



- NOTES (ONLY APPLY TO LOTS 1-4)**
1. COMMON STORM DRAINAGE, PEDESTRIAN, CROSS PARKING, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 5. LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
 6. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 7. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 8. SETBACKS: THERE SHALL BE A FRONT OR CORNER SIDE SETBACK OF NOT LESS THAN TEN FEET WHERE THE LOT IS ACROSS THE STREET FROM THE FRONT LOT LINE OF A FACING LOT IN A RESIDENTIAL ZONE. THIS SETBACK APPLIES TO ON AND OFF PREMISE SIGNS. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN FIVE FEET WHERE THE SITE ADJUTS THE SIDE OF A LOT IS A RESIDENTIAL ZONE. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN 15 FEET WHERE THE SITE ADJUTS THE REAR OF A LOT IN A RESIDENTIAL ZONE. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.
 9. BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE C1 ZONE OF THE COMPREHENSIVE CITY ZONING CODE.
 10. BUS ROUTE 54 RUNS DOWN 98TH AND PAST THE SITE.
 11. HIGHLY REFLECTIVE SURFACES ARE NOT PERMITTED ON THE GAS CANOPY. ALL UNDER CANOPY LIGHTS MUST BE FULLY RECESSED SO THAT NO PART OF THE LENSE PROJECTS BELOW THE SURFACE OF THE UNDERSIDE CANOPY. SITE LIGHTING MUST MEET NIGHT SKY ORDINANCE.

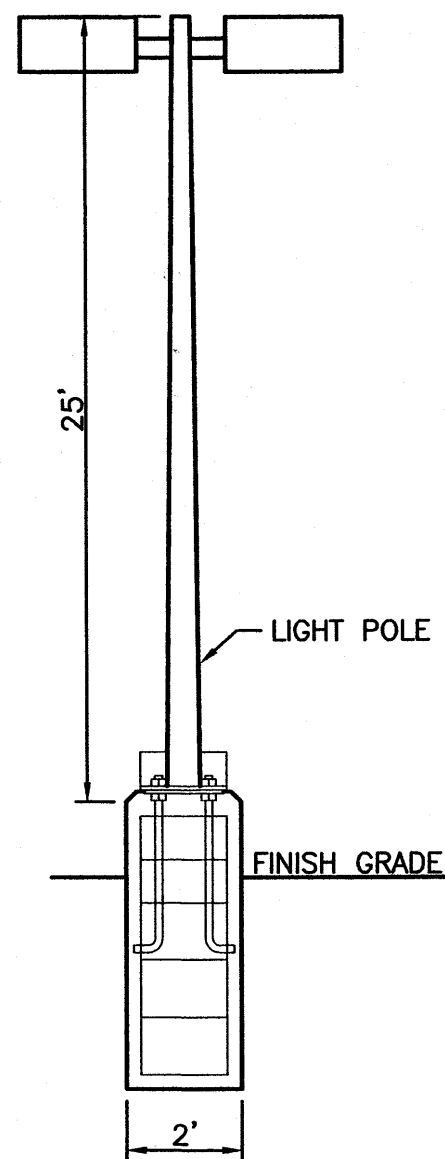
SITE DATA TABLE

LOT	AREA (AC)	BUILDING AREA	PROPOSED USE	ZONING	PRKG. REQ.	PRKG.-HC PROV.	HC PRKG. REQ.	HC VAN PROV.	HC VAN REQ.	HC VAN PROV.	BIKE SPACES REQ.	BIKE SPACES PROV.	MIN. FAR	MAX. FAR	MAX. BLDG. HEIGHT
1	4.7626	39,690	RETAIL	SU-1*	174	191	8	11	3	3	20	20	0.15	0.35	PER C1 ZONE
2	0.5360	201	GAS	C1 (SC)	1	5	1	1	-	-	-	-	0.15	0.35	PER C1 ZONE
3	1.1239	5,600	BANK W/DRIVE THRU	C1 (SC)	**								0.15	0.35	PER C1 ZONE
4	3.6204	20,955	RETAIL	C1 (SC)	**								0.15	0.35	PER C1 ZONE
5	3.7442	-	RESIDENTIAL	R-LT	-	-	-	-	-	-	-	-	-	-	PER RLT ZONE
TOTAL	13.7871	66,446			175	196	9	12	2	2	20	20			

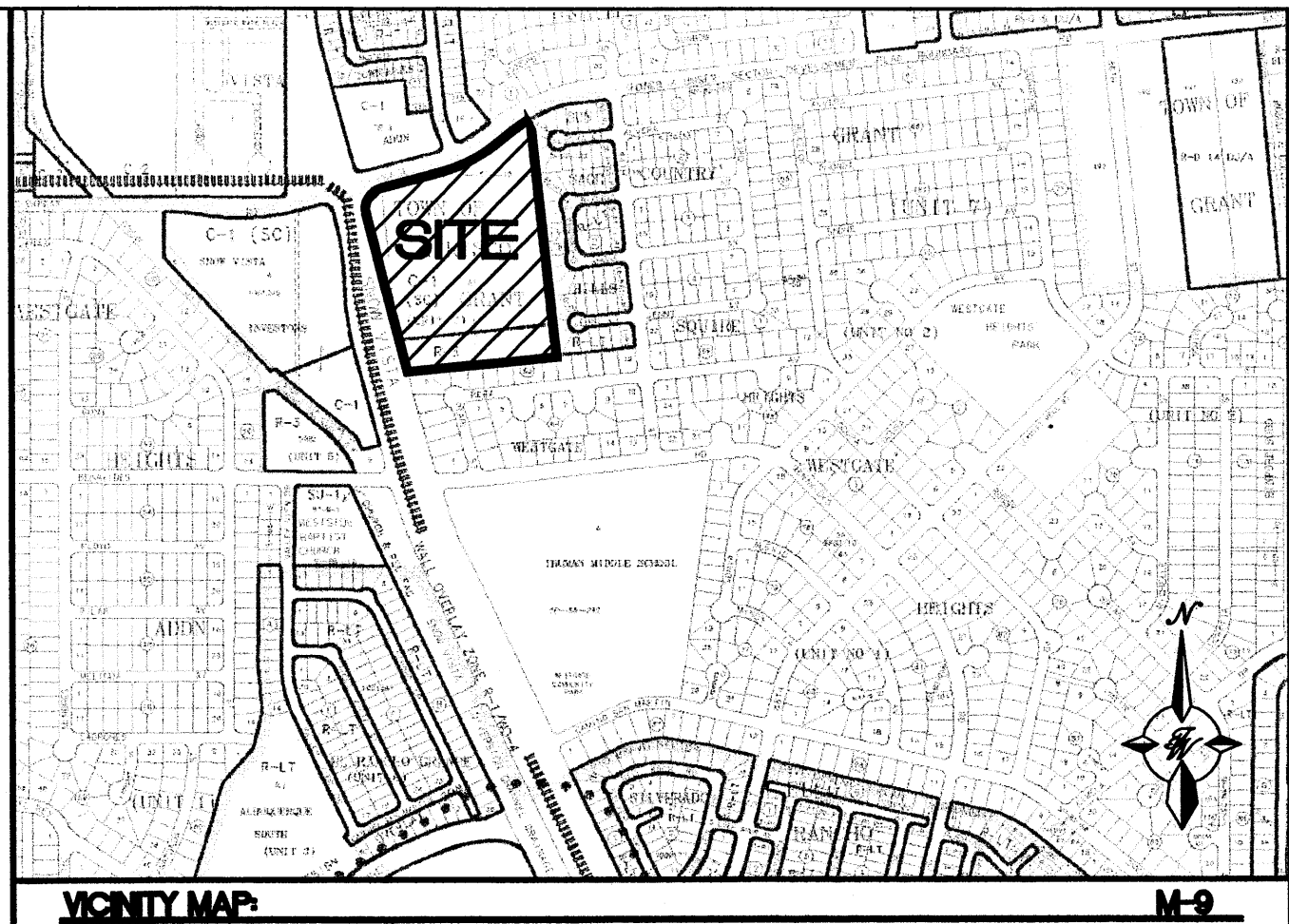
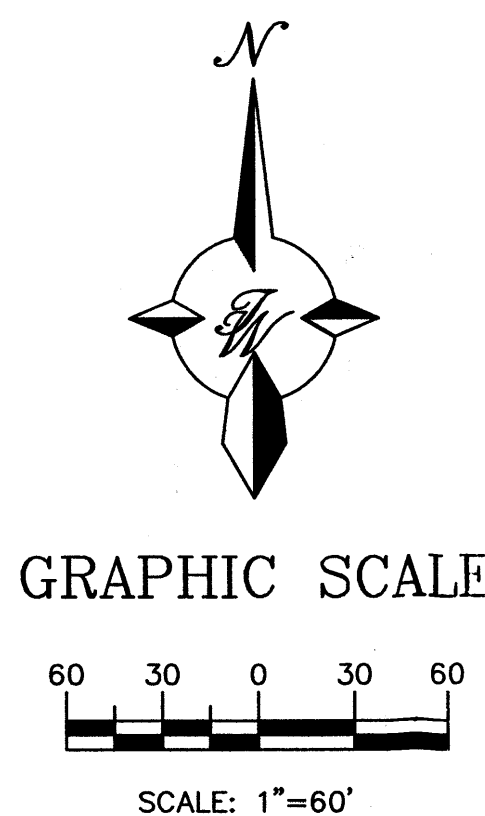
TOTAL AREA OF ROW DEDICATION = 7,420 SF
* SU-1 FOR C1 PERMISSIVE USES WITH DRIVE THRU PHARMACY
** FINAL PARKING CALCS TO BE DETERMINED UPON SUBMITTAL OF SITE PLAN FOR BUILDING PERMIT FOR EPC APPROVAL

INDEX TO DRAWINGS

1. SITE PLAN FOR SUNDIVISION
2. SITE PLAN FOR BUILDING PERMIT
3. LANDSCAPE PLAN
4. GRADING AND DRAINAGE PLAN
5. MASTER UTILITY PLAN
6. ELEVATIONS
7. DETAILS
8. DETAILS



LIGHT POLE DETAIL



LEGAL DESCRIPTION

Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

308P & 305
PRELIMINARY PLAT
APPROVED BY DRB
9/7/05

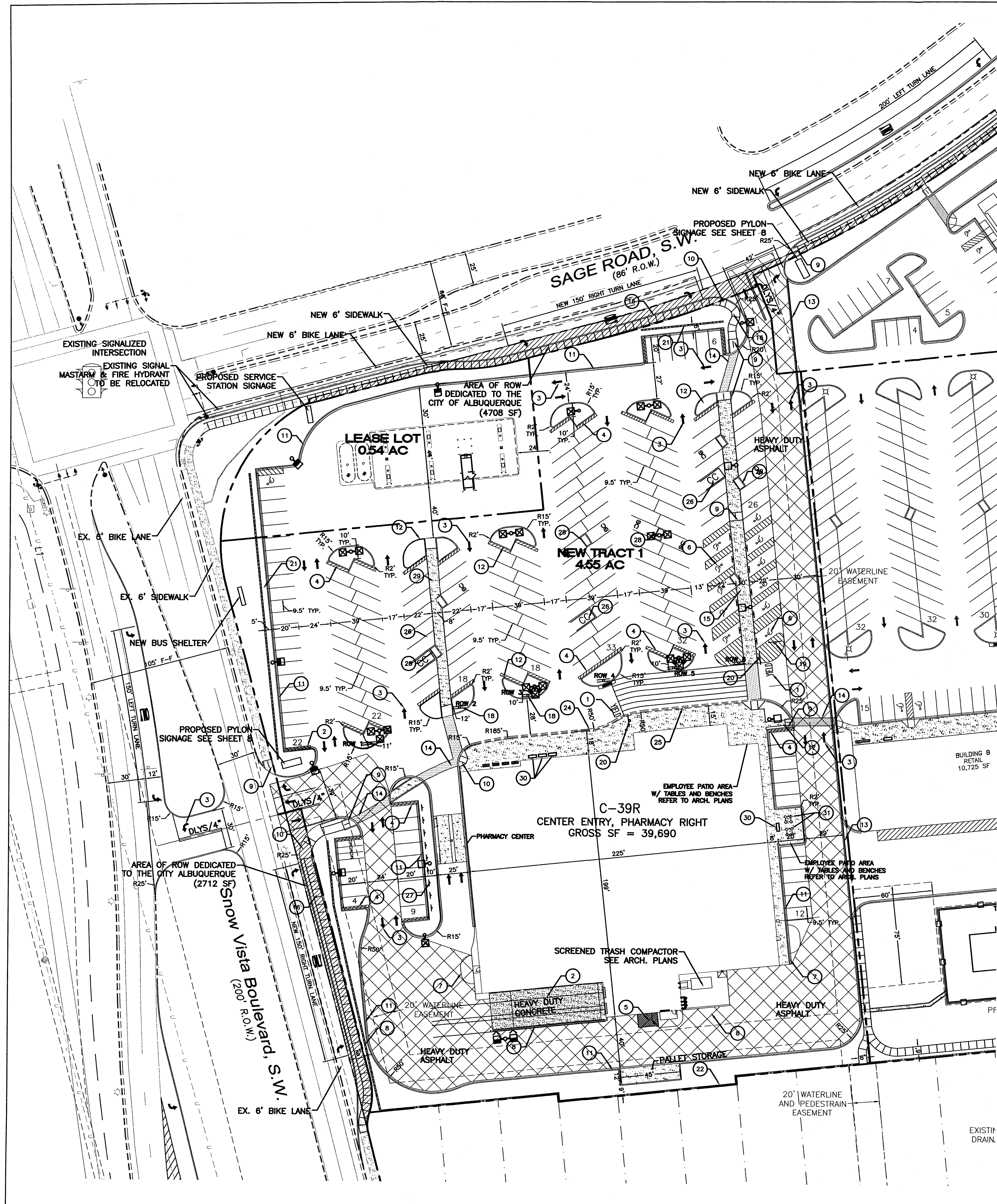
PROJECT NUMBER: _____
APPLICATION NUMBER: _____

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

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

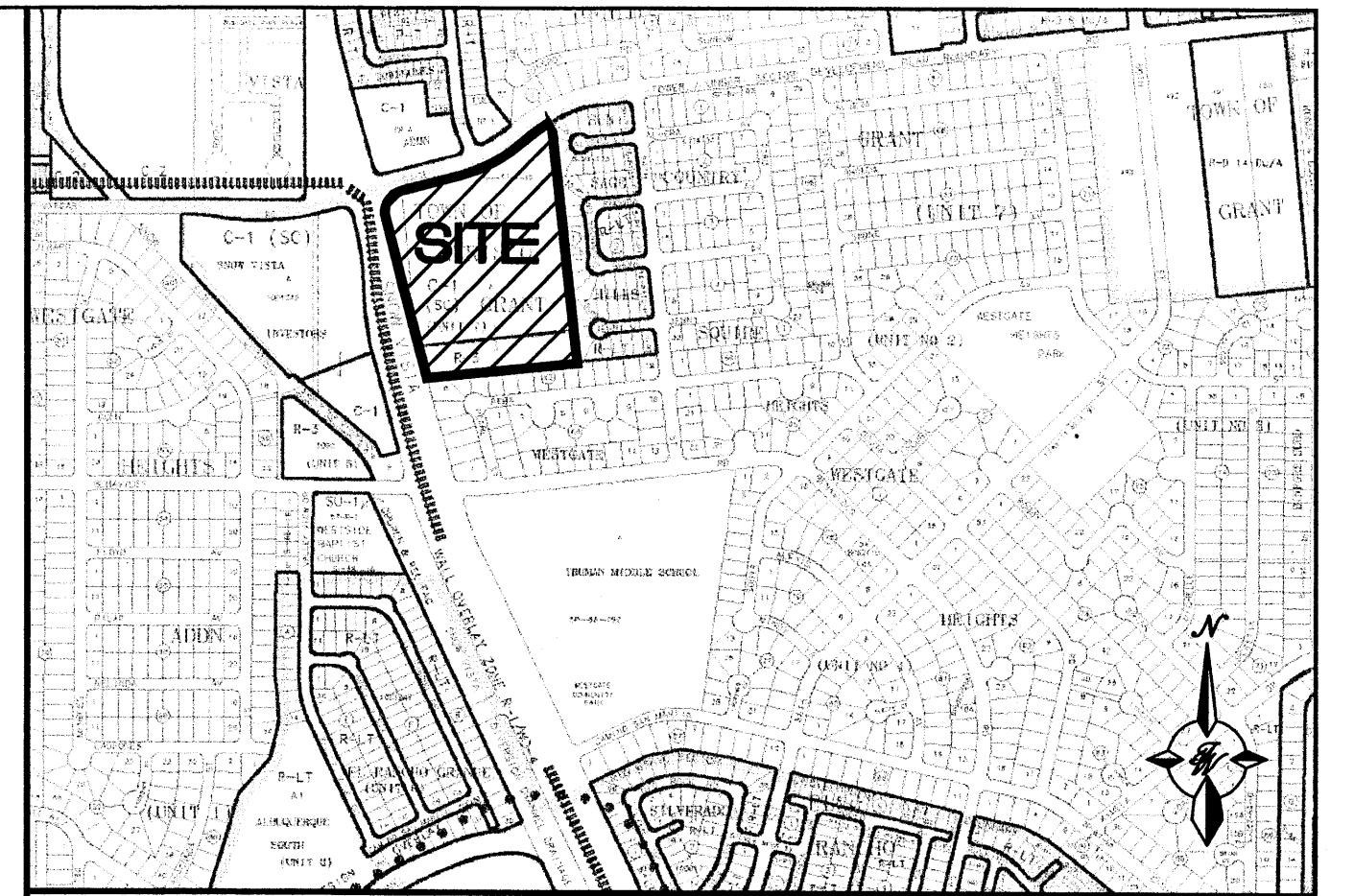
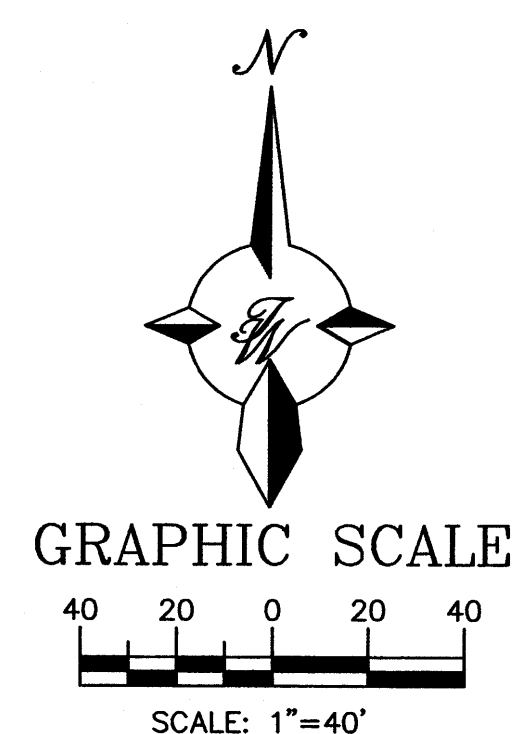
ENGINEER'S SEAL SARA LAVY P.E. #15092	WAL-MART NEIGHBORHOOD CENTER NM: 3385 SITE PLAN FOR SUBDIVISION TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY EMT DATE 09-02-05 2520-SPS8.dwg
		SHEET # 1 JOB # 25020



- ### SITE LEGEND
- 1 "YIELD" PAINTED YELLOW ON PAVEMENT TYPICAL.
 - 2 PROVIDE (2) 4" WIDE YELLOW STRIPES @ 10' O.C. x 130' LONG CENTER ON DOCK DOORS
 - 3 PAINTED DIRECTIONAL ARROW TYPICAL.
 - 4 2'-0" LOADING ZONE AT ALL CURBED PARKING SPACES. 4" PAINTED YELLOW STRIPING AT 2'-0" O.C. PERPENDICULAR TO PARKING SPACE.
 - 5 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS
 - 6 ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE).
 - 7 RAMPED PAVEMENT AT VESTIBULE TO BE FLUSH WITH TOP OF SIDEWALK AT 5.0% MAX. SLOPE. REFER TO ARCHITECTURAL PLANS.
 - 8 8' RETAINING/ SCREEN SPLIT-FACE TAN CMU WALL
 - 9 UNIDIRECTIONAL HC RAMP.
 - 10 PROPOSED HC RAMP.
 - 11 6" CONCRETE CURB AND GUTTER TYPICAL.
 - 12 6" CONCRETE HEADER CURB TYPICAL.
 - 13 6" TEMPORARY ASPHALT CURB TYPICAL.
 - 14 6' WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK. (SHT 8)
 - 15 10' WIDE RAISED CONCRETE SIDEWALK TYPICAL.
 - 16 6" CONCRETE SIDEWALK TYPICAL.
 - 17 4" CONCRETE SIDEWALK TYPICAL.
 - 18 AISLE INDICATOR SIGNS TYPICAL.
 - 19 "STOP" SIGN. SEE PLAN FOR LOCATION.
 - 20 PEDESTRIAN CROSSING SIGN W10-2 AND W10-2p TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
 - 21 3' HIGH SCREEN SPLIT-FACE TAN CMU WALL.
 - 22 6' HIGH SCREEN SPLIT-FACE TAN CMU WALL.
 - 23 (4) 5 SPACE BIKE RACK TYPICAL.
 - 24 ZERO CURB PER ARCH. SECTIONS
 - 25 PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED YELLOW STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR WIDTH.
 - 26 CART CORRALES TYPICAL.
 - 27 PHARMACY PARKING ONLY SIGN. TYPICAL.
 - 28 TREE PLANTER TYPICAL.
 - 29 8' WIDE RAISED CONCRETE SIDEWALK.
 - 30 BENCH 6' WIDE BY 15' HIGH.
 - 31 PATIO CHAIRS 24" WIDE BY 15' HIGH.

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- ### LEGEND
- EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED EASEMENT
 - PROPOSED SCREEN WALL
 - PROPOSED SIDEWALK
 - PROPOSED PEDESTRIAN CROSSWALK
 - PROPOSED CART CORRALES
 - ASSOCIATE PARKING AREA
 - HEAVY DUTY PAVING
 - HEAVY DUTY CONCRETE
 - BIKE RACK
 - LIGHT POLES



LEGAL DESCRIPTION

Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

SITE DATA

ZONING:	SU-1 FOR C-1 PERMISSIVE USES WITH DRIVE-THRU PHARMACY
LOT AREA:	
NEW WAL-MART TRACT	4.55 AC
LEASE LOT	0.54 AC
TOTAL:	5.09± AC.
BUILDING AREA:	
NEIGHBORHOOD MARKET:	39,690 SF
LEASE LOT:	201 SF
PARKING PROVIDED:	
NEIGHBORHOOD MARKET:	191 SPACES
LEASE LOT:	5 SPACES
PARKING REQUIRED:	
NEIGHBORHOOD MARKET:	174 SPACES
LEASE LOT:	1 SPACES
HC PARKING PROVIDED:	
NEIGHBORHOOD MARKET:	11 SPACES (3 VAN)
LEASE LOT:	1 SPACES
HC PARKING REQUIRED:	
NEIGHBORHOOD MARKET:	8 SPACES (3 VAN)
LEASE LOT:	1 SPACES
BIKE SPACES PROVIDED:	20 SPACES
BIKE SPACES REQUIRED:	20 SPACES
MOTORCYCLE SPACES:	3 SPACES
LANDSCAPING REQUIRED	27,304 SF
LANDSCAPING PROVIDED	27,823 SF
TOTAL AREA OF ROW DEDICATION =	7,420 SF

PAINT STRIPING LEGEND

- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE EACH
- SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
- SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

PROJECT NUMBER:

APPLICATION NUMBER:

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DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

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City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

ENGINEER'S SEAL

SARA LAVY
P.E. #15092

WAL-MART NEIGHBORHOOD CENTER NM: 3385

SITE PLAN FOR BUILDING PERMIT

TERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY EMT

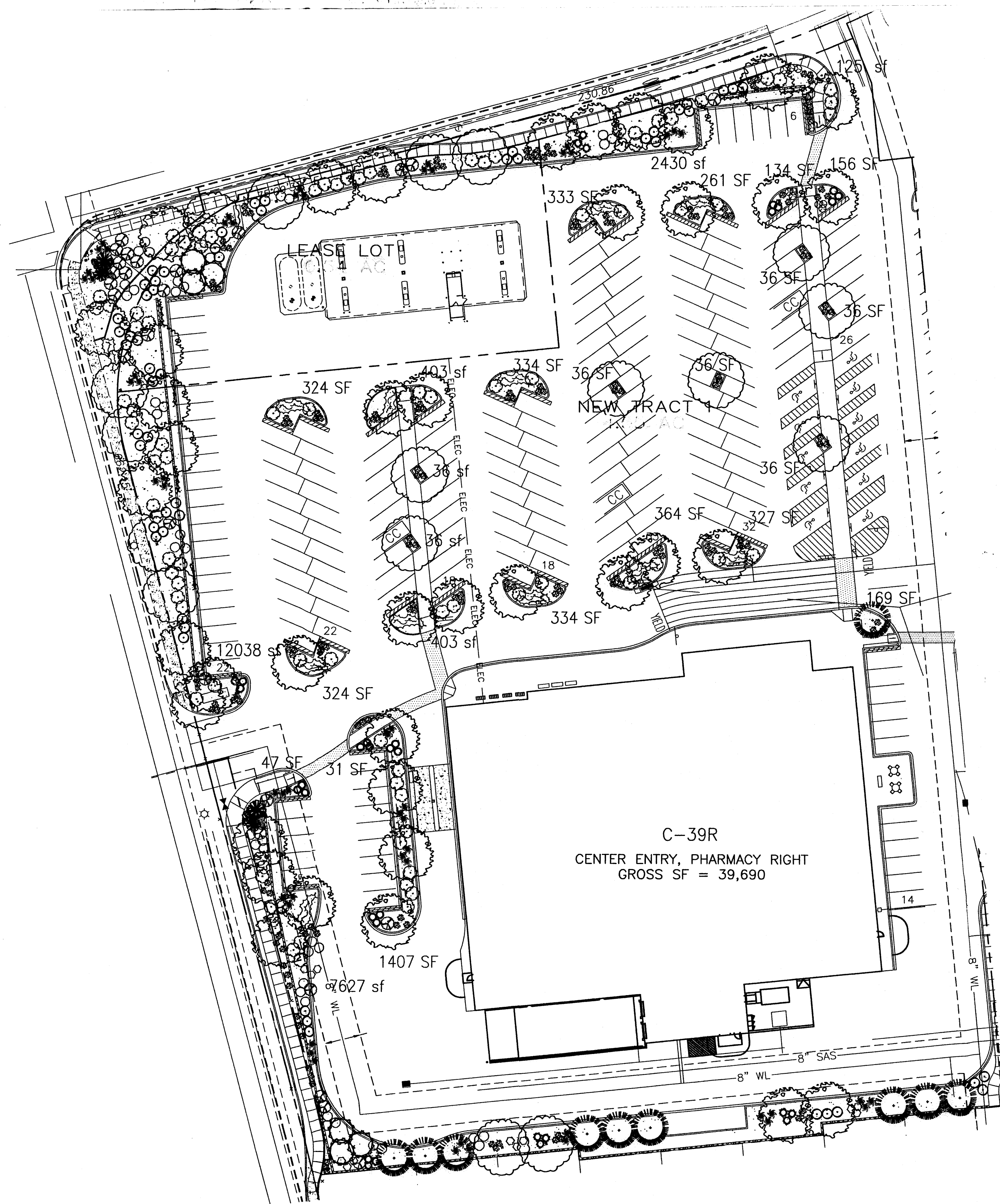
DATE
09-02-05

2520-SPBB.dwg

SHEET

2

JOB #
25020



PLANT LEGEND

* EVERGREEN PLANT MATERIAL

- | | |
|--|---|
| <ul style="list-style-type: none"> ASH (H) 17
Fraxinus pennsylvanica
2" Cal. HONEY LOCUST (M) 40
Gleditsia triacanthos
2" Cal. DESERT WILLOW (L) 6
Chilopsis linearis
15 Gal. * AUSTRIAN PINE (M) 10 *
Pinus nigra
6'-8' PALM YUCCA (L) 6 BIRD OF PARADISE (L) 28
Caesalpinia gilliesii
5 Gal. 100sf MAIDENGRASS (M) 54
Miscanthus sinensis
5 Gal. 16sf RUSSIAN SAGE (M) 39
Perovskia atriplicifolia
5 Gal. 25sf * APACHE PLUME (L) 31
Fallugia paradoxa
5 Gal. 25sf * LANAS/ SCOTCH BROOM (M) 3
Cytisus scoparius/
Genista hispanica
5 Gal. 9sf * ROSEMARY (M) 21
Rosmarinus officinalis
2 Gal. 36sf | <ul style="list-style-type: none"> AUTUMN SAGE (M) 3
Salvia greggii
2 Gal. 9sf HALLS HONEYSUCKLE (M) 89
Japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover WILDFLOWER 12
1 Gal. 4sf THREADGRASS (M) 156
Stipa tenuissima
1 Gal. 4sf * CREEPING ROSEMARY (L) 39
Rosmarinus officinalis 'Prostrata'
1 Gal. 25sf
Symbol indicates 3 plants TRUMPET VINE (M) 8
Campsis radicans
1 Gal. 200sf OVERSIZED GRAVEL
& 9 BOULDERS 3/4" GRAY GRAVEL
WITH FILTER FABRIC * INDICATES EVERGREEN MATERIAL |
|--|---|

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.

Grey 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.

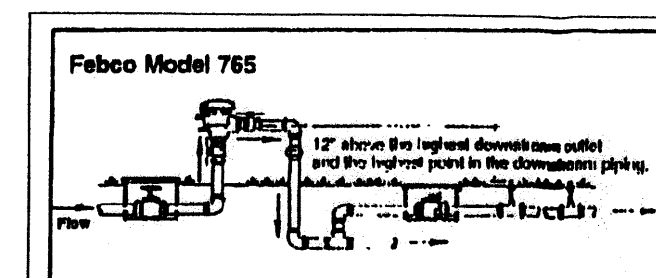
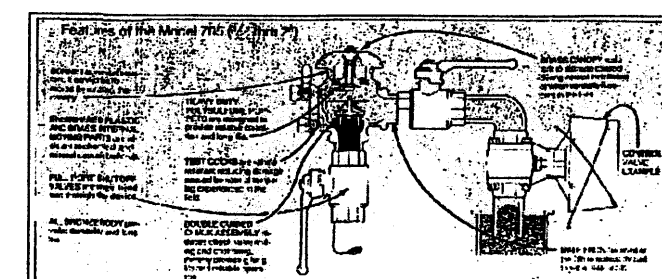
Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	221720	square feet
TOTAL BUILDINGS AREA	39690	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	182030	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	27304	square feet

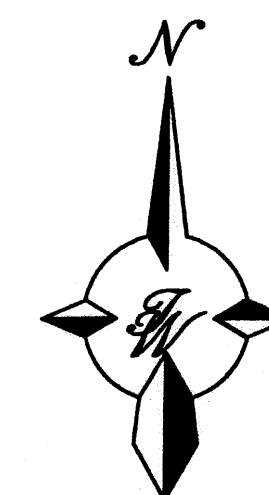
TOTAL BED PROVIDED	27823	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	20867	square feet
TOTAL GROUND COVER PROVIDED	22287	square feet

TOTAL LANDSCAPE PROVIDED	27823	square feet
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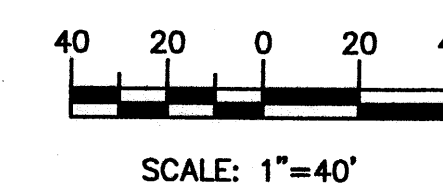


BACKFLOW PREVENTER DETAIL

no scale



GRAPHIC SCALE



The Hilltop

LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

WAL-MART NEIGHBORHOOD
CENTER NM: 3385

LANDSCAPE PLAN

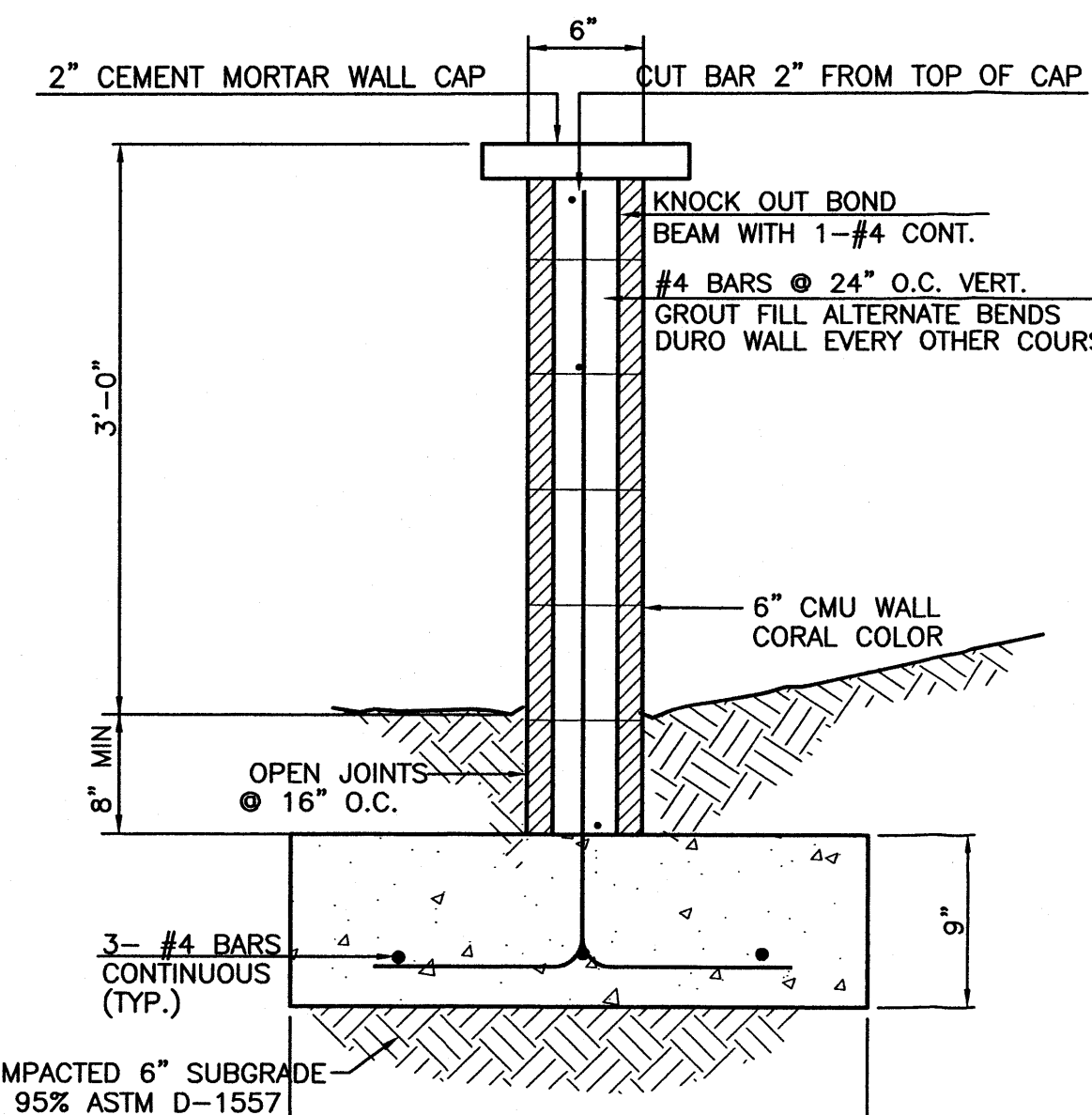
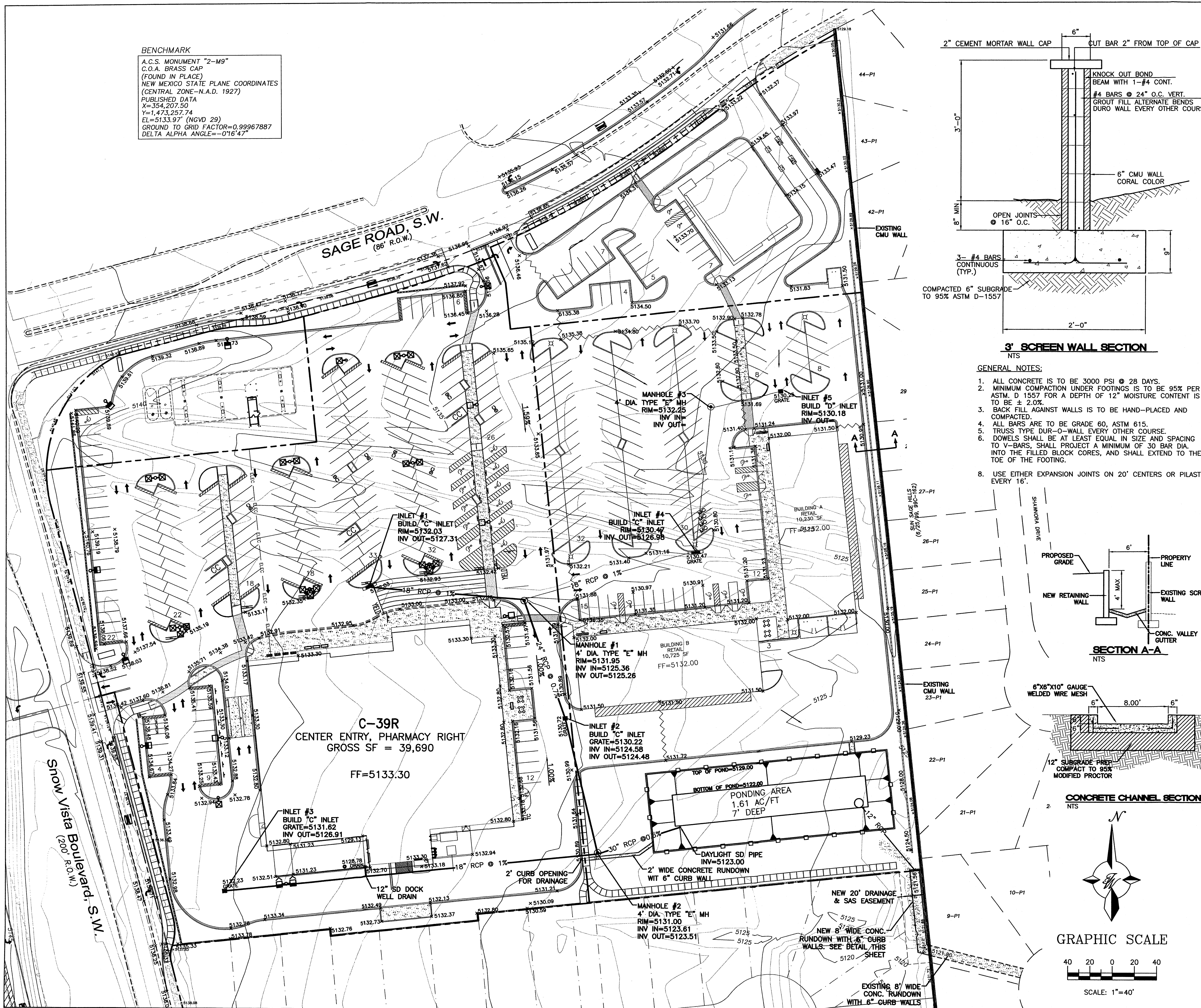
TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 858-3100

DRAWN
BY drr
DATE
8/8/05

SHEET #
L3

JOB #
23098

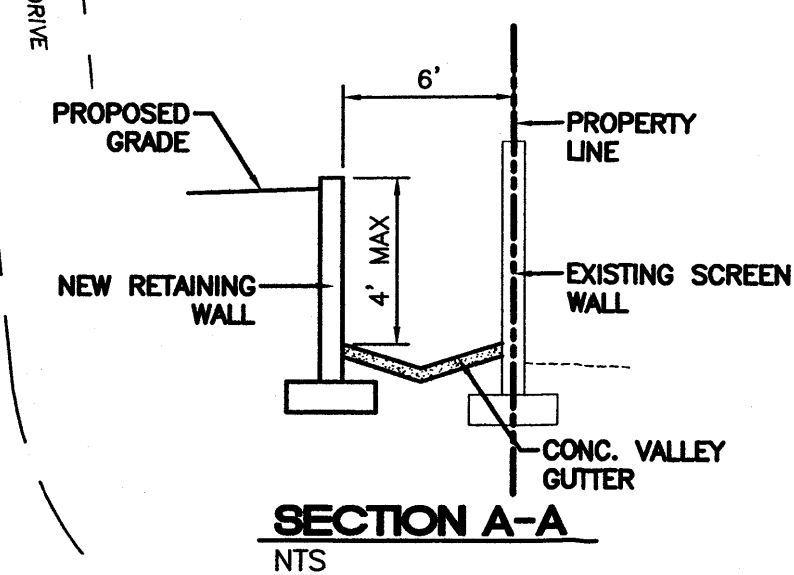
BENCHMARK
 A.C.S. MONUMENT "2-M9"
 C.O.A. BRASS CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 PUBLISHED DATA
 X=354,207.50
 Y=1,473,257.74
 EL=5133.97' (NGVD 29)
 GROUND TO GRID FACTOR=0.99967887
 DELTA ALPHA ANGLE=-0°16'47"



