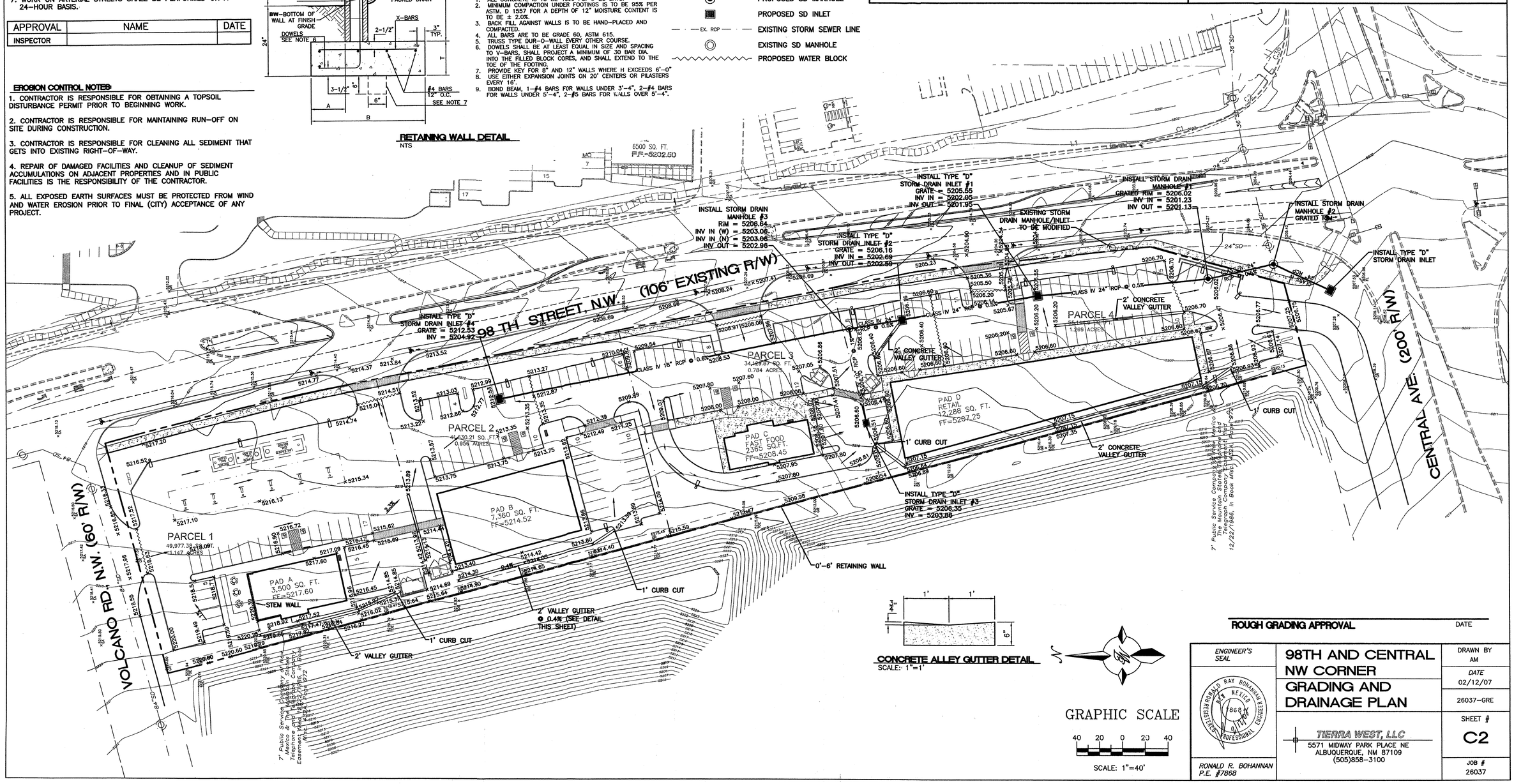
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- 5011 EXISTING CONTOUR
- 5010 EXISTING INDEX CONTOUR
- x 5048.25 EXISTING SPOT ELEVATION
- 5011 PROPOSED CONTOUR
- 5010 PROPOSED INDEX CONTOUR
- x 5048.25 PROPOSED SPOT ELEVATION
- FLOW ARROW
- 24" RCP PROPOSED STORM SEWER LINE
- PROPOSED SD MANHOLE
- PROPOSED SD INLET
- EX. RCP EXISTING STORM SEWER LINE
- EXISTING SD MANHOLE
- PROPOSED WATER BLOCK



FIRM MAP: 35001C0328E



VICINITY MAP: K-9-Z



CONCRETE ALLEY GUTTER DETAIL
SCALE: 1"=1'

GRAPHIC SCALE
40 20 0 20 40
SCALE: 1"=40'

ROUGH GRADING APPROVAL — DATE

ENGINEER'S SEAL — RONALD RAY BOHANNAN, NEW MEXICO, 8868, PROFESSIONAL ENGINEER

RONALD R. BOHANNAN P.E. #7868

98TH AND CENTRAL NW CORNER GRADING AND DRAINAGE PLAN

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

DRAWN BY	AM
DATE	02/12/07
	26037-GRE
SHEET #	C2
JOB #	26037

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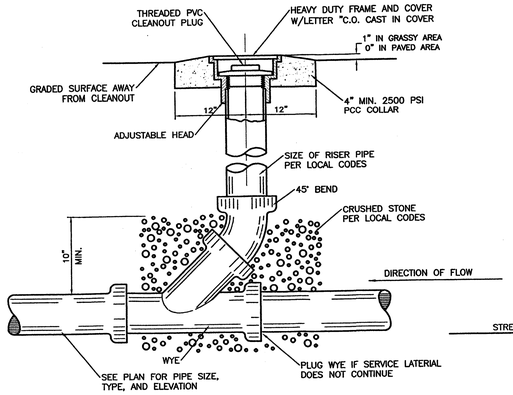
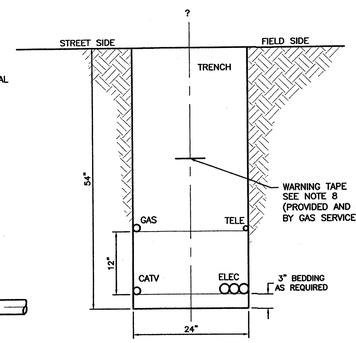


SANITARY SEWER CLEAN-OUT

NTS

SANITARY SEWER DOUBLE CLEAN-OUTS

NTS



TYPICAL TRENCH DETAIL

NTS

GENERAL NOTES:

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

GENERAL NOTES:

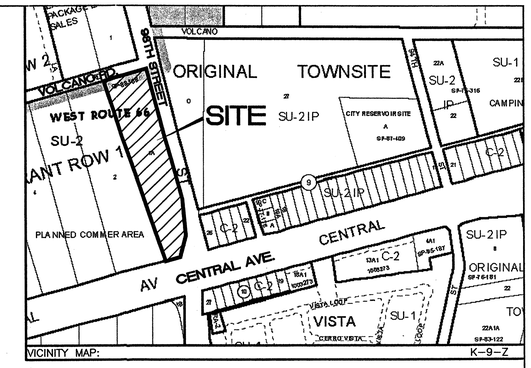
1. COMPACTION IN CITY OR STATE RIGHT-OF-WAYS SHALL MEET OR EXCEED MINIMUM SPECIFIED REQUIREMWNTS
2. SHADING AND BEDDING MATERIAL TO BE TYPE IV, CLASS 1 FOR DIRECT BURIED CABLE AND TYPE IV, CLASS 2 FOR CABLE IN CONDUIT, TYPE III MATERIAL IS SUITABLE FOR EITHER TYPE OF INSTALLATION. REFER TO DS-10-12.4 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.

