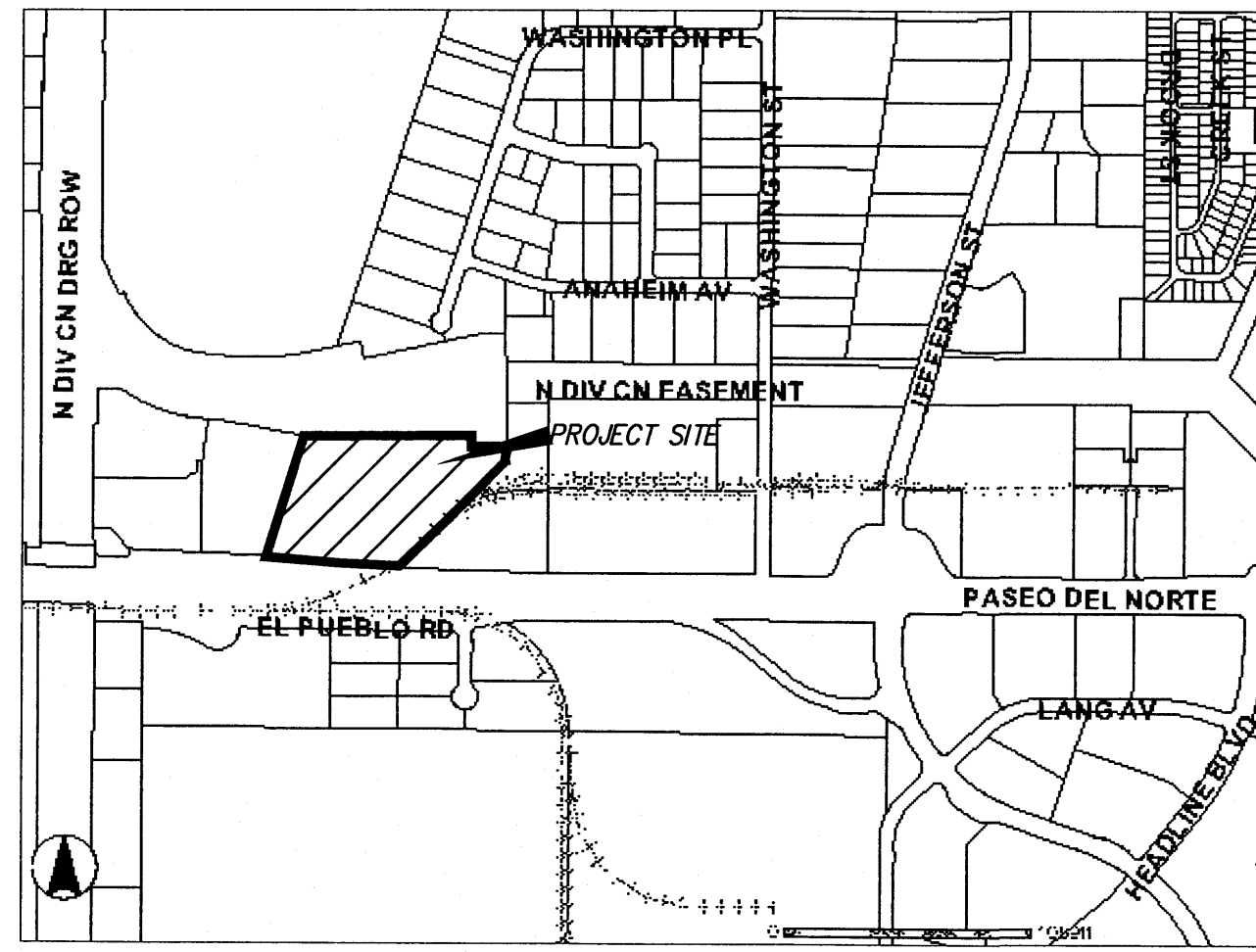