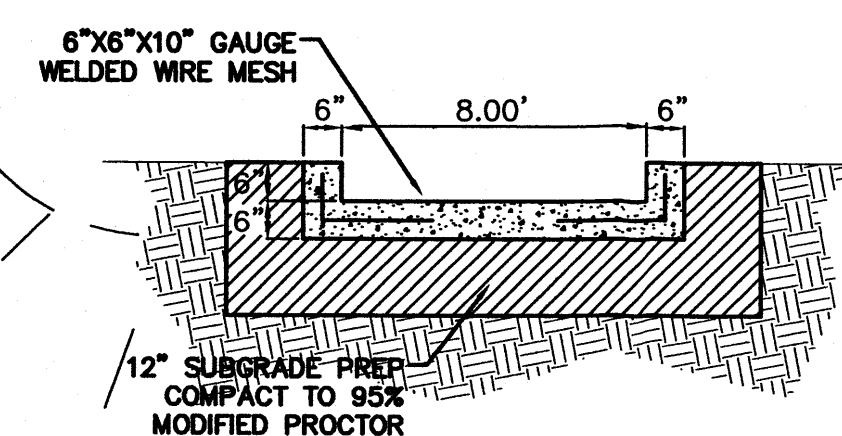
3' SCREEN WALL SECTION
 NTS

GENERAL NOTES:

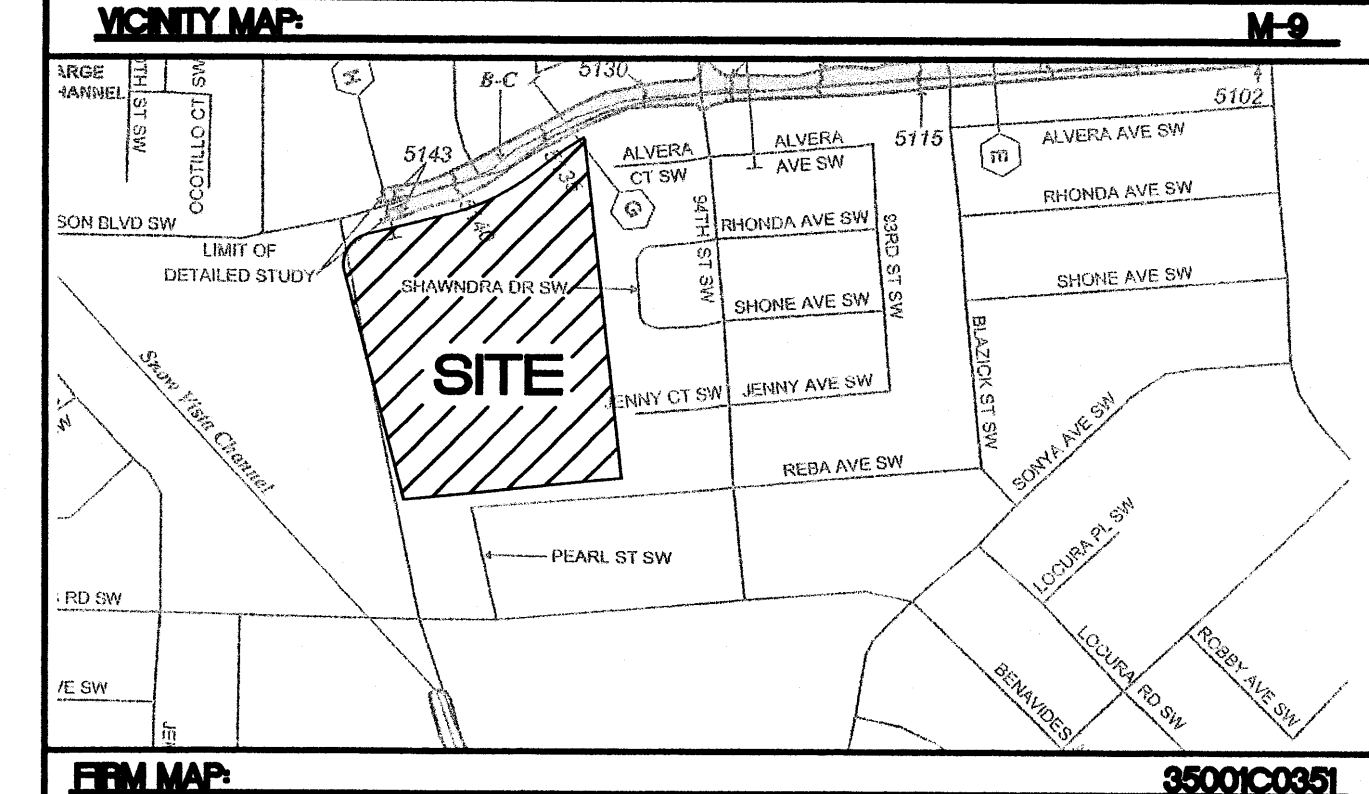
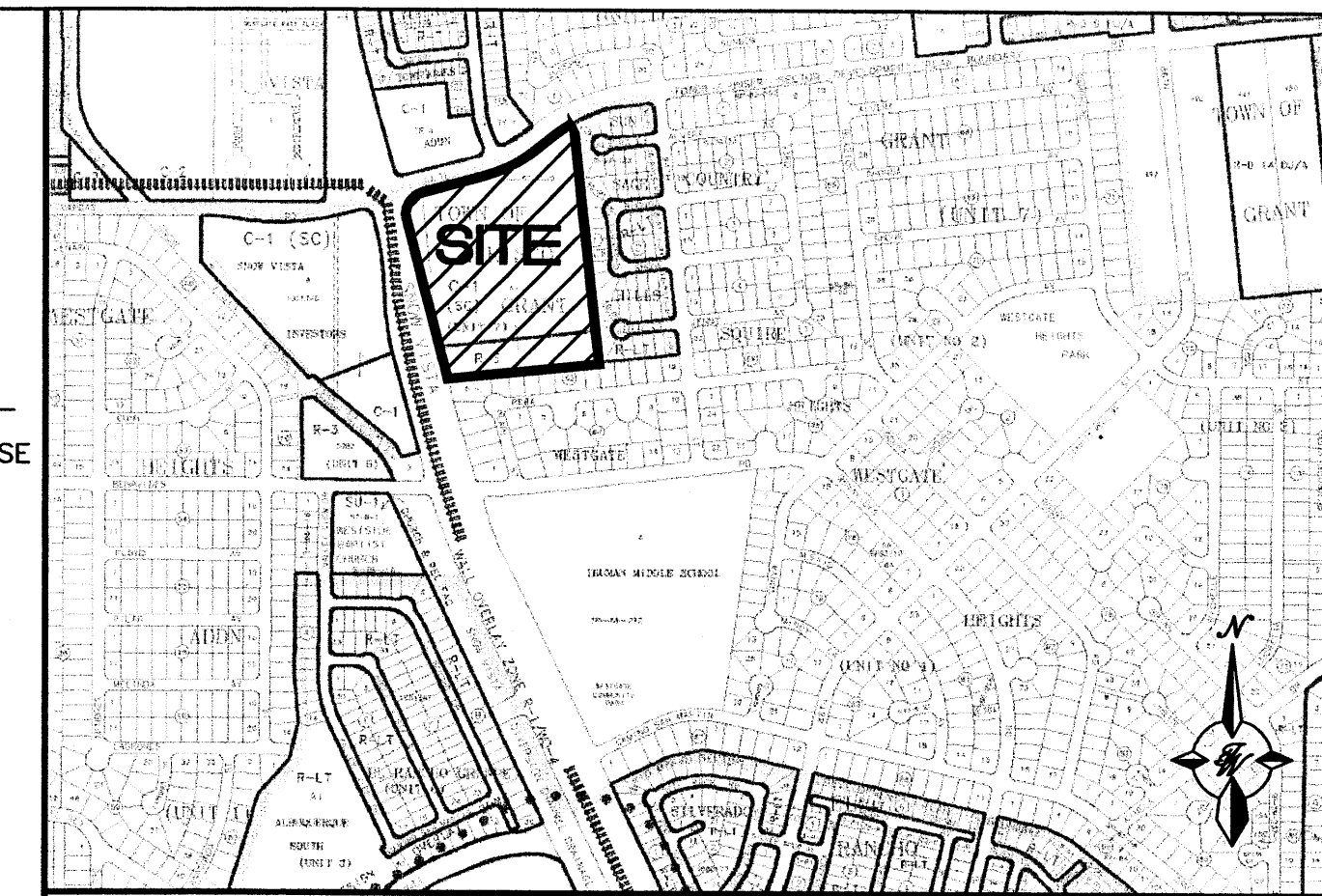
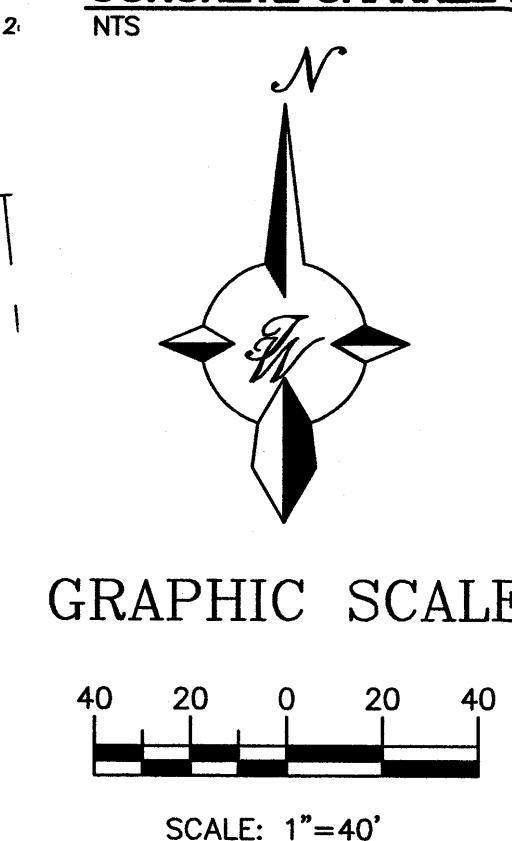
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY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



SECTION A-A
 NTS



CONCRETE CHANNEL SECTION
 NTS



LEGAL DESCRIPTION

Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

LEGEND

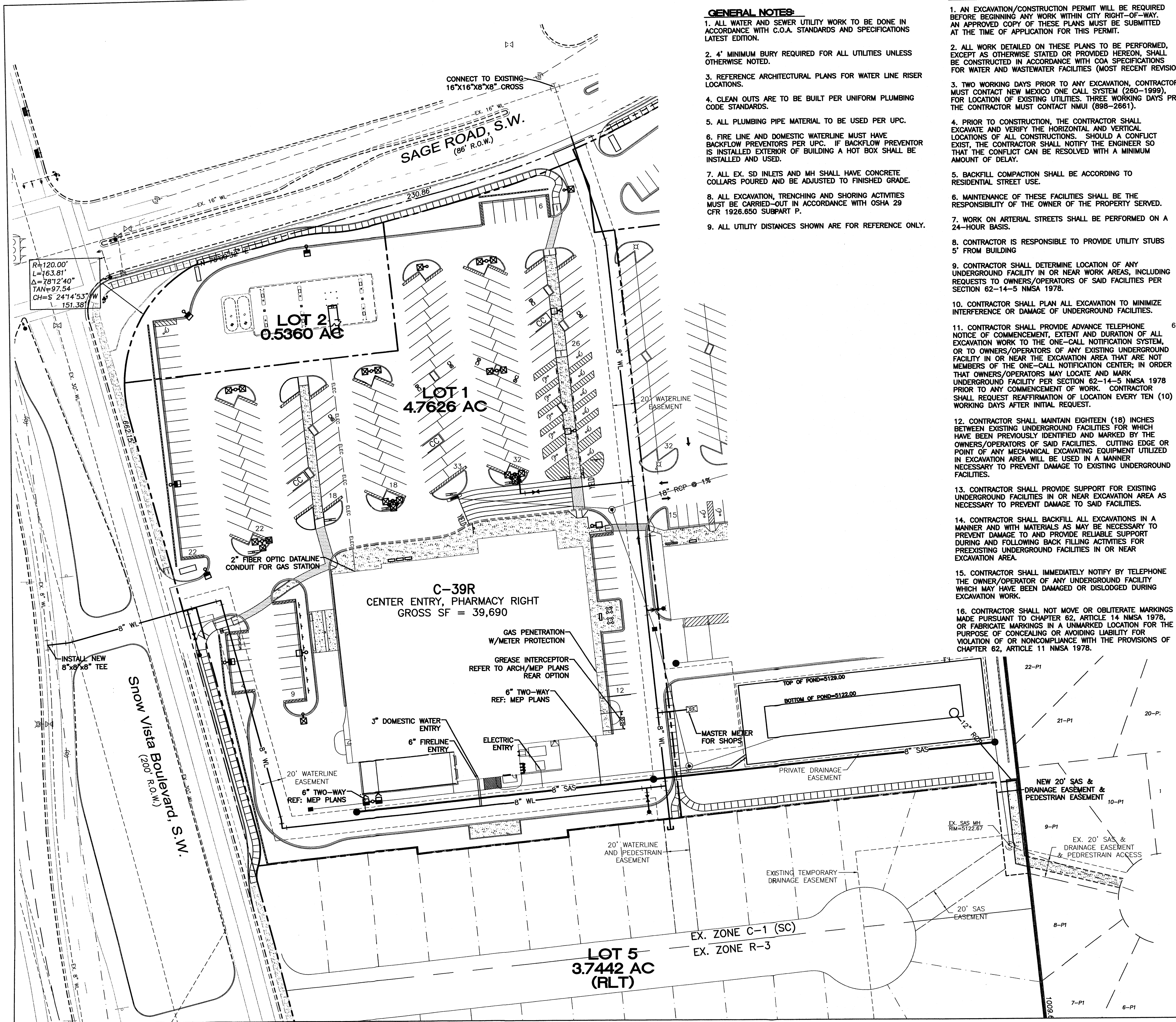
- EXISTING CURB
- FUTURE IMPROVEMENTS
- EXISTING BUILDING
- PROPOSED EXPANSION
- PROPOSED CURB
- BOUNDARY LINE
- GRADE CHANGE
- PROPOSED GRADE ELEVATION
- EXISTING GRADE ELEVATION
- CHAIN LINK FENCE

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

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

ROUGH GRADING APPROVAL

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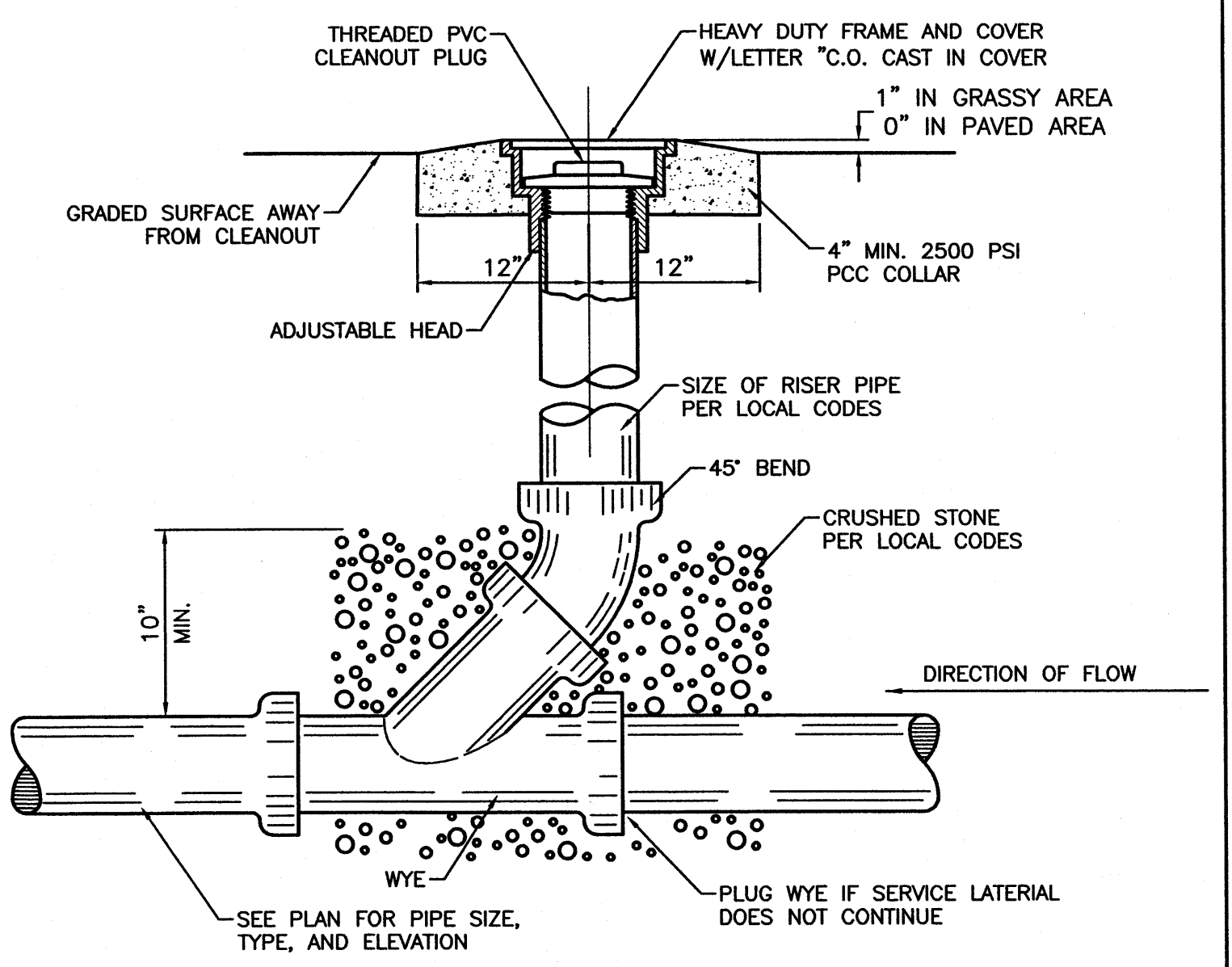


GENERAL NOTES

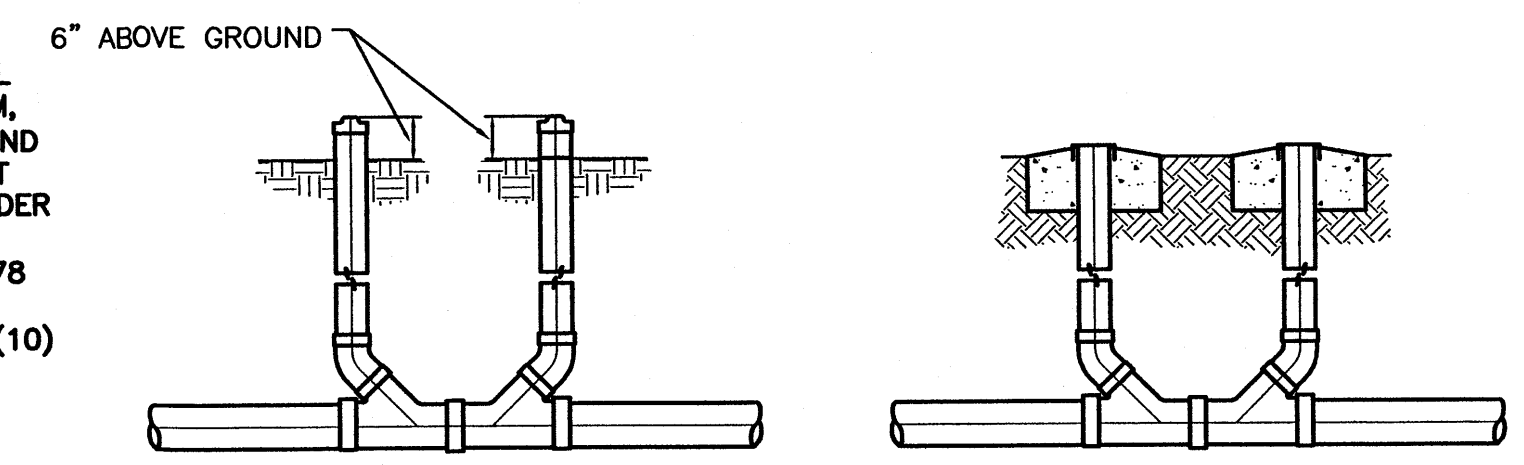
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH C.O.A. STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.

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 COA SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1999). FOR LOCATION OF EXISTING UTILITIES. THREE WORKING DAYS PRIOR THE CONTRACTOR MUST CONTACT NMUI (898-2661).
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING
9. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
10. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
11. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA. THE ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
12. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
13. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
14. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
15. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
16. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.



SANITARY SEWER CLEAN-OUT
NTS



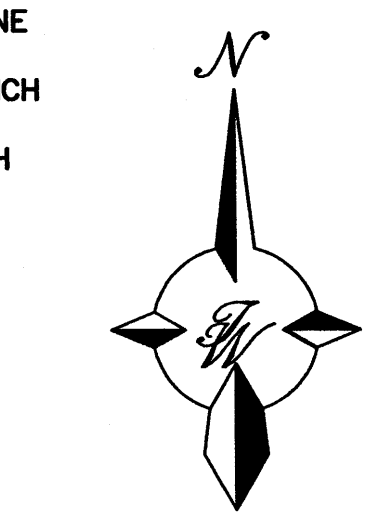
SANITARY SEWER DOUBLE CLEAN-OUTS
NTS

LEGEND

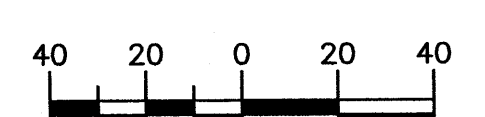
- | | |
|--------------|------------------------------|
| ○ | EXISTING SAS MANHOLE |
| —EX. 8" SAS— | EXISTING SANITARY SEWER LINE |
| ● | PROPOSED SAS MANHOLE |
| 8 | PROPOSED SAS CLEANOUT |
| —8" SAS— | PROPOSED SANITARY SEWER LINE |
| — | SANITARY SEWER SERVICE LINE |
| —EX. 16" WL— | EXISTING WATER LINE |
| —10" WL— | PROPOSED WATER LINE |
| — | PROPOSED CURB |
| — | BOUNDARY LINE |
| ⊙ | PROPOSED STORM SEWER MANHOLE |
| —24" RCP— | PROPOSED STORM SEWER LINE |
| --- | PROPOSED DRY UTILITY TRENCH |
| --- | EXISTING DRY UTILITY TRENCH |
| ● | FIRE HYDRANT |

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.

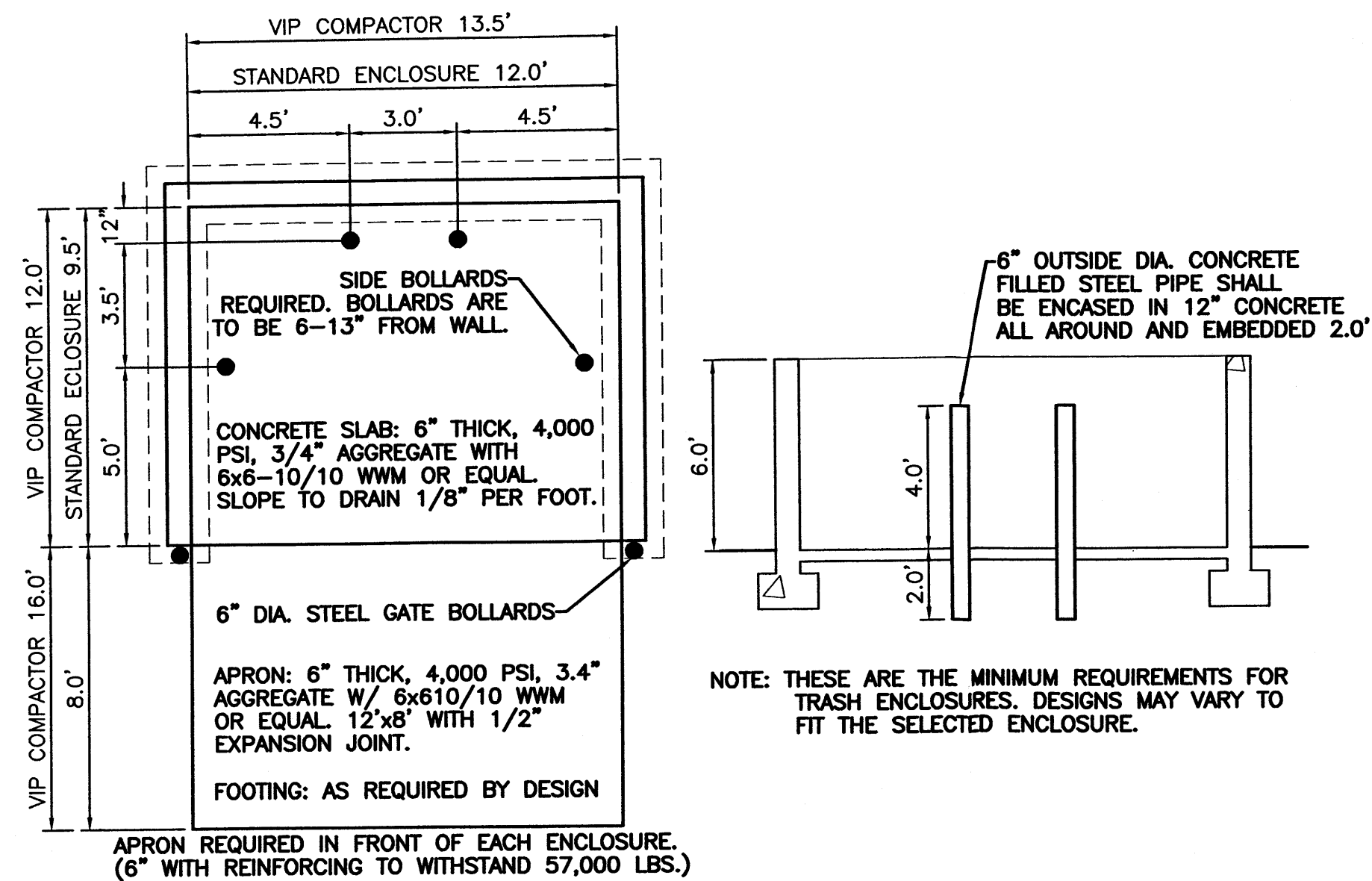


GRAPHIC SCALE

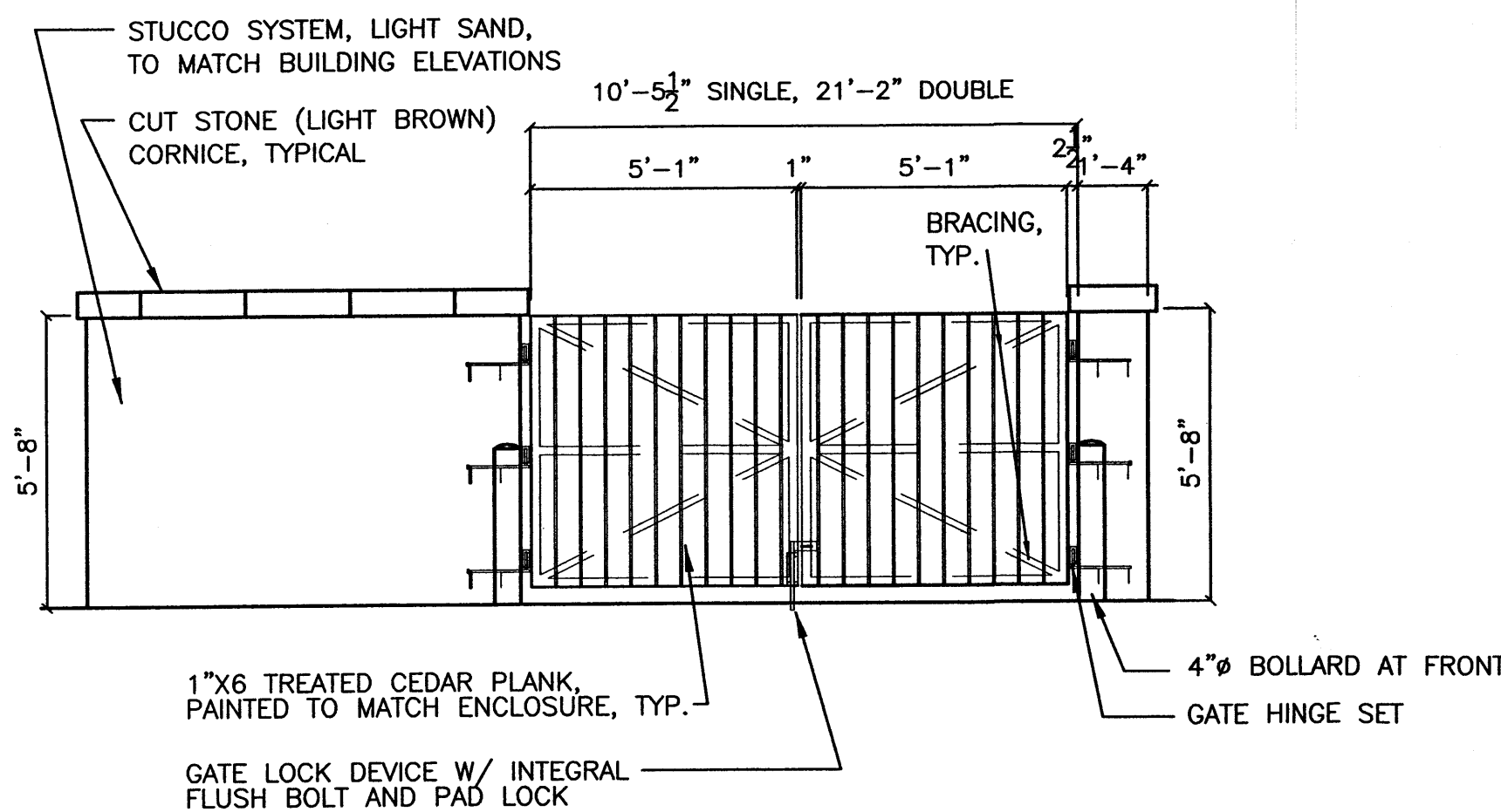


SCALE: 1"=40'

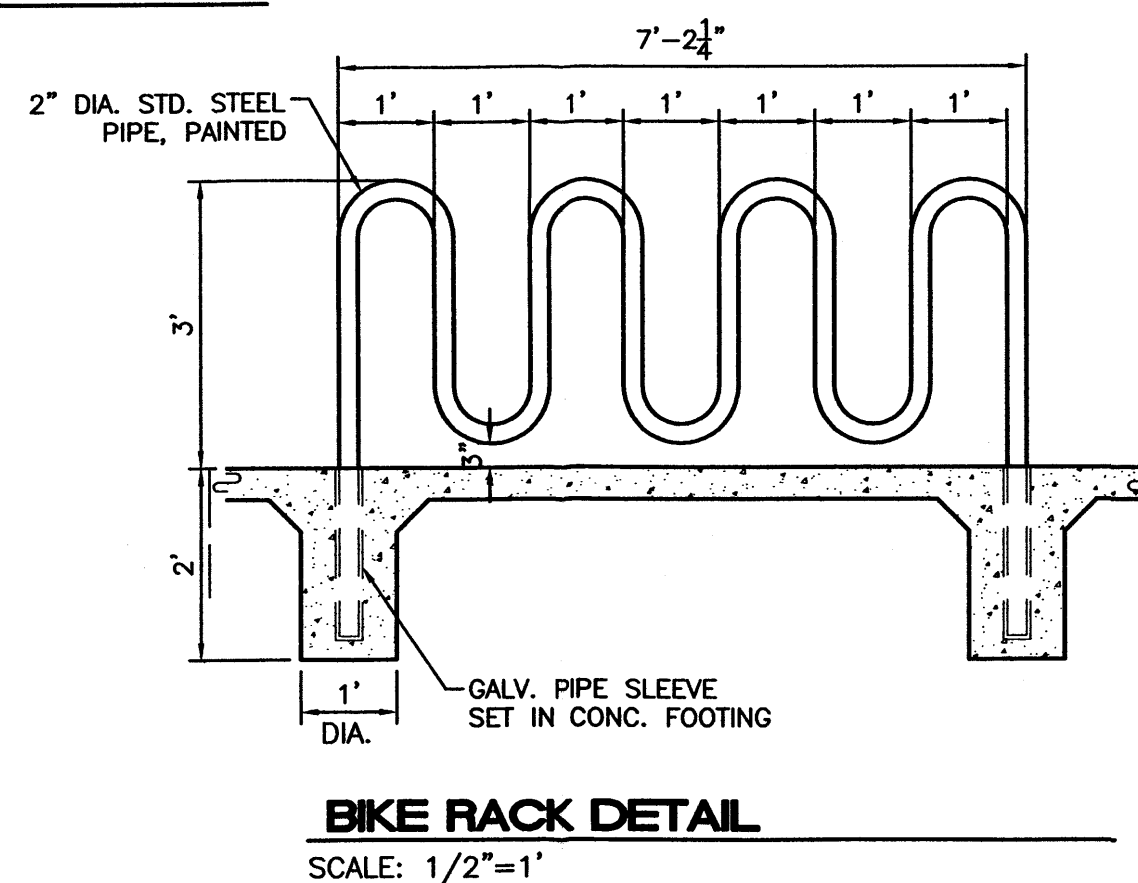
ENGINEER'S SEAL	<div>WAL-MART NEIGHBORHOOD CENTER NM: 3385</div> <div>MASTER UTILITY PLAN</div> <div><div><div></div><div></div><div></div></div><div>TIERRA WEST, LLC</div><div>8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100</div></div>	DRAWN BY EMT
		DATE 09-02-05
2520-MUB.dwg		
SHEET # 5		
SARA LAVY P.E. #15092		JOB # 25020



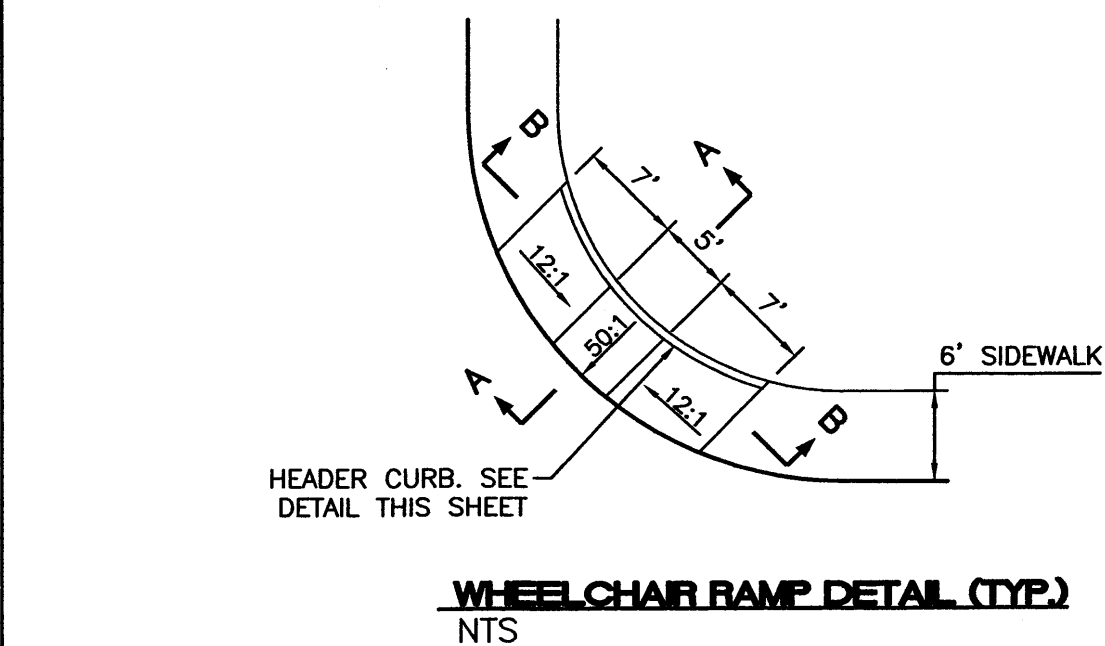
DUMPSTER ENCLOSURE DETAIL
NTS



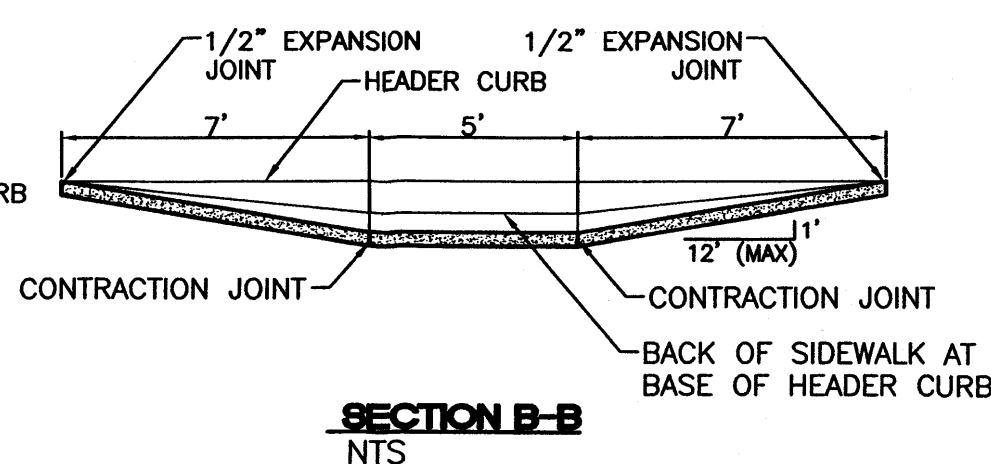
REFUSE ENCLOSURE ELEVATION
SCALE: 1"=10'



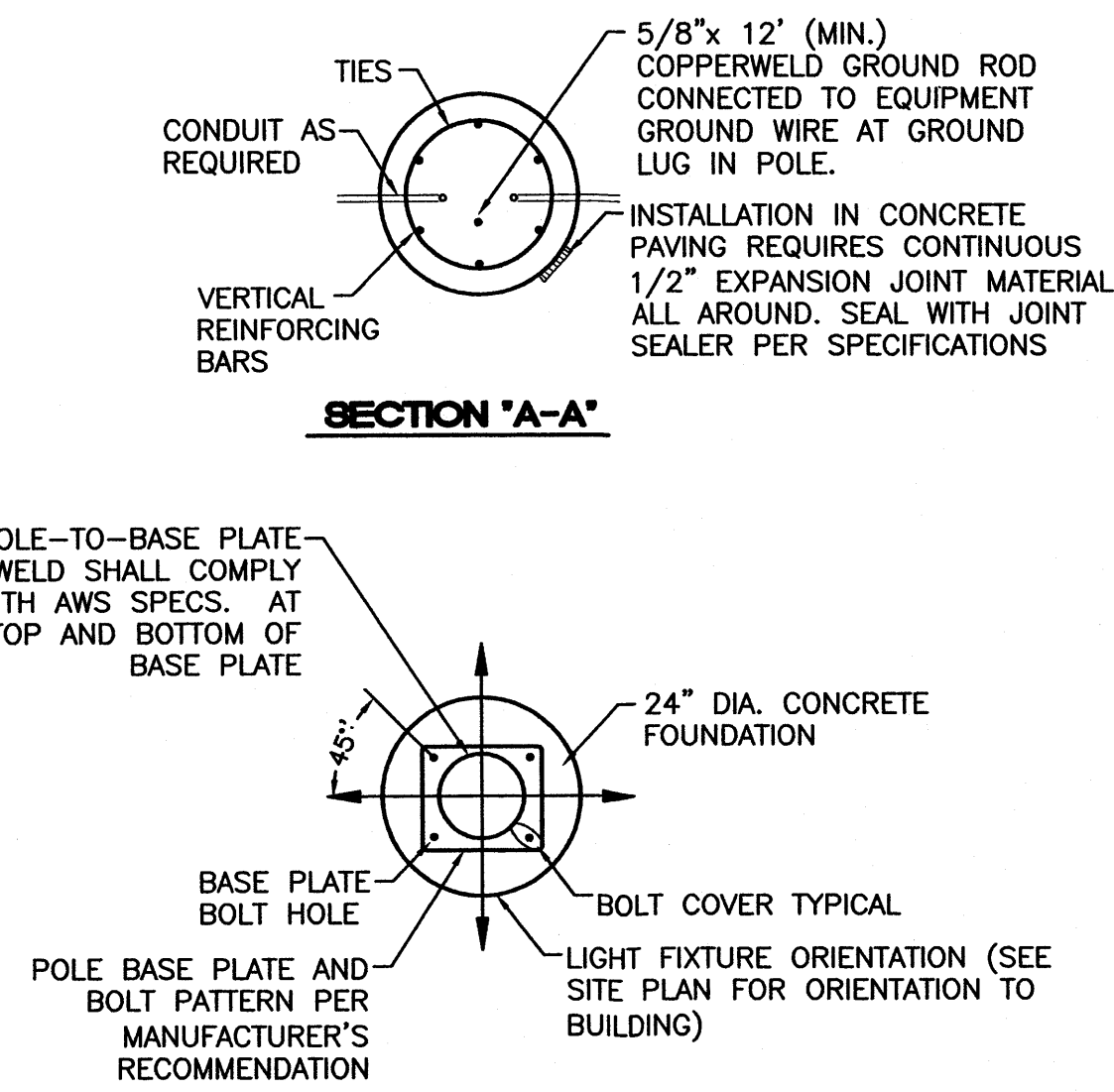
- GENERAL NOTES:**
1. SURFACE TEXTURE OF CURB ACCESS RAMPS SHALL BE OBTAINED BY HEAVY BROOMING, TRANSVERSE TO THE SLOPE OF THE RAMP.
 2. GUTTER FLOW LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
 3. CONSTRUCT PER A.D.A. STANDARDS.