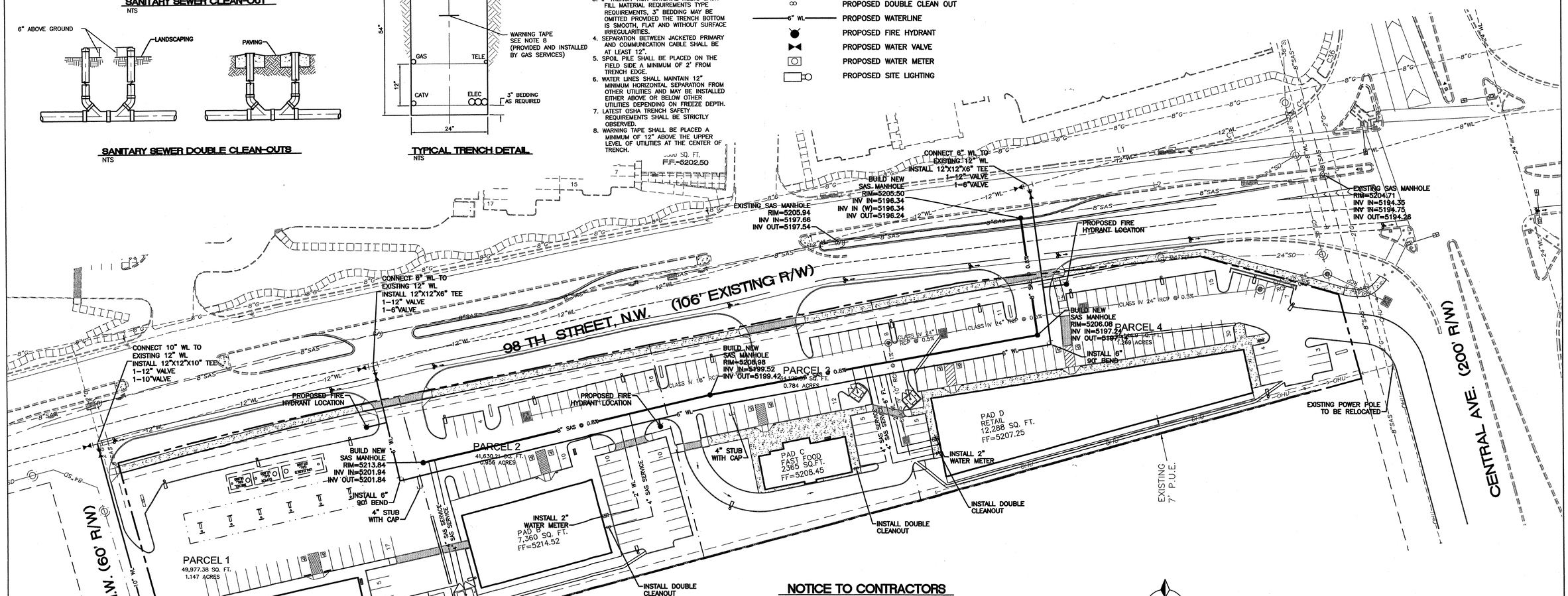
LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- EXISTING STORM SEWER LINE
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SANITARY SEWER LINE
- EXISTING SAS MANHOLE
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING OVERHEAD UTILITIES
- EXISTING POWER POLE
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- PROPOSED SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- PROPOSED DOUBLE CLEAN OUT
- 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.

GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

ENGINEER'S SEAL REGISTERED RONALD RAY BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER RONALD R. BOHANNAN P.E. #7868	98TH AND CENTRAL NW CORNER MASTER UTILITY PLAN	DRAWN BY AM DATE 02/12/07 26037-MUE
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # C3 JOB # 26037

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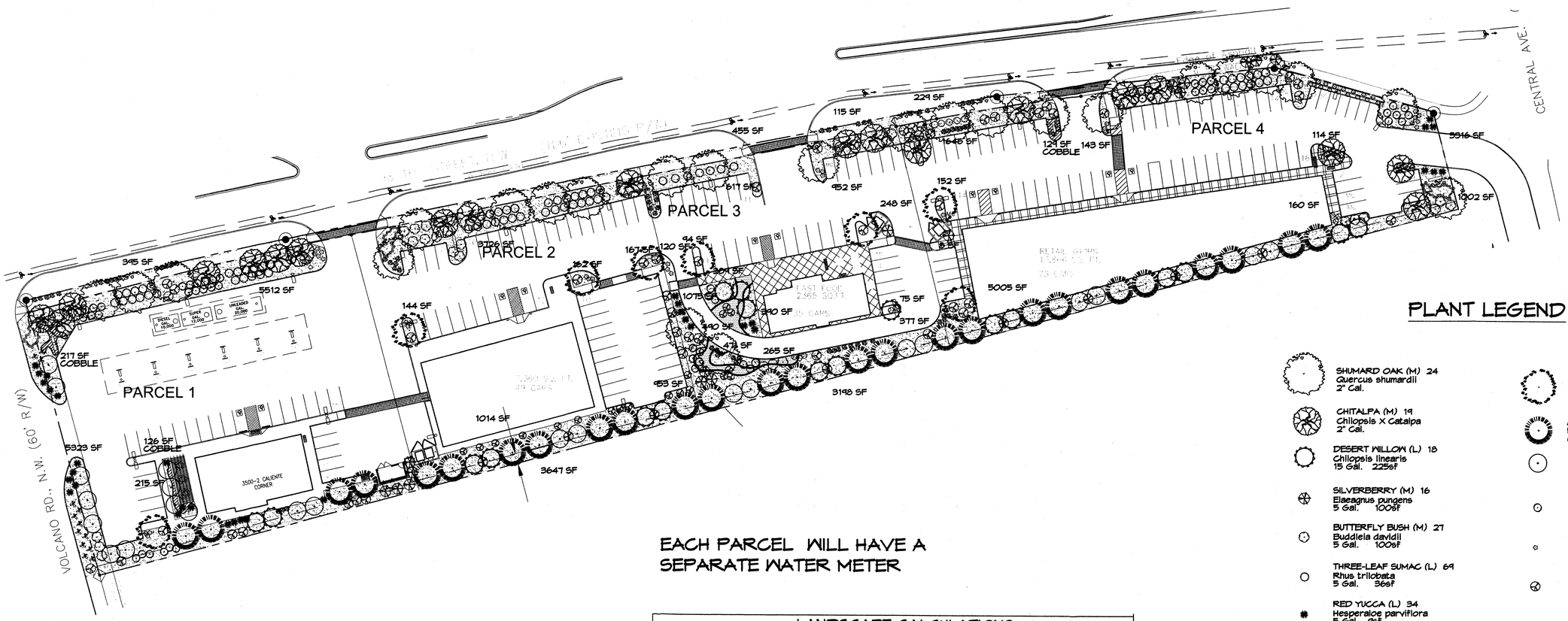