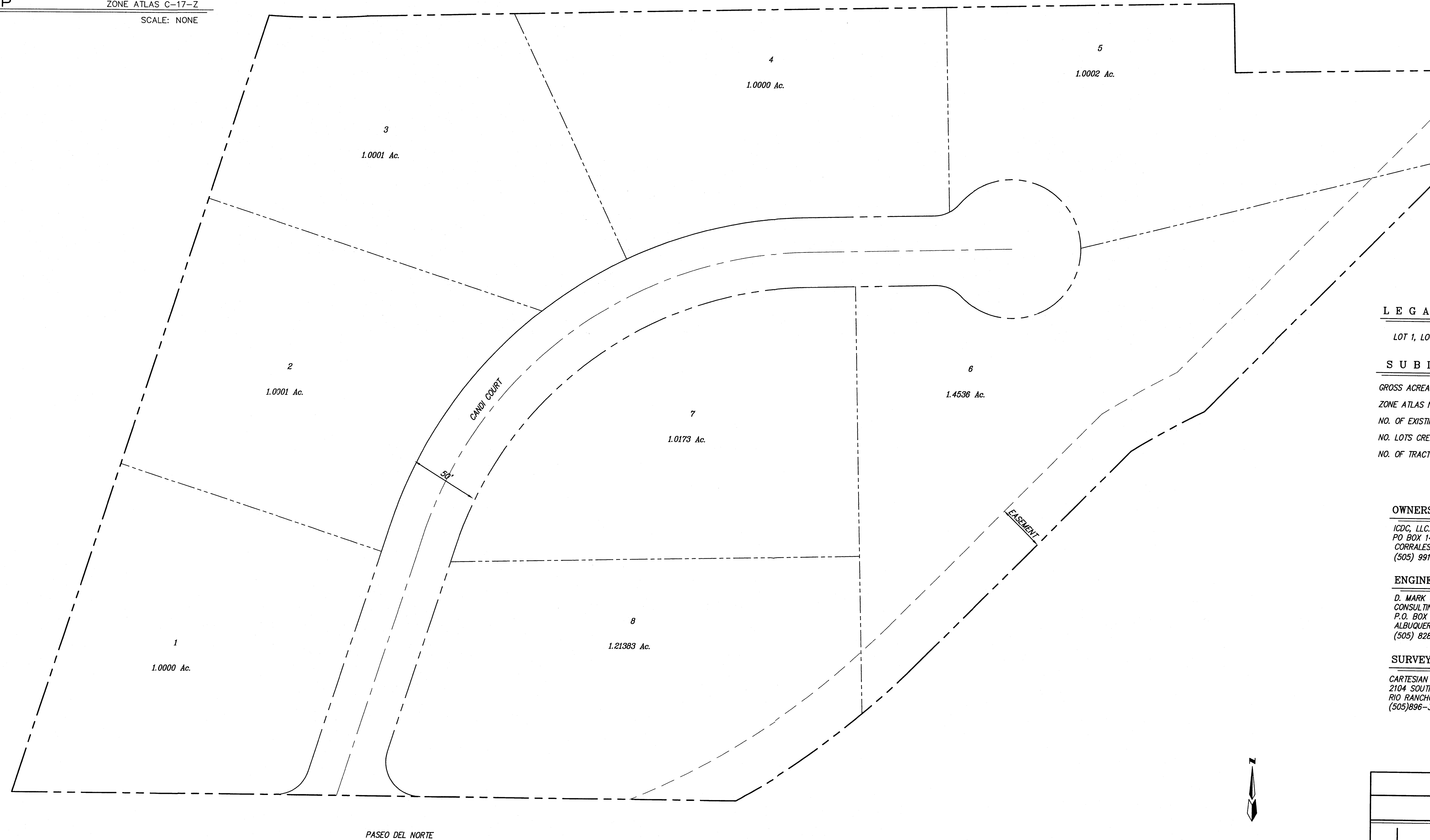