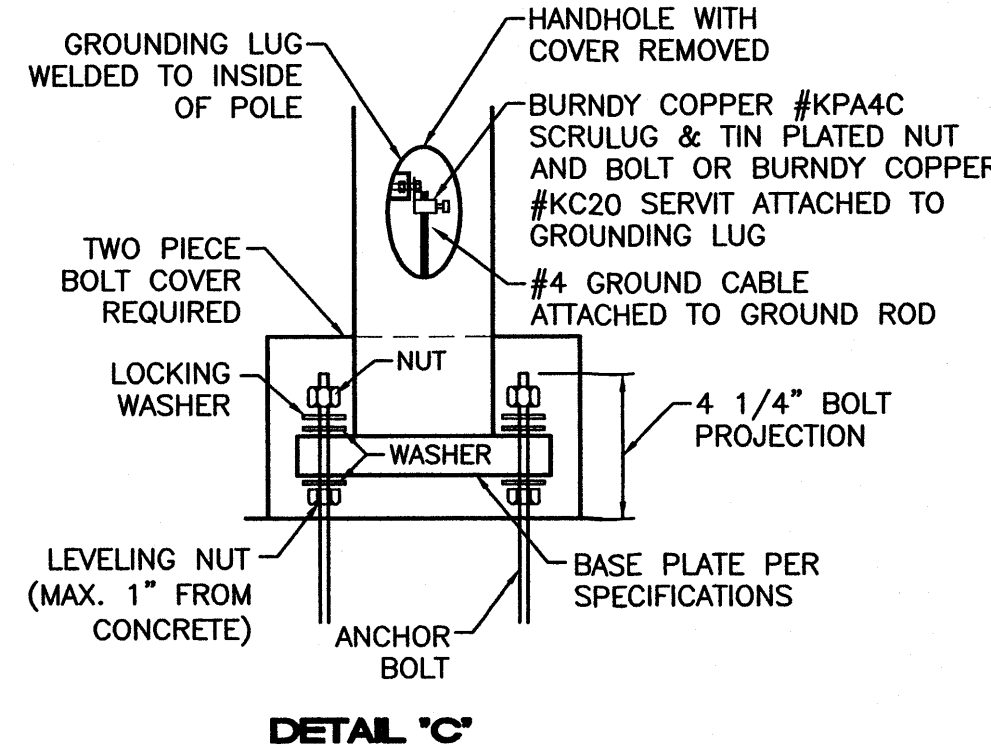
SECTION A-A
NTS



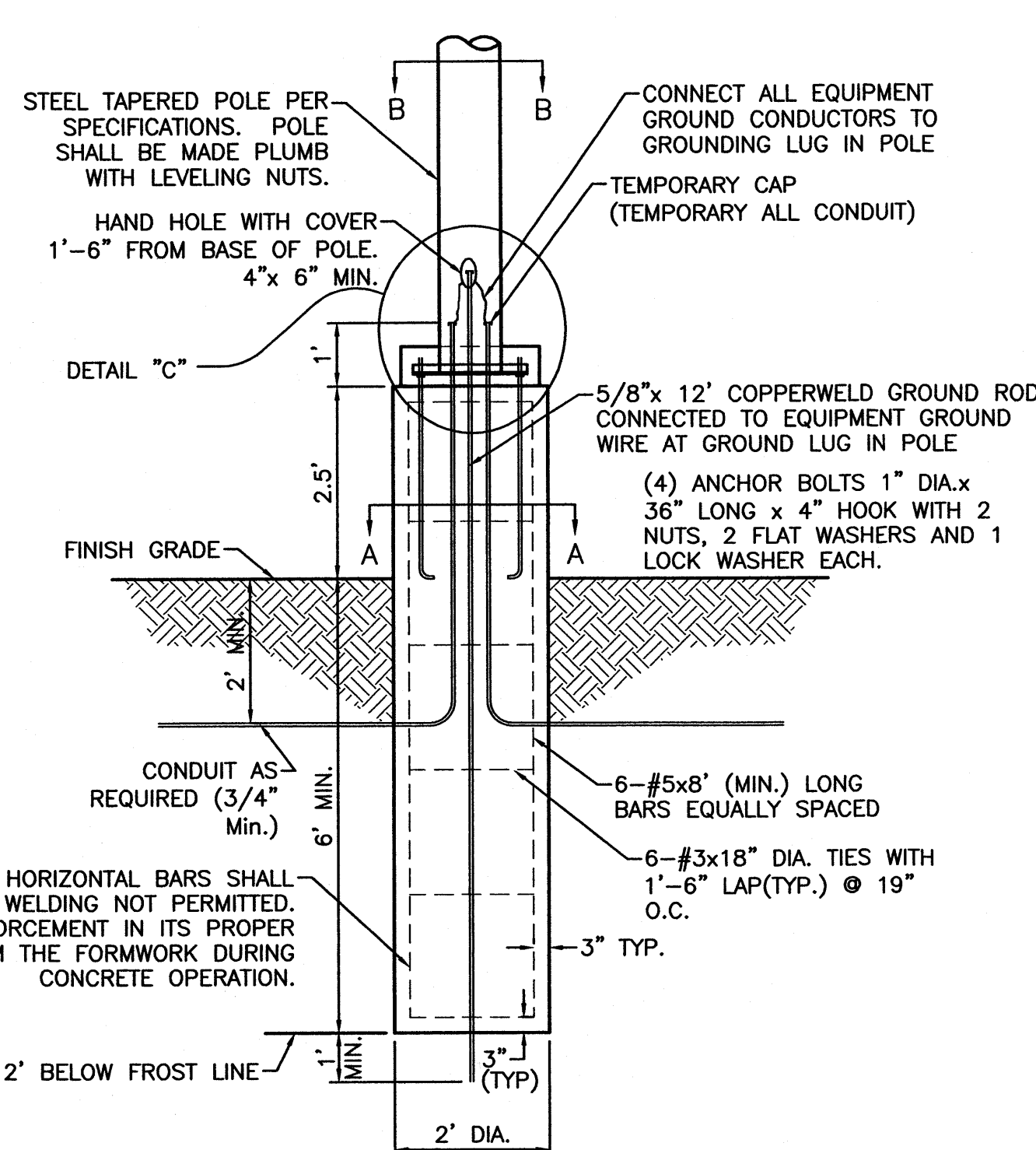
SECTION B-B
NTS



SECTION B-B

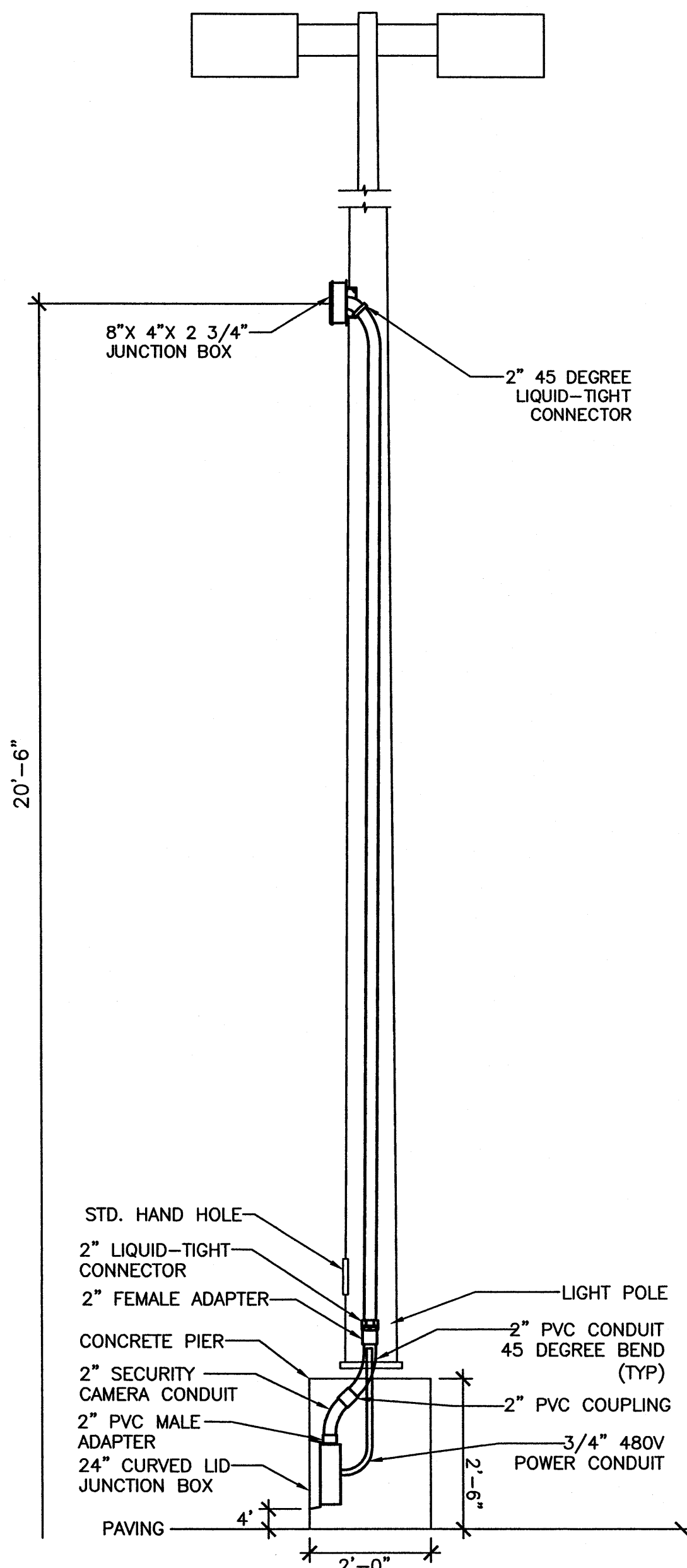
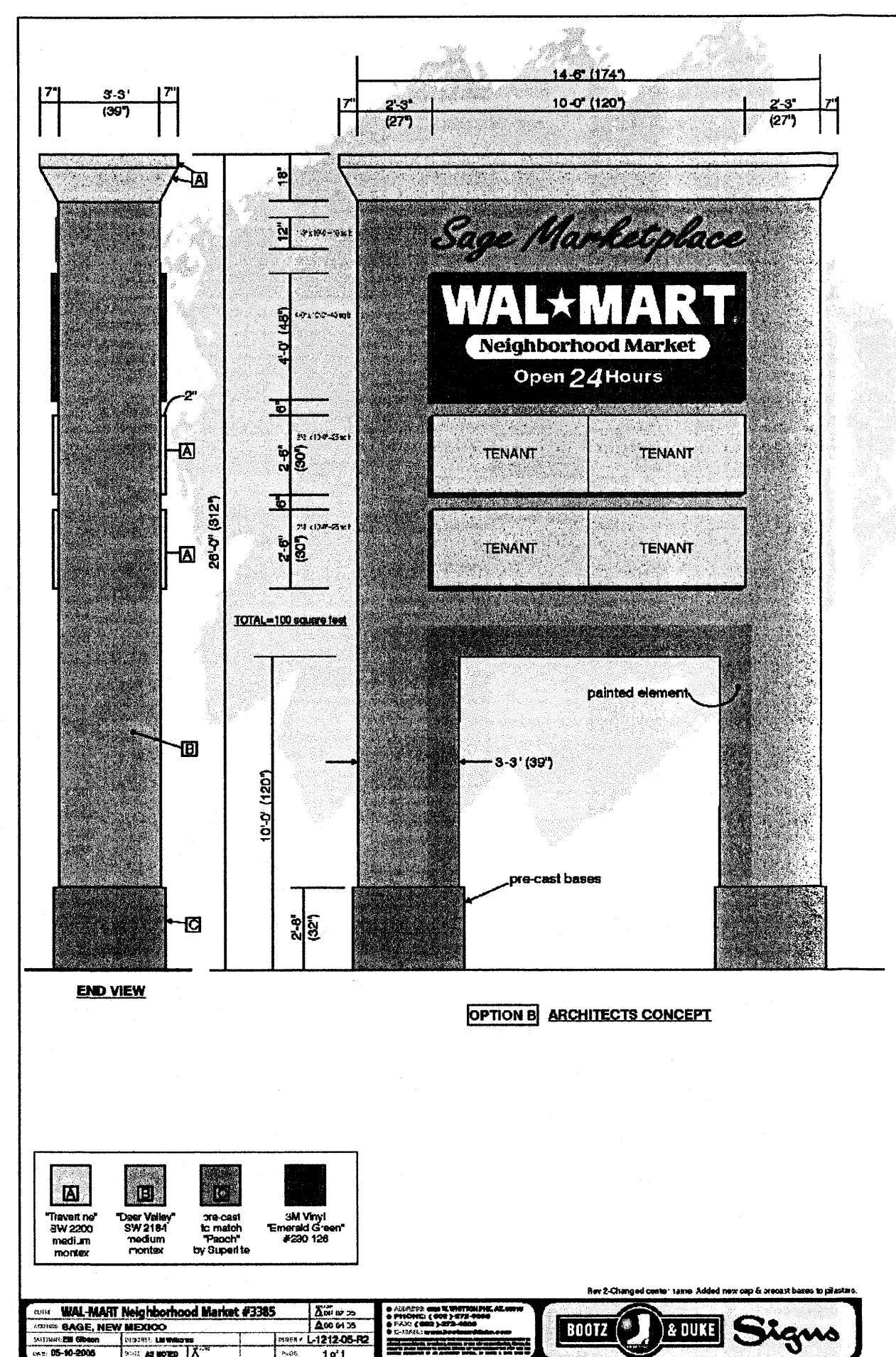


TYPICAL ANCHOR BOLT SPACING



- NOTES:**
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
 2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
 4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
 5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
 6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
 7. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
 8. DETAIL FOR 39" POLE WITH MAX. FIXTURE EPA 4.6 SQ.FT.

TYPICAL LIGHTING POLE BASE DETAIL
NTS

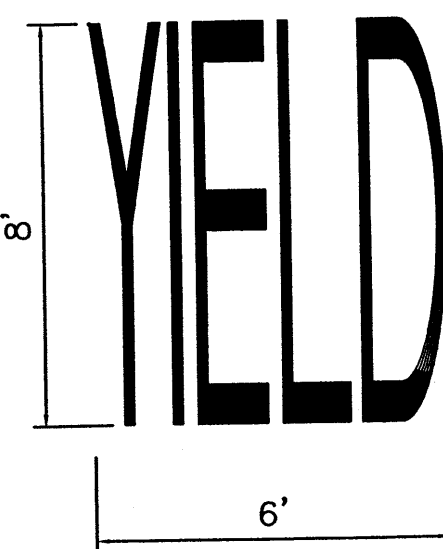


POLE MOUNTED CAMERA DETAIL

NOTE:
ONLY FOR POLE LOCATIONS DESIGNATED WITH "CAM" SUFFIX ONLY, I.E. BV-CAM. CAMERAS AND WIRING BY OTHERS.

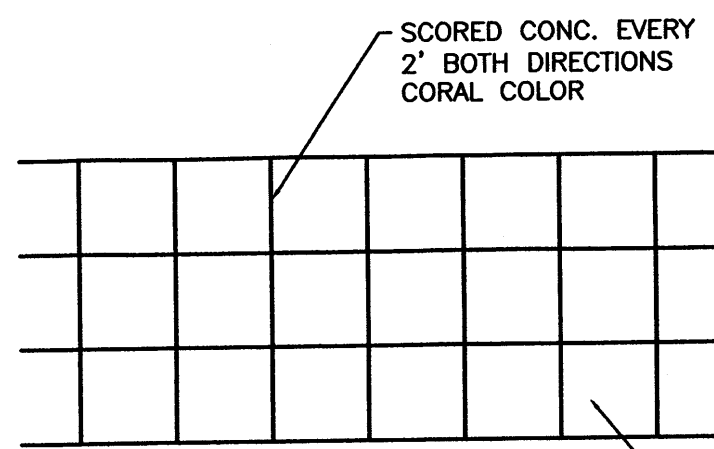
NOTE:

- WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
- THESE WORDS AND ARROWS ARE TO BE PAINTED REFLECTIVE WHITE.

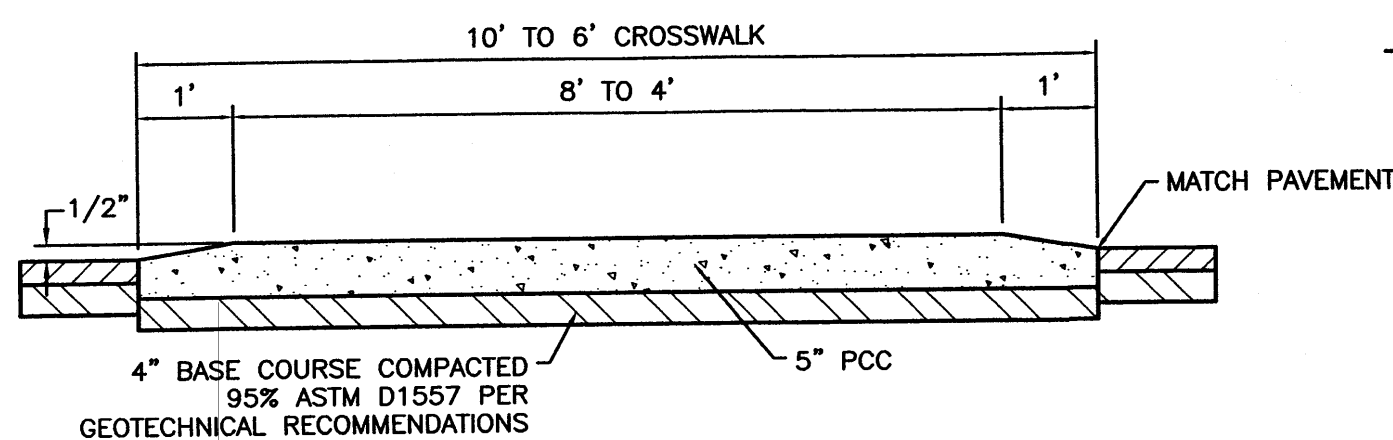


YIELD MARKER

SCALE: NTS

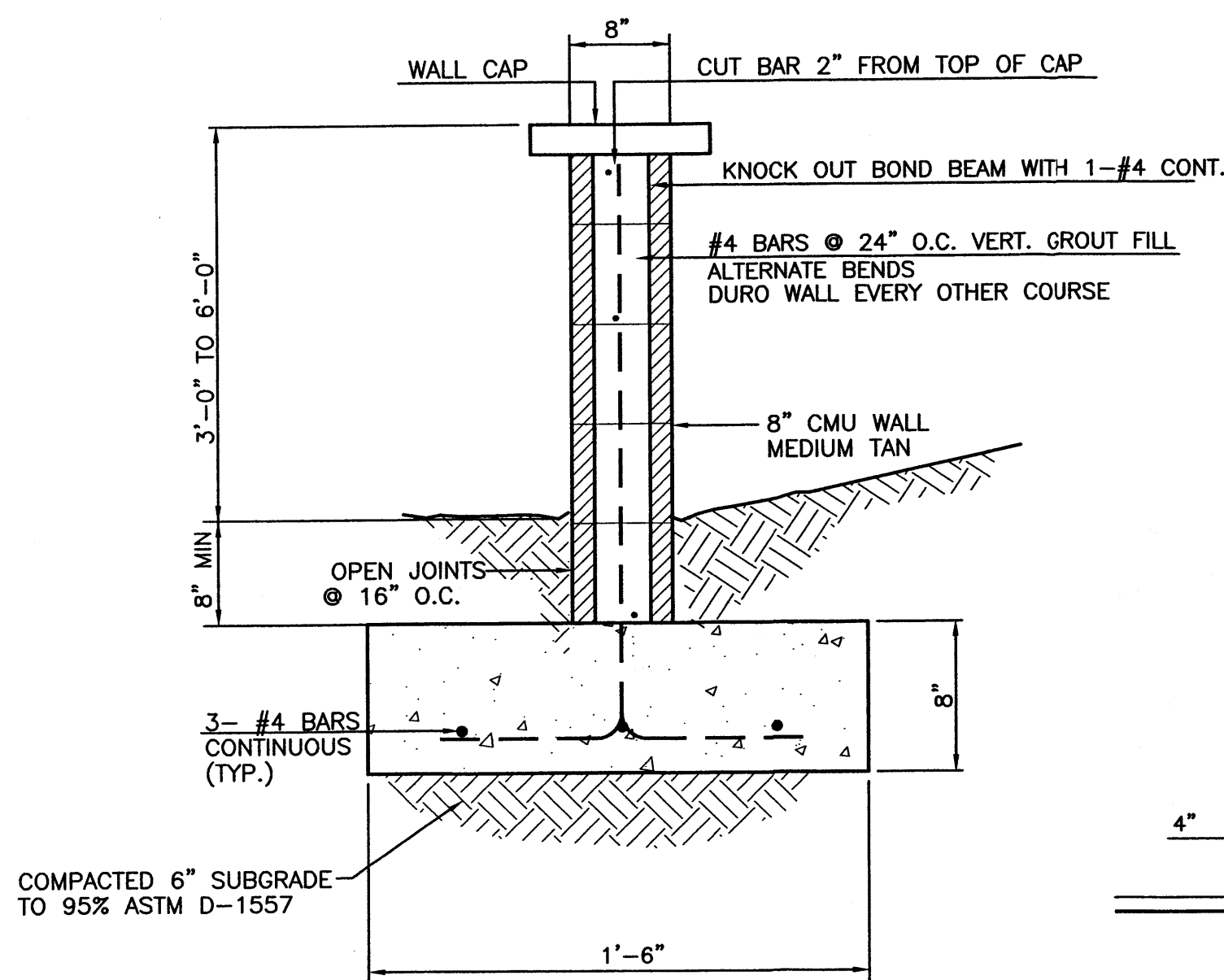


CROSSWALK PLAN VIEW



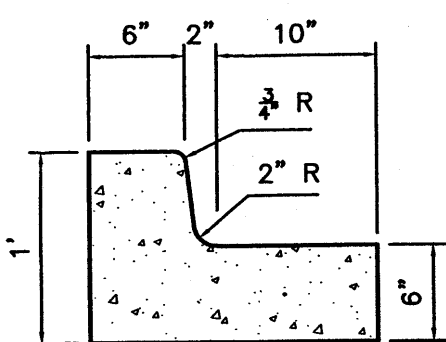
RAISED CROSSWALK

SCALE: 1/2"=1'



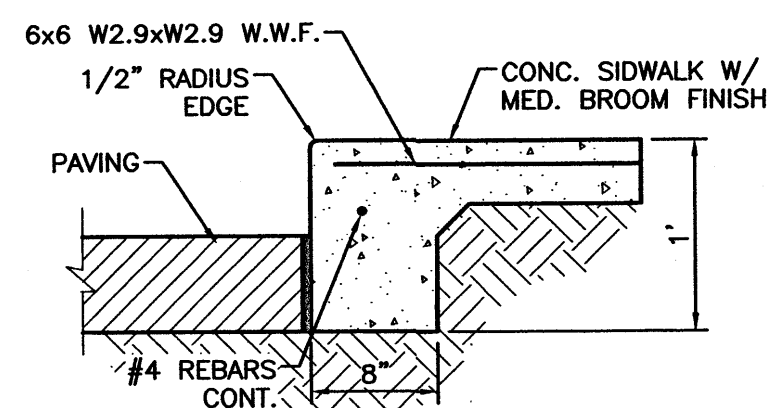
3' SCREEN WALL SECTION

NTS



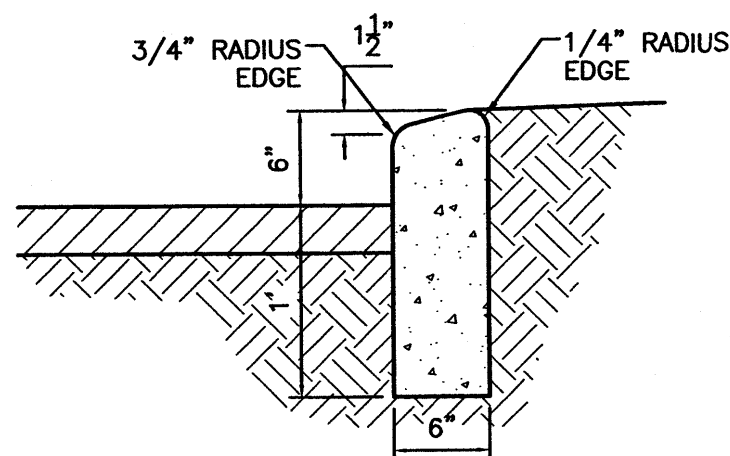
6 IN. CURB AND GUTTER

SCALE: 1"=1'



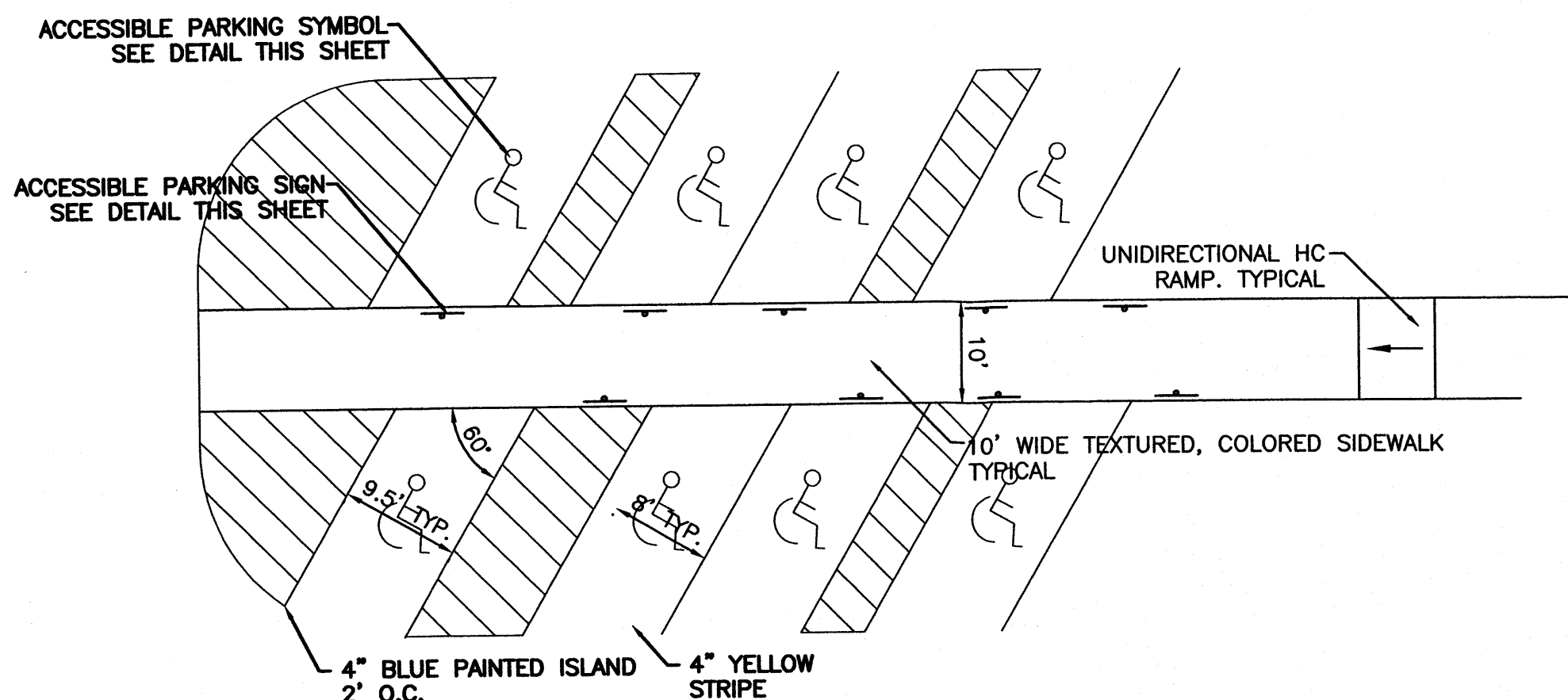
DETAIL-TURNDOWN CURB

1" = 1'-0"



6' HEADER CURB DETAIL

1"=1'

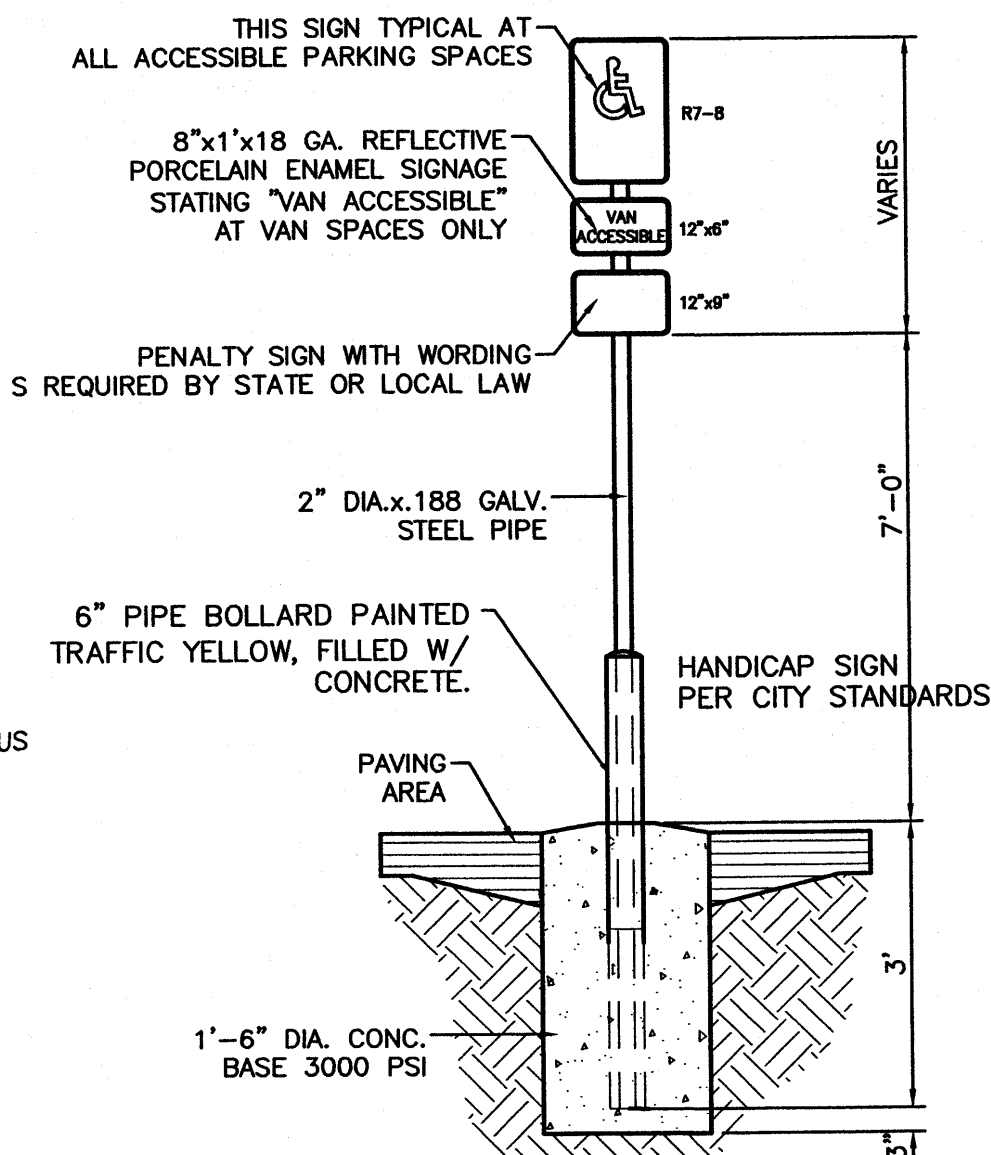


STANDARD AND ACCESSIBLE PARKING DETAIL

NTS

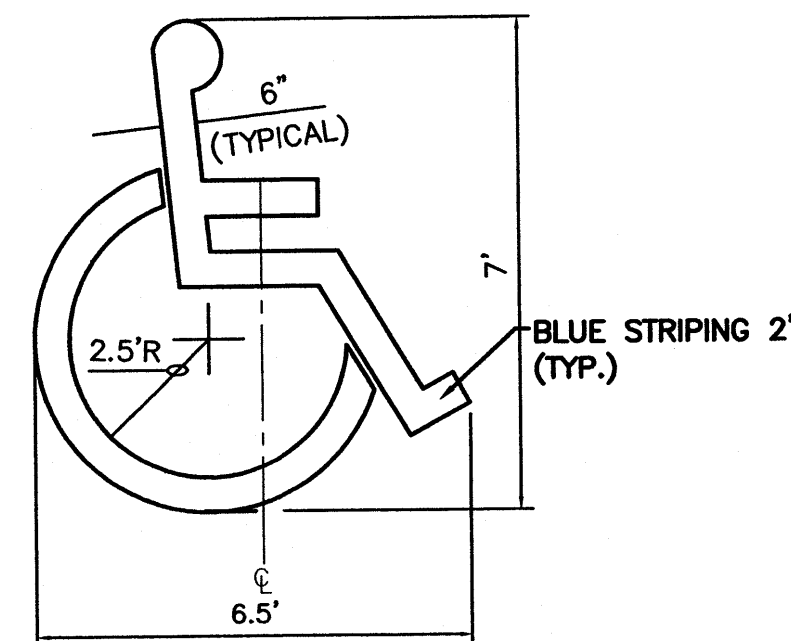
CURB GENERAL NOTES:

- ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
- PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS. SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
- ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
- 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.



HANDICAP SIGN

SCALE: 1/2"=1'



ACCESSIBLE PARKING SYMBOL

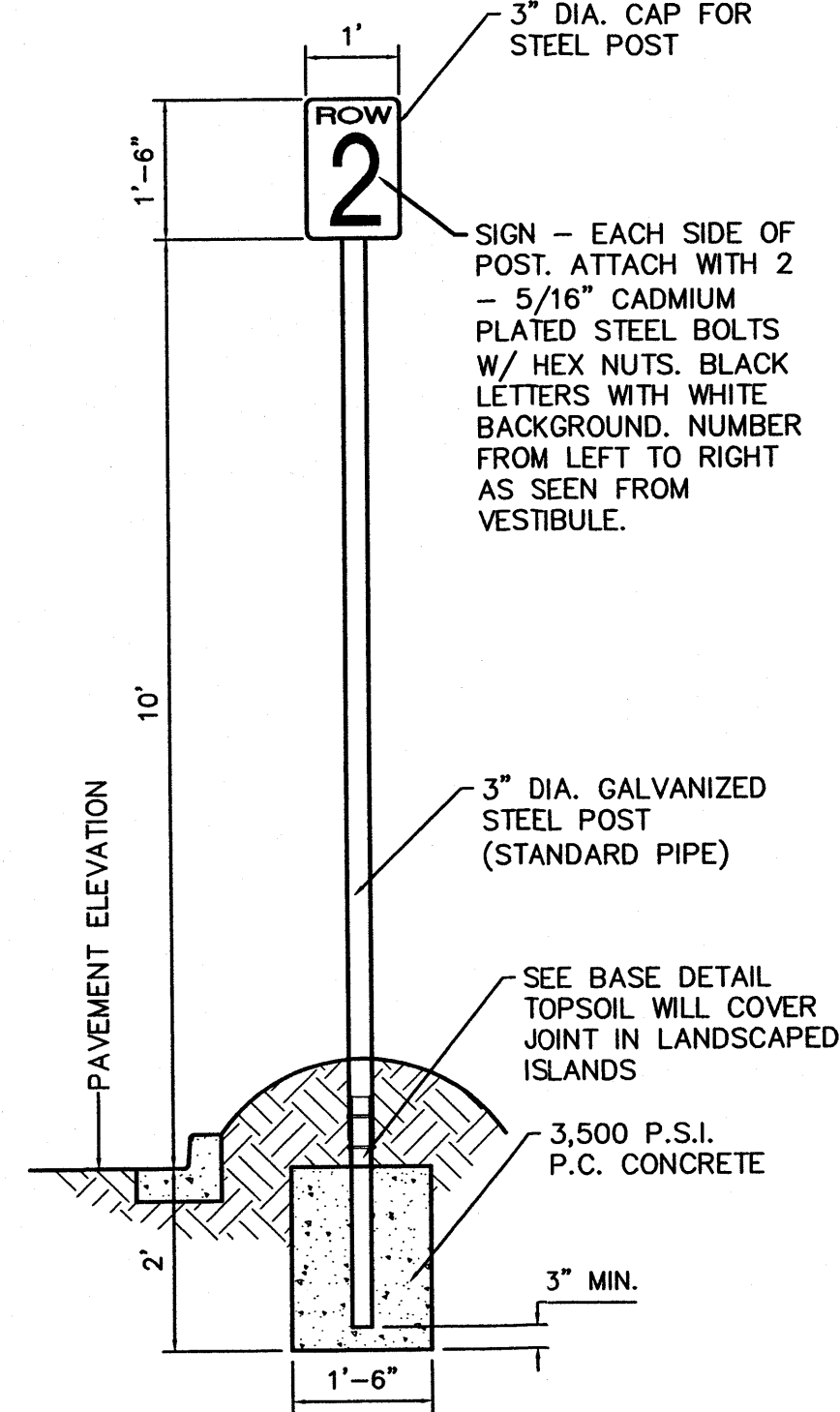
SCALE: NTS

LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



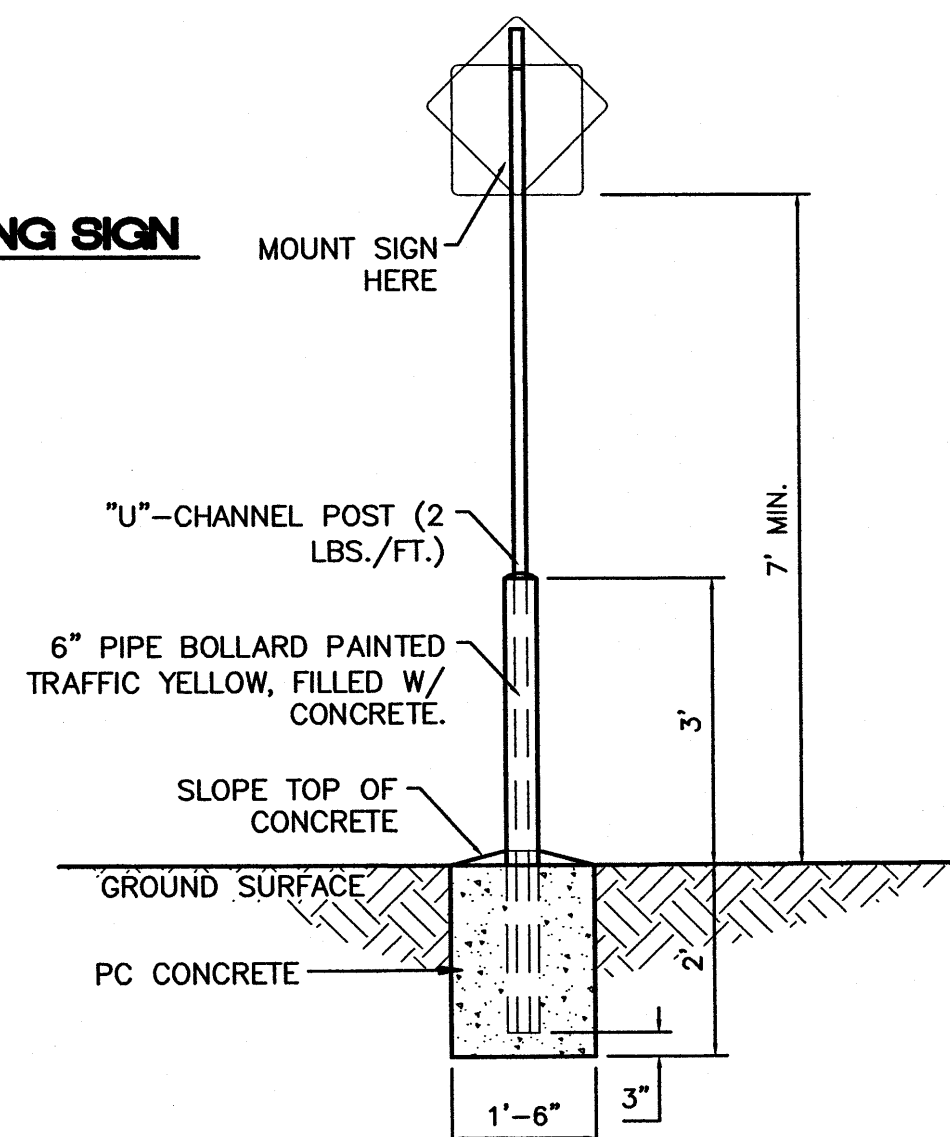
PEDESTRIAN CROSSING SIGN

SCALE: NTS



AISLE SIGN IN LANDSCAPE ISLAND

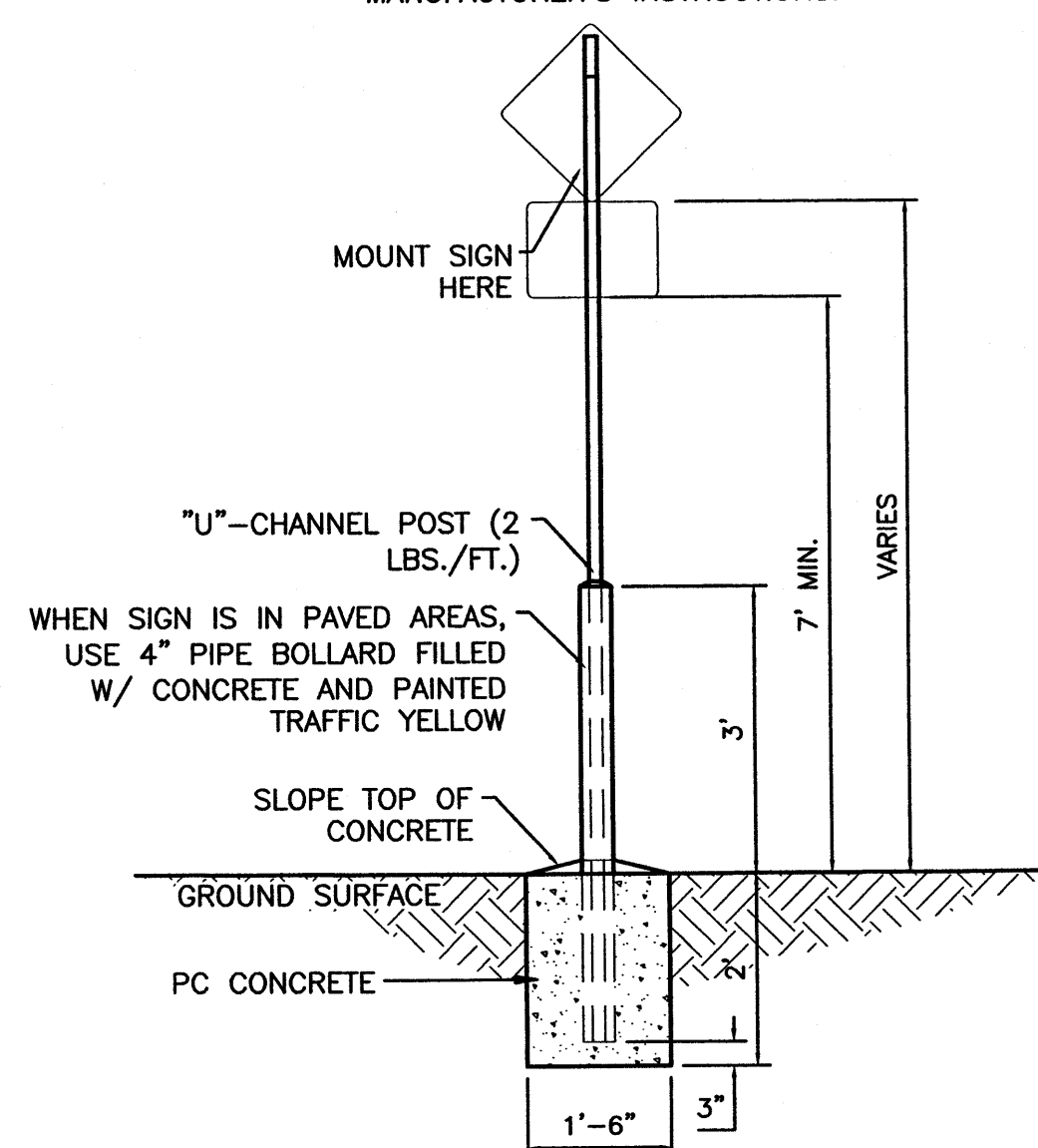
SCALE: 1/2"=1'



STANDARD SIGN BASE

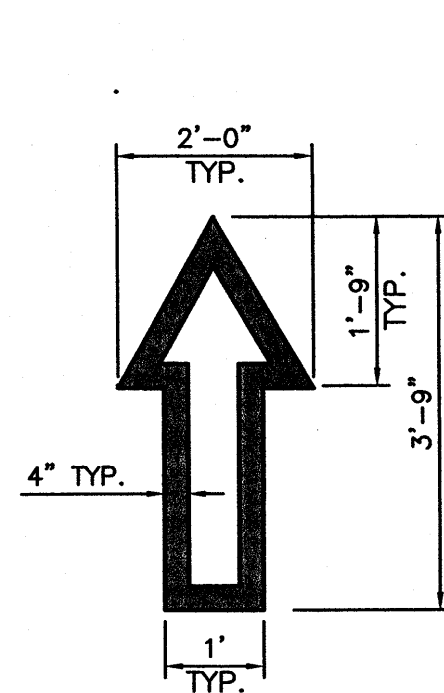
SCALE: 1/2"=1'

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

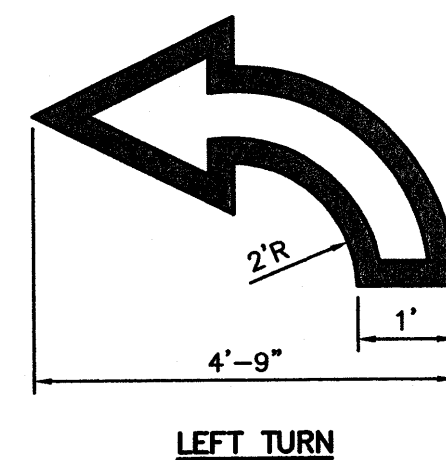


PEDESTRIAN SIGN BASE

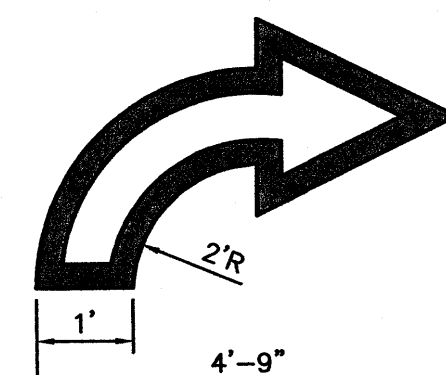
SCALE: 1/2"=1'



NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE YELLOW PAINT PER SPECS.