EACH PARCEL WILL HAVE A SEPARATE WATER METER

PLANT LEGEND

- SHUMARD OAK (M) 24 — Quercus shumardii — 2" Cal.
- CHITALPA (M) 19 — Chilopsis X Catalpa — 2" Cal.
- 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. 9sf
- 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" Cal.
- 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. 9sf
- HONEYSUCKLE (M) 80 — Lonicera japonica 'Halliana' — 1 Gal. 144sf — Unstaked-Groundcover
- WILDFLOWER 13 — 1 Gal. 4sf
- THREADGRASS (M) 71 — Stipa tennuisima — 1 Gal. 4sf
- PRICKLY PEAR (L) 13 — Opuntia macrocentra — 9 sf
- COBBLE W/FF
- SANTA FE BROWN CRUSHER CRUSHER FINES W/FF

LANDSCAPE CALCULATIONS

	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	TOTAL SITE
TOTAL LOT AREA	50210 SF	41779 SF	34265 SF	54564	180818
TOTAL BUILDINGS AREA	3866 SF	7360 SF	2365 SF	13362 SF	26953 SF
OFFSITE AREA	-	-	-	-	-
NET LOT AREA	46404 SF	34419 SF	31900 SF	41202 SF	153925 SF
LANDSCAPE REQUIREMENT (.15)	6961 SF	5163 SF	4785 SF	6180 SF	23089 SF
TOTAL BED PROVIDED	11788 SF	9813 SF	8412 SF	11904 SF	41917 SF
GROUNDCOVER REQ. (.75)	8841 SF	7360 SF	6309 SF	8928 SF	31438 SF
TOTAL GROUNDCOVER PROVIDED	8900 (76%)	7434 (76%)	6572 (78%)	8990 (76%)	31896 (76%)
TOTAL LANDSCAPE PROVIDED	11788 SF	9813 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.

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

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

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

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

Irrigation maintenance shall be the responsibility of the Property Owner.

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

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.

STREET TREE REQUIREMENTS

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

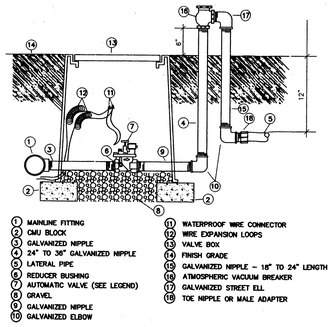
Name of Street: 98th Street NW
Required # 31 Provided # 31

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

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



1. MAINLINE FITTING
2. CMU BLOCK
3. GALVANIZED NIPPLE
4. 24" TO 36" GALVANIZED NIPPLE
5. LATERAL PIPE
6. REDUCER BUSHING
7. AUTOMATIC VALVE (SEE LEGEND)
8. GRAVEL
9. GALVANIZED NIPPLE
10. GALVANIZED ELBOW
11. WATERPROOF WIRE CONNECTOR
12. WIRE EXPANSION LOOPS
13. VALVE BOX
14. FINISH GRADE
15. GALVANIZED NIPPLE – 18" TO 24" LENGTH
16. ATMOSPHERIC VACUUM BREAKER
17. GALVANIZED STREET ELL
18. TOE NIPPLE OR MALE ADAPTER

AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER

N.T.S.

1"= 40' 40 0 40 80 scale feet

LANDSCAPE PLAN

1"= 40'-0" NORTH

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

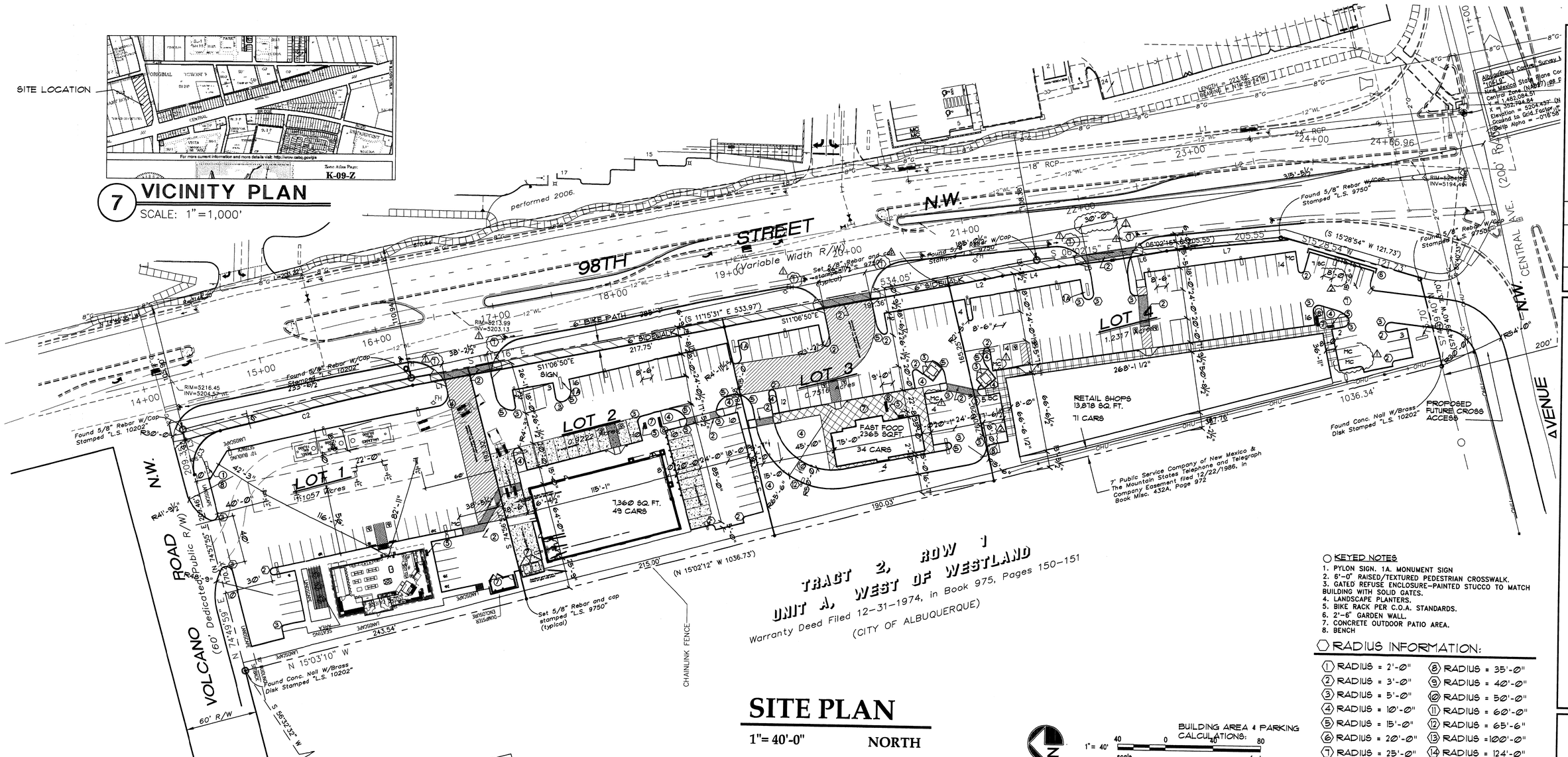
SHEET TITLE: LANDSCAPE PLAN

DATE: 11-1-2006
SCALE: 1"=40'
sheet- 1 L1 of- 1

2-7-07

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

All creative ideas contained Herein remains 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.