# SKETCH PLAT

PASEO PARK  
 WITHIN THE  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2005



LOCATION MAP  
 ZONE ATLAS C-17-Z  
 SCALE: NONE



### LEGAL DESCRIPTION

LOT 1, LOOP INDUSTRIAL

### SUBDIVISION DATA

GROSS ACREAGE . . . . . 9.667 AC  
 ZONE ATLAS NO. . . . . C-17-Z  
 NO. OF EXISTING TRACTS . . . . . 1  
 NO. LOTS CREATED . . . . . 8  
 NO. OF TRACTS ELIMINATED . . . . . 1

### OWNERS

ICDC, LLC.  
 PO BOX 1443  
 CORRALES, N.M. 87048  
 (505) 991-0977

### ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200

### SURVEYOR

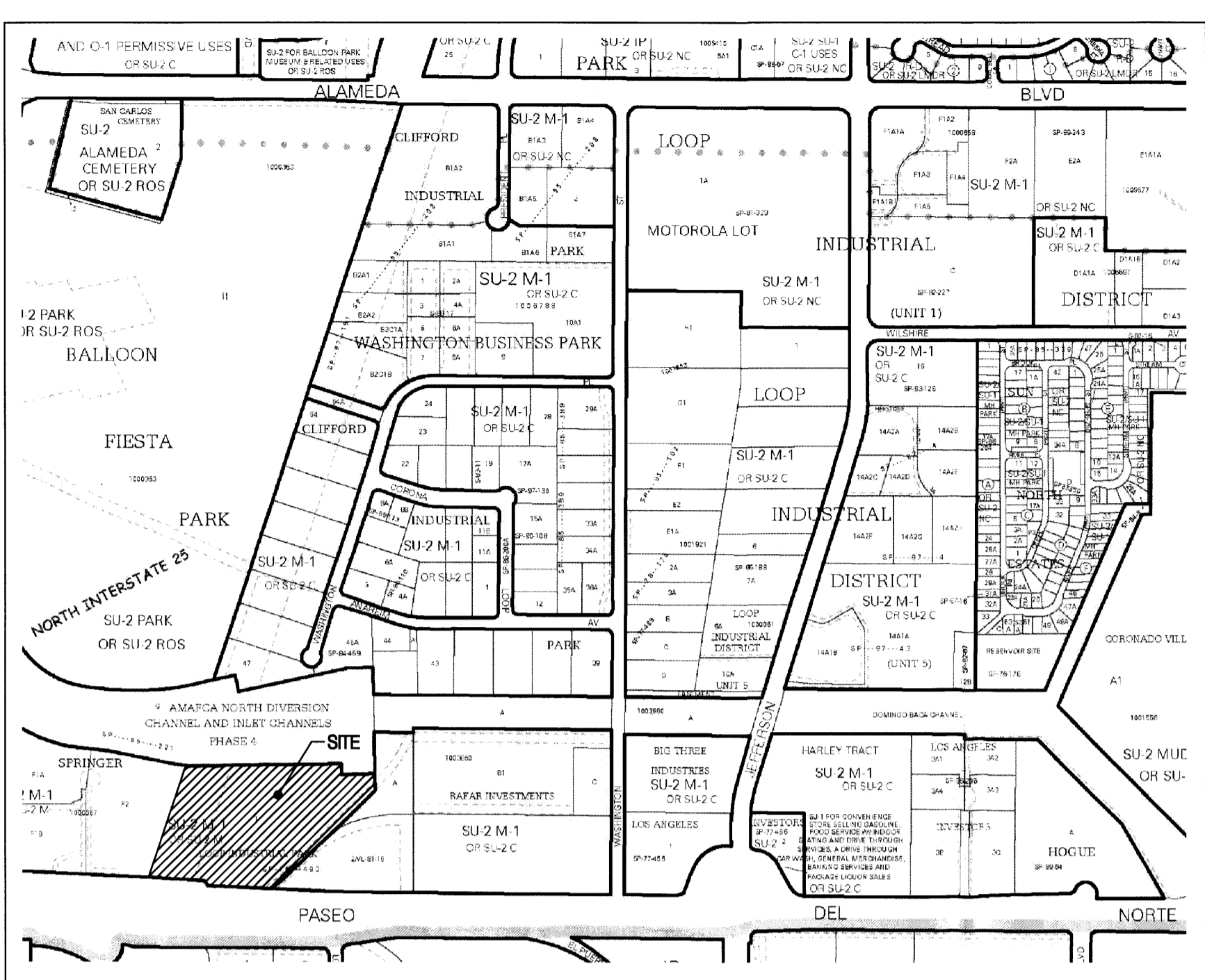
CARTESIAN SURVEY  
 2104 SOUTHERN BLVD. S.E.  
 RIO RANCHO, NM 87104  
 (505)896-3050

### PASEO PARK SKETCH PLAT

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)797-9539

Designed: DMG	Drawn: KJS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 40'	Date: 05-05	Job: A05037	

PROJECT: 1004205  
 DATE: 10-8-14  
 APP: 14-70313 (SDP)