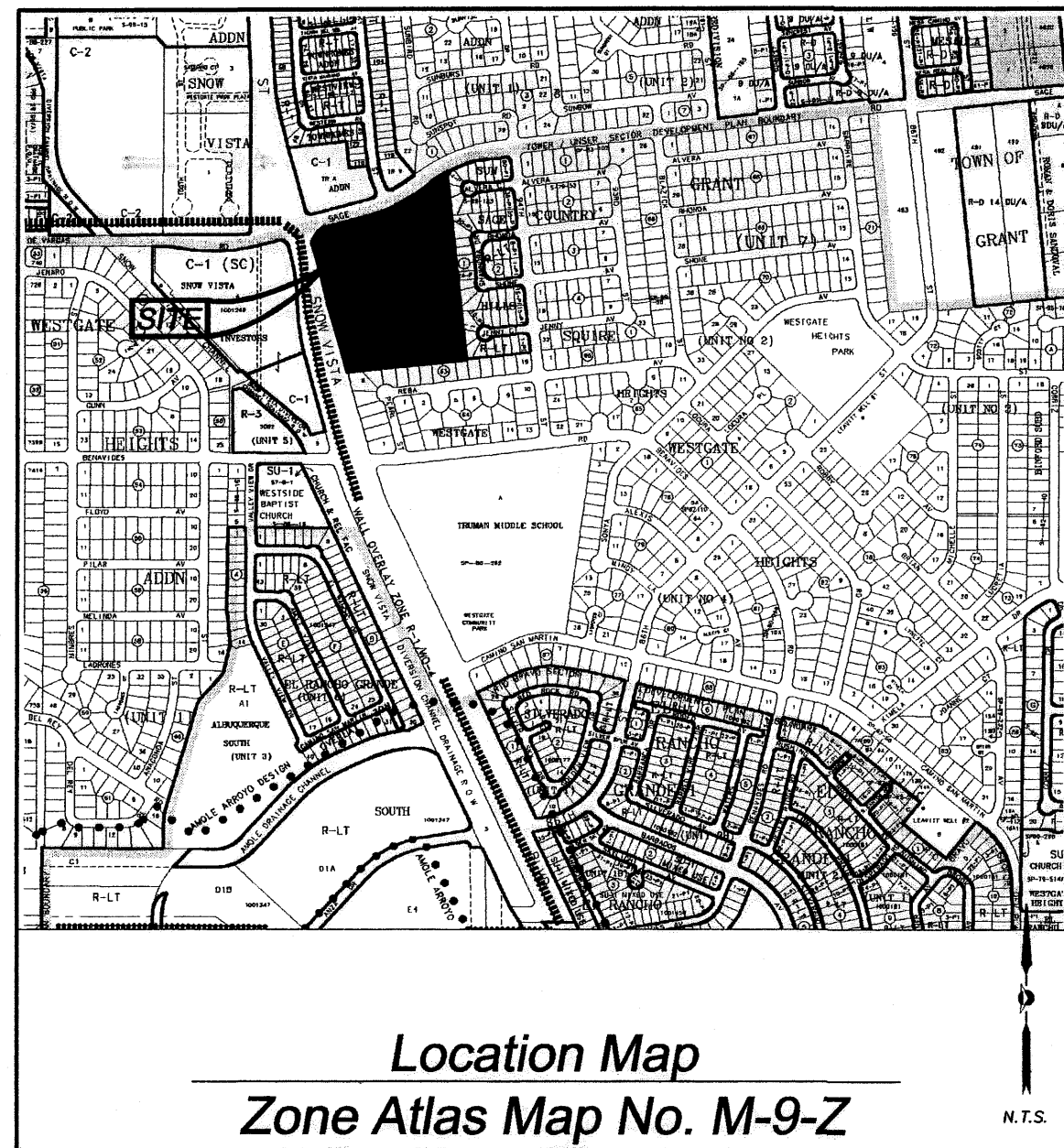


LEFT TURN



RIGHT TURN

ENGINEER'S SEAL	WAL-MART NEIGHBORHOOD CENTER NM: 3385		DRAWN BY
	DETAILS		EMT
	DATE		09-02-05
	DETAILS1.DWG		
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		SHEET #
			8
			JOB #
			25020



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 13.9575 ACRES±
ZONE ATLAS INDEX NO: M-9-Z
NO. OF PARCELS CREATED: 5
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: MARCH 2005

Parcel	Zoning
A-1-A	C-1 (SC)
A-1-B	SU-1 for C-1 with Drive-Thru Pharmacy
A-1-C	R-LT
A-1-D	C-1 (SC)
A-1-E	C-1 (SC)

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO PARCELS INTO FIVE NEW PARCELS GRANT EASEMENTS AND DEDICATE RIGHT OF WAY.

Notes:

- MISC. DATA:
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2005320460.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

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

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

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

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

Legal Description

A CERTAIN PARCEL OF LAND SITUATE IN SECTION 33, T.10N., R.2E., N.M.P.M., BEING A PORTION OF PARCEL "A", UNIT NO. 7 TOWN OF ATRISCO GRANT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 1, 1983 IN BOOK C-22, PAGE 12, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAGE ROAD SW. WHENCE THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32 AND 33, T.10N., R.2E., N.M.P.M., BEARS N. 56°09'21"W., 1808.60 FEET DISTANT, AND RUNNING THENCE, S.06°06'37"E. 605.56 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SNOW VISTA BLVD. SW. THENCE, N.15°13'00"W., 522.93 FEET ALONG SAID EAST RIGHT OF WAY LINE OF SNOW VISTA BLVD. SW TO A POINT OF CURVE; THENCE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, DELTA=90°00'25", CHORD= N.29°47'13"E., 106.07 FEET THRU AN ARC OF 117.82 FEET TO THE POINT OF TANGENT ON THE SOUTH RIGHT OF WAY LINE OF SAGE RD. SW; THENCE, N.74°47'25"E., 20.83 FEET ALONG SAID SOUTH RIGHT OF WAY LINE OF SAGE ROAD, SW TO THE POINT OF BEGINNING.

LESS AND EXCEPTING :

THAT PORTION OF SAID PARCEL "A", UNIT NO. 7, TOWN OF ATRISCO GRANT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 1, 1983, IN BOOK C22, PAGE 12, CONVEYED TO THE CITY OF ALBUQUERQUE BY WARRANTY DEED RECORDED SEPTEMBER 4, 1996, IN BOOK BCR 96-24, PAGE 2699, AS DOC. NO. 96098275, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. TOGETHER WITH

PARCEL LETTERED A-ONE (A-1) OF THE CORRECTION BULK LAND PLAT OF THE TOWN OF ATRISCO GRANT UNIT 7, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTION PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 12, 2003, IN PLAT BOOK 2003C, FOLIO 60, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE BEARINGS (CENTRAL ZONE- NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF SNOW VISTA BOULEVARD, S.W. MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT 2-M6" (X =354,207.50, Y =1,473,257.74) BEARS S 18°29'40" E, A DISTANCE OF 1,899.55 FEET;

THENCE FROM SAID POINT OF BEGINNING ALONG SAID EAST RIGHT OF WAY LINE, N 14°51'03" W A DISTANCE OF 662.15 FEET TO A POINT OF CURVATURE MARKED BY A FOUND REBAR WITH CAP "LS 8686";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 163.81 FEET, A DELTA ANGLE OF 78°12'40", AND A CHORD BEARING OF N 24°14'53" E AND DISTANCE OF 151.38 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF SAGE ROAD, S.W. MARKED BY A FOUND REBAR WITH CAP "LS 8686";

THENCE N 05°44'30" E, A DISTANCE OF 2.52 FEET TO A POINT MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE N 75°09'32" E, A DISTANCE OF 230.86 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 819.86 FEET, AN ARC LENGTH OF 338.67 FEET, A DELTA ANGLE OF 23°40'05", AND A CHORD BEARING OF N 63°19'30" E, A DISTANCE OF 336.27 FEET MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 816.26 FEET, AN ARC LENGTH OF 145.84 FEET, A DELTA ANGLE OF 10°18'45", AND A CHORD BEARING OF N 56°38'51" E, A DISTANCE OF 145.64 FEET MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 05°56'25" E, A DISTANCE OF 1009.63 FEET TO THE SOUTHEAST CORNER OF SAID TRACT MARKED BY A FOUND REBAR WITH CAP "LS 7710";

THENCE S 84°05'03" W, A DISTANCE OF 645.42 TO THE POINT OF BEGINNING CONTAINING 13.9512 ACRES± (607,985 SQUARE FEET) MORE OR LESS, NOW COMPRISING PARCELS A-1-A, A-1-B AND A-1-C, TOWN OF ATRISCO GRANT, UNIT 7.

Free Consent and Dedication

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

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

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ADDITIONAL STREET RIGHT OF WAY FOR SAGE ROAD, S.W. ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

J. R. Schneider MANAGER
FD SAGE MARKETPLACE, LLC
JAY R. SCHNEIDER MANAGER

8/5/05
DATE

Acknowledgment

STATE OF NEW MEXICO *Colorado*
COUNTY OF BERNALILLO *Boulder*

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August, 2005 BY
FD SAGE MARKETPLACE, LLC, JAY R. SCHNEIDER MANAGER

BY *Caterina Parrisa* MY COMMISSION EXPIRES: 05/27/2007
NOTARY PUBLIC

RECORDING STAMP

Plat of Parcels A-1-A, A-1-B, A-1-C, A-1-D and A-1-E Town of Atrisco Grant, Unit 7

Albuquerque, Bernalillo County, New Mexico
August 2005

Project No. 1003991

Application No. _____

Utility Approvals

PNM ELECTRIC SERVICES

PNM GAS SERVICES

QWEST CORPORATION

COMCAST

City Approvals

CITY SURVEYOR

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT

WATER UTILITY DEPARTMENT

PARKS AND RECREATION DEPARTMENT

AMAFCA

CITY ENGINEER

DRB CHAIRPERSON, PLANNING DEPARTMENT

PRELIMINARY PLAT
APPROVED BY DRB

ON 9/7/05

8/30/05
DATE

TREASURER'S CERTIFICATE

Surveyor's Certificate

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

Larry W. Medrano 8/4/2005
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Sheet 1 of 2

046528p

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
○	POINT FOUND AND USED AS SHOWN
●	POINT SET BY THIS SURVEY - 5/8" X 24" REBAR WITH PINK PLASTIC CAP "PS 11993"
•	CALCULATED POINT NOT SET

RECORDING STAMP

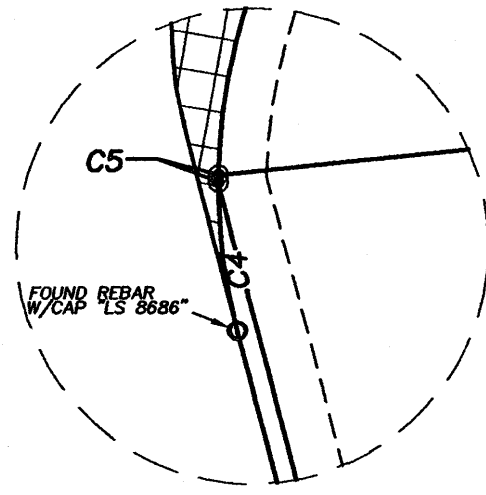
Plat of Parcels A-1-A, A-1-B, A-1-C, A-1-D and A-1-E Town of Atrisco Grant, Unit 7 Albuquerque, Bernalillo County, New Mexico August 2005

Curve Table

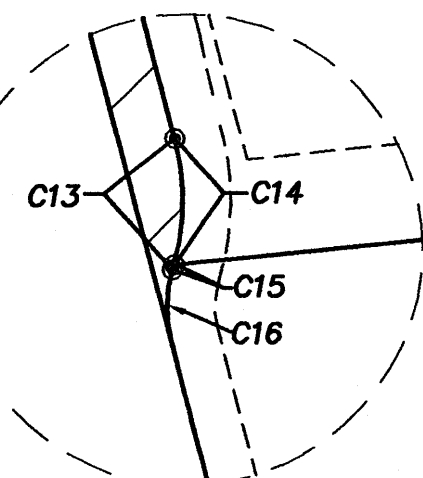
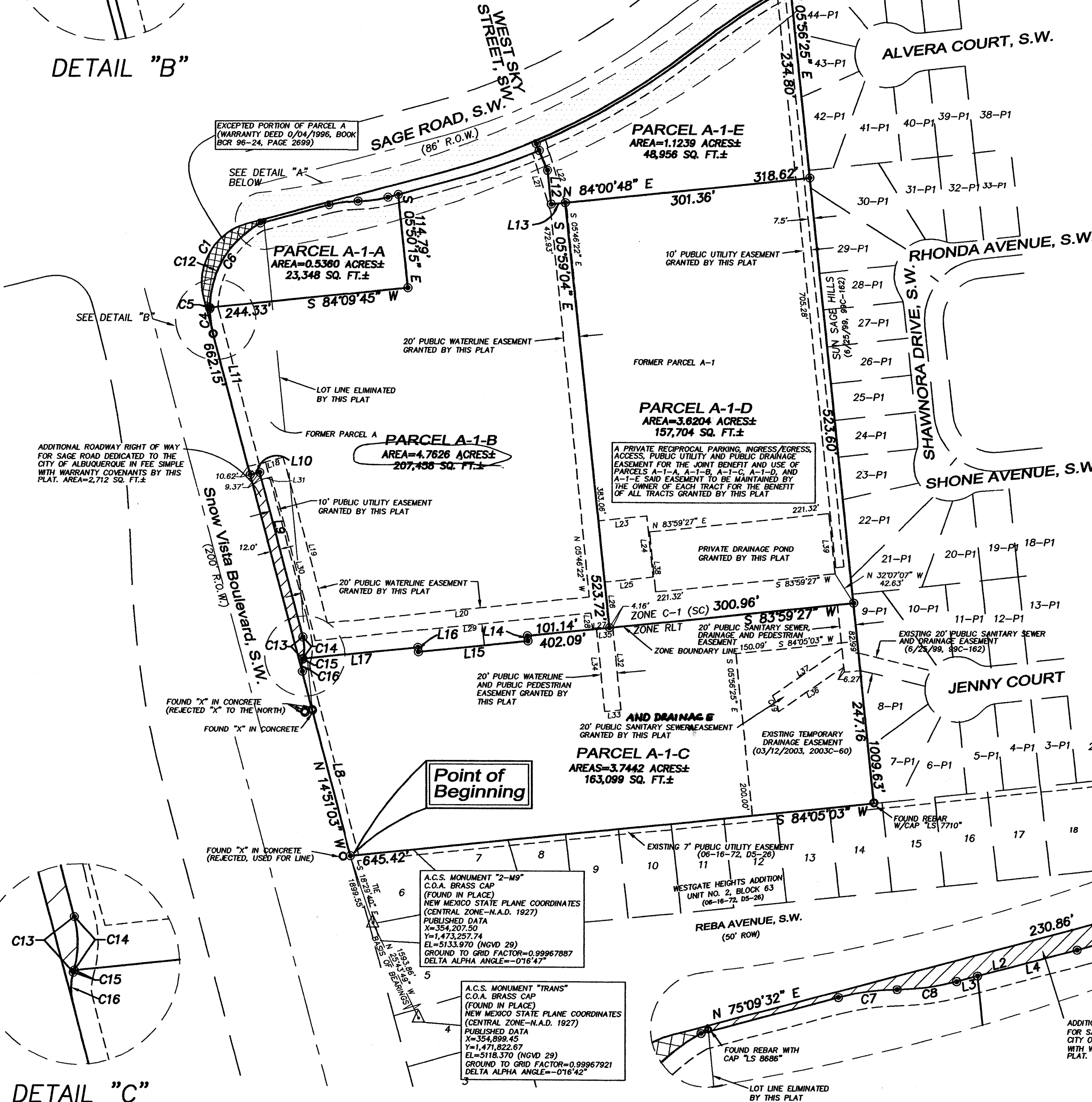
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	75.00'	117.82'	90°00'26"	75.01'	106.07'	N 30°09'10" E
C2	819.86'	338.67'	23°40'05"	171.79'	336.27'	S 63°19'30" W
C3	810.26'	145.84'	10°18'45"	73.12'	145.64'	N 56°38'51" E
C4	120.00'	31.08'	14°50'31"	15.63'	31.00'	N 07°26'12" W
C5	120.00'	1.55'	00°44'18"	0.77'	1.55'	N 00°21'13" E
C6	120.00'	126.18'	60°14'49"	69.63'	120.45'	N 30°50'46" E
C7	150.00'	36.47'	13°55'51"	18.33'	36.38'	N 82°07'43" E
C8	156.00'	37.00'	13°35'18"	18.59'	36.91'	S 82°17'44" W
C9	832.47'	117.96'	08°07'07"	59.08'	117.86'	S 71°05'59" W
C10	823.62'	223.52'	15°32'58"	112.45'	222.84'	S 59°15'57" W
C11	806.50'	143.62'	10°12'11"	72.00'	143.43'	N 56°35'34" E
C12	120.00'	158.81'	75°49'38"	93.46'	147.47'	N 23°03'22" E
C13	49.05'	27.79'	32°27'38"	14.28'	27.42'	S 00°44'57" W
C14	49.05'	26.69'	31°10'33"	13.68'	26.36'	S 00°06'24" W
C15	49.05'	1.10'	01°17'05"	0.55'	1.10'	S 16°20'13" W
C16	26.61'	14.78'	31°49'49"	7.59'	14.59'	N 01°03'51" E
C17	832.47'	8.85'	00°36'33"	4.42'	8.85'	S 67°20'42" W
C18	779.39'	12.12'	00°53'28"	6.06'	12.12'	S 66°36'12" W
C19	45.00'	20.72'	26°22'39"	10.55'	20.53'	S 21°14'12" E

Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 75°09'32" E	87.09'	L21	N 17°21'12" W	76.55'
L2	N 75°09'32" E	76.29'	L22	N 17°21'12" W	89.48'
L3	N 75°10'16" E	13.27'	L23	N 84°00'56" E	59.87'
L4	N 75°09'23" E	63.02'	L24	S 05°59'04" E	75.27'
L5	N 22°57'34" W	35.16'	L25	S 84°00'56" W	60.15'
L6	S 22°57'34" E	8.85'	L26	N 05°46'22" W	56.84'
L7	S 22°57'34" E	26.31'	L27	S 84°13'38" W	20.00'
L8	S 14°51'03" E	233.39'	L28	N 05°46'22" W	20.22'
L9	S 14°40'50" E	210.04'	L29	S 84°00'56" W	340.25'
L10	N 75°06'54" E	8.00'	L30	N 14°56'38" W	208.72'
L11	S 14°51'03" E	209.02'	L31	N 75°03'22" E	12.56'
L12	S 05°59'04" E	41.84'	L32	S 05°46'22" E	101.25'
L13	N 84°00'48" E	17.88'	L33	S 83°59'58" W	20.00'
L14	N 06°01'49" W	6.00'	L34	S 05°46'22" E	101.16'
L15	N 83°59'27" E	135.00'	L35	N 83°59'27" E	20.00'
L16	S 06°00'33" E	6.00'	L36	N 55°39'48" E	96.66'
L17	N 83°59'27" E	142.28'	L37	S 55°39'48" W	102.82'
L18	N 75°03'22" E	40.53'	L38	N 06°00'33" W	74.00'
L19	S 14°56'38" E	211.62'	L39	S 06°00'33" E	74.00'
L20	N 84°00'56" E	323.23'			

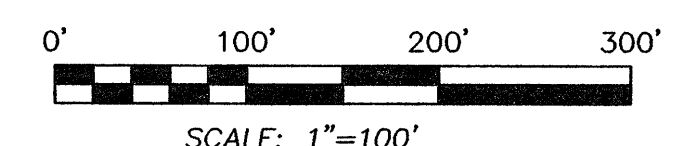


DETAIL "B"



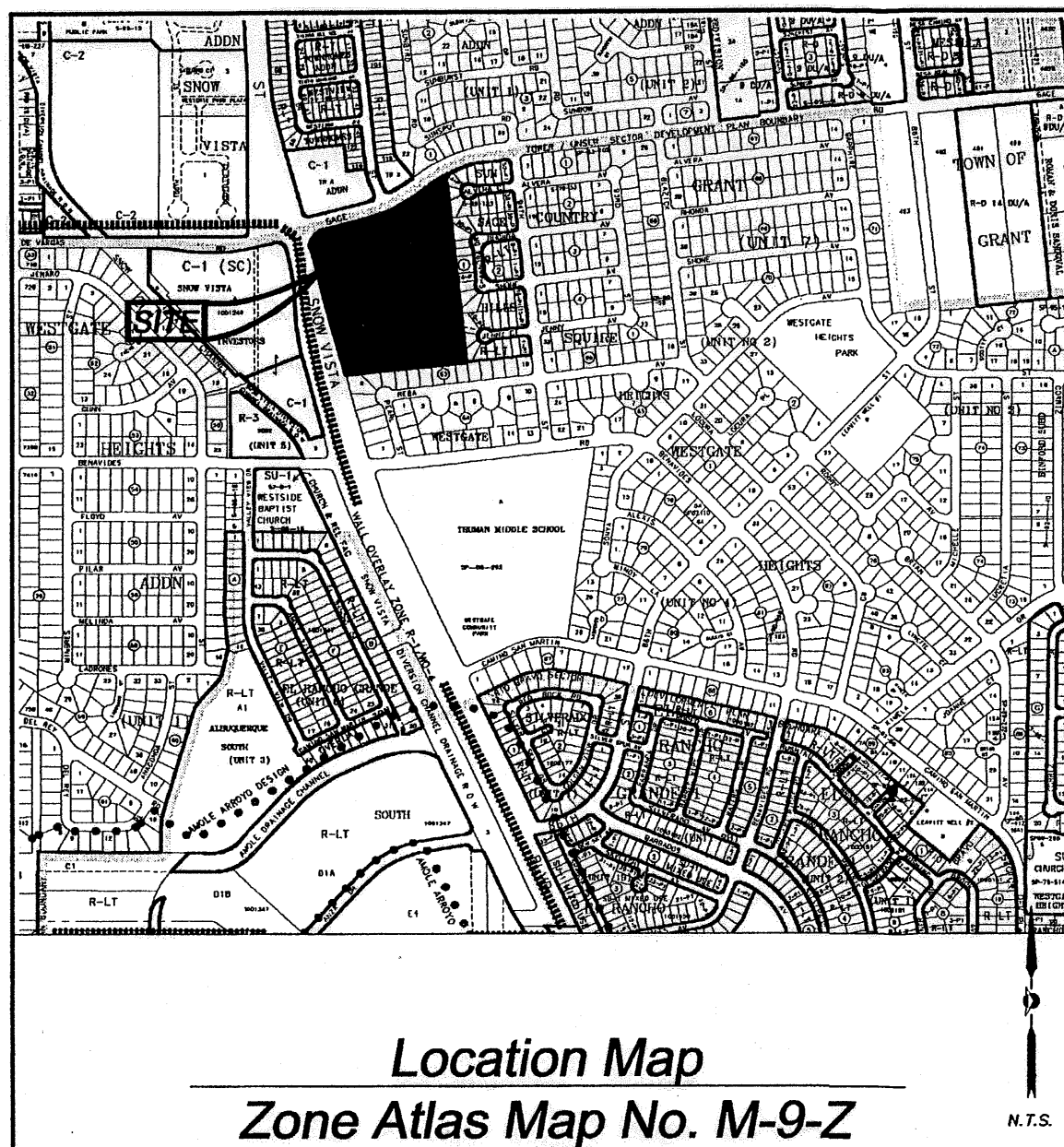
DETAIL "C"

DETAIL "



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 13.9574 ACRES±
ZONE ATLAS INDEX NO.: M-9-Z
NO. OF PARCELS CREATED: 5
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: MARCH 2005

PARCEL	ZONING
A-1-A	C-1 (SC)
A-1-B	SU-1 FOR C-1 WITH DRIVE THRU PHARMACY
A-1-C	R-LT
A-1-D	C-1 (SC)
A-1-E	C-1 (SC)

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO PARCELS INTO FIVE NEW PARCELS GRANT EASEMENTS AND DEDICATE RIGHT OF WAY.

Notes:

- MISC. DATA: ZONING C-1 (SC) AND R-3
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2005320460

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

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

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

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

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

Legal Description

A CERTAIN PARCEL OF LAND SITUATE IN SECTION 33, T.10N., R.2E., N.M.P.M., BEING A PORTION OF PARCEL "A", UNIT NO. 7 TOWN OF ATRISCO GRANT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 1, 1983 IN BOOK C-22, PAGE 12,

TOGETHER WITH

PARCEL LETTERED A-ONE (A-1) OF THE CORRECTION BULK LAND PLAT OF THE TOWN OF ATRISCO GRANT UNIT 7, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTION PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 12, 2003, IN PLAT BOOK 2003C, FOLIO 60, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE BEARINGS (CENTRAL ZONE- NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF SNOW VISTA BOULEVARD, S.W. MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT 2-M6" (X = 354,207.50, Y = 1,473,257.74) BEARS S 18°43'51" E, A DISTANCE OF 1,915.40 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID EAST RIGHT OF WAY LINE, N 14°51'03" W, A DISTANCE OF 662.15 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 126.18 FEET, A DELTA ANGLE OF 60°14'49", AND A CHORD BEARING OF N 30°50'46" E A DISTANCE OF 120.45 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF SAGE ROAD, S.W.;

THENCE N 05°44'30" W A DISTANCE OF 2.52 FEET TO A POINT;

THENCE N 75°09'32" E, A DISTANCE OF 230.86 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 819.86 FEET, AN ARC LENGTH OF 338.67 FEET, A DELTA ANGLE OF 23°40'05", AND A CHORD BEARING OF N 63°19'30" E, A DISTANCE OF 336.27 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 810.26 FEET, AN ARC LENGTH OF 145.84 FEET, A DELTA ANGLE OF 10°18'45", AND A CHORD BEARING OF N 56°38'51" E, A DISTANCE OF 145.64 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 05°56'25" E, A DISTANCE OF 1,009.63 FEET TO THE SOUTHEAST CORNER OF SAID TRACT MARKED BY A FOUND REBAR WITH CAP "LS 7710";

THENCE S 84°05'03" W, A DISTANCE OF 645.42 FEET TO THE POINT OF BEGINNING CONTAINING 13.9574 ACRES (607,985 SQUARE FEET) MORE OR LESS, NOW COMPRISING PARCELS A-1-A, A-1-B, A-1-C, A-1-D AND A-1-E TOWN OF ATRISCO GRANT, UNIT 7.

Free Consent and Dedication

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

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

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ADDITIONAL STREET RIGHT OF WAY FOR SAGE ROAD, S.W. AND SNOW VISTA BOULEVARD, S.W. SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

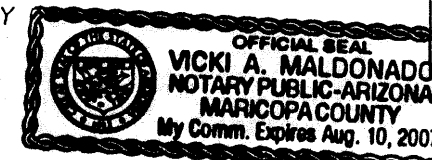
[Signature] 9/22/05
FD SAGE MARKETPLACE, LLC
JAY R. SCHNEIDER MANAGER

Acknowledgment

STATE OF COLORADO) SS
COUNTY OF BOULDER)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF September, 2005 BY
FD SAGE MARKETPLACE, LLC, JAY R. SCHNEIDER MANAGER

By *[Signature]* MY COMMISSION EXPIRES: Aug. 10, 2007
NOTARY PUBLIC



Plat of Parcels A-1-A, A-1-B, A-1-C, A-1-D and A-1-E Town of Atrisco Grant, Unit 7 Albuquerque, Bernalillo County, New Mexico September 2005

Project No. 1003991

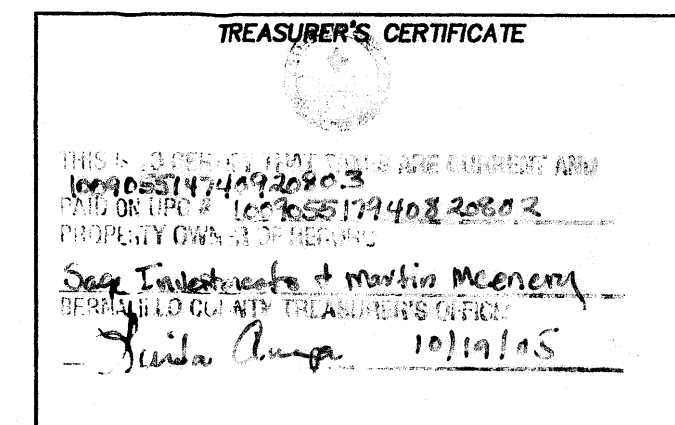
Application No. 05 DRB-01384

Utility Approvals

<i>[Signature]</i> PNM ELECTRIC SERVICES	10-5-05 DATE
<i>[Signature]</i> PNM GAS SERVICES	10-5-05 DATE
<i>[Signature]</i> QWEST CORPORATION	10/5/05 DATE
<i>[Signature]</i> COMCAST	10.5.05 DATE

City Approvals

<i>[Signature]</i> CITY SURVEYOR	10-10-05 DATE
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	9-7-05 DATE
<i>[Signature]</i> WATER UTILITIES DEPARTMENT	9-7-05 DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	9-7-05 DATE
<i>[Signature]</i> AMAFCA	10/11/05 DATE
<i>[Signature]</i> CITY ENGINEER	10/17/05 DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



Surveyor's Certificate

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

[Signature] 10/05/05
LARRY W. MEDRANO
N.M.P.S. No. 11993



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
○	POINT FOUND AND USED AS SHOWN
●	POINT SET BY THIS SURVEY - 5/8" X 24" REBAR WITH PINK PLASTIC CAP "PS 11993"
•	CALCULATED POINT NOT SET

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Page: 2 of 2
10/24/2005 12:19P
Bk-2885C Pg-352

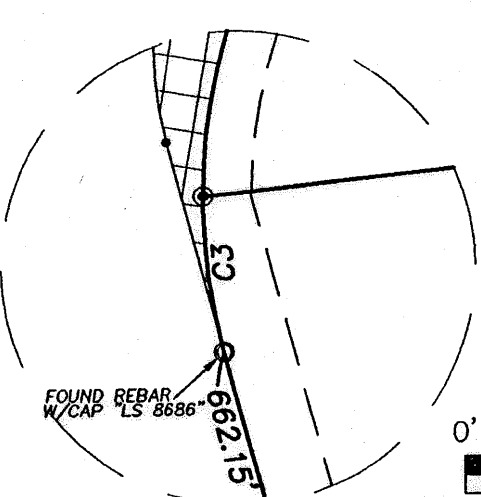
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Curve Table

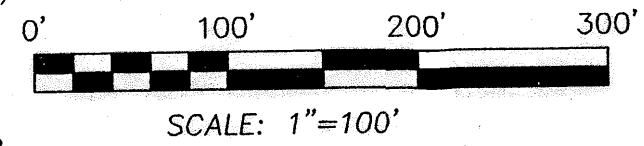
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C3	120.00'	31.08'	14°50'31"	15.63'	31.00'	N 07°26'12" W
C4	120.00'	126.18'	60°14'49"	69.63'	120.45'	N 30°50'46" E
C5	150.00'	36.47'	13°55'51"	18.33'	36.38'	N 82°07'43" E
C6	156.00'	37.00'	13°35'18"	18.59'	36.91'	S 82°17'44" W
C7	832.47'	117.96'	08°07'07"	59.08'	117.86'	S 71°05'59" W
C8	823.62'	223.52'	15°32'58"	112.45'	222.84'	S 59°15'57" W
C9	806.50'	143.62'	10°12'11"	72.00'	143.43'	N 56°35'34" E
C10	120.00'	163.81'	78°12'40"	97.54'	151.38'	N 24°14'53" E
C11	120.00'	4.99'	02°23'02"	2.50'	4.99'	S 00°09'42" E
C12	49.05'	27.79'	32°27'38"	14.28'	27.42'	S 00°44'57" W
C13	49.05'	26.69'	31°10'33"	13.68'	26.36'	S 00°06'24" W
C14	49.05'	1.10'	01°17'05"	0.55'	1.10'	S 16°20'13" W
C15	26.61'	14.78'	31°49'49"	7.59'	14.59'	N 01°03'51" E
C16	832.47'	8.85'	00°36'33"	4.42'	8.85'	S 67°20'42" W
C17	880.04'	20.04'	01°18'17"	10.02'	20.04'	S 68°47'23" W
C18	796.50'	20.00'	01°26'19"	10.00'	20.00'	N 60°39'33" E