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

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

SITE PLAN

1"= 40'-0" NORTH

LEGAL DESCRIPTION

TRACT "1A" 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 PCA (PLANNED COMMERCIAL AREA)

TOTAL ACREAGE

4.1524 ACRES (TOTAL GROSS).

GENERAL ARCHITECTUAL DESIGN REQUIREMENTS

GENERAL ARCHITECTURAL

General architecture character for pad structures is to follow the general design concept depicted on elevations of building for lot 2. 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) bm1032and (#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 portals 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 pad 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).

BUILDING AREA & PARKING CALCULATIONS:

1"= 40' scale 40 0 40 80 feet

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 monierlife 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"

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 = 15'-0"
6. RADIUS = 20'-0"
7. RADIUS = 25'-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"

REV	DATE	BY	REVISION
4			
3			
2			
1			
4	03/08/07	AD	GENERAL CORRECTIONS
3	03/01/07	AD	CORRECTED ACRAGE AND SMALL CAR PARKING SIZE
1	01/12/07	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

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
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

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

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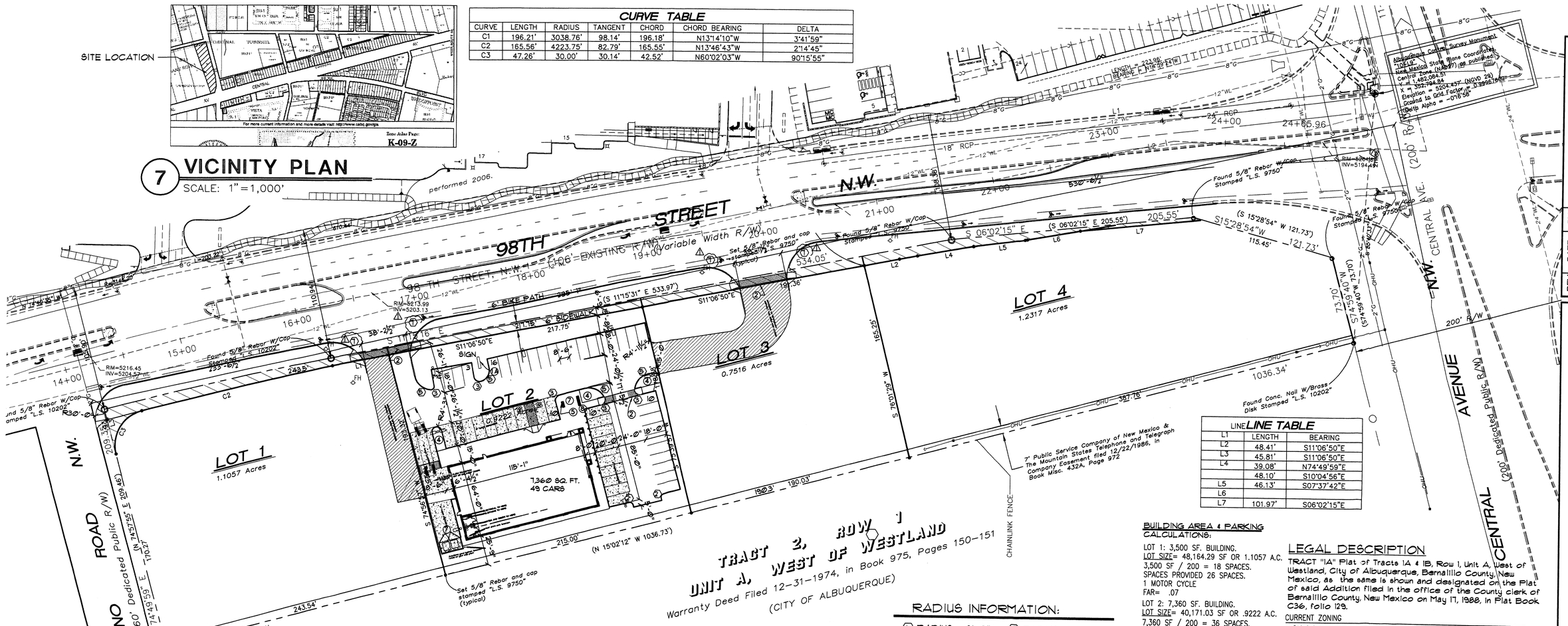

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L7		

SITE PLAN

1"= 40'-0"

NORTH

1"= 40' scale 40 0 40 80 feet

RADIUS INFORMATION:

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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:

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FAR= .18

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SPACES PROVIDED 34 SPACES.
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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

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

LEGAL DESCRIPTION

TRACT "1A" 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 PCA (PLANNED COMMERCIAL AREA)

TOTAL ACREAGE
4.1524 ACRES (TOTAL GROSS).

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TOTAL PROVIDED 188 SPACES
TOTAL REQUIRED SPACES = 157 SPACES
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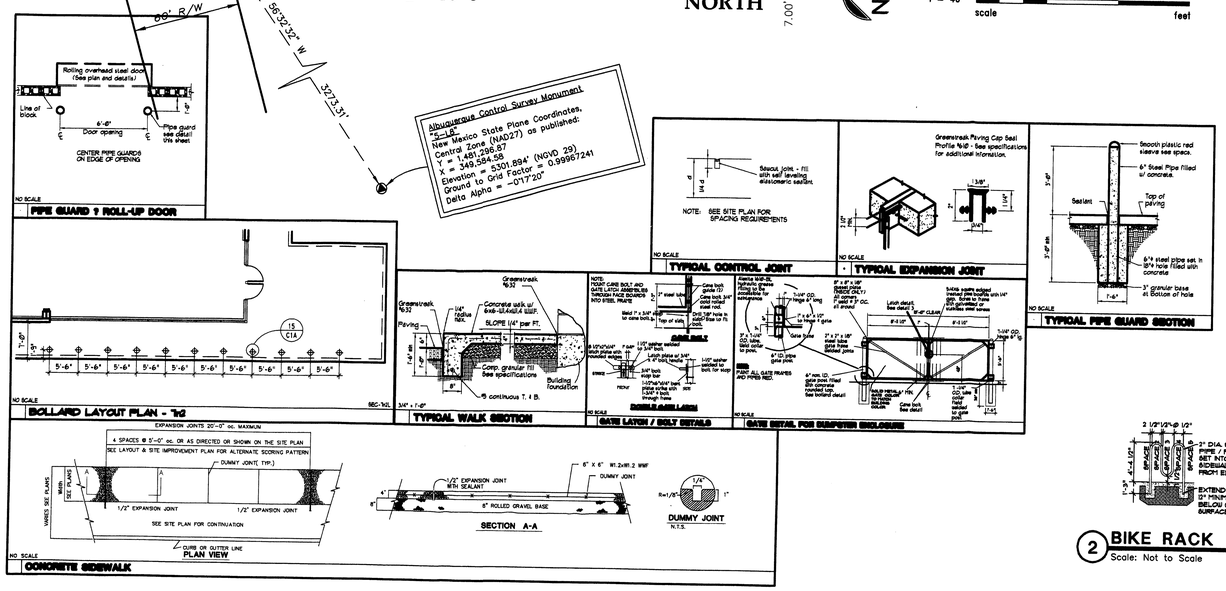
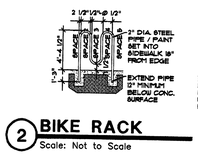
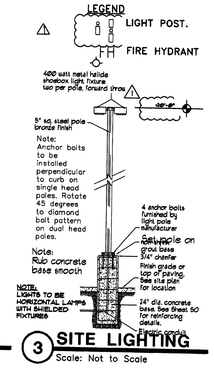