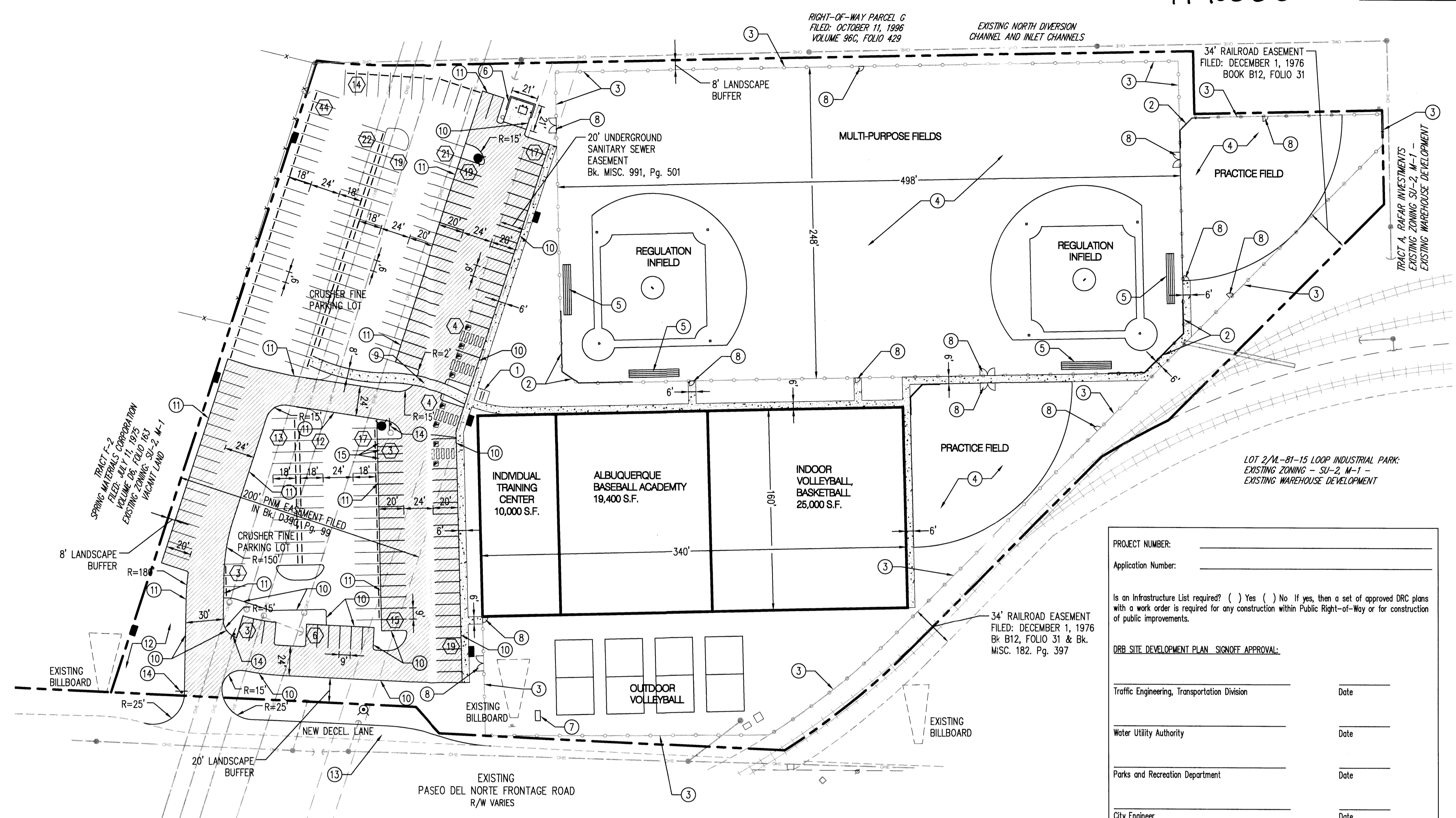


VICINITY MAP  
 N.T.S.  
 ZONE ATLAS PAGE C-17-Z

- KEYED NOTES**
1. BICYCLE PARKING AREA - 5 SPACES
  2. 16' MAX. HT. CHAIN LINK BACKSTOP
  3. 8' MAX. HT. CHAIN LINK FENCE
  4. ARTIFICIAL TURF SURFACE
  5. PLAYER SEATING (MOVEABLE)
  6. REFUSE ENCLOSURE AND RECYCLE AREA - CONSTRUCT PER C.O.A. SOLID WASTE REQUIREMENTS
  7. PROJECT SIGN-MULTI-TENANT
  8. ACCESS GATE
  9. PAINTED CROSSWALK
  10. CONCRETE CURB LOCATION
  11. EDGE OF ASPHALT SURFACE
  12. PONDING AREA - SEE GRADING AND DRAINAGE
  13. NEW DECEL LANE TO BE CONSTRUCTED IN ACCORDANCE WITH NMDOT REQUIREMENTS