Line Table

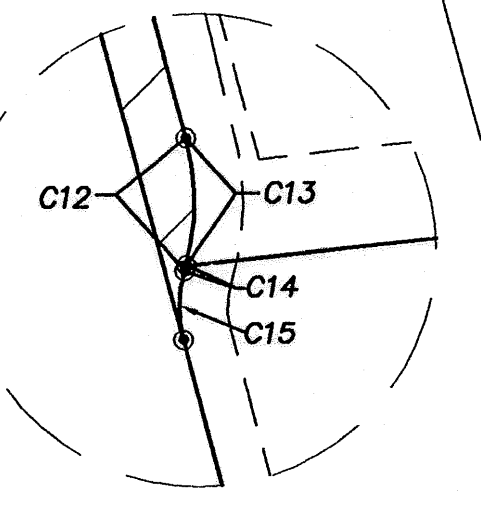
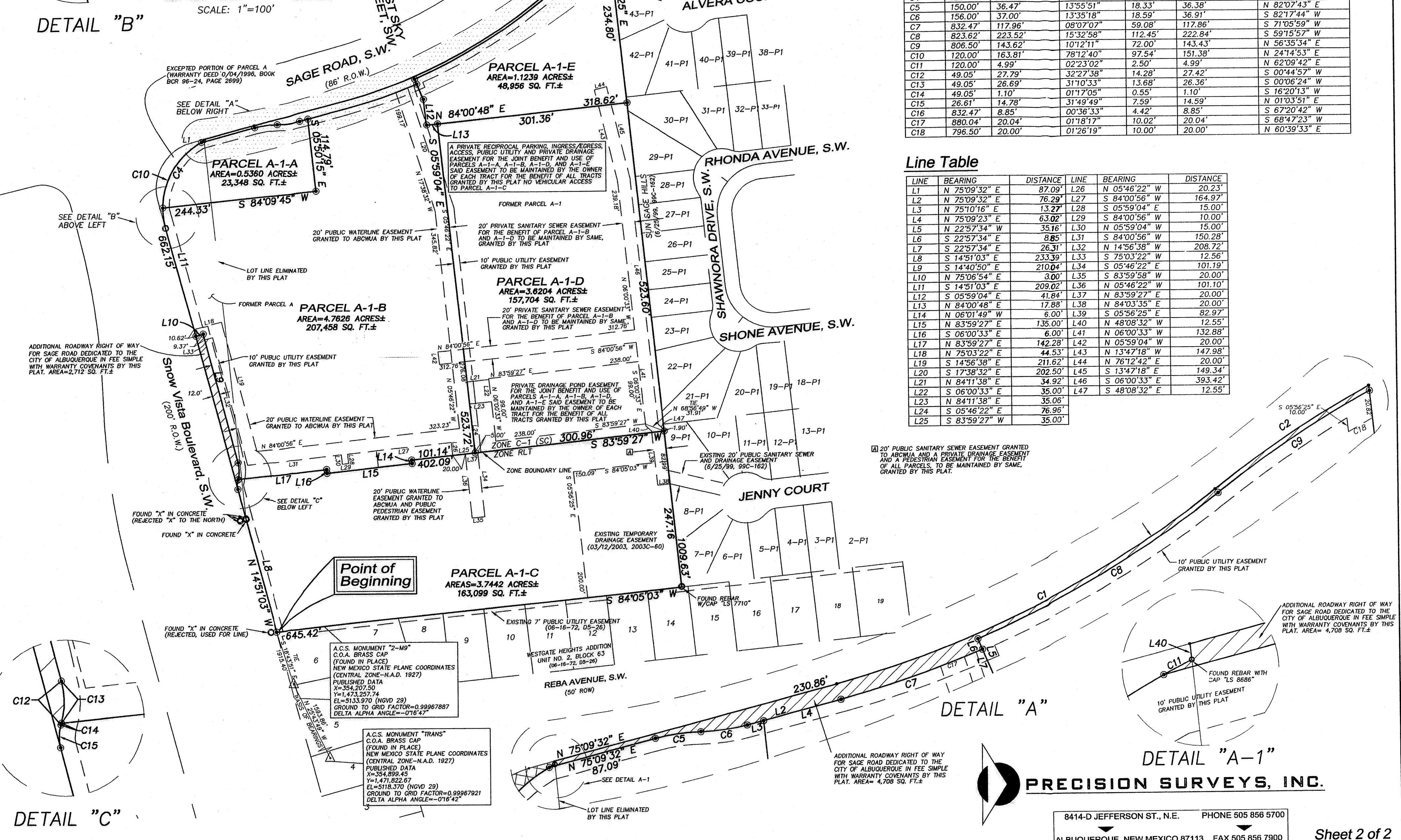
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 75°09'32" E	87.09'	L26	N 05°46'22" W	20.23'
L2	N 75°09'32" E	76.29'	L27	S 84°00'56" W	164.97'
L3	N 75°10'16" E	13.27'	L28	S 05°59'04" E	15.00'
L4	N 75°09'23" E	63.02'	L29	S 84°00'56" W	10.00'
L5	N 22°57'34" W	35.16'	L30	N 05°59'04" W	15.00'
L6	S 22°57'34" E	8.85'	L31	S 84°00'56" W	150.28'
L7	S 22°57'34" E	26.31'	L32	N 14°56'38" W	208.72'
L8	S 14°51'03" E	233.39'	L33	S 75°03'22" W	12.56'
L9	S 14°40'50" E	210.04'	L34	S 05°46'22" E	101.19'
L10	N 75°06'54" E	3.00'	L35	S 83°59'58" W	20.00'
L11	S 14°51'03" E	209.02'	L36	N 05°46'22" W	101.10'
L12	S 05°59'04" E	41.84'	L37	N 83°59'27" E	20.00'
L13	N 84°00'48" E	17.88'	L38	N 84°03'35" E	20.00'
L14	N 06°01'49" W	6.00'	L39	S 05°56'25" E	82.97'
L15	N 83°59'27" E	135.00'	L40	N 48°08'32" W	12.55'
L16	S 06°00'33" E	6.00'	L41	N 06°00'33" W	132.88'
L17	N 83°59'27" E	142.28'	L42	N 05°59'04" W	20.00'
L18	N 75°03'22" E	44.53'	L43	N 13°47'18" W	147.98'
L19	S 14°56'38" E	211.62'	L44	N 76°12'42" E	20.00'
L20	S 17°38'32" E	202.50'	L45	S 13°47'18" E	149.34'
L21	N 84°11'38" E	34.92'	L46	S 06°00'33" E	393.42'
L22	S 06°00'33" E	35.00'	L47	S 48°08'32" E	12.55'
L23	N 84°11'38" E	35.06'			
L24	S 05°46'22" E	76.96'			
L25	S 83°59'27" W	35.00'			



DETAIL "B"



SCALE: 1"=100'



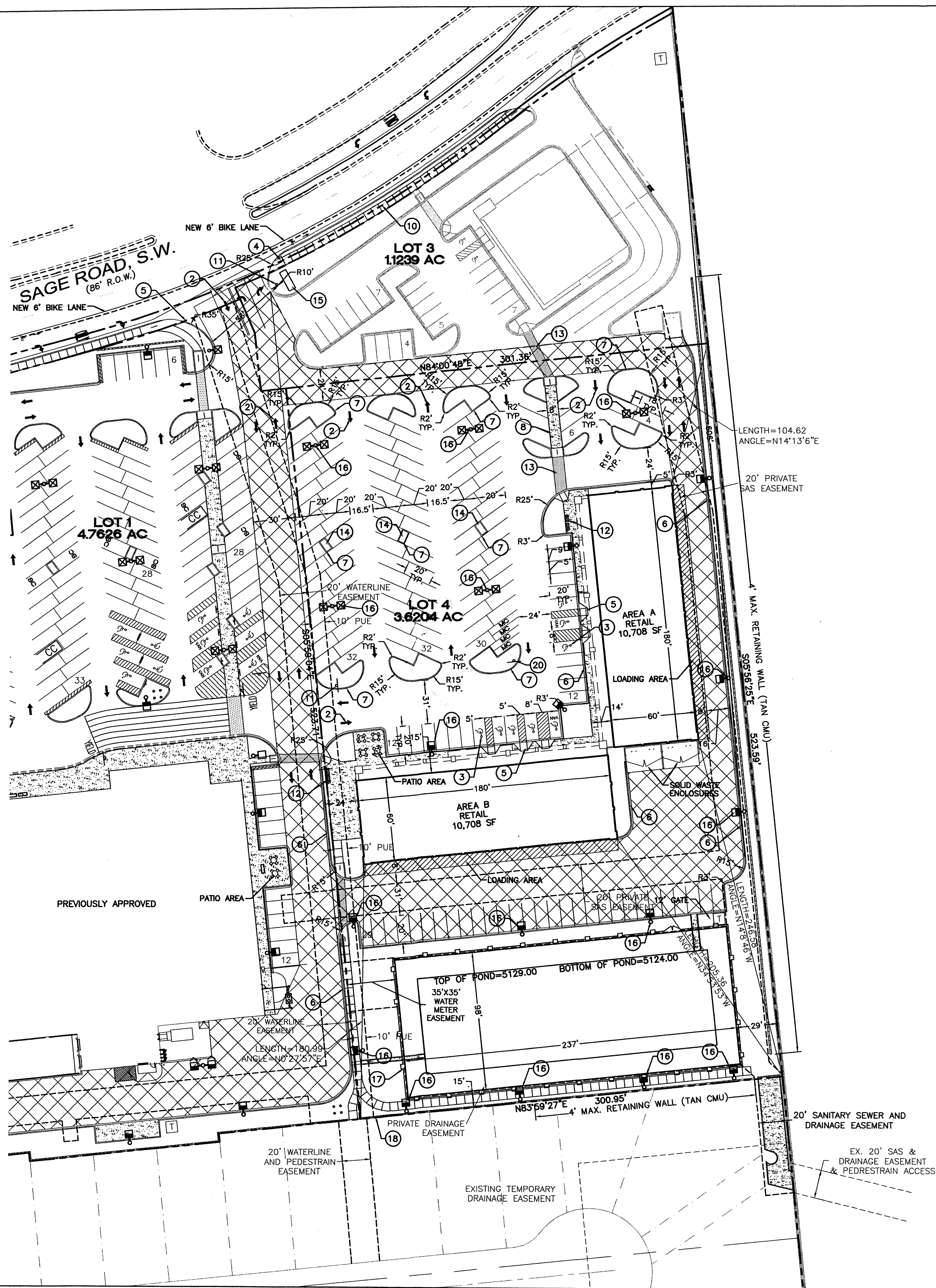
DETAIL "C"

DETAIL "A-1"

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Z:\2005\25020\Drawings\SHOPS\SPBE-9-21-05.dwg 9/21/2005 3:58:02 PM MDT



KEYED NOTES:

- 1 "YIELD" PAINTED YELLOW ON PAVEMENT TYPICAL.
- 2 PAINTED DIRECTIONAL ARROW TYPICAL.
- 3 HANDICAP ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- 4 UNIDIRECTIONAL HC RAMP.
- 5 PROPOSED HC RAMP.
- 6 6" CONCRETE CURB AND GUTTER TYPICAL.
- 7 6" CONCRETE HEADER CURB TYPICAL.
- 8 8' WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK.
- 9 10' WIDE RAISED CONCRETE SIDEWALK TYPICAL.
- 10 6' CONCRETE SIDEWALK TYPICAL.
- 11 "STOP" SIGN. SEE PLAN FOR LOCATION.
- 12 BIKE RACK TYPICAL.
- 13 PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED YELLOW STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR WIDTH.
- 14 TREE PLANTER TYPICAL.
- 15 PYLON SIGN.
- 16 LIGHT POLE TYPICAL.
- 17 6' CHAIN LINK FENCE.
- 18 6' HIGH SPLIT FACE- TAN CMU.
- 19 BENCHES.
- 20 ONE WAY ONLY. DO NOT ENTER SIGN.

NOTES:

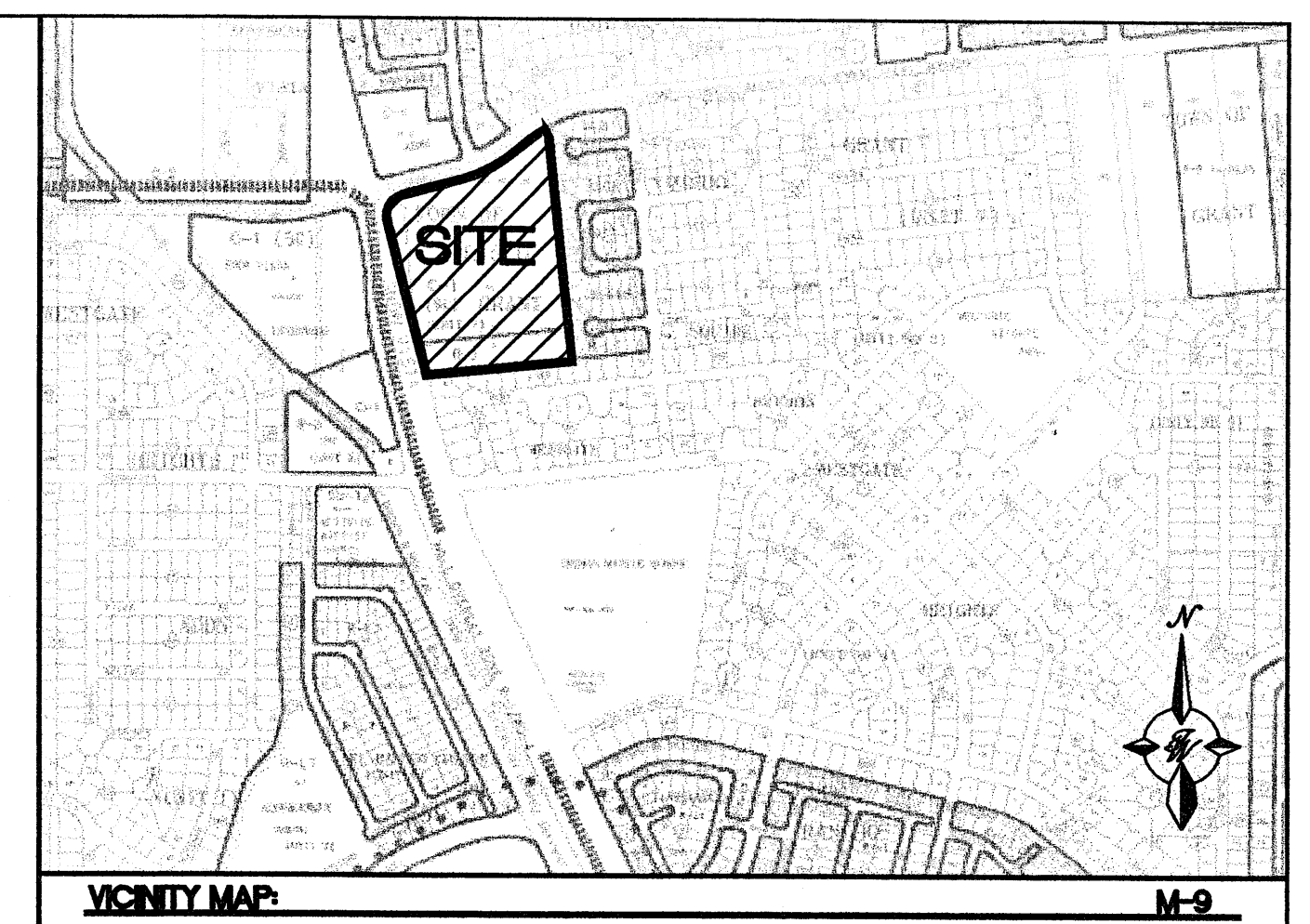
1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
5. LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. LIGHTING MUST MEET NIGHT SKY ORDINANCE.
6. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
7. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
8. SETBACKS: THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.
9. BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE C1 (SC) ZONE OF THE COMPREHENSIVE CITY ZONING CODE.
10. BUS ROUTE 54 RUNS DOWN 98TH AND PAST THE SITE.

INDEX TO DRAWINGS:

1. SITE FOR BUILDING PERMIT
- 1A. APPROVED SITE PLAN FOR SUBDIVISION
- 1B. APPROVED SITE PLAN FOR BUILDING PERMIT NEIGHBORHOOD MARKET
2. LANDSCAPE PLAN
3. GRADING AND DRAINAGE
4. MASTER UTILITY PLAN
5. ARCHITECTURAL ELEVATIONS
6. DETAILS

LEGEND

- | | |
|-----|-------------------------------|
| --- | EXISTING CURB & GUTTER |
| --- | BOUNDARY LINE |
| --- | EXISTING EASEMENT |
| --- | PROPOSED EASEMENT |
| --- | PROPOSED SCREEN WALL |
| --- | PROPOSED SIDEWALK |
| --- | PROPOSED PEDESTRIAN CROSSWALK |
| --- | STANDARD PAVING |
| --- | HEAVY DUTY PAVING |
| --- | BIKE RACK |
| --- | PROPOSED CHAIN LINK |
| --- | TABLES AND SEATS |
| --- | LIGHT POLES |



VICINITY MAP

Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

SITE DATA

PROPOSED USAGE:	C-1 (SC)
EXISTING ZONING:	C-1 (SC)
LOT AREA:	3.6204
TOTAL:	3.6204± AC.
BUILDING AREA:	21,416 SF
PARKING PROVIDED:	157 SPACES
PARKING REQUIRED:	107 SPACES
HC PARKING PROVIDED:	8 SPACES (2 VAN)
HC PARKING REQUIRED:	1 SPACE 2 SPACES VAN ACCESSIBLE
BIKE SPACES PROVIDED:	20 SPACES
BIKE SPACES REQUIRED:	7 SPACES
MOTORCYCLE SPACES PROVIDED:	4 SPACES
LANDSCAPING REQUIRED:	21,878 SF
LANDSCAPING PROVIDED:	41,067 SF
TOTAL AREA OF ROW DEDICATION =	6,494 SF

PAINT STRIPING LEGEND

- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

PROJECT NUMBER:

APPLICATION NUMBER:

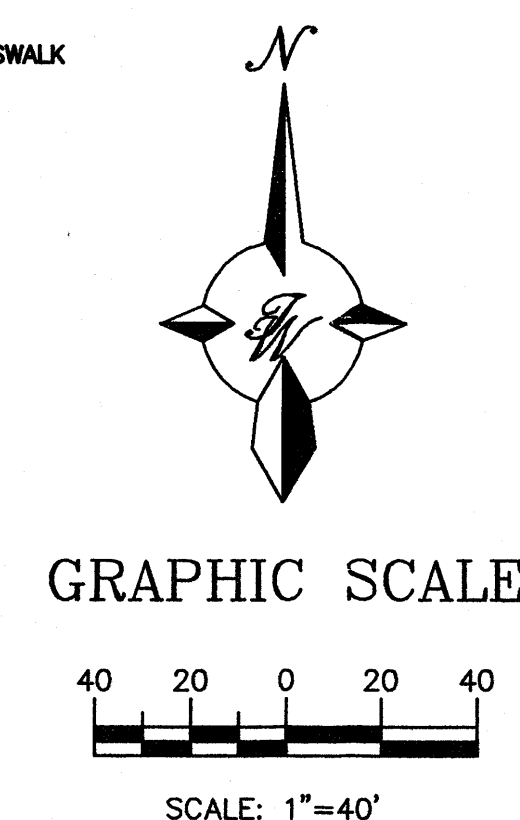
This plan is consistent with the specific Site Development Plan approval by the Environmental Planning Commission (EPC) dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

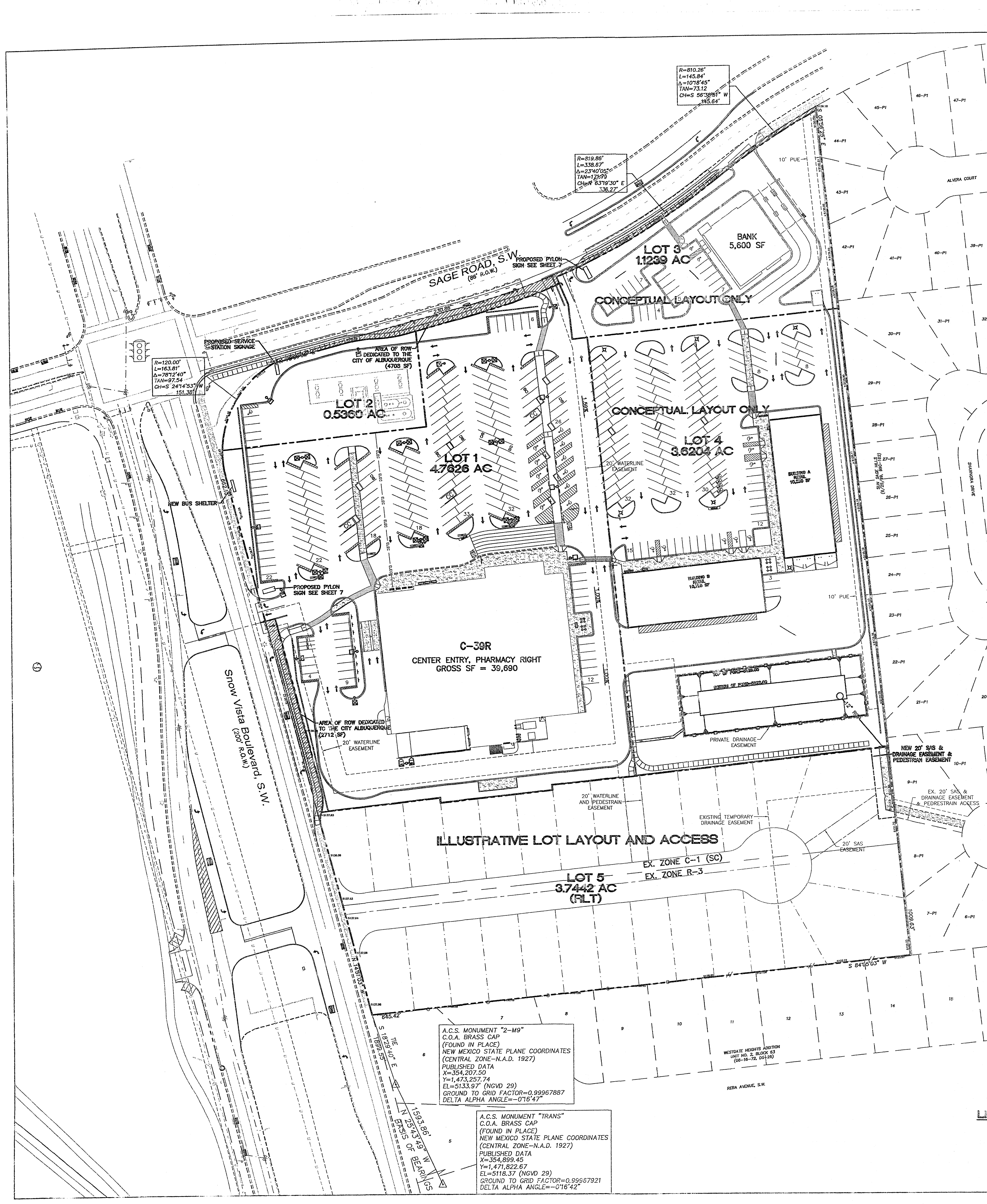
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

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

ENGINEER'S SEAL	RETAIL SHOPS SAGE MARKET PLACE	DRAWN BY EMT
	SITE PLAN FOR BUILDING PERMIT	DATE
		11-07-05
		2-Site Plan.dwg
		SHEET #
		1
		JOB #
		25020

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100





- NOTES (ONLY APPLY TO LOTS 1-4)**
1. COMMON STORM DRAINAGE, PEDESTRIAN, CROSS PARKING, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 5. LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
 6. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 7. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 8. SETBACKS: THERE SHALL BE A FRONT OR CORNER SIDE SETBACK OF NOT LESS THAN TEN FEET WHERE THE LOT IS ACROSS THE STREET FROM THE FRONT LOT LINE OF A FACING LOT IN A RESIDENTIAL ZONE. THIS SETBACK APPLIES TO ON AND OFF PREMISE SIGNS. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN FIVE FEET WHERE THE SITE ABUTS THE SIDE OF A LOT IS A RESIDENTIAL ZONE. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN 15 FEET WHERE THE SITE ABUTS THE REAR OF A LOT IN A RESIDENTIAL ZONE. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.
 9. BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE C1 ZONE OF THE COMPREHENSIVE CITY ZONING CODE.
 10. BUS ROUTE 54 RUNS DOWN 98TH AND PAST THE SITE.
 11. HIGHLY REFLECTIVE SURFACES ARE NOT PERMITTED ON THE GAS CANOPY. ALL UNDER CANOPY LIGHTS MUST BE FULLY RECESSED SO THAT NO PART OF THE LENSE PROJECTS BELOW THE SURFACE OF THE UNDERSIDE CANOPY. SITE LIGHTING MUST MEET NIGHT SKY ORDINANCE.

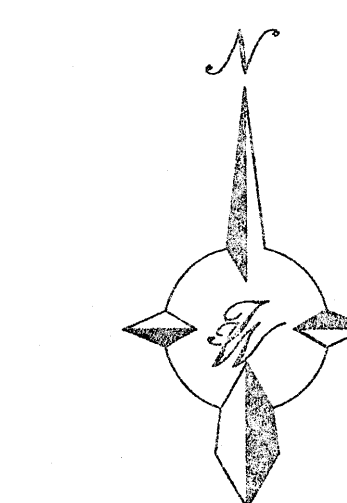
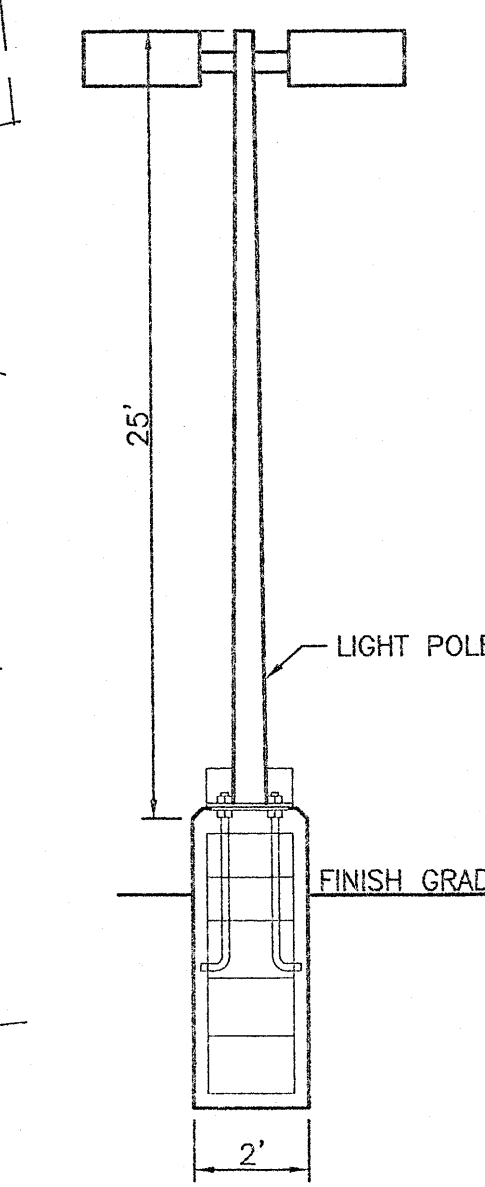
SITE DATA TABLE

LOT	AREA (AC)	BUILDING AREA	PROPOSED USE	ZONING	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	BIKE SPACES REQ.	BIKE SPACES PROV.	MIN. FAR	MAX. FAR	MAX. BLDG. HEIGHT
1	4.7626	39,690	RETAIL	SU-1*	174	191	8	11	3	3	20	20	0.15	0.35	PER C1 ZONE
2	0.5360	201	GAS	C1 (SC)	1	5	1	1	-	-	-	-	0.15	0.35	PER C1 ZONE
3	1.1239	5,600	BANK W/DRIVE THRU	C1 (SC)	**								0.15	0.35	PER C1 ZONE
4	3.6204	20,955	RETAIL	C1 (SC)	**								0.15	0.35	PER C1 ZONE
5	3.7442	-	RESIDENTIAL	R-LT	-	-	-	-	-	-	-	-	-	-	PER RLT ZONE
TOTAL	13.7871	66,446			175	196	9	12	2	2	20	20			

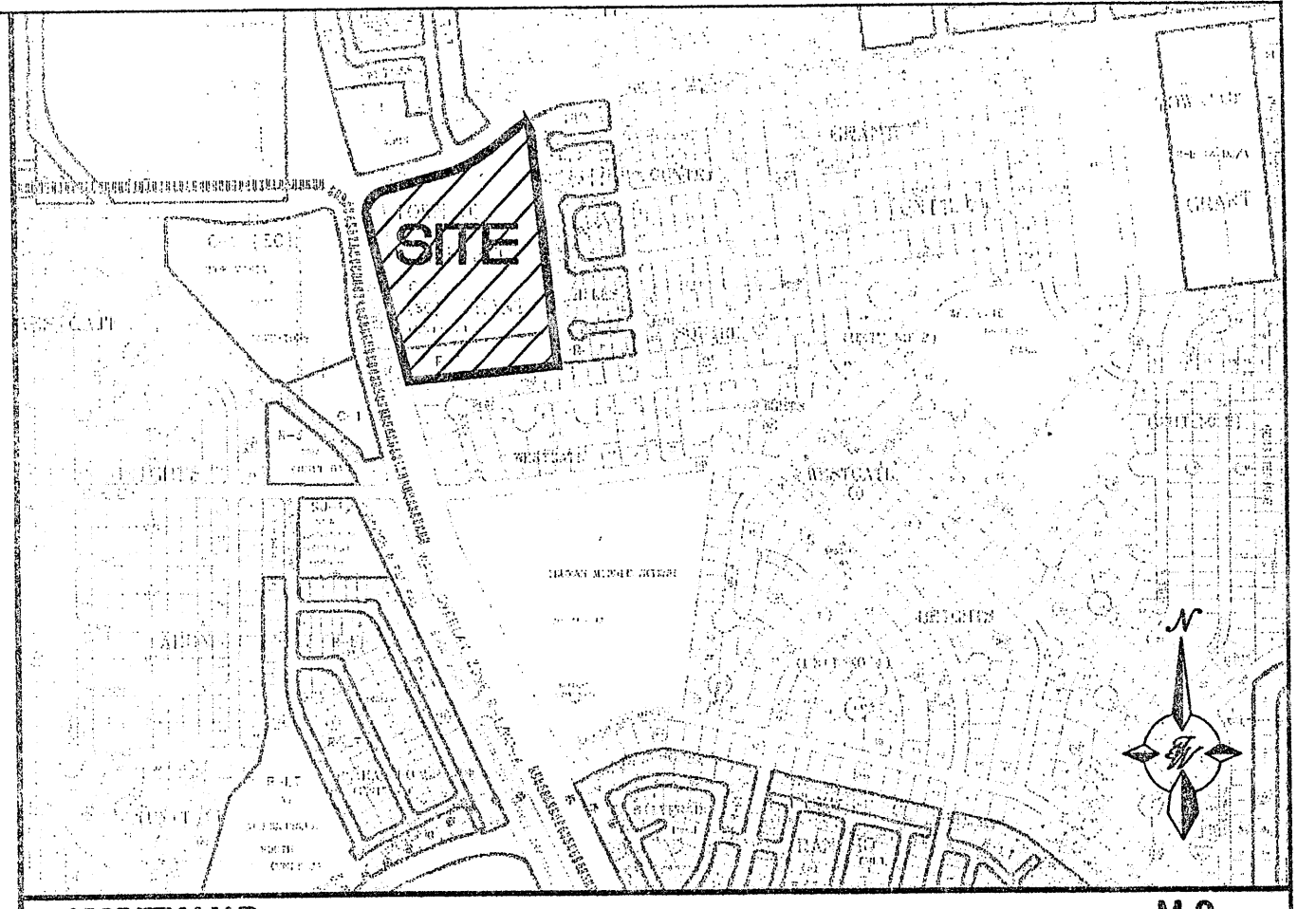
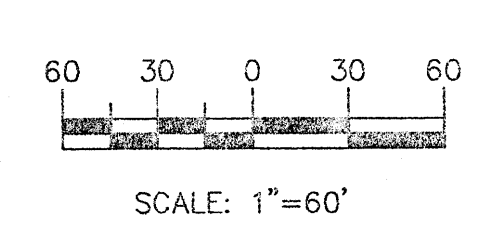
TOTAL AREA OF ROW DEDICATION = 7,420 SF
* SU-1 FOR C1 PERMISSIVE USES WITH DRIVE THRU PHARMACY
** FINAL PARKING CALCS TO BE DETERMINED UPON SUBMITTAL OF SITE PLAN FOR BUILDING PERMIT FOR EPC APPROVAL

INDEX TO DRAWINGS

1. SITE PLAN FOR SUBDIVISION
2. SITE PLAN FOR BUILDING PERMIT
3. LANDSCAPE PLAN
4. GRADING AND DRAINAGE PLAN
5. MASTER UTILITY PLAN
6. ELEVATIONS
7. DETAILS
8. DETAILS



GRAPHIC SCALE



LEGAL DESCRIPTION
Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

PROJECT NUMBER: 1003991
APPLICATION NUMBER: 05DRB-01293

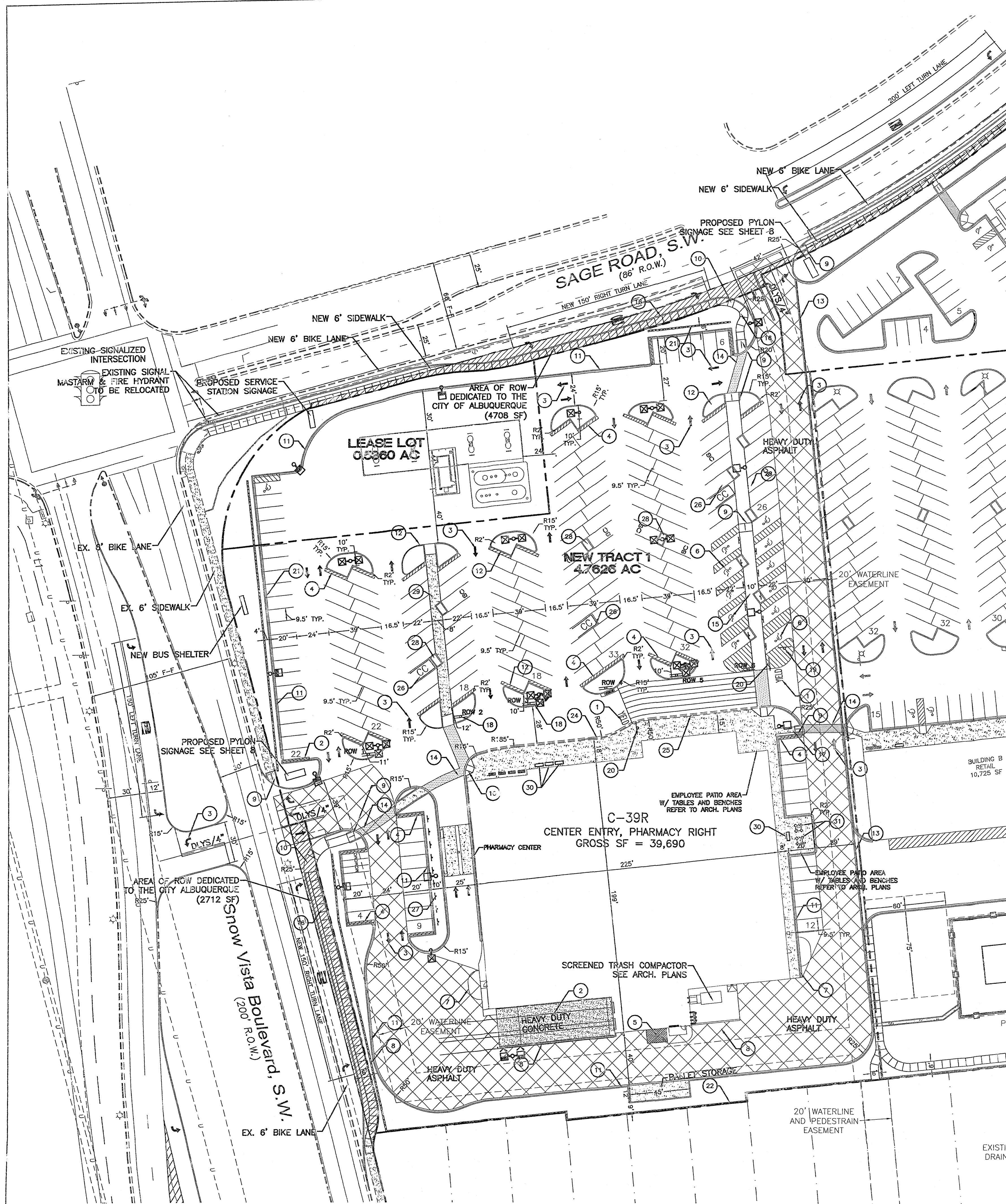
This plan is consistent with the specific Site Development Plan approval by the Environmental Planning Commission (EPC) dated 9/7/05, and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	9/7/05
Utilities Development	9/7/05
Parks & Recreation Department	9/7/05
City Engineer	9/7/05
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

Alphonse Jimenez, Development Review Manager 9/7/05

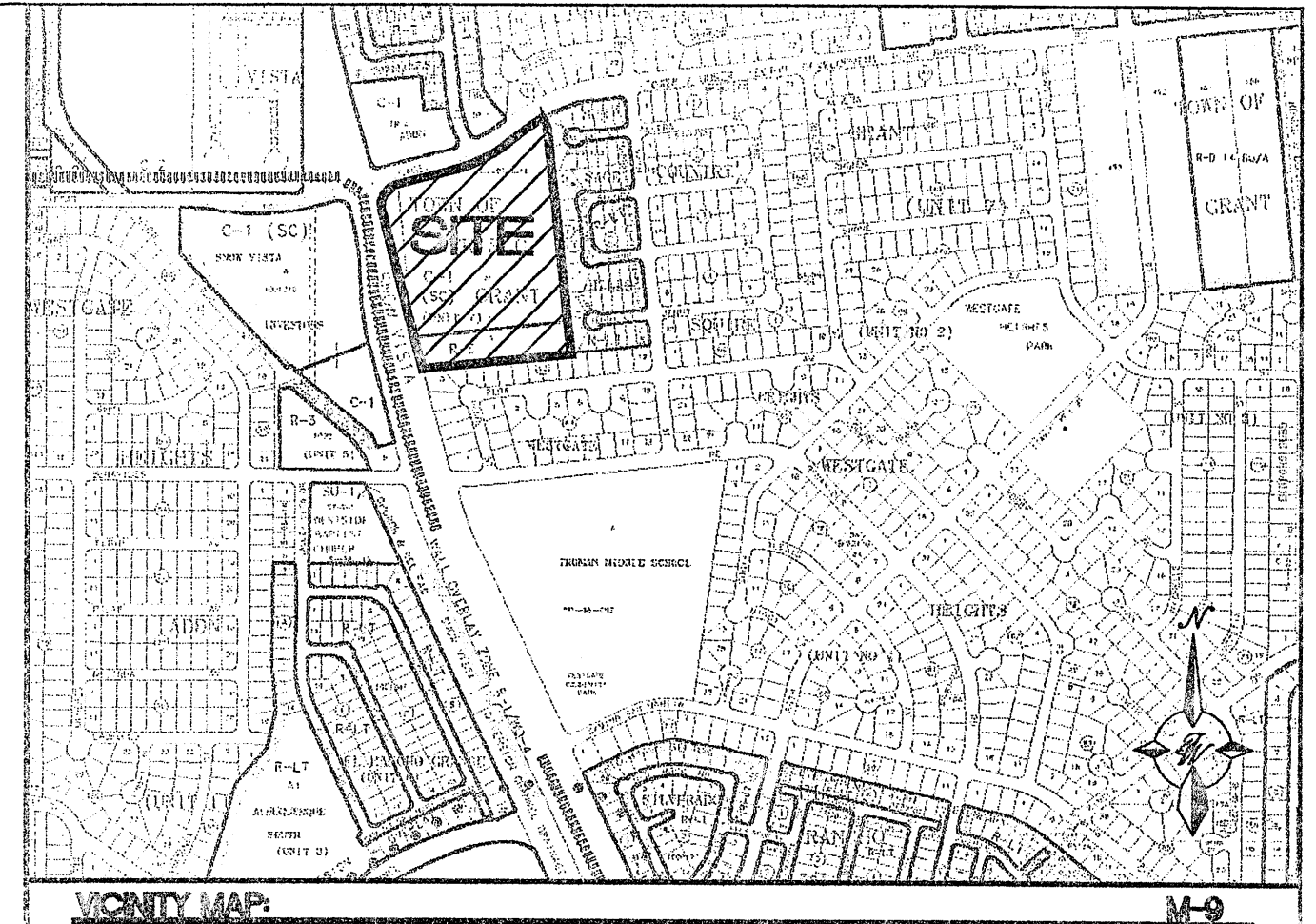
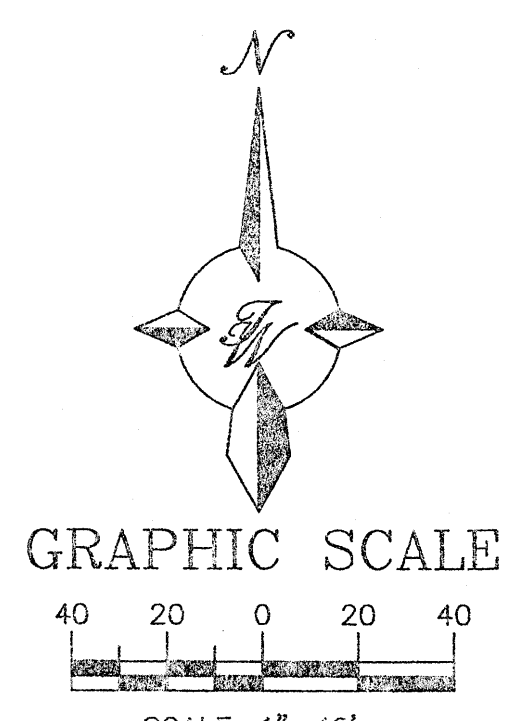
ENGINEER'S SEAL 	WAL-MART NEIGHBORHOOD CENTER NM: 3385	DRAWN BY: EMT
	SITE PLAN FOR SUBDIVISION	DATE: 09-02-05
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2520-SPSR.dwg
RONALD R. BOHANNAN P.E. #7268		SHEET #
		1A
		JOB # 25020



- ### SITE LEGEND
- "YIELD" PAINTED YELLOW ON PAVEMENT TYPICAL.
 - PROVIDE (2) 4" WIDE YELLOW STRIPES @ 10' O.C. x 130' LONG CENTER ON DOCK DOORS
 - PAINTED DIRECTIONAL ARROW TYPICAL.
 - 2'-0" LOADING ZONE AT ALL CURBED PARKING SPACES. 4" PAINTED YELLOW STRIPING AT 2'-0" O.C. PERPENDICULAR TO PARKING SPACE.
 - 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS
 - ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
 - RAMPED PAVEMENT AT VESTIBULE TO BE FLUSH WITH TOP OF SIDEWALK AT 5.0% MAX. SLOPE. REFER TO ARCHITECTURAL PLANS.
 - 6" RETAINING/ SCREEN SPLIT-FACE TAN CMU WALL.
 - UNIDIRECTIONAL HC RAMP.
 - PROPOSED HC RAMP.
 - 6" CONCRETE CURB AND GUTTER TYPICAL.
 - 6" CONCRETE HEADER CURB TYPICAL.
 - 6" TEMPORARY ASPHALT CURB TYPICAL.
 - 6" WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK. (SHT 8)
 - 10' WIDE RAISED CONCRETE SIDEWALK TYPICAL.
 - 6" CONCRETE SIDEWALK TYPICAL.
 - 4" CONCRETE SIDEWALK TYPICAL.
 - ASILE INDICATOR SIGNS TYPICAL
 - "STOP" SIGN. SEE PLAN FOR LOCATION.
 - PEDESTRIAN CROSSING SIGN W10-2 AND W10-2p TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
 - 3' HIGH SCREEN SPLIT-FACE TAN CMU WALL.
 - 6' HIGH SCREEN SPLIT-FACE TAN CMU WALL.
 - (4) 5 SPACE BIKE RACK TYPICAL.
 - ZERO CURB PER ARCH. SECTIONS
 - PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED YELLOW STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR WIDTH.
 - CART CORRALS TYPICAL.
 - PHARMACY PARKING ONLY SIGN TYPICAL
 - TREE PLANTER TYPICAL
 - 6" WIDE RAISED CONCRETE SIDEWALK.
 - BENCH 6' WIDE BY 15" HIGH.
 - PATIO CHAIRS 24" WIDE BY 15" HIGH.