2 BIKE RACK
Scale: Not to Scale



3 SITE LIGHTING
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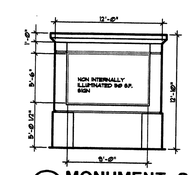
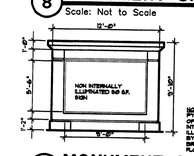
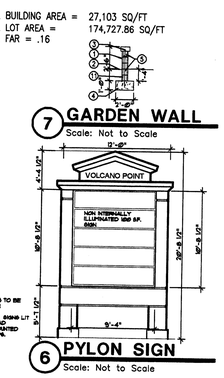


8 MONUMENT SIGN
Scale: Not to Scale



5 MONUMENT SIGN
Scale: Not to Scale

NOTE: PYLON SIGNS TO BE OPAQUE NON INTERNALLY ILLUMINATED. SIGNS LIT BY OVERHEAD MOUNTED POINTED FLOOD LAMPS.



PROJECT NUMBER:

APPLICATION NUMBER:

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

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
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
6			
5			
4			
3	03/08/07	AD	GENERAL CORRECTIONS
2	03/01/07	AD	CORRECTED ACREAGE AND SMALL CAR PARKING SIZE
1	01/12/07	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

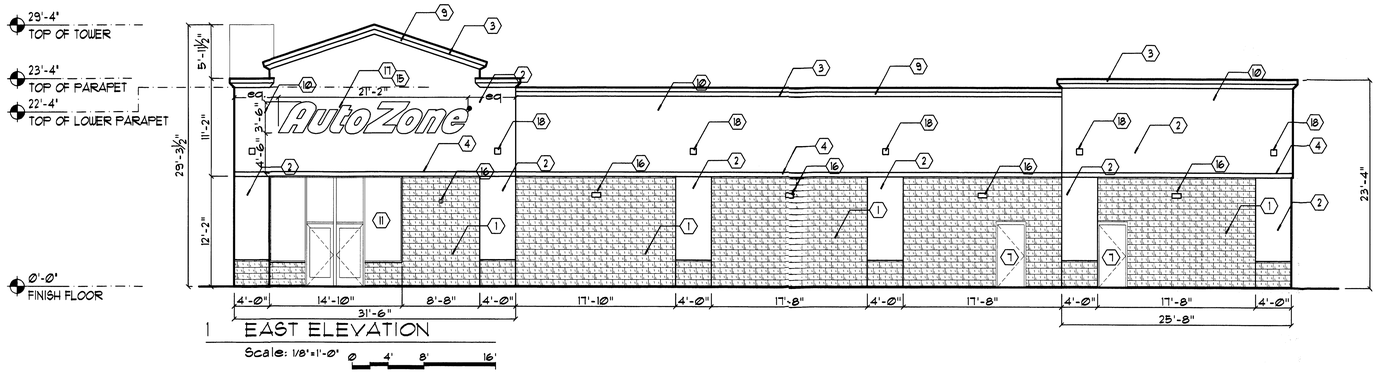
PRELIMINARY NOT FOR CONSTRUCTION

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

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

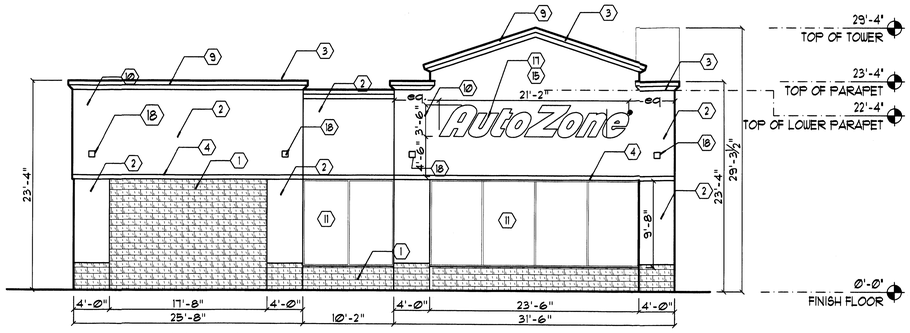
SHEET TITLE: SITE PLAN FOR BLDG. PERMIT

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



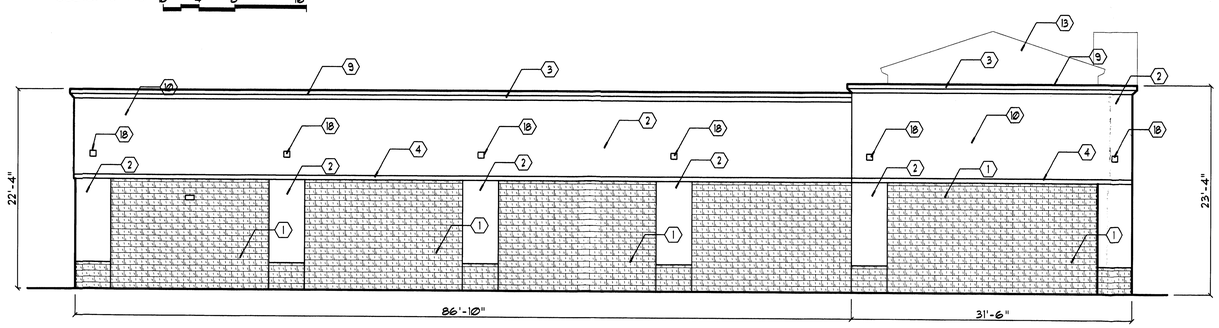
1 EAST ELEVATION

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



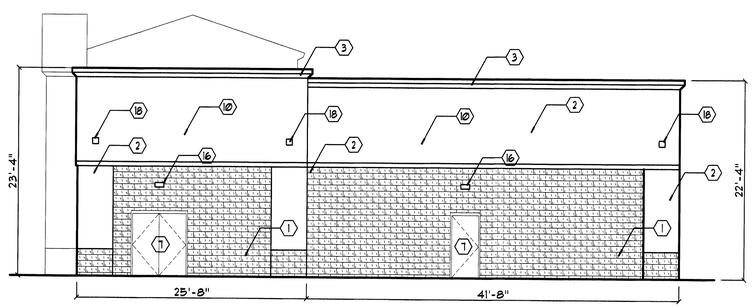
2 SOUTH ELEVATION

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. PT ANGLES BM #993
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