  14. NEW STOP SIGN
  15. MOTORCYCLE PARKING SPACES

**GENERAL NOTES**

1. THIS PLAN IS PRELIMINARY IN NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. SQUARE FOOTAGE OF INDOOR USES IS APPROXIMATE AND MAY BE MODIFIED BASED ON EXACT NEEDS OF THE END USER. THE MAXIMUM ALLOWABLE BUILDING SQUARE FOOTAGE WILL NOT EXCEED 65,960 SQ. FT.
3. PROJECT MAY BE CONSTRUCTED IN PHASES. THIS REQUEST IS FOR APPROVAL OF ALL IMPROVEMENTS DEPICTED, REGARDLESS OF ACTUAL CONSTRUCTION SEQUENCING.



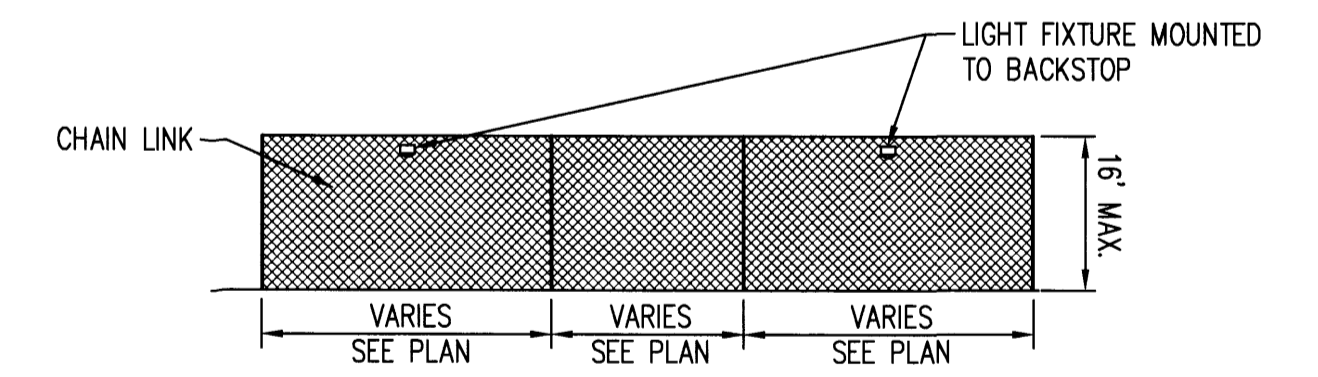
PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