- ### NOTES (ONLY APPLY TO LOTS 1-4)
- COMMON STORM DRAINAGE, PEDESTRIAN, CROSS PARKING, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINE OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 18' HIGH.
 - THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 - SETBACKS: THERE SHALL BE A FRONT OR CORNER SIDE SETBACK OF NOT LESS THAN TEN FEET WHERE THE LOT IS ACROSS THE STREET FROM THE FRONT LOT LINE OF A FACING LOT IN A RESIDENTIAL ZONE. THIS SETBACK APPLIES TO ON AND OFF PREMISE SIGNS. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN FIVE FEET WHERE THE SITE ABUTS THE SIDE OF A LOT IS A RESIDENTIAL ZONE. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN 15 FEET WHERE THE SITE ABUTS THE REAR OF A LOT IN A RESIDENTIAL ZONE. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.
 - BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE C-1 ZONE OF THE COMPREHENSIVE CITY ZONING CODE.
 - BUS ROUTE 54 RUNS DOWN 98TH AND PAST THE SITE.
 - HIGHLY REFLECTIVE SURFACES ARE NOT PERMITTED ON THE GAS CANOPY. ALL UNDER CANOPY LIGHTS MUST BE FULLY RECESSED SO THAT NO PART OF THE LENSE PROJECTS BELOW THE SURFACE OF THE UNDERSIDE CANOPY. SITE LIGHTING MUST MEET NIGHT SKY ORDINANCE.

- ### LEGEND
- EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED EASEMENT
 - PROPOSED SCREEN WALL
 - PROPOSED SIDEWALK
 - PROPOSED PEDESTRIAN CROSSWALK
 - PROPOSED CART CORRALS
 - ASSOCIATE PARKING AREA
 - HEAVY DUTY PAVING
 - HEAVY DUTY CONCRETE
 - BIKE RACK
 - LIGHT POLES



LEGAL DESCRIPTION

Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Airisco Grant, Unit 7

SITE DATA

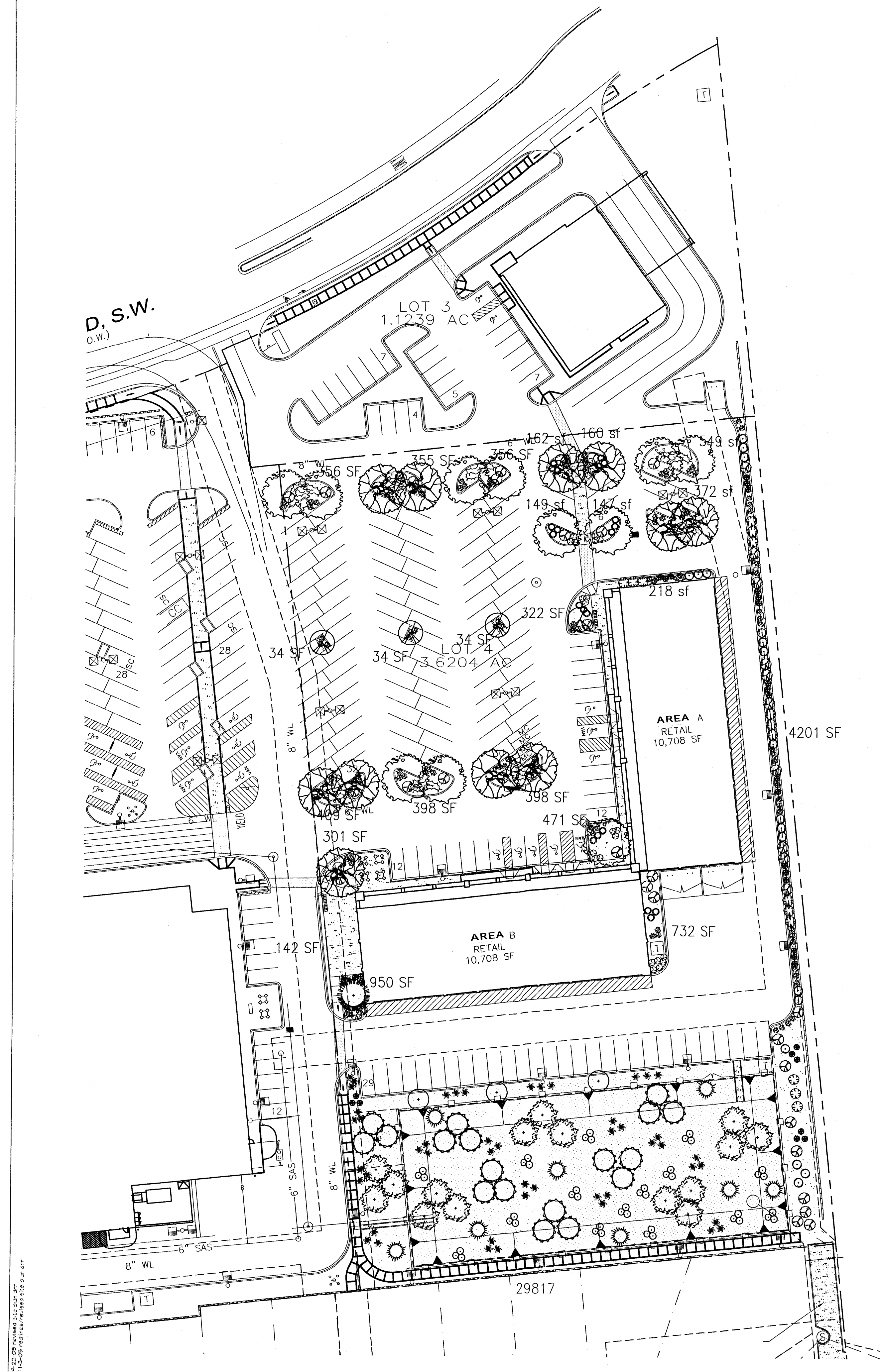
ZONING:	SU-1 FOR C-1 PERMISSIVE USES WITH DRIVE-THRU PHARMACY
LOT AREA:	
NEW WAL-MART TRACT LEASE LOT	4.76 AC
TOTAL:	0.54 AC
BUILDING AREA:	
NEIGHBORHOOD MARKET:	39,690 SF
LEASE LOT:	201 SF
PARKING PROVIDED:	
NEIGHBORHOOD MARKET:	191 SPACES
LEASE LOT:	5 SPACES
PARKING REQUIRED:	
NEIGHBORHOOD MARKET:	174 SPACES
LEASE LOT:	1 SPACES
HC PARKING PROVIDED:	
NEIGHBORHOOD MARKET:	11 SPACES (3 VAN)
LEASE LOT:	1 SPACES
HC PARKING REQUIRED:	
NEIGHBORHOOD MARKET:	8 SPACES (3 VAN)
LEASE LOT:	1 SPACES
BIKE SPACES PROVIDED:	20 SPACES
BIKE SPACES REQUIRED:	20 SPACES
MOTORCYCLE SPACES:	3 SPACES
LANDSCAPING REQUIRED	27,304 SF
LANDSCAPING PROVIDED	27,931 SF
TOTAL AREA OF ROW DEDICATION =	7,420 SF

PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DWSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

PROJECT NUMBER:	1003991
APPLICATION NUMBER:	05DRB-01294
This plan is consistent with the specific Site Development Plan approval by the Environmental Planning Commission (EPC) dated 9-7-05, and the Findings and Conditions in the Official Notification of Decision are satisfied.	
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:	
Traffic Engineer, Transportation Division	9-7-05 Date
Utilities Development	9-7-05 Date
Parks & Recreation Department	9-7-05 Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

ENGINEER'S SEAL	WAL-MART NEIGHBORHOOD CENTER NW: 3385	DRAWN BY EMT
	SITE PLAN FOR BUILDING PERMIT	DATE 09-02-05
		2520-SPBB.dwg
		SHEET # 1B
RONALD R. BOHANNAN P.E. #78683	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 25020



PLANT LEGEND

- HONEY LOCUST (M) 11
Gleditsia triacanthos
2" Cal.
- ASH (H) 11
Fraxinus pennsylvanica
2" Cal.
- AUSTRIAN PINE (M) 1
Pinus nigra
6'-8'
- FLOWERING PEAR (M+) 4
Pyrus calleryana
2" Cal.
- NEW MEXICO OLIVE (L) 3
Forestiera neomexicana
15 Gal.
- HALL'S HONEYSUCKLE (M) 45
Japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
- MAIDENGRASS (M) 6
Miscanthus sinensis
5 Gal. 16sf
- REGAL MIST (M) 33
Muhlenbergia capillaris
5 Gal. 4sf
- RUSSIAN SAGE (M) 16
Perovskia atriplicifolia
5 Gal. 25sf
- ROSEMARY (M) 21
Rosmarinus officinalis
2 Gal. 4sf
- CHAMISA (L) 15
Chrysothamnus nauseosus
1 Gal. 25sf
- WILDFLOWER 27
1 Gal. 4sf
- THREADGRASS (M) 111
Stipa tenuissima
1 Gal. 4sf
- CREEPING ROSEMARY (L) 24
Rosmarinus officinalis 'Prostrata'
1 Gal. 25sf
- 3/4" GRAY GRAVEL
WITH FILTER FABRIC

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.

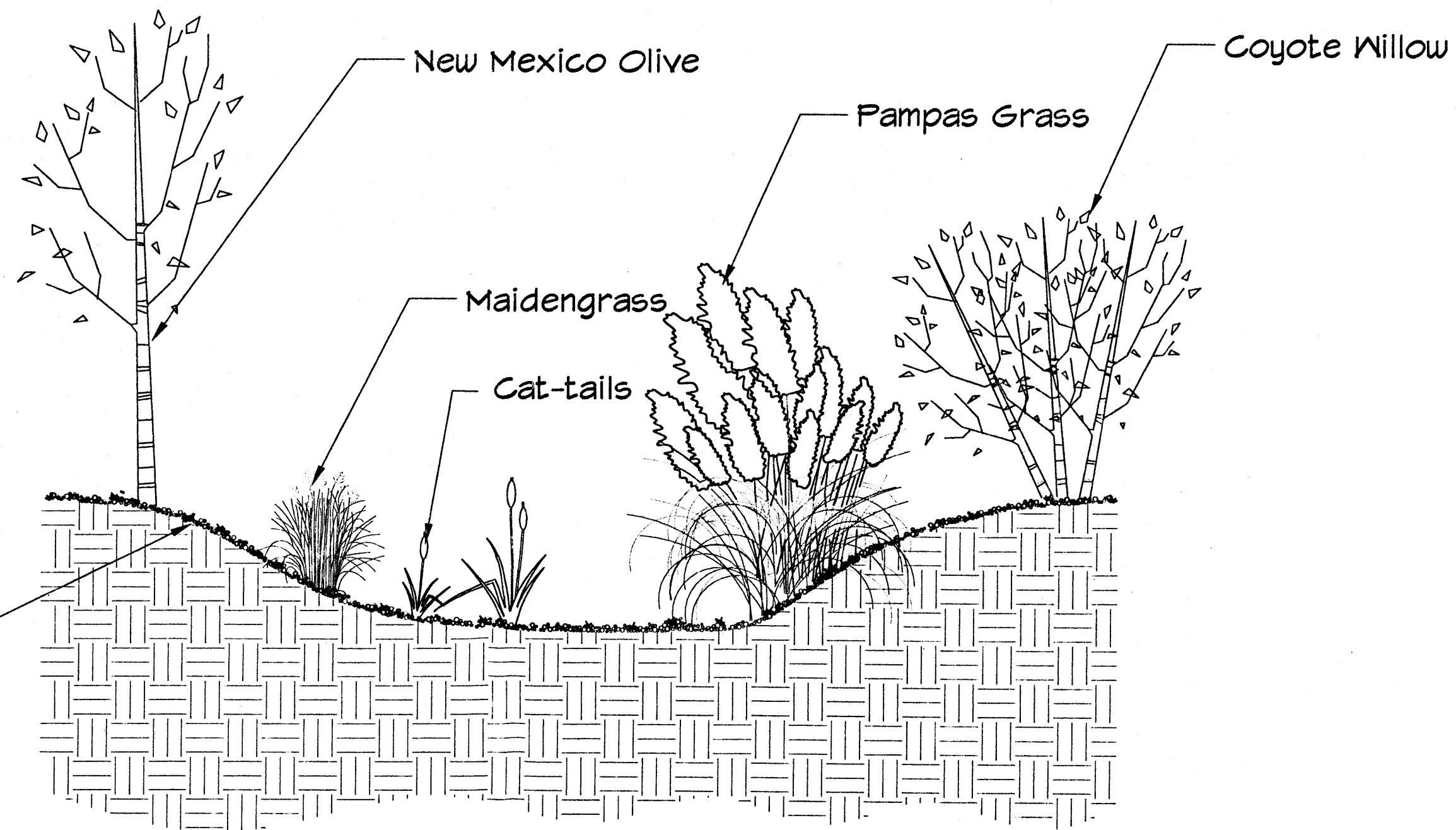
Grey Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

No proposed turf areas.

PONDING AREA

- NEW MEXICO OLIVE (M) 18
Forestiera neomexicana
15 Gal.
- COYOTE WILLOW (M) 15
Salix exigua
15 Gal.
- PAMPAS GRASS (M) 8
Cortaderia selloana
5 Gal.
- CAT TAILS (M) 15
Nympha spp
1 Gal.
- MAIDENGRASS (M) 45
Miscanthus sinensis
5 Gal. 16sf
- 3/4" GRAY GRAVEL
with Water Harvesting
Seed Mix

Gravel with Water
Harvesting Seed Mix
and no FF

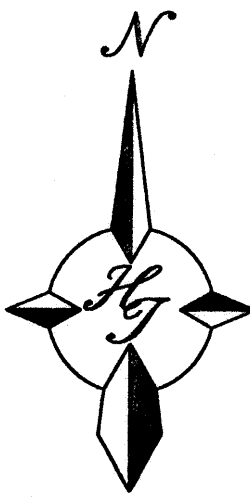


PONDING AREA DETAIL

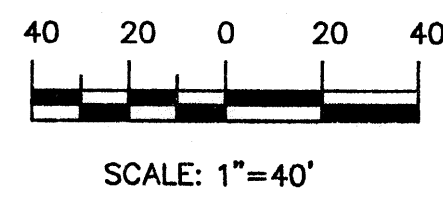
no scale

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	167270	square feet
TOTAL BUILDINGS AREA	21416	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	145854	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	21878	square feet
TOTAL BED PROVIDED	11250	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	8438	square feet
TOTAL GROUNDCOVER PROVIDED	8984 (80%)	square feet
TOTAL PONDING AREA	29817	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	22363	square feet
TOTAL GROUNDCOVER PROVIDED	29817 (100%)	square feet
TOTAL LANDSCAPE PROVIDED	41067 (28%)	square feet



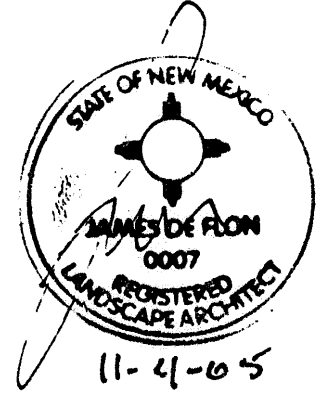
GRAPHIC SCALE



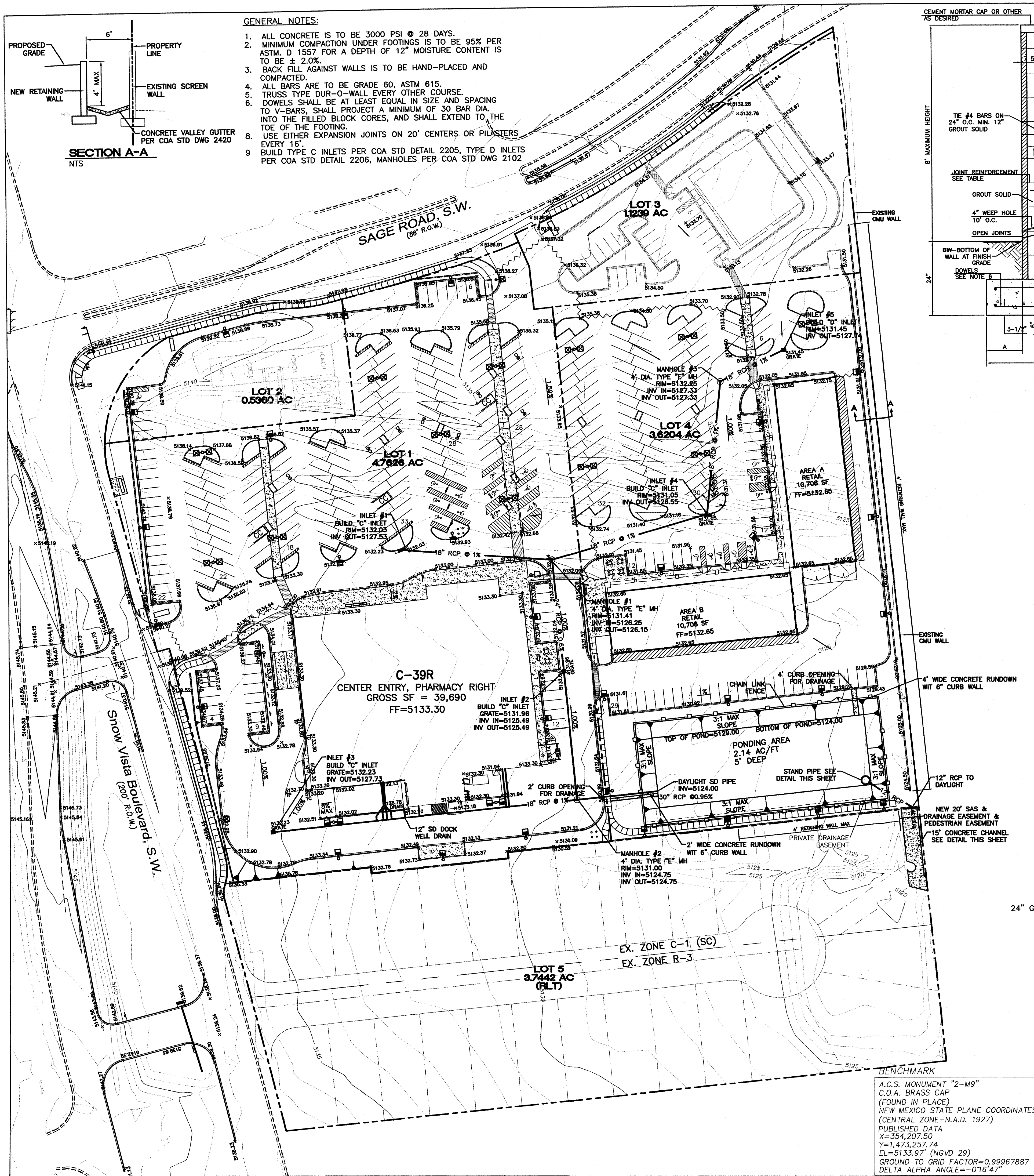
The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cjohnson@hilltoplandscaping.com

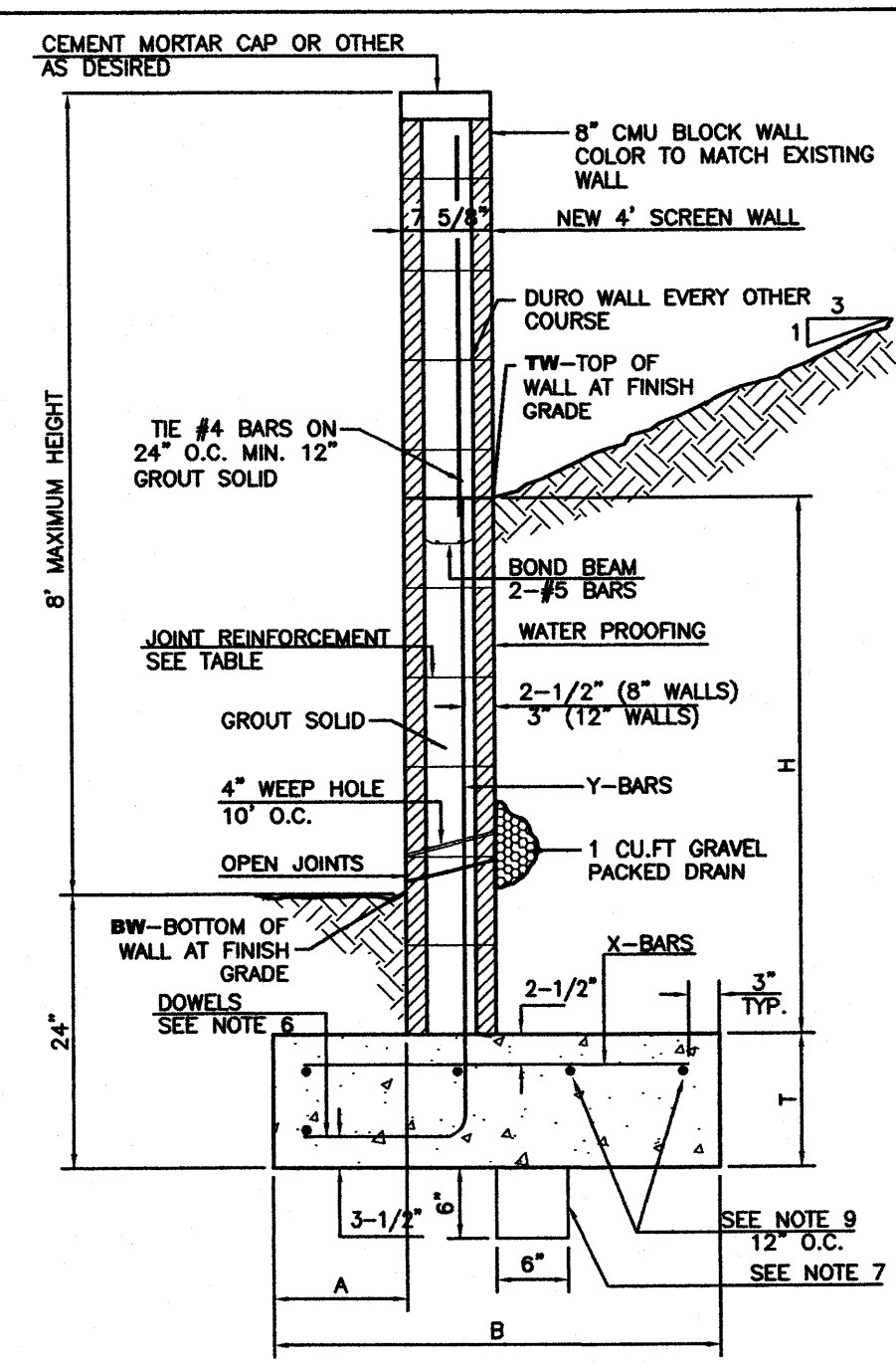
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.



ENGINEER'S SEAL	RETAIL SHOPS 98TH AND SAGE	DRAWN BY drr
	LANDSCAPE PLAN BUILDING PERMIT	DATE 8-3-05
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505) 858-3100	2020-SPBE-8-01-05 SHEET # 2 JOB # 25020
RONALD R. BOHANNAN P.E. #7868		



- GENERAL NOTES:
1. ALL CONCRETE IS TO BE 3000 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 TOP OF THE FOOTING.
 7. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 8. BUILD TYPE C INLETS PER COA STD DETAIL 2205, TYPE D INLETS PER COA STD DETAIL 2206, MANHOLES PER COA STD DETAIL 2102.

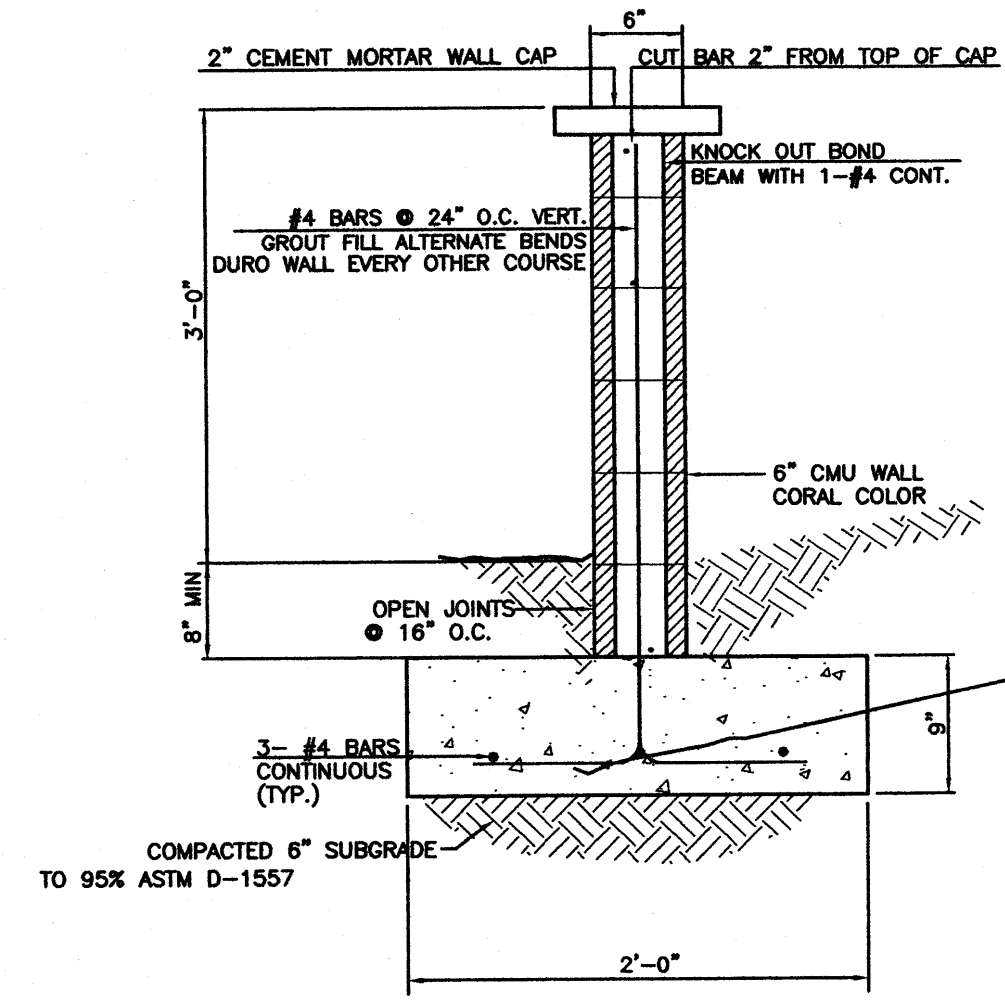


8 INCH REINFORCED CONCRETE MASONRY WALL					
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
2'-0"	8"	2'-0"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.
2'-8"	8"	2'-0"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.
3'-4"	8"	2'-4"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.
4'-0"	10"	2'-8"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.
4'-8"	12"	3'-4"	10"	#5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

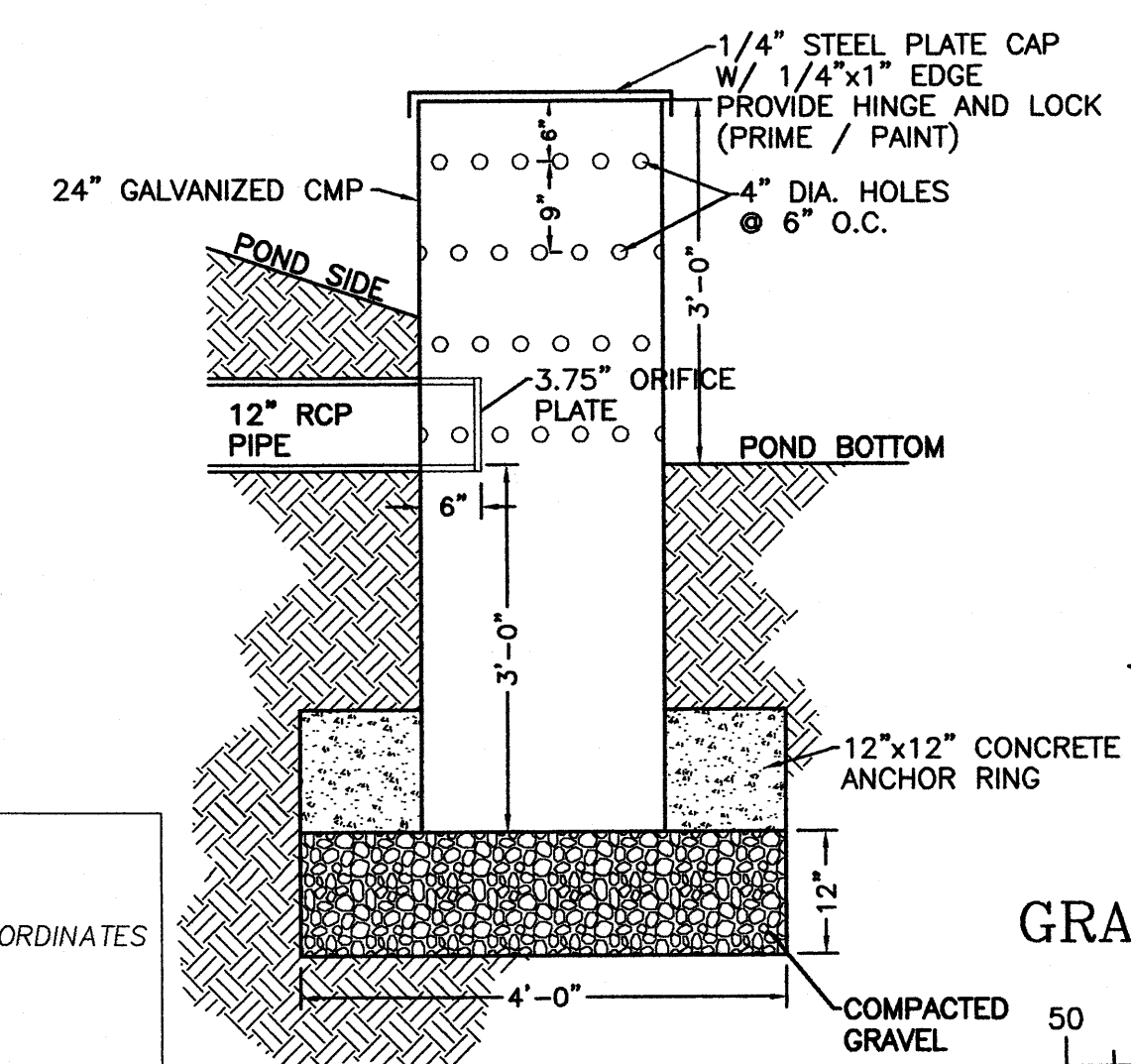
12 INCH REINFORCED CONCRETE MASONRY WALL					
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#6 @ 18" O.C.	#4 @ 24" O.C.
6'-0"	15"	4'-2"	12"	#6 @ 18" O.C.	#4 @ 18" O.C.
6'-8"	16"	4'-6"	12"	#6 @ 18" O.C.	#5 @ 18" O.C.
7'-4"	18"	4'-10"	12"	#6 @ 18" O.C.	#5 @ 18" O.C.
8'-0"	20"	5'-4"	12"	#7 @ 18" O.C.	#6 @ 12" O.C.
8'-8"	20"	5'-8"	12"	#7 @ 18" 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 TOP OF THE FOOTING.
 7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0".
 8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 9. BOND BEAM: 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

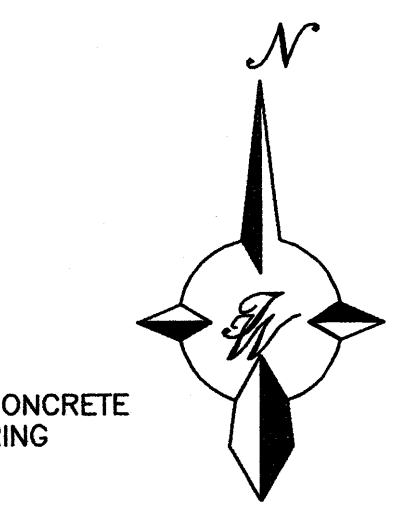
RETAINING WALL DETAIL
NTS



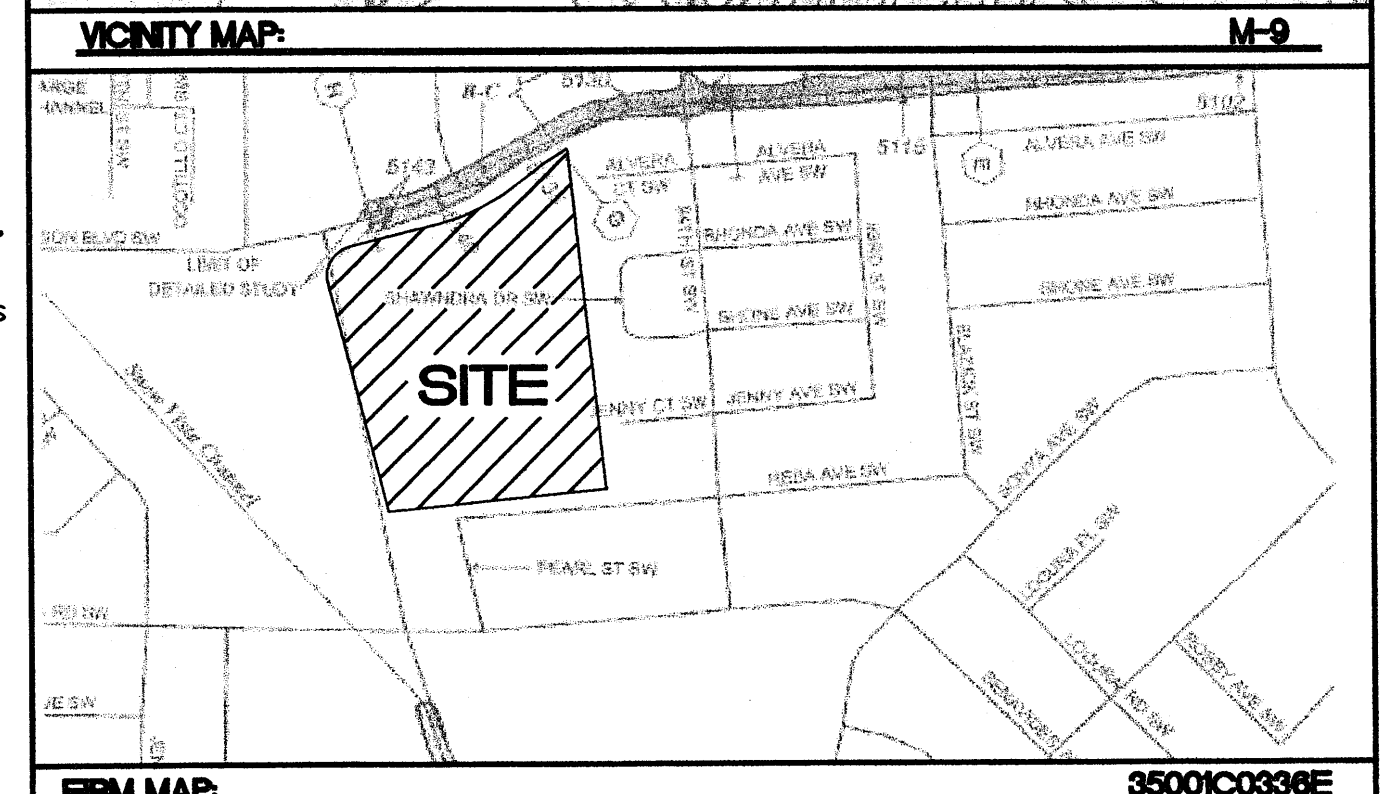
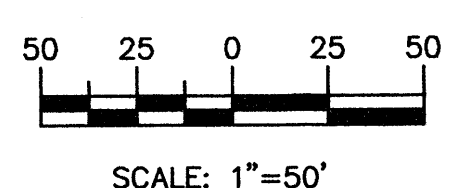
SCREEN WALL SECTION
NTS



STAND PIPE DETAIL
NTS



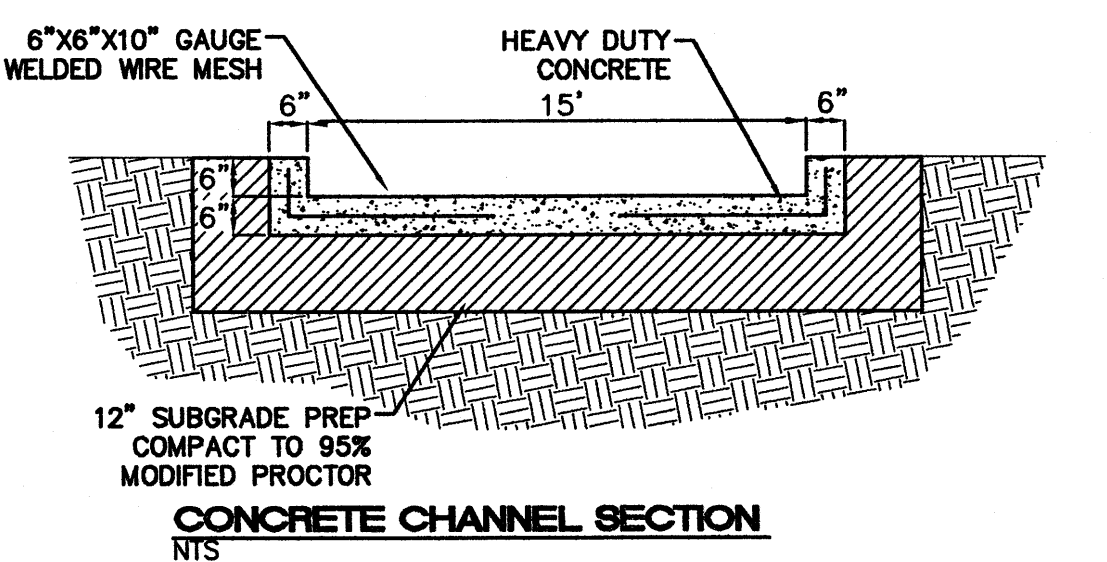
GRAPHIC SCALE



LEGAL DESCRIPTION:
Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

LEGEND

---	EXISTING CURB
---	EXISTING BUILDING
---	PROPOSED EXPANSION
---	PROPOSED CURB
---	BOUNDARY LINE
---	GRADE CHANGE
---	PROPOSED GRADE ELEVATION
---	EXISTING GRADE ELEVATION

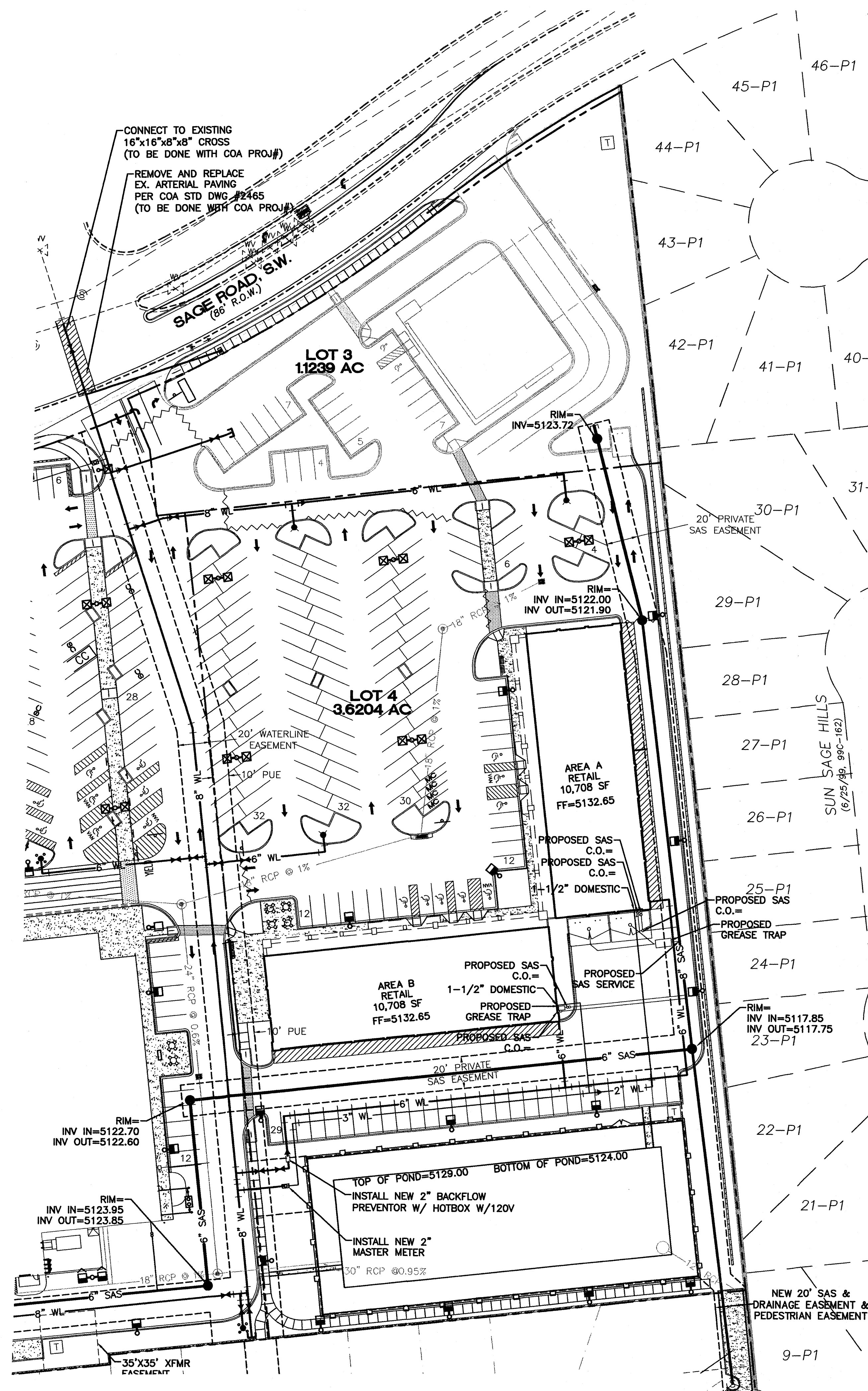


CONCRETE CHANNEL SECTION
NTS

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

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

ENGINEER'S SEAL 	WAL-MART NEIGHBORHOOD CENTER NM: 3385 OVERALL GRADING AND DRAINAGE PLAN TIERRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY DATE 11-07-05 3-Overall Grading.dwg SHEET # 3 JOB # 25020
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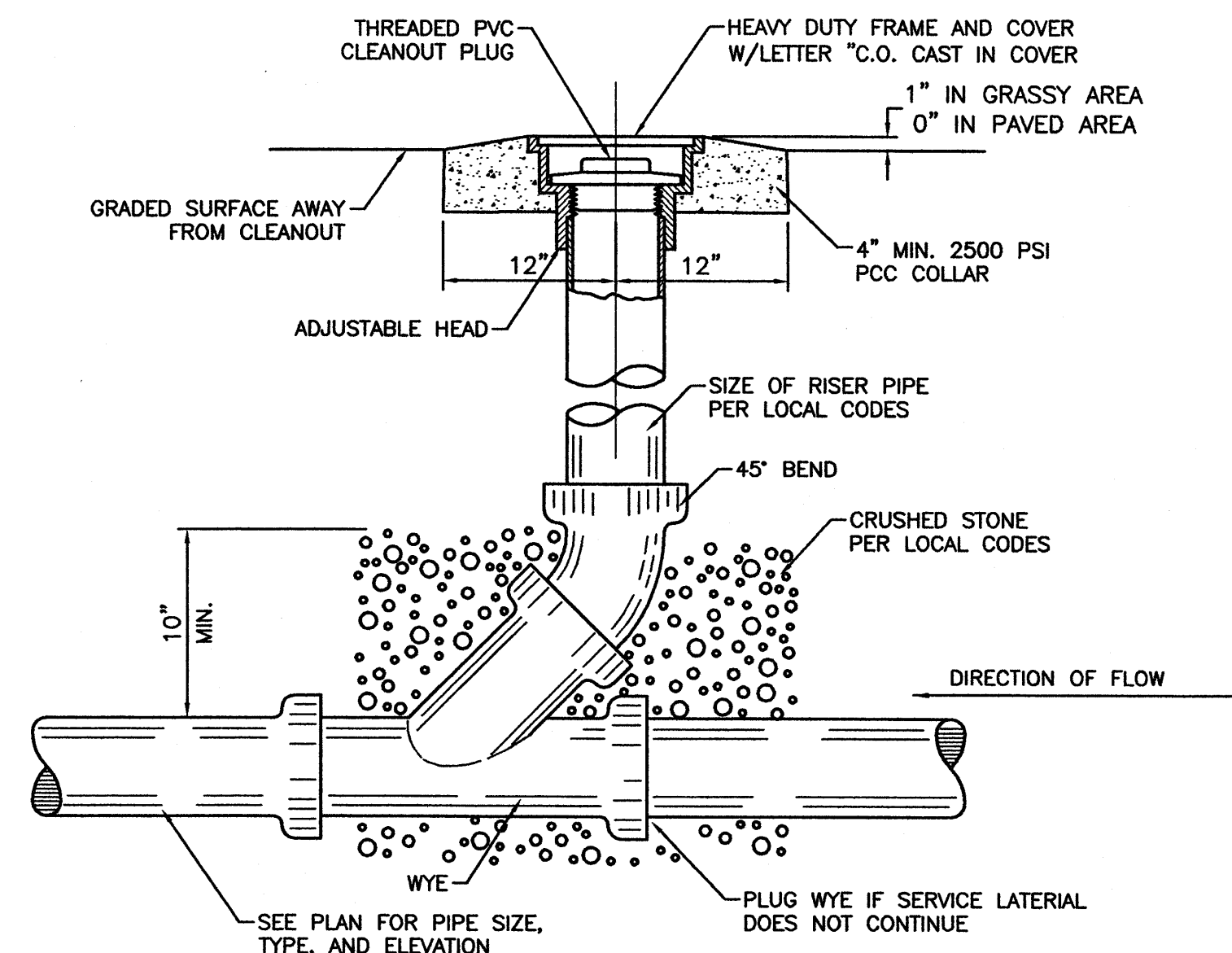


NOTICE TO CONTRACTORS

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 SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1999). FOR LOCATION OF EXISTING UTILITIES, THREE WORKING DAYS PRIOR THE CONTRACTOR MUST CONTACT CITY OF ALBUQUERQUE.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING
9. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
10. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
11. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
12. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
13. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
14. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
15. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
16. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.