PARCEL 2 BUILDING ELEVATIONS

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
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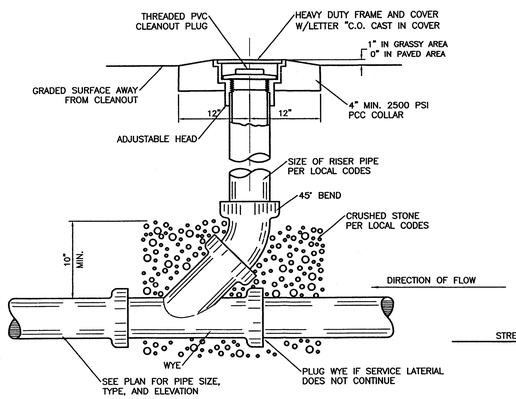
PROJECT TITLE
98TH AND CENTRAL PLAN
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE
ALBUQUERQUE, NEW MEXICO

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

SHEET TITLE: **AUTOZONE ELEVATIONS**

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

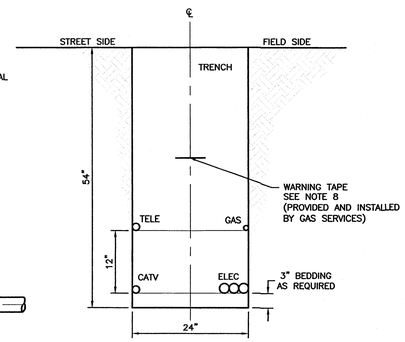


SANITARY SEWER CLEAN-OUT
NTS

SANITARY SEWER DOUBLE CLEAN-OUTS
NTS

GENERAL NOTES:

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



TYPICAL TRENCH DETAIL
NTS

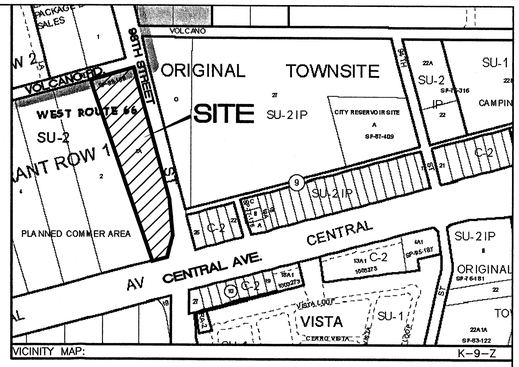
GENERAL NOTES:

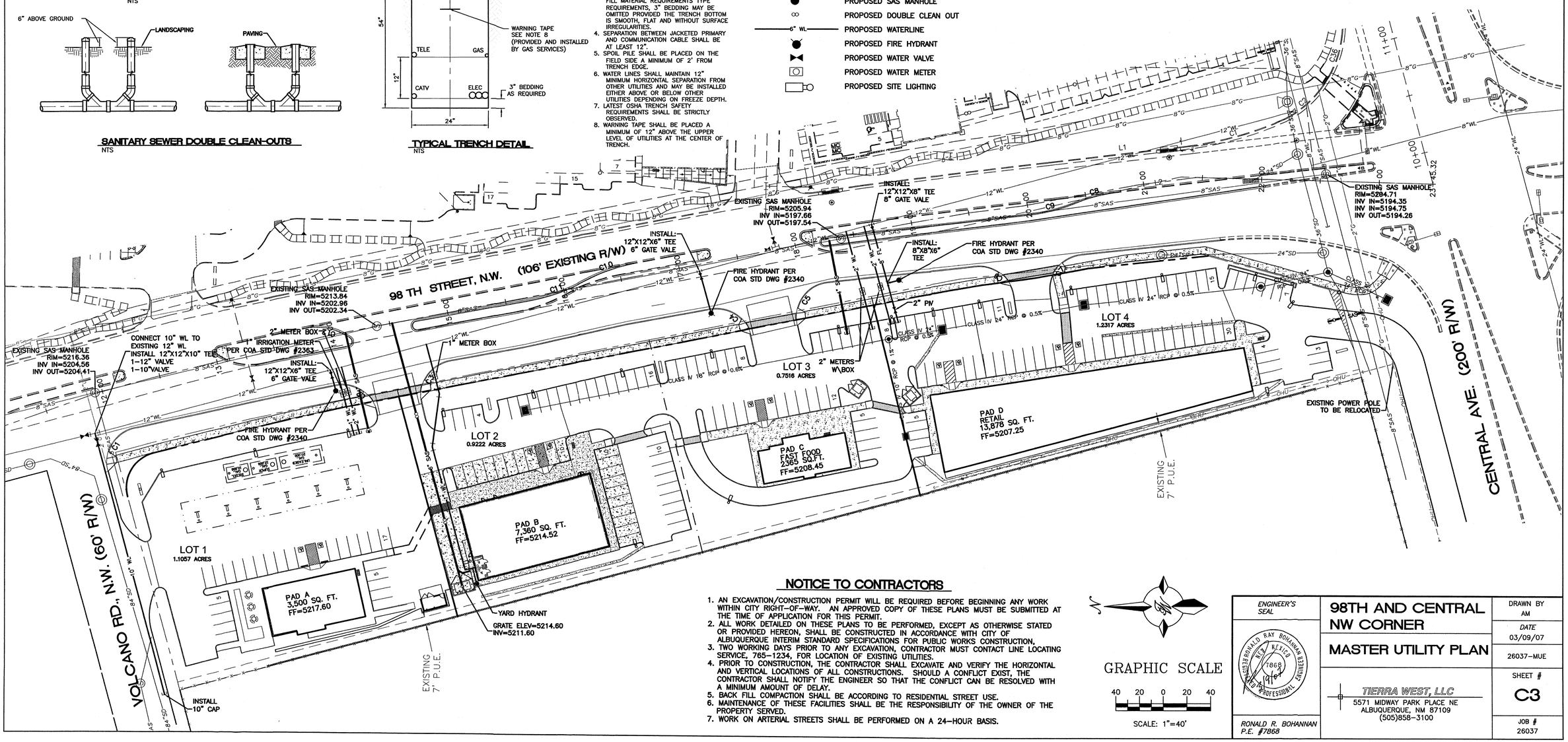
1. COMPACTION IN CITY OR STATE RIGHT-OF-WAYS SHALL MEET OR EXCEED MINIMUM SPECIFIED REQUIREMWNTS
2. SHADING AND BEDDING MATERIAL TO BE TYPE IV, CLASS 1 FOR DIRECT BURIED CABLE AND TYPE IV, CLASS 2 FOR CABLE IN CONDUIT, TYPE III MATERIAL IS SUITABLE FOR EITHER TYPE OF INSTALLATION. REFER TO DS-10-12.4 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
- EXISTING STORM SEWER LINE
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SANITARY SEWER LINE
- EXISTING SAS MANHOLE
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING OVERHEAD UTILITIES
- EXISTING POWER POLE
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- PROPOSED SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- PROPOSED DOUBLE CLEAN OUT
- 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.