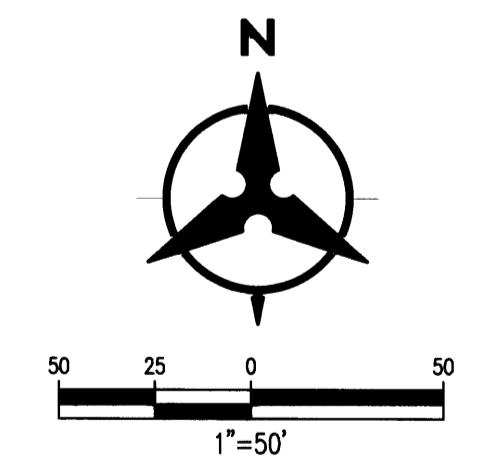
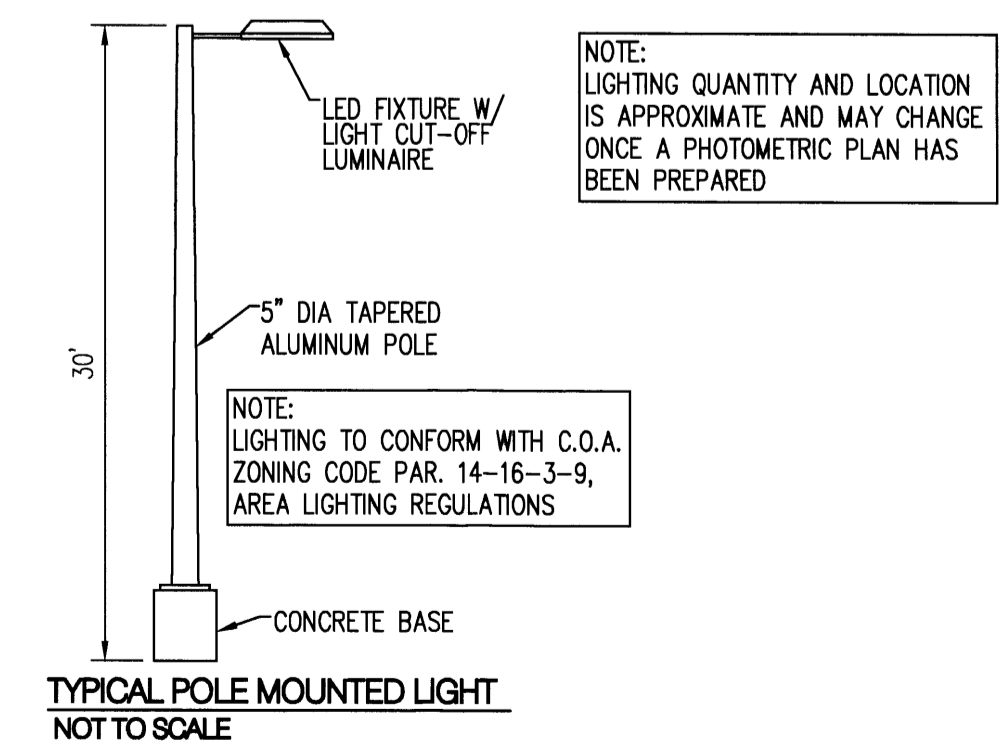
Traffic Engineering, Transportation Division	_____	Date
Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
City Engineer	_____	Date
Solid Waste Management	_____	Date
DRB Chairperson, Planning Department	_____	Date

SITE SUMMARY	
<b>SITE DATA</b>	<b>PARKING PROVIDED</b>
EXISTING ZONING: SU-2, M-1	PAVED PARKING PROVIDED: 100, PLUS 3 MOTORCYCLE (KEYED NOTE 15)
PROPOSED ZONING: NO CHANGE	CRUSHER FINES PARKING PROVIDED: 144
APPLICABLE PLANS: NORTH I-25 SECTOR DEVELOPMENT PLAN	ACCESSIBLE PARKING PROVIDED: 8
SITE LEGAL DESCRIPTION: TRACT 1, LOOP INDUSTRIAL PARK	TOTAL PARKING PROVIDED: 252, PLUS 3 MOTORCYCLE (KEYED NOTE 15)
PROPOSED USE: SPORTS COMPLEX WITH INDOOR AND OUTDOOR USES. FACILITY IS USED AS A TRAINING / EDUCATIONAL BUSINESS. THE OUTDOOR FIELDS ARE AN EXTENSION TO THE INDOOR ACTIVITIES. COMPETITION EVENTS DO NOT OCCUR. SPECTATOR VIEWING OF ACTIVITIES ARE A MINOR OCCURRENCE	<b>PARKING REQUIRED</b>
BUILDING SIZES: INDIVIDUAL TRAINING CENTER, BASEBALL ACADEMY, INDOOR VOLLEYBALL / BASKETBALL = 65,960 SQ. FT +/-	INDIVIDUAL TRAINING CENTER: SCHOOL; PRIVATE COMMERCIAL, 1 SPACE FOR EACH 2 STUDENTS AND EMPLOYEE STATIONS: 50 STATIONS / 2 = 25 SPACES
TRACT 1 SIZE: 9.3 ACRES +/-	BASEBALL ACADEMY: SCHOOL; PRIVATE COMMERCIAL, 1 SPACE FOR EACH 2 STUDENTS AND EMPLOYEE STATIONS: 100 STATIONS / 2 = 50 SPACES
	INDOOR VOLLEYBALL: SCHOOL; PRIVATE COMMERCIAL, 1 SPACE FOR EACH 2 STUDENTS AND EMPLOYEE STATIONS: 50 STATIONS / 2 = 25 SPACES
	MULTI PURPOSE FIELDS: INCLUDED IN CALCULATION ABOVE
	TOTAL PARKING REQUIRED: 100