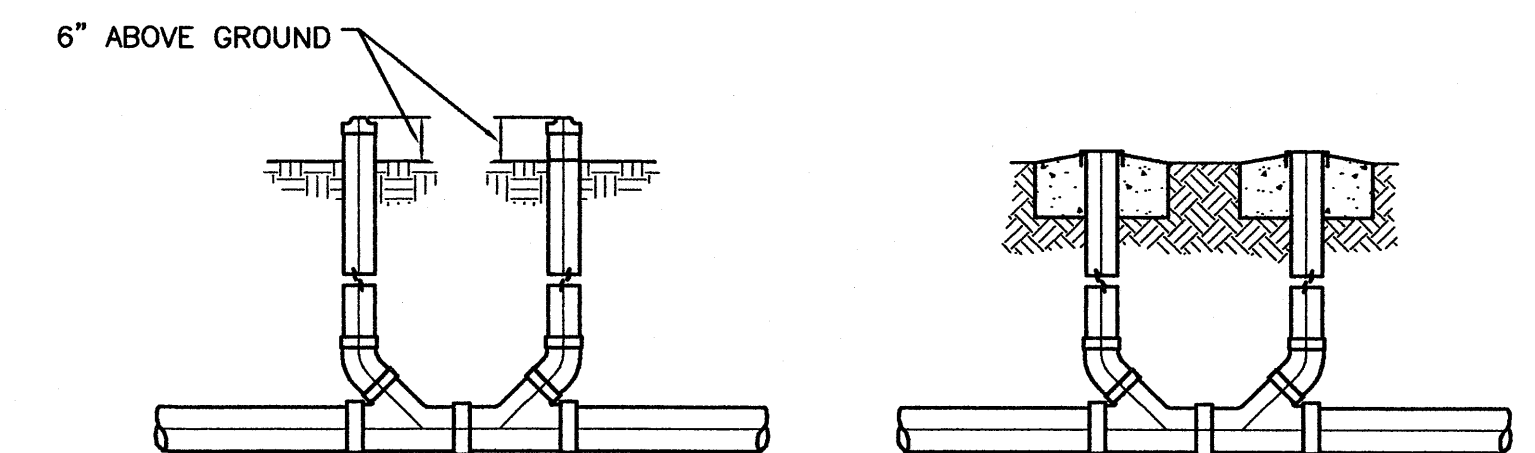
GENERAL NOTES

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.



SANITARY SEWER CLEAN-OUT

NTS



SANITARY SEWER DOUBLE CLEAN-OUTS

NTS

LEGEND

⊙	EXISTING SAS MANHOLE
- - - EX. 8" SAS - - -	EXISTING SANITARY SEWER LINE
●	PROPOSED SAS MANHOLE
⊙	PROPOSED SAS CLEANOUT
— 8" SAS —	PROPOSED SANITARY SEWER LINE
— — — EX. 16" WL — — —	SANITARY SEWER SERVICE LINE
— — — EX. 16" WL — — —	EXISTING WATER LINE
— 8" WL —	PROPOSED WATER LINE
⬮	PROPOSED FIRE HYDRANT
— — —	PROPOSED CURB
— — —	BOUNDARY LINE
⊙	PROPOSED STORM SEWER MANHOLE
— 24" RCP —	PROPOSED STORM SEWER LINE
— ○ — ○ —	CHAIN LINK FENCE

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.

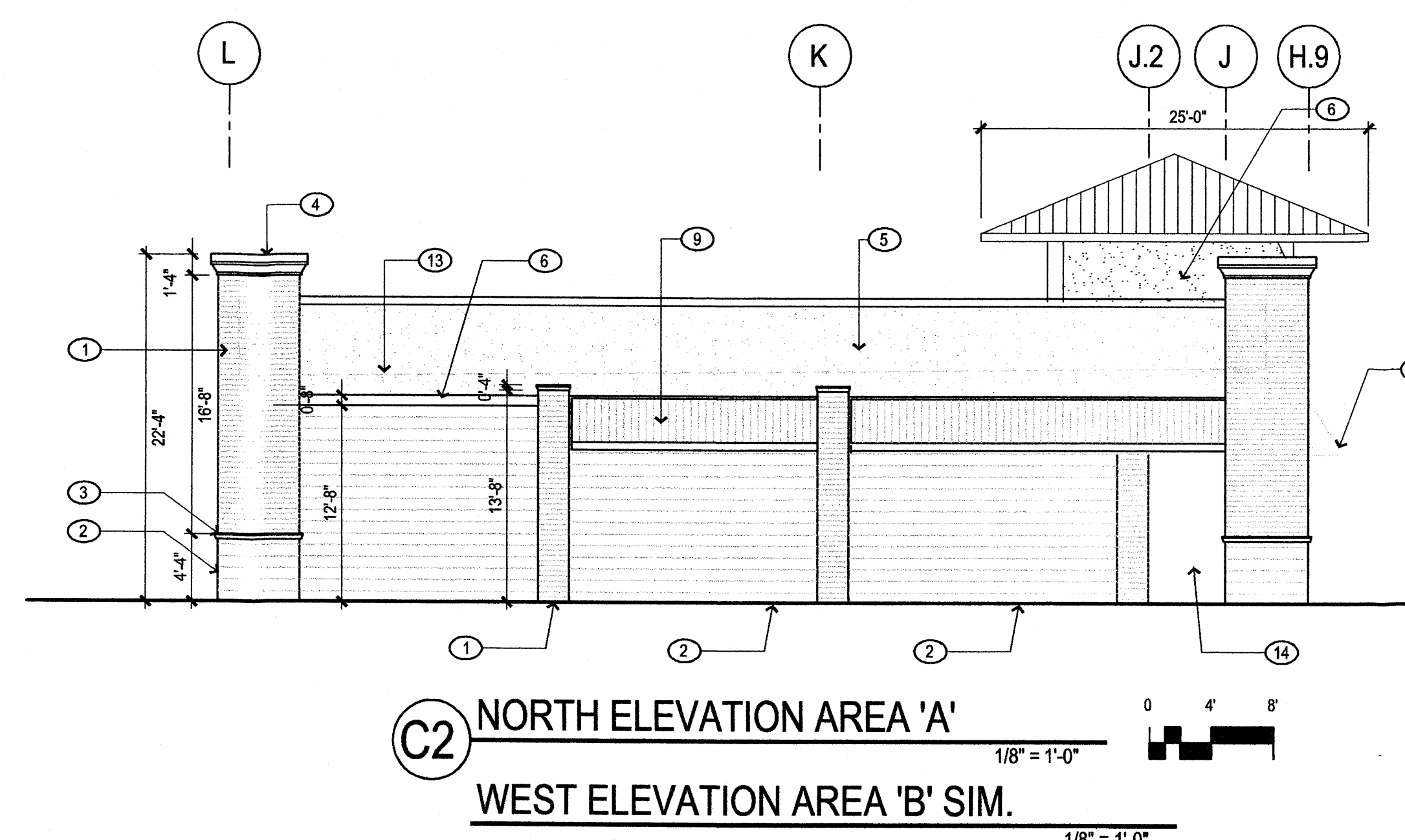
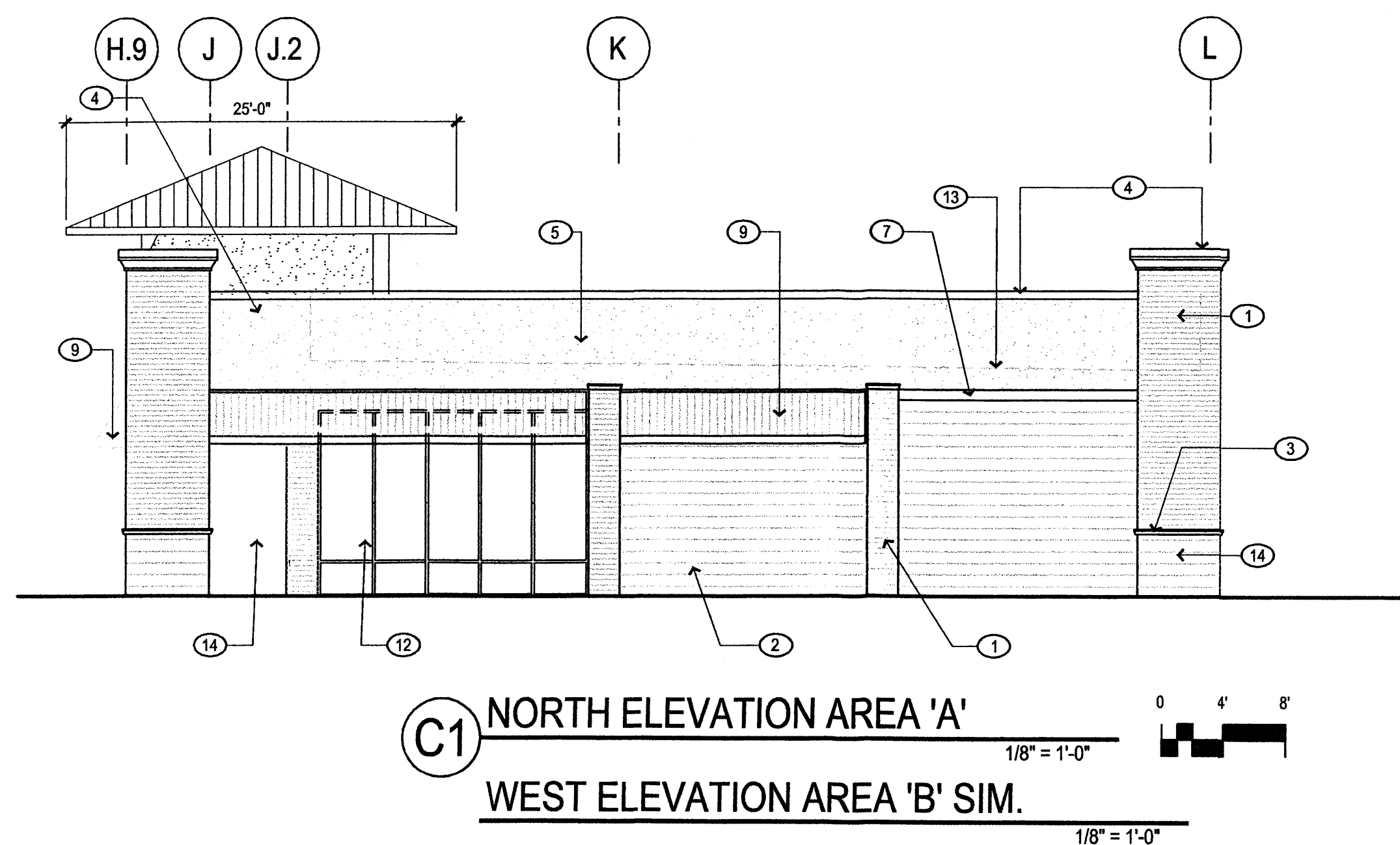
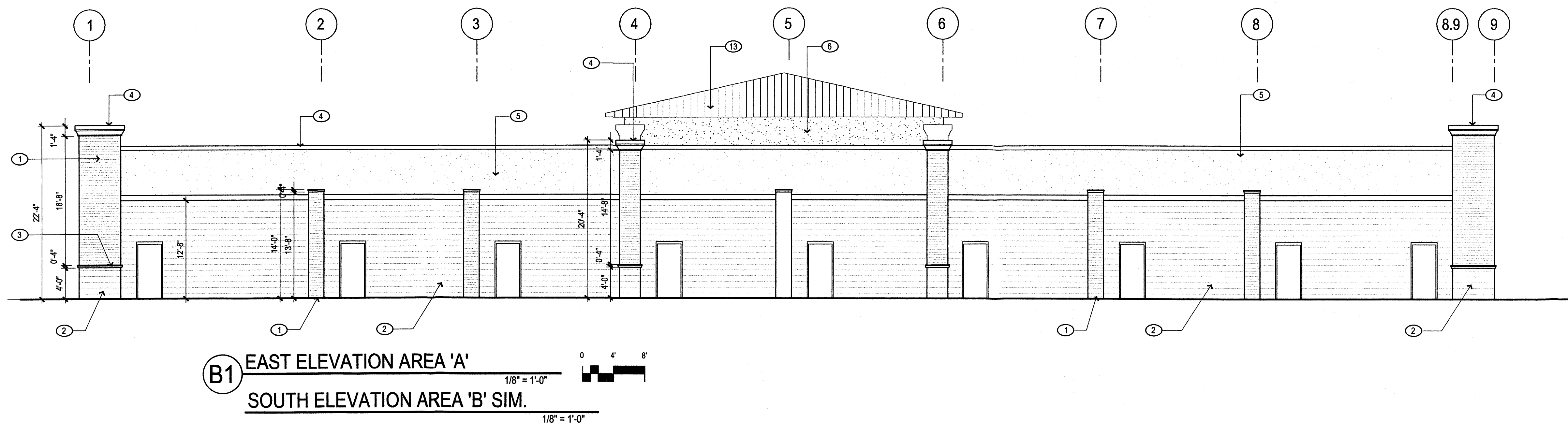
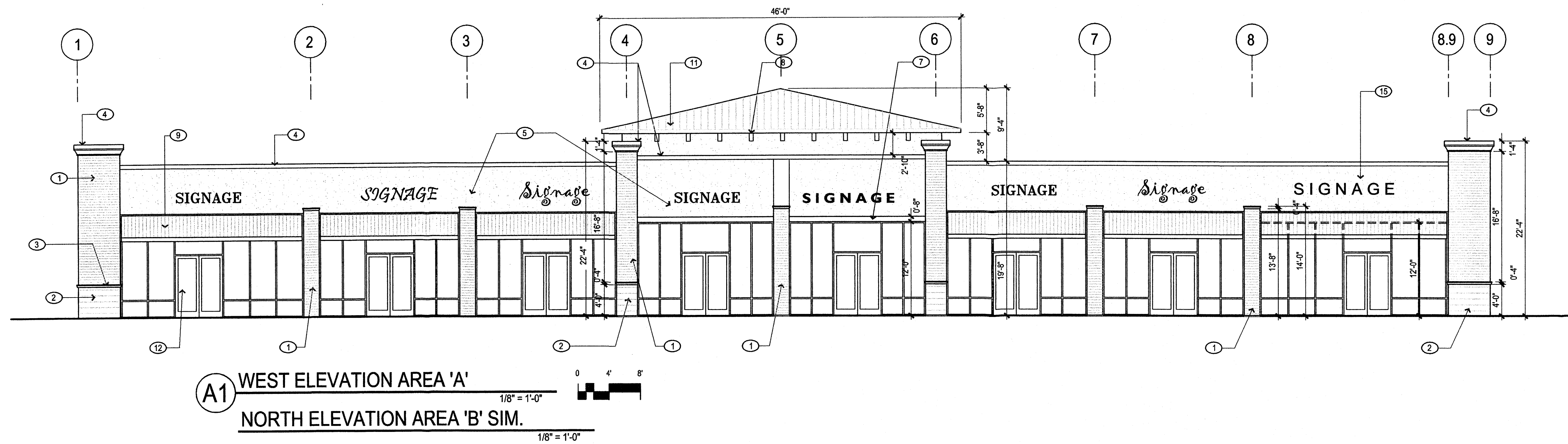


GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

ENGINEER'S SEAL SARA LAVY P.E. #15092	RETAIL SHOPS SAGE MARKETPLACE MASTER UTILITY PLAN TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY EMT DATE 11-07-05 4-Master Utility Plan.dwg SHEET # 4 JOB # 25020
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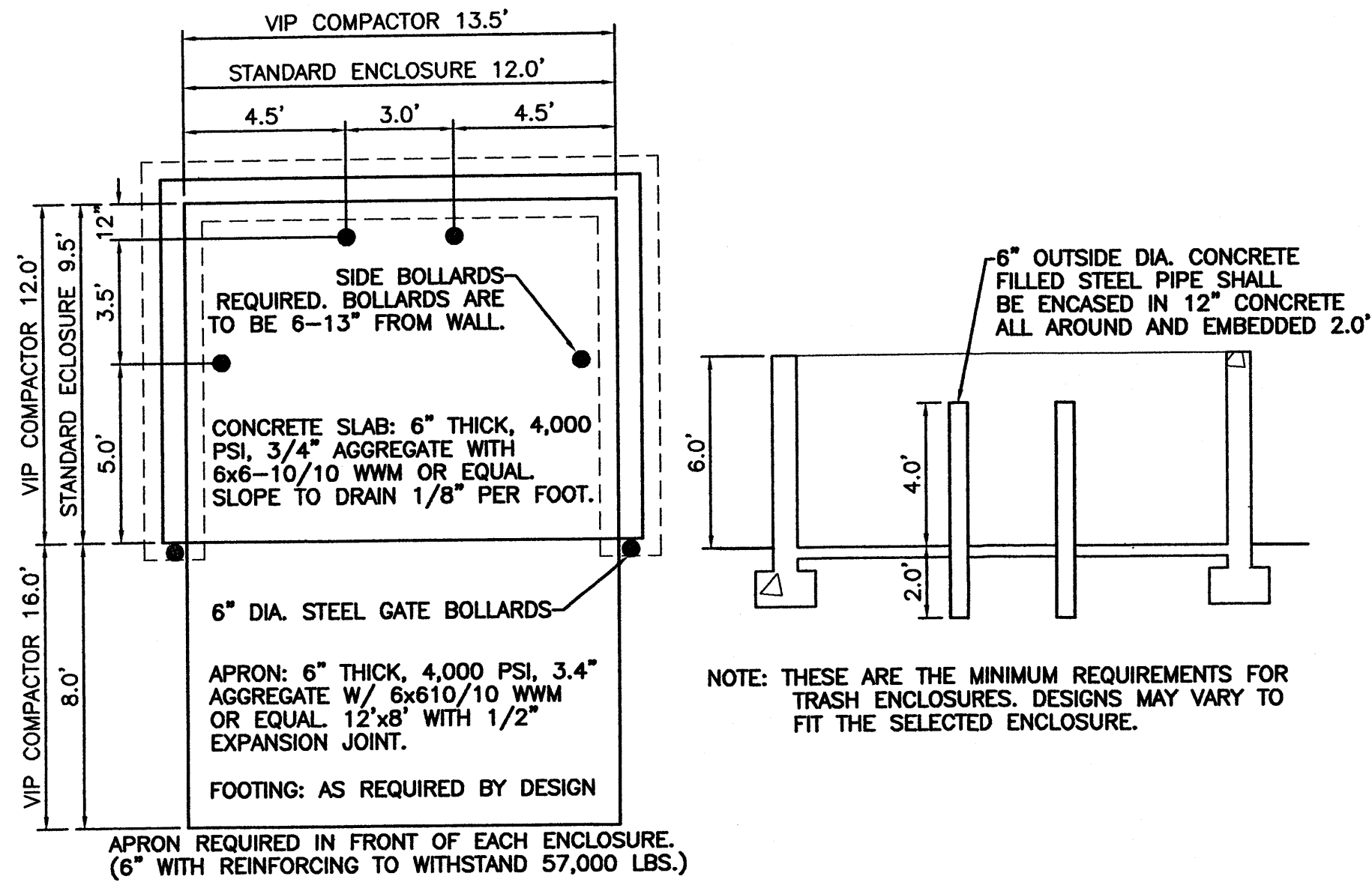


GENERAL NOTES

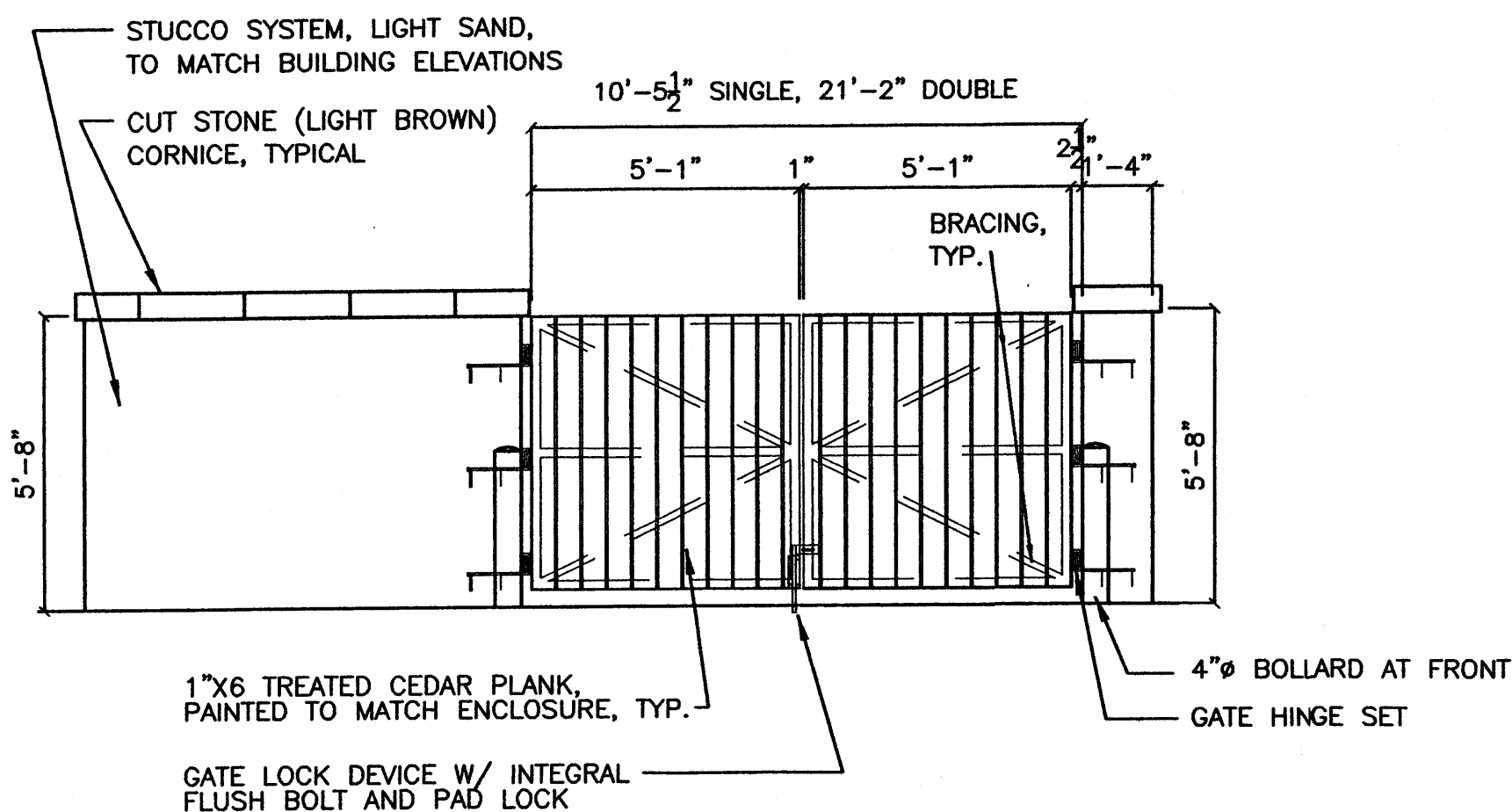
1. 4" SMOOTH FACE CMU, INTEGRALLY COLOR "PAPAGO RED"
2. 8" SPLIT FACED CMU INTEGRALLY COLORED "PEACH"

KEYED NOTES

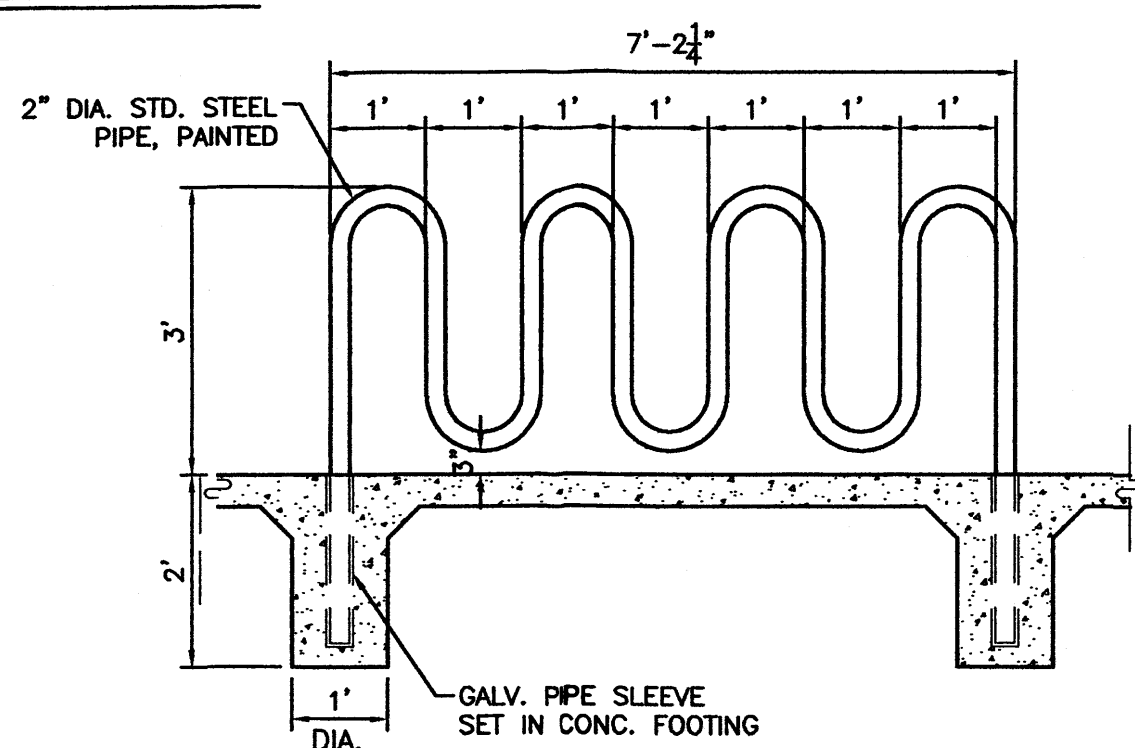
1. 4" SMOOTH FACE CMU, INTEGRALLY COLOR "PAPAGO RED"
2. 8" SPLIT FACED CMU INTEGRALLY COLORED "PEACH"
3. WAINSCOT BAND "TRAVERTINE" SW# 2200, TYP.
4. CORNICE PTD "TRAVERTINE" SW# 2200, TYP.
5. EIFS COLOR "DEER VALLEY" SW# 2184
6. EIFS COLOR "TRAVERTINE" SW# 2200, TYP.
7. EIFS ACCENT BAND COLOR "TRAVERTINE" SW# 2200, TYP.
8. METAL ACCENTS
9. METAL AWNING COLOR "FOREST GREEN" BY BERRIDGE, TYP.
10. METAL AWNING BEYOND
11. STANDING SEAM METAL ROOF
12. ALUMINUM STOREFRONT SYSTEM
13. ROOF BEYOND
14. OPEN COLONADE
15. DESIGNATED SIGN AREA



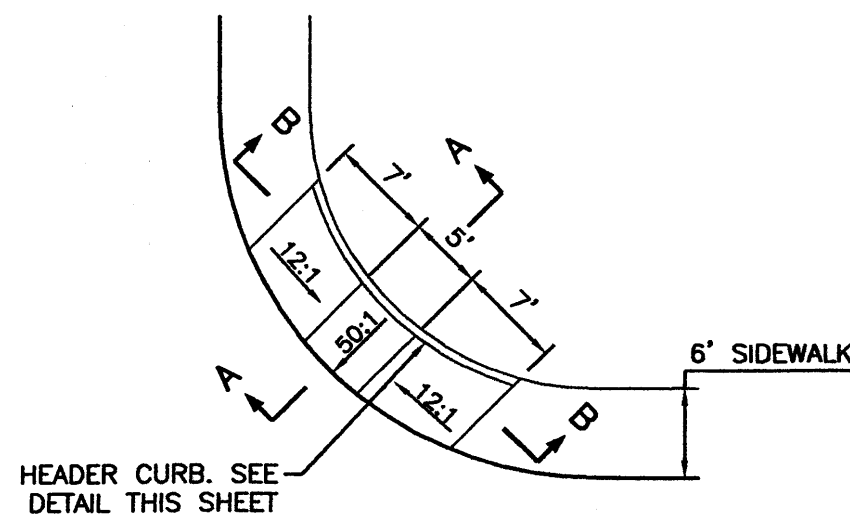
DUMPSTER ENCLOSURE DETAIL
NTS



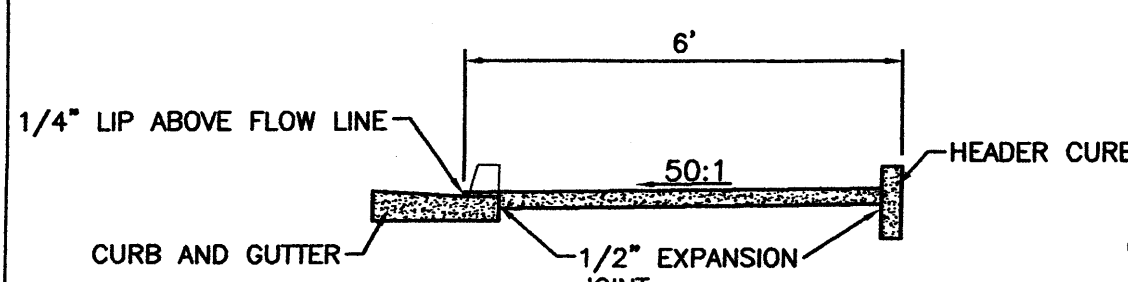
REFUSE ENCLOSURE ELEVATION
SCALE: 1"=10'



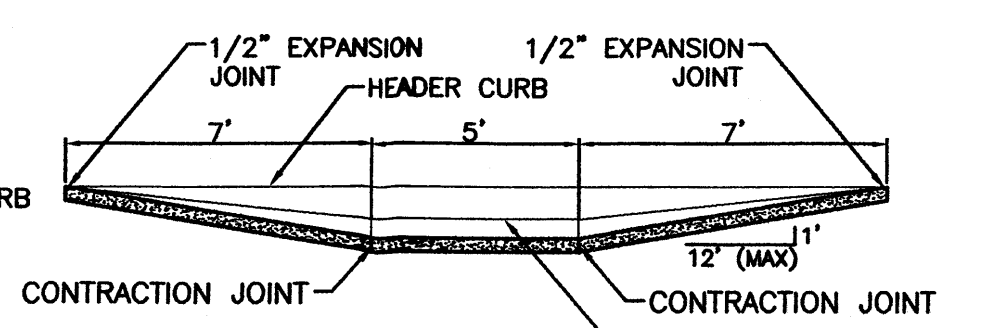
BIKE RACK DETAIL
SCALE: 1/2"=1'



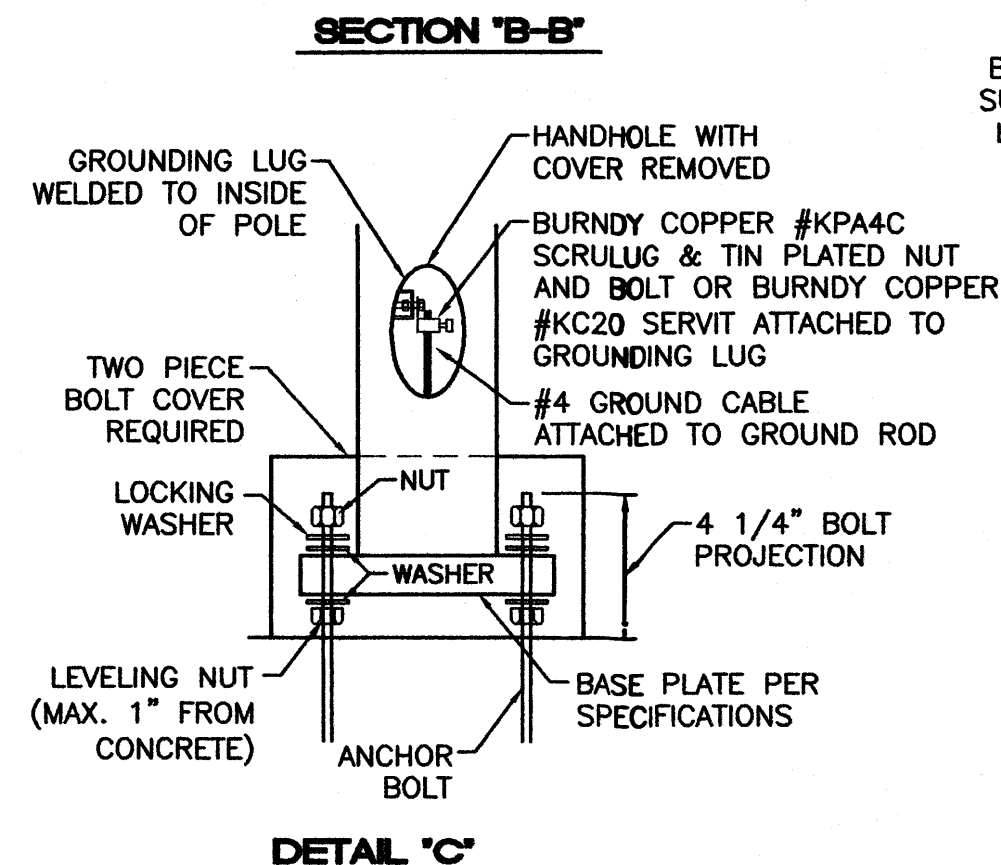
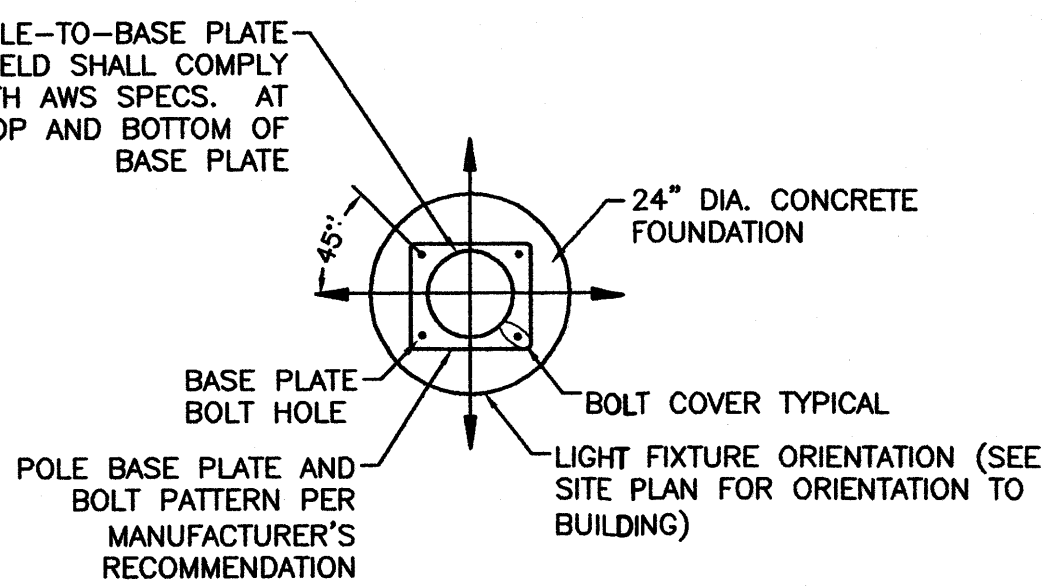
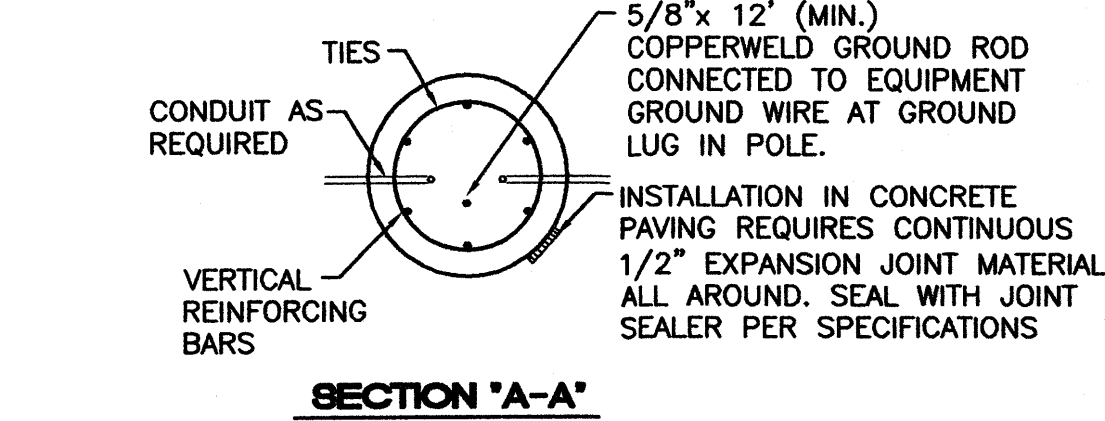
WHEELCHAIR RAMP DETAIL (TYP.)
NTS