GRAPHIC SCALE
40 20 0 20 40
SCALE: 1"=40'

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	98TH AND CENTRAL NW CORNER MASTER UTILITY PLAN	DRAWN BY AM DATE 03/09/07 26037-MUE
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # C3 JOB # 26037

Z:\2005\26037\Drawings\EPC\26037-MUE.dwg, Master Utility Plan, 3/9/2007 8:12:08 AM

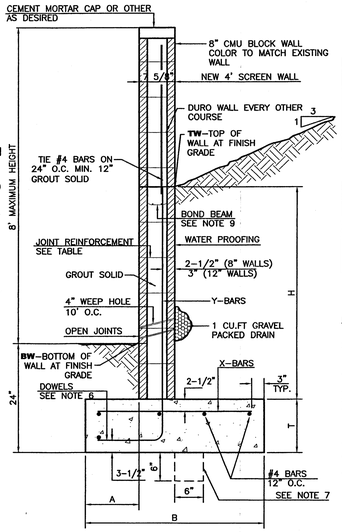
NOTICE TO CONTRACTORS

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 HERON, 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.



8 INCH REINFORCED CONCRETE MASONRY WALL

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.
2'-8"	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"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @ 8" O.C.	#4 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

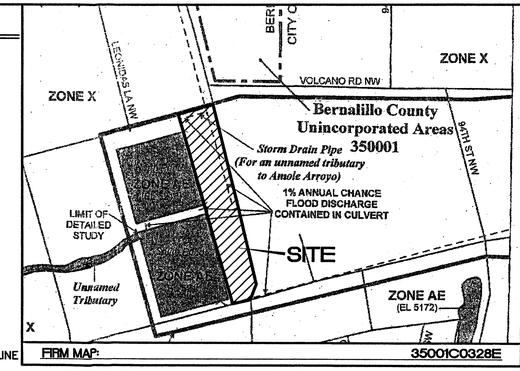
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @16" O.C.	#5 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7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

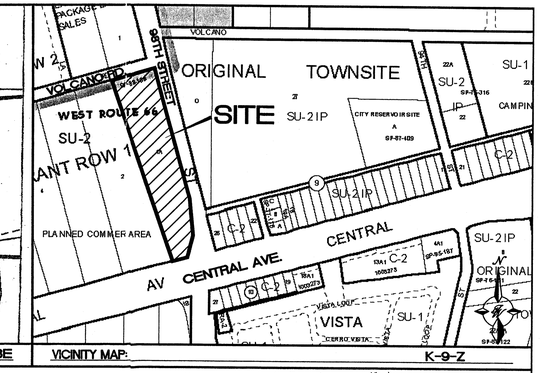
GENERAL NOTES:

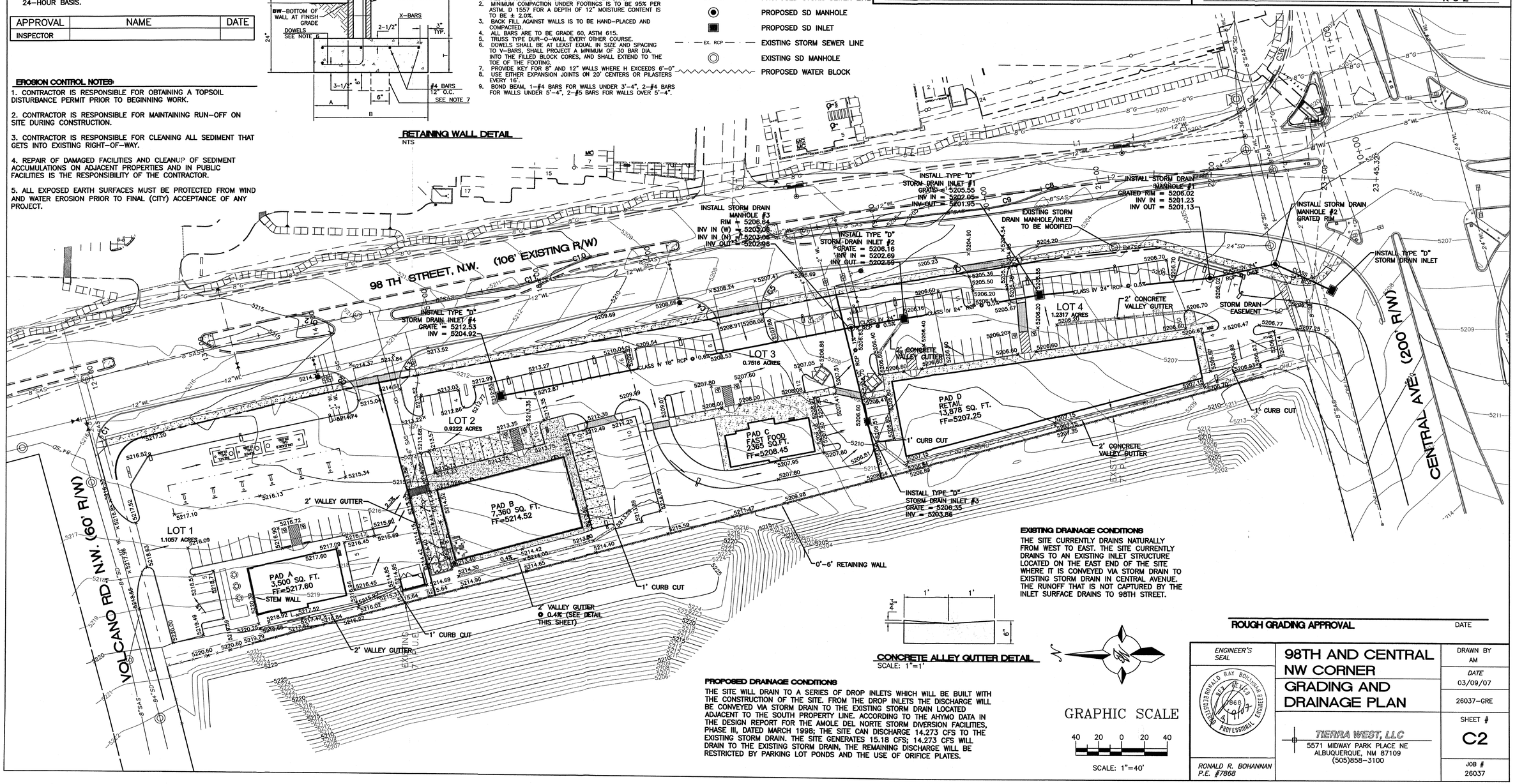
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-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
- 5011 EXISTING CONTOUR
- 5010 EXISTING INDEX CONTOUR
- x 5048.25 EXISTING SPOT ELEVATION
- 5011 PROPOSED CONTOUR
- 5010 PROPOSED INDEX CONTOUR
- x 5048.25 PROPOSED SPOT ELEVATION
- FLOW ARROW
- 24" RCP PROPOSED STORM SEWER LINE
- PROPOSED SD MANHOLE
- PROPOSED SD INLET
- EX. RCP EXISTING STORM SEWER LINE
- EXISTING SD MANHOLE
- PROPOSED WATER BLOCK







RETAINING WALL DETAIL

NTS

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 BY PARKING LOT PONDS AND THE USE OF ORIFICE PLATES.

GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

ROUGH GRADING APPROVAL — DATE

ENGINEER'S SEAL

RONALD R. BOHANNAN P.E. #7868

98TH AND CENTRAL NW CORNER GRADING AND DRAINAGE PLAN

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

DRAWN BY	AM
DATE	03/09/07
	26037-GRE
SHEET #	C2
JOB #	26037

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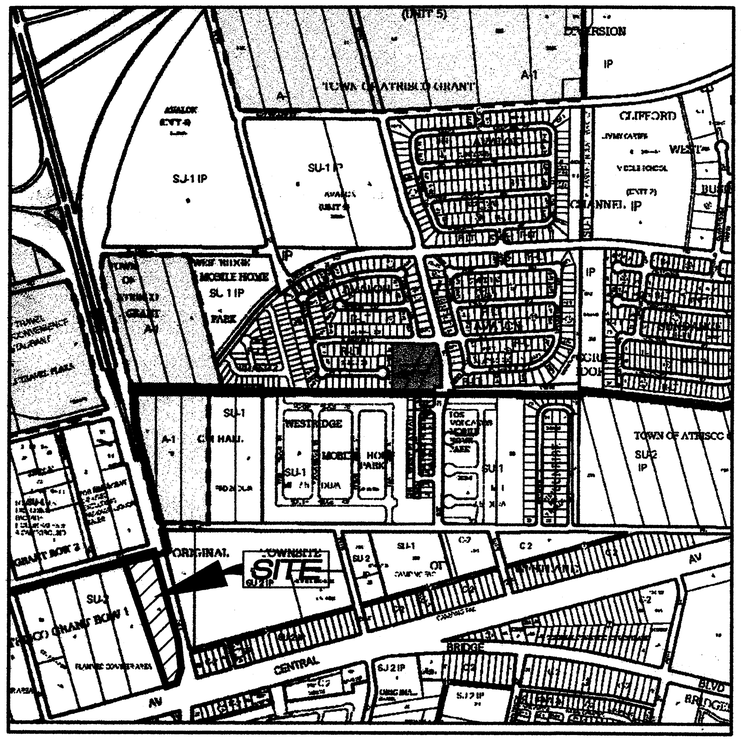


N

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument A10–L9"
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page: K–9–Z
8. U.C.L.S. Log Number 2007052971
9. 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:

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

060516_1–29–07. DWG

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

Notary Public

1/19/09
My commission expires

OFFICIAL SEAL
M. Dean Smith
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1/19/09

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

A. 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.

B. 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.

C. 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.

D. 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.

E. Warranty Deed filed December 31, 1974, in Book 975, Pages 150–151, records of Bernalillo County, New Mexico.

F. Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 651493–AL04, MLF, dated July 29, 2005.

G. 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

FINAL
~~PRELIMINARY~~ PLAT
APPROVED BY DRB
ON 7/11/07

PROJECT NUMBER:

Application Number:

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	2-8-07 Date
PNM Gas Services	2-8-07 Date
QWest Corporation	2/13/07 Date
Comcast	2.8.07 Date

City Approvals:

City Surveyor	2-2-07 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.

Russ P. Hugg
NMPS No. 9750
January 29, 2007

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

SHEET 1 OF 2

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

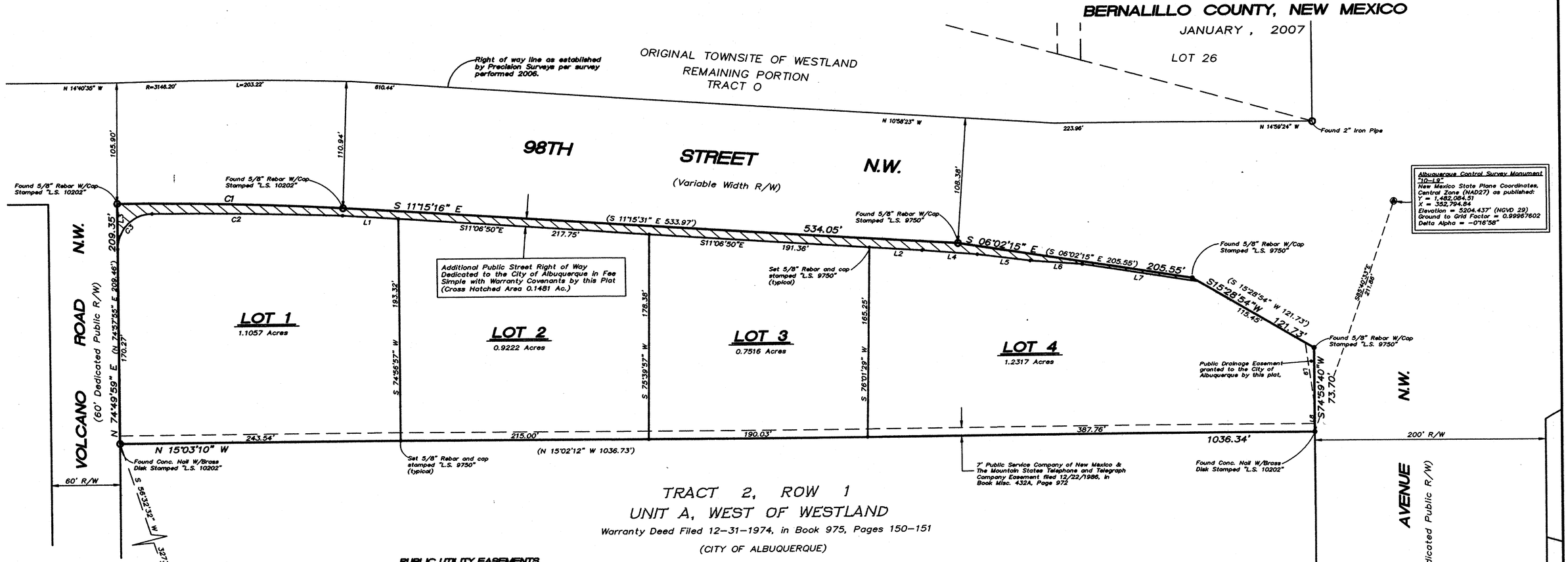
PLAT OF
LOTS 1 THRU 4
VOLCANO POINT SHOPPING CENTER

(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

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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____.



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 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"

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

SHEET 2 OF 2

SURVTEK, INC.
Consulting Surveyors
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