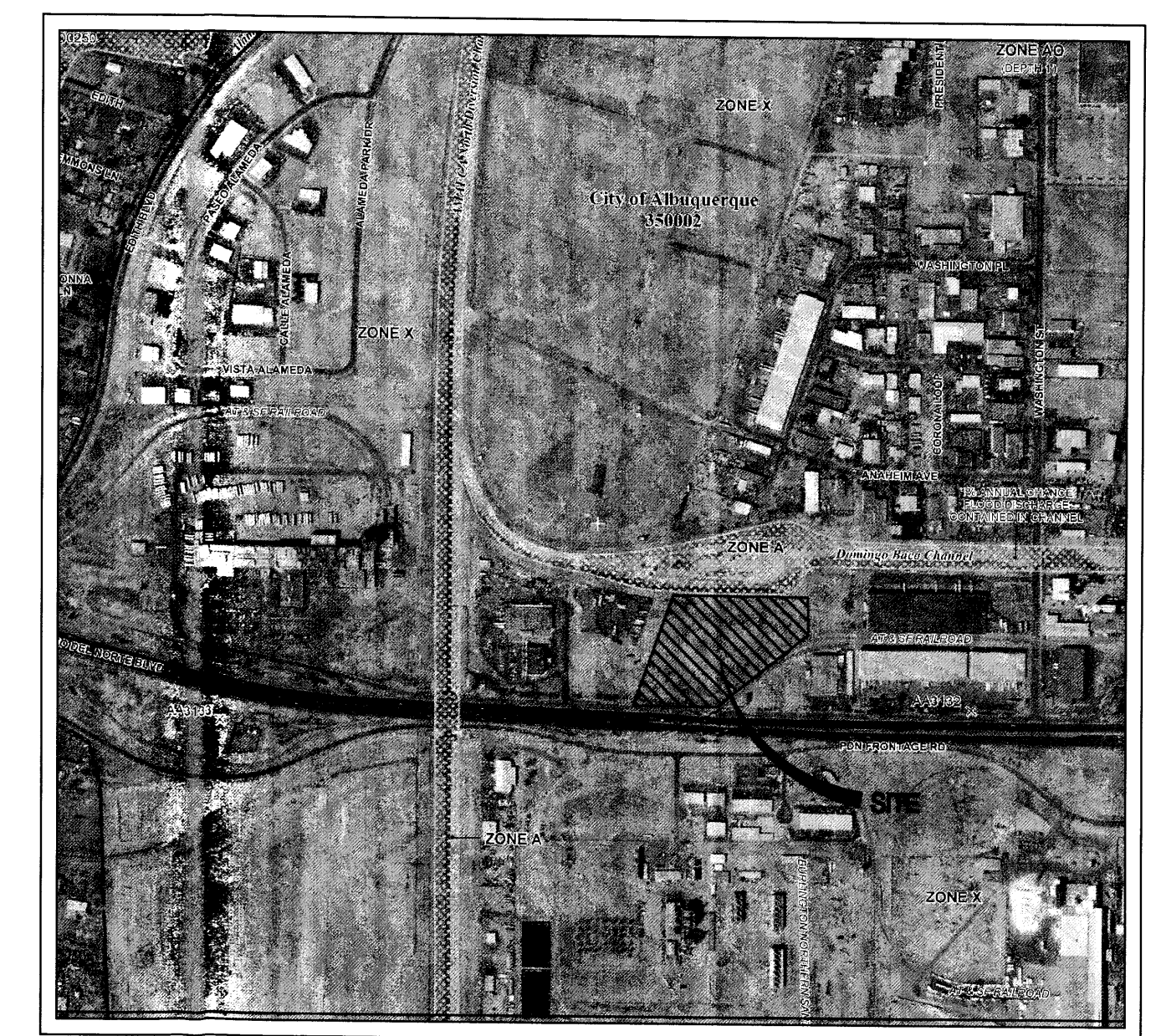