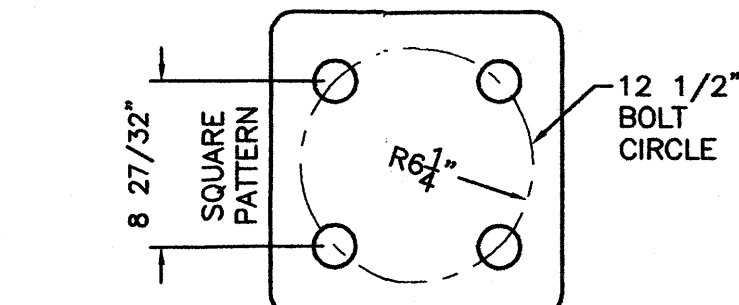
SECTION A-A
NTS



SECTION B-B
NTS



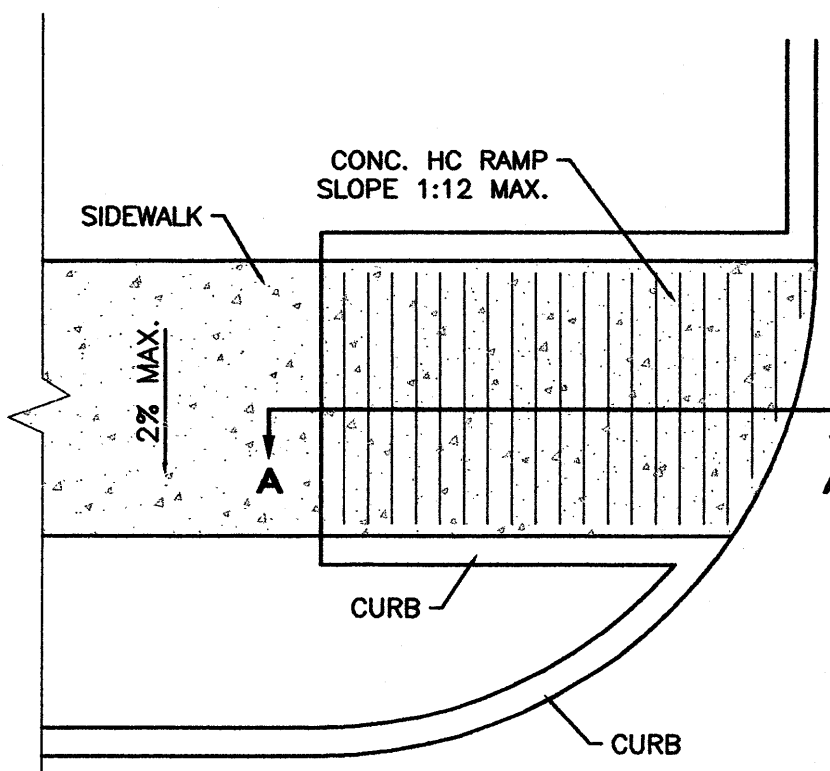
DETAIL \"C\"



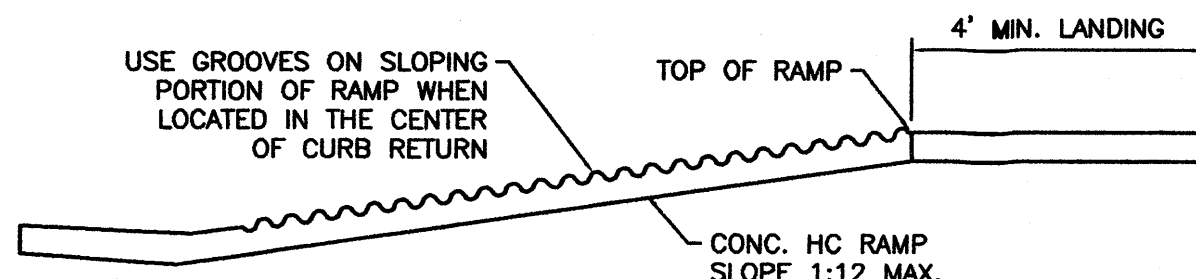
TYPICAL ANCHOR BOLT SPACING

NOTES:

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4\"/>



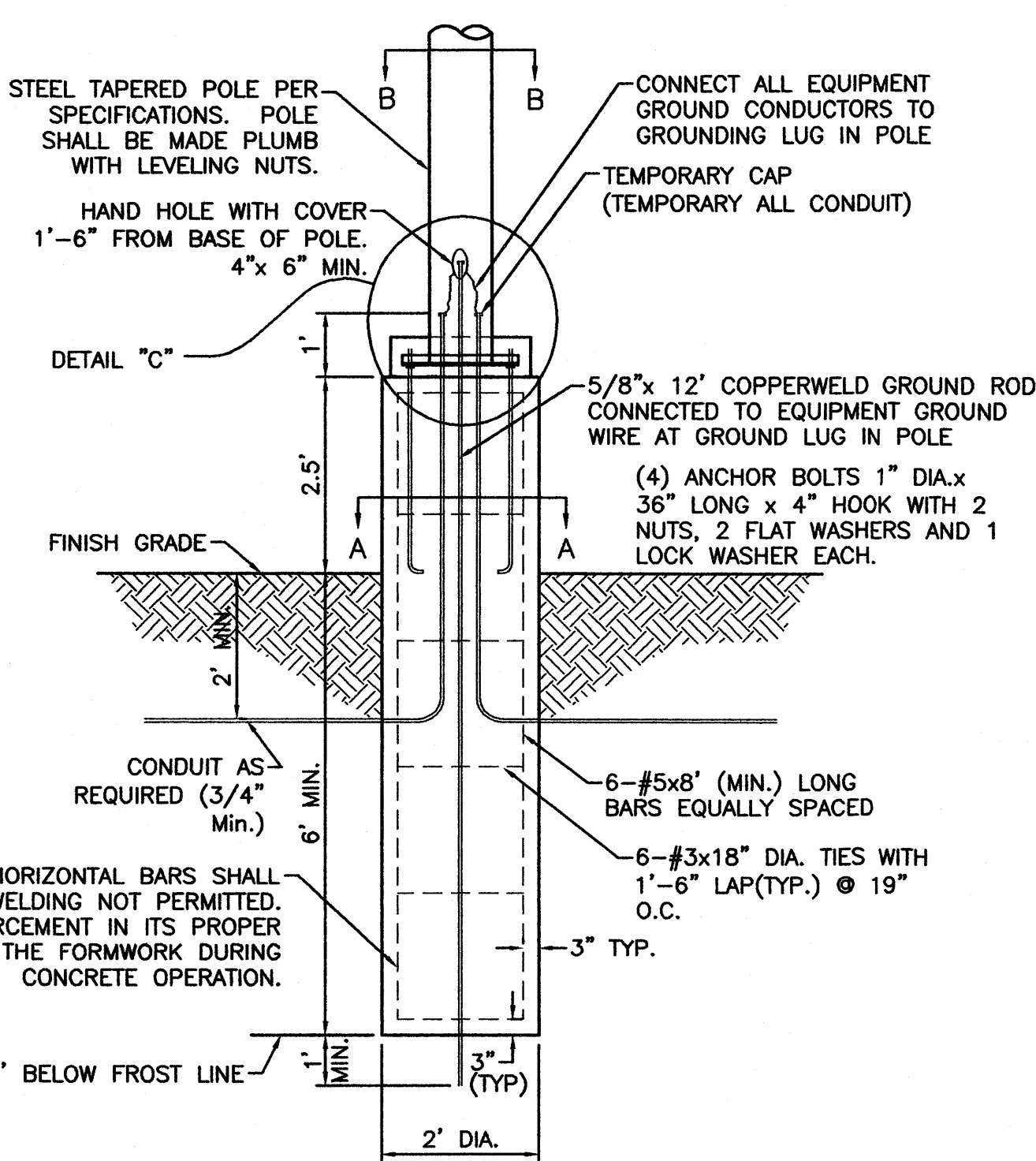
PLAN



SECTION A-A

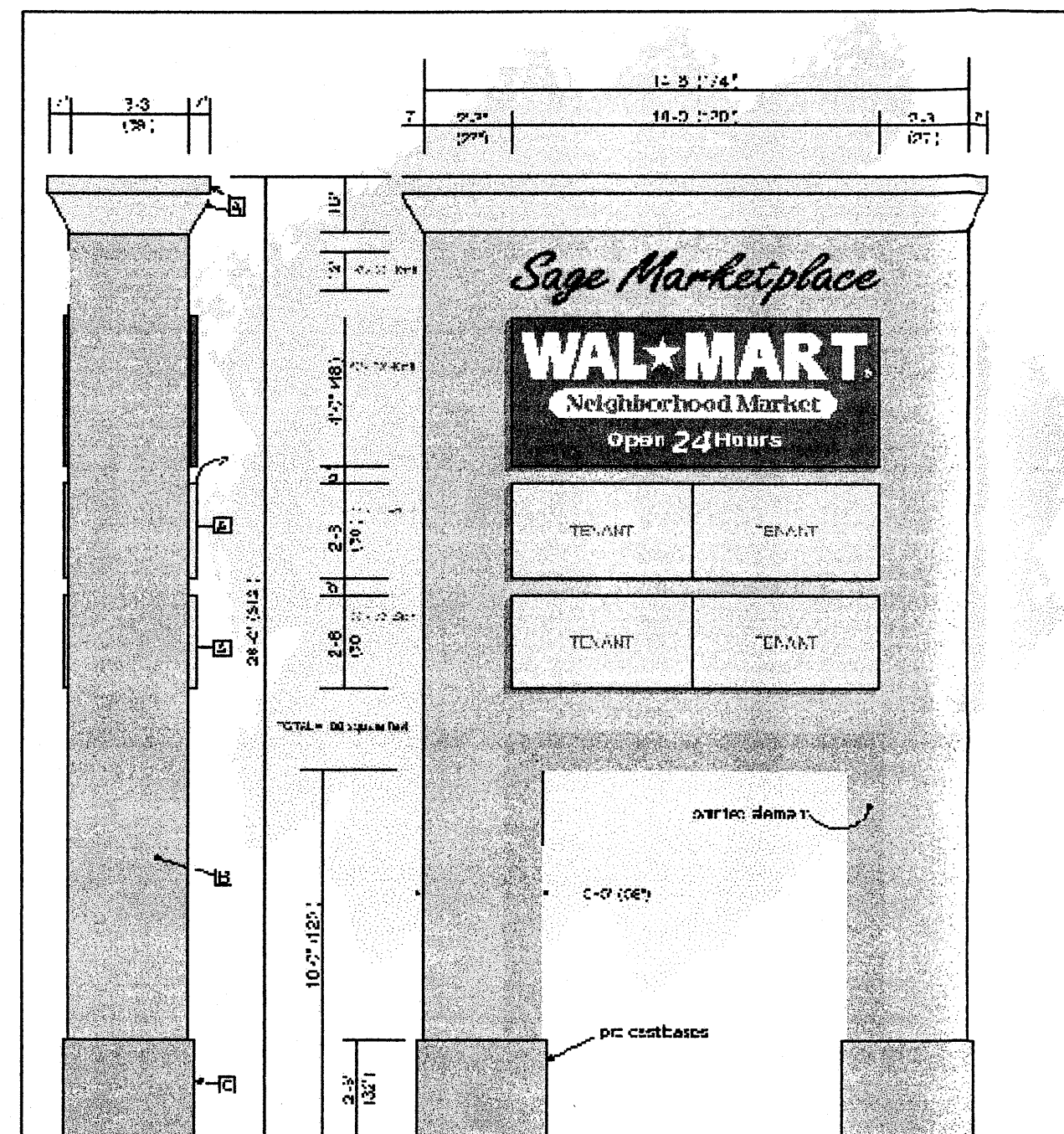
UNIDIRECTIONAL HC RAMP

SCALE: NTS



- NOTES:**
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
 2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 3. FOUNDATION EXCAVATION SHALL BE BY 24\"/>

TYPICAL LIGHTING POLE BASE DETAIL
NTS



END VIEW

POSITION B ARCHITECT'S CONCEPT

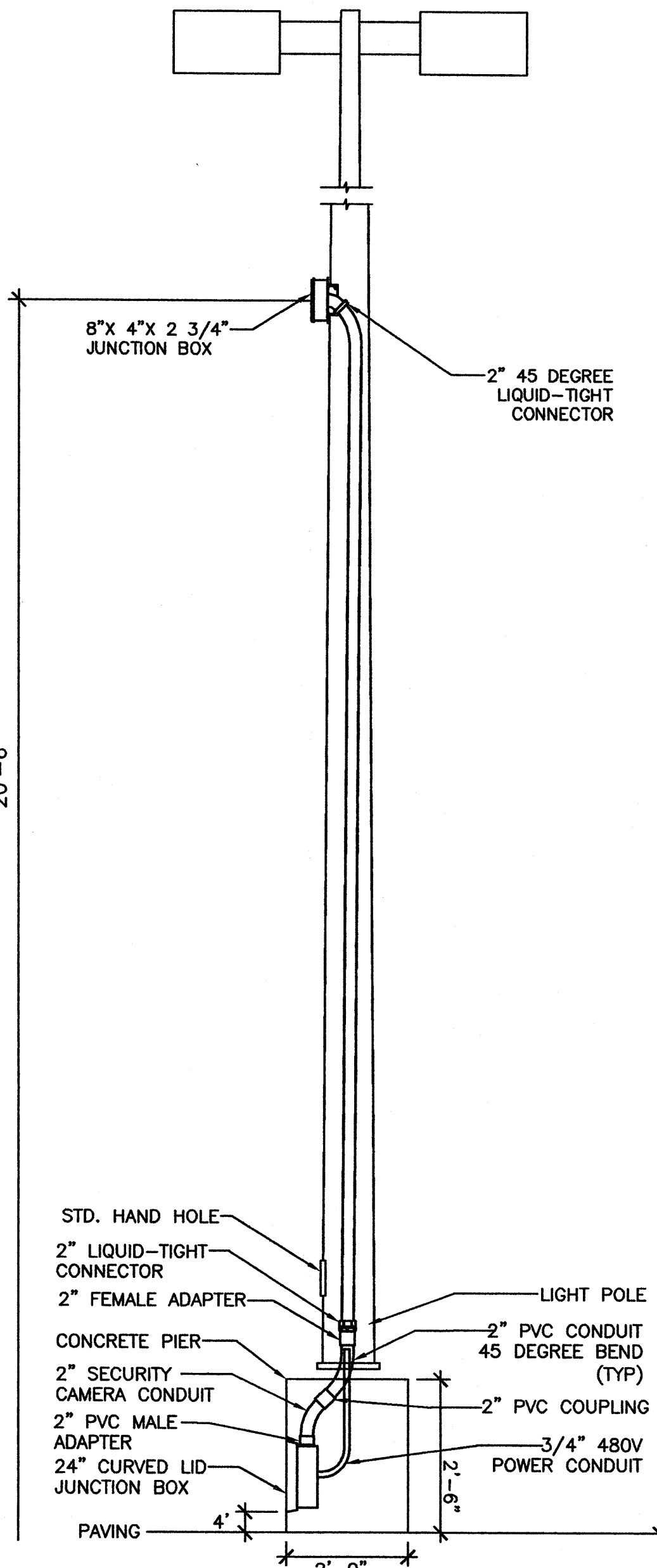
Wal-Mart Neighborhood Market 52105

DATE: 11-07-05

BY: SARA LAVY

PROJECT: WAL-MART NEIGHBORHOOD MARKET 52105

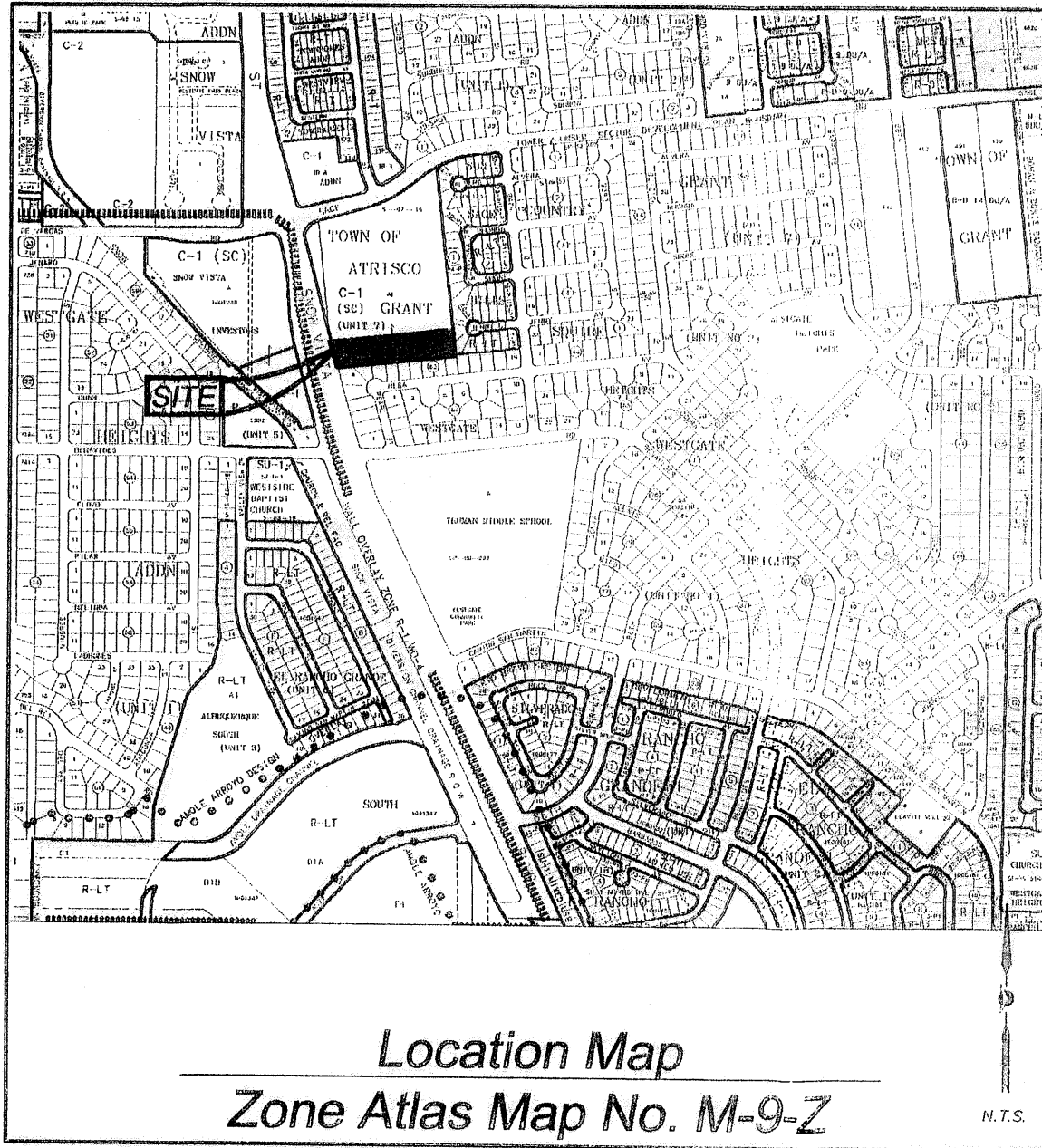
SCALE: 1/4\"/>



POLE MOUNTED CAMERA DETAIL

NOTE:
ONLY FOR POLE LOCATIONS DESIGNATED WITH "CAM" SUFFIX ONLY, I.E. BV-CAM. CAMERAS AND WIRING BY OTHERS.

NO.	DATE	REMARKS	BY
REVISIONS			
ENGINEER'S SEAL			DRAWN BY EMT
WAL-MART NEIGHBORHOOD CENTER NM: 3385			DATE 11-07-05
DETAILS			DETAILS.DWG
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100			SHEET # 6
SARA LAVY P.E. #15092			JOB # 25020



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.7442 ACRES±
 ZONE ATLAS INDEX NO: M-9-Z
 NO. OF TRACTS CREATED: 1
 NO. OF LOTS CREATED: 26
 MILES OF FULL-WIDTH STREETS CREATED: 0.0974
 DATE OF SURVEY: MARCH 2005, FIELD VERIFIED MAY 2006

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE PARCEL INTO ONE NEW TRACT AND 26 NEW LOTS, TO GRANT EASEMENTS TO DEDICATE RIGHT OF WAY AND VACATE EASEMENT.

Notes:

- MISC. DATA: ZONING RL1
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE -- NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES--US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2006303704

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

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

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

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

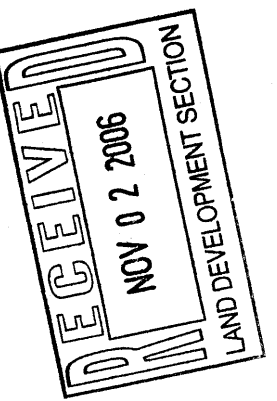
IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO, PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF PARCEL A-1-C, TOWN OF ATRISCO GRANT, UNIT 7, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 24, 2005, IN MAP BOOK 2005C, PAGE 352, CONTAINING 3.7442 ACRES, MORE OR LESS, NOW COMPRISING TRACTS A AND B A AND B AND LOTS 1 THROUGH 26, INCLUSIVE, SAGE RANCH SUBDIVISION



Plat of
Sage Ranch
 Albuquerque, Bernalillo County, New Mexico
 July 2006



Project No. 1003991

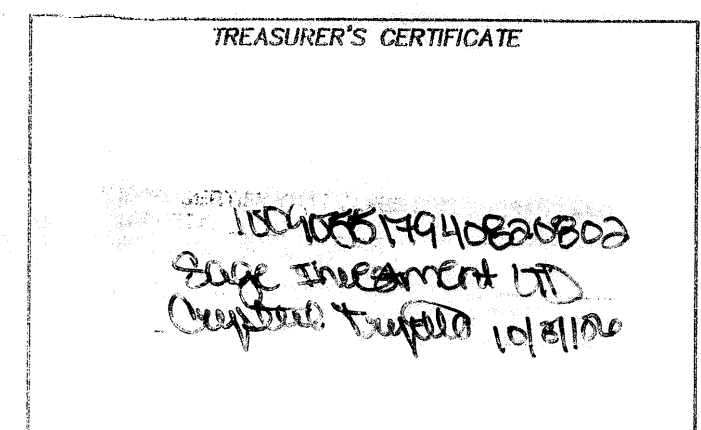
Application No. 06 DRB-01513

Utility Approvals

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST CORPORATION	DATE
COMCAST	DATE

City Approvals

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAI CA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



Surveyor's Certificate

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

LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Free Consent and Dedication

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

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

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE STREET RIGHT OF WAY FOR SAGE RANCH COURT, S.W. SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

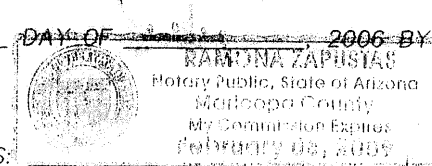
JAY R. SCHNEIDER
 MANAGER
 FD SAGE MARKETPLACE, LLC.

DATE

Acknowledgment

STATE OF ARIZONA) SS
 COUNTY OF MARICOPA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
 JAY R. SCHNEIDER MANAGER, FD SAGE MARKETPLACE, LLC



BY: [Signature] MY COMMISSION EXPIRES: [Date]

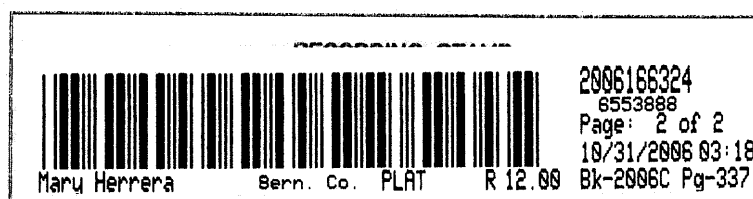
NOTARY PUBLIC

LineTable

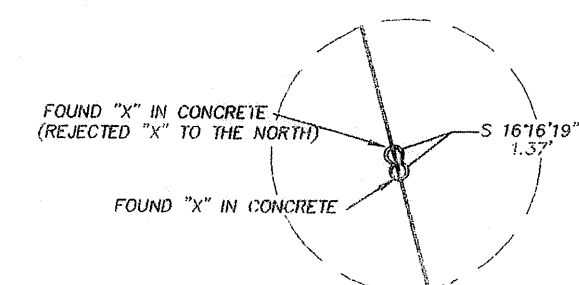
LINE	BEARING	DISTANCE
L1	S 06°00'33" E	6.00'
L2	N 06°01'49" W	6.00'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	26.61'	14.78'	31°49'49"	7.59'	14.59'	N 01°03'51" E
C2	49.05'	1.10'	01°17'05"	0.55'	1.10'	S 16°20'13" W
C3	25.00'	35.41'	81°09'30"	21.41'	32.52'	N 55°25'48" W
C4	10.00'	9.16'	52°28'34"	4.93'	8.84'	S 57°45'10" W
C5	45.00'	223.80'	284°57'09"	34.56'	54.82'	S 06°00'33" E
C6	45.00'	29.51'	37°34'22"	15.31'	28.98'	N 50°18'04" E
C7	45.00'	28.37'	36°07'29"	14.68'	27.90'	N 87°08'59" E
C8	45.00'	28.37'	36°07'29"	14.68'	27.90'	S 56°43'31" E
C9	45.00'	20.30'	25°51'02"	10.33'	20.13'	S 25°44'16" E
C10	45.00'	30.35'	38°38'29"	15.78'	29.78'	S 06°30'30" W
C11	45.00'	30.35'	38°38'29"	15.78'	29.78'	S 45°08'59" W
C12	45.00'	56.55'	71°59'48"	32.69'	52.90'	N 79°31'53" W
C13	10.00'	9.16'	52°28'34"	4.93'	8.84'	S 69°46'16" E
C14	15.50'	24.91'	92°04'02"	16.07'	22.31'	N 37°57'26" E
C15	10.00'	3.75'	21°30'39"	1.90'	3.73'	S 59°00'56" E
C16	15.50'	24.91'	92°04'02"	16.07'	22.31'	S 85°15'14" E



Plat of
Sage Ranch
Albuquerque, Bernalillo County, New Mexico
July 2006



SAGE RANCH HOMEOWNERS ASSOCIATION

DATE

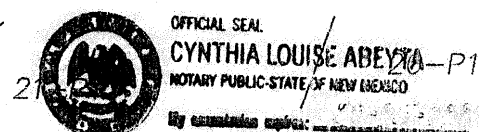
ACKNOWLEDGEMENT

STATE OF NM
COUNTY OF BERNALILLO

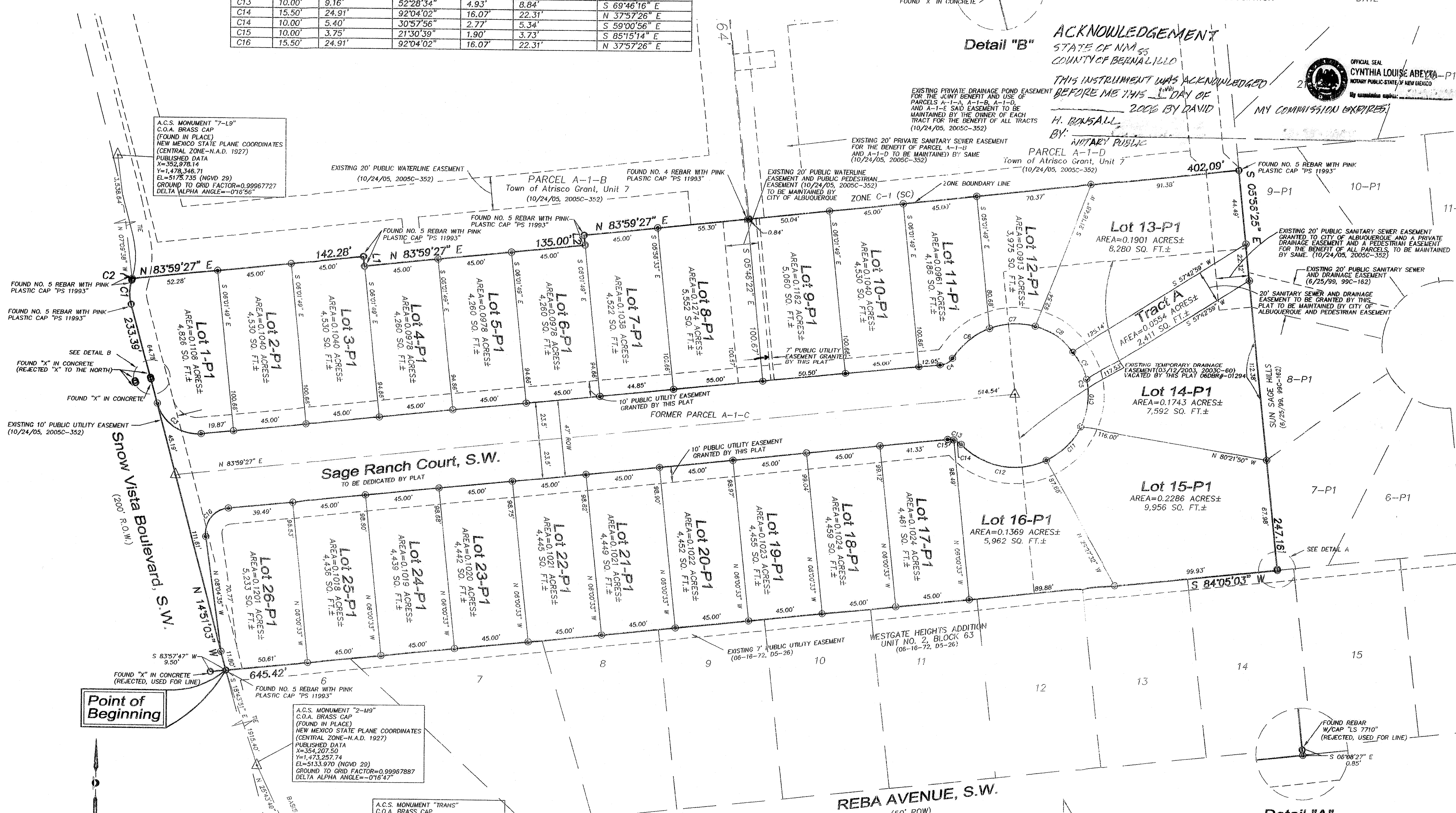
THIS INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 1ST DAY OF
2006 BY DAVID

H. BANSALL

BY: NOTARY PUBLIC



MY COMMISSION EXPIRES



Point of Beginning



SCALE: 1"=40'

Legend

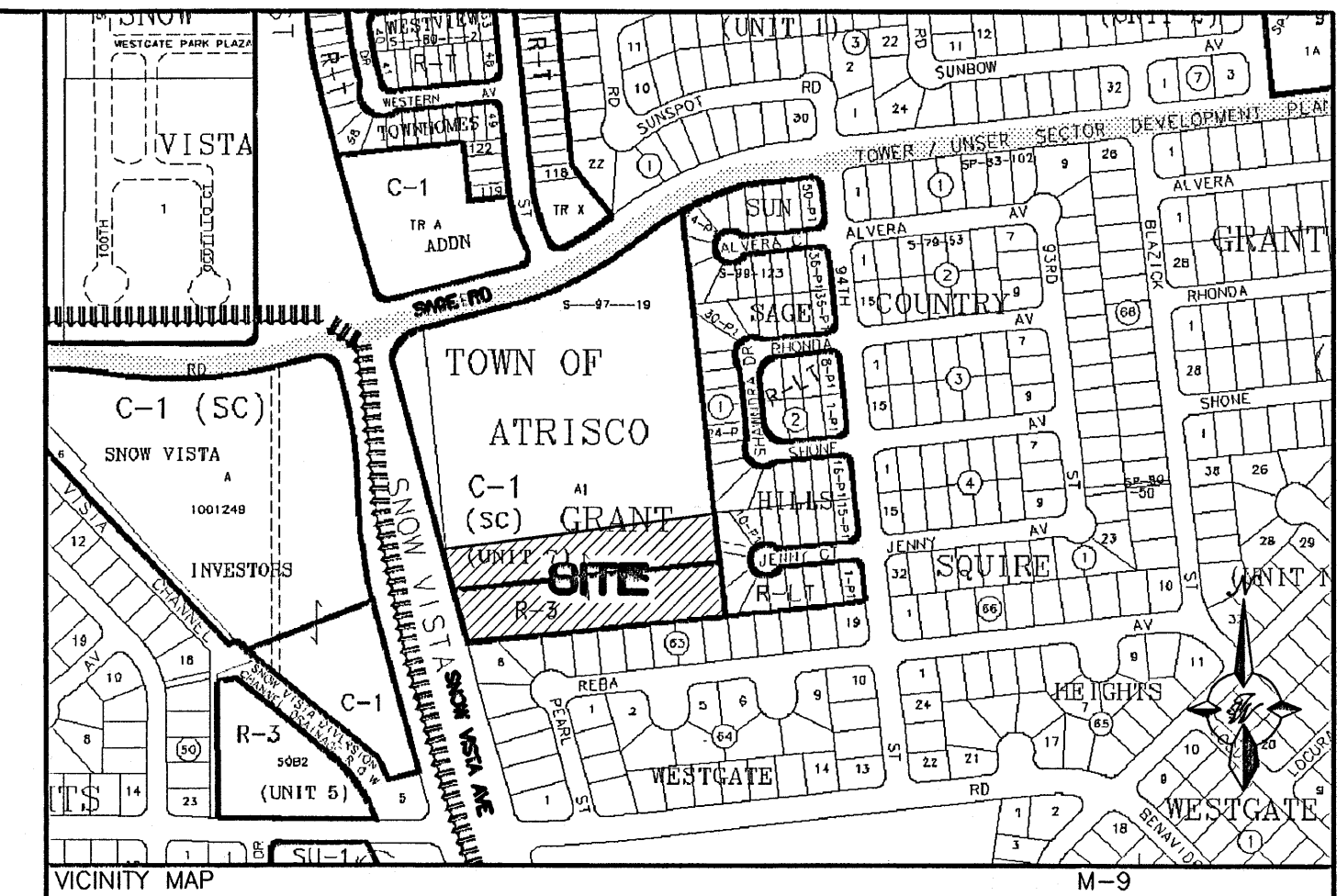
- N 90°00'00" E
- RECORD BEARINGS AND DISTANCES MATCH MEASURED BEARINGS AND DISTANCES
- FOUND REBAR WITH CAP AS NOTED
- NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- ALUMINUM CENTERLINE MONUMENT "PS 11993" SET THIS SURVEY



PRECISION SURVEYS, INC.

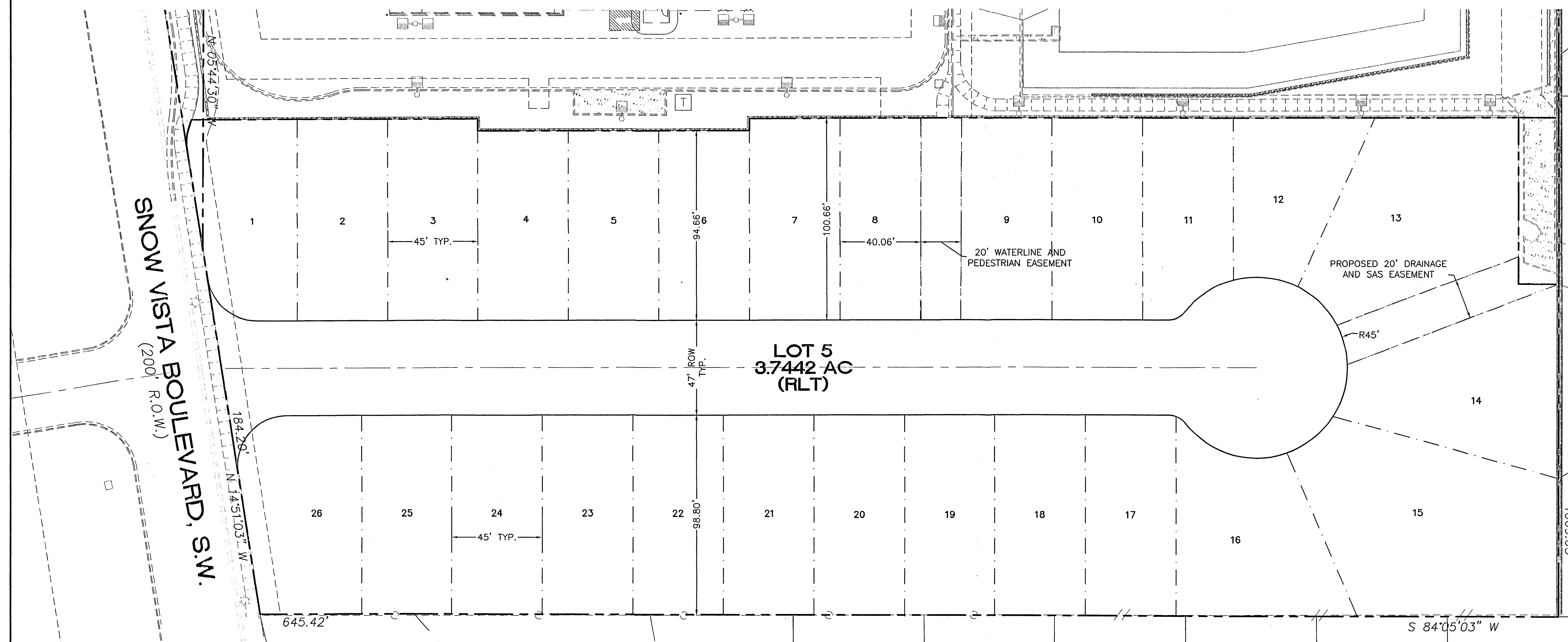
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Detail "A"



LEGAL DESCRIPTION:

PARCELS A-1-A, A-1-B, A-1-C, A-1-D AND A-1-E
TOWN OF ATRISCO GRANT UNIT 7

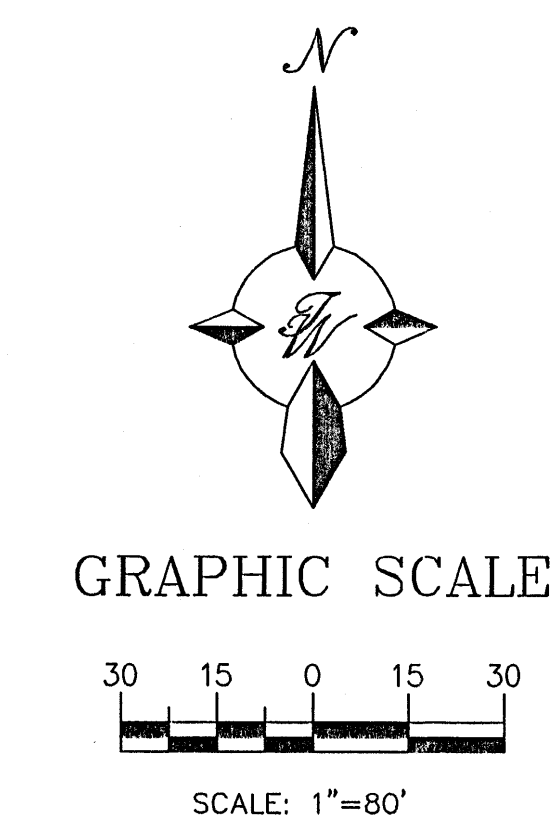


SITE DATA

PROPOSED USAGE:	RESIDENTIAL
CURRENT ZONING:	RLT
PROPOSED RESIDENTIAL ZONING:	RLT
TOTAL AREA:	3.7442 AC±
NUMBER OF LOTS:	26 UNITS
DENSITY UNITS:	6.94 DU'S

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- EASEMENT



PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

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

ENGINEER'S SEAL	RESIDENTIAL AT 98TH AND SAGE	DRAWN BY EMT
	SKETCH PLAT	DATE 04-03-06
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2615-SPSE.DWG
		SHEET # 1
		JOB # 26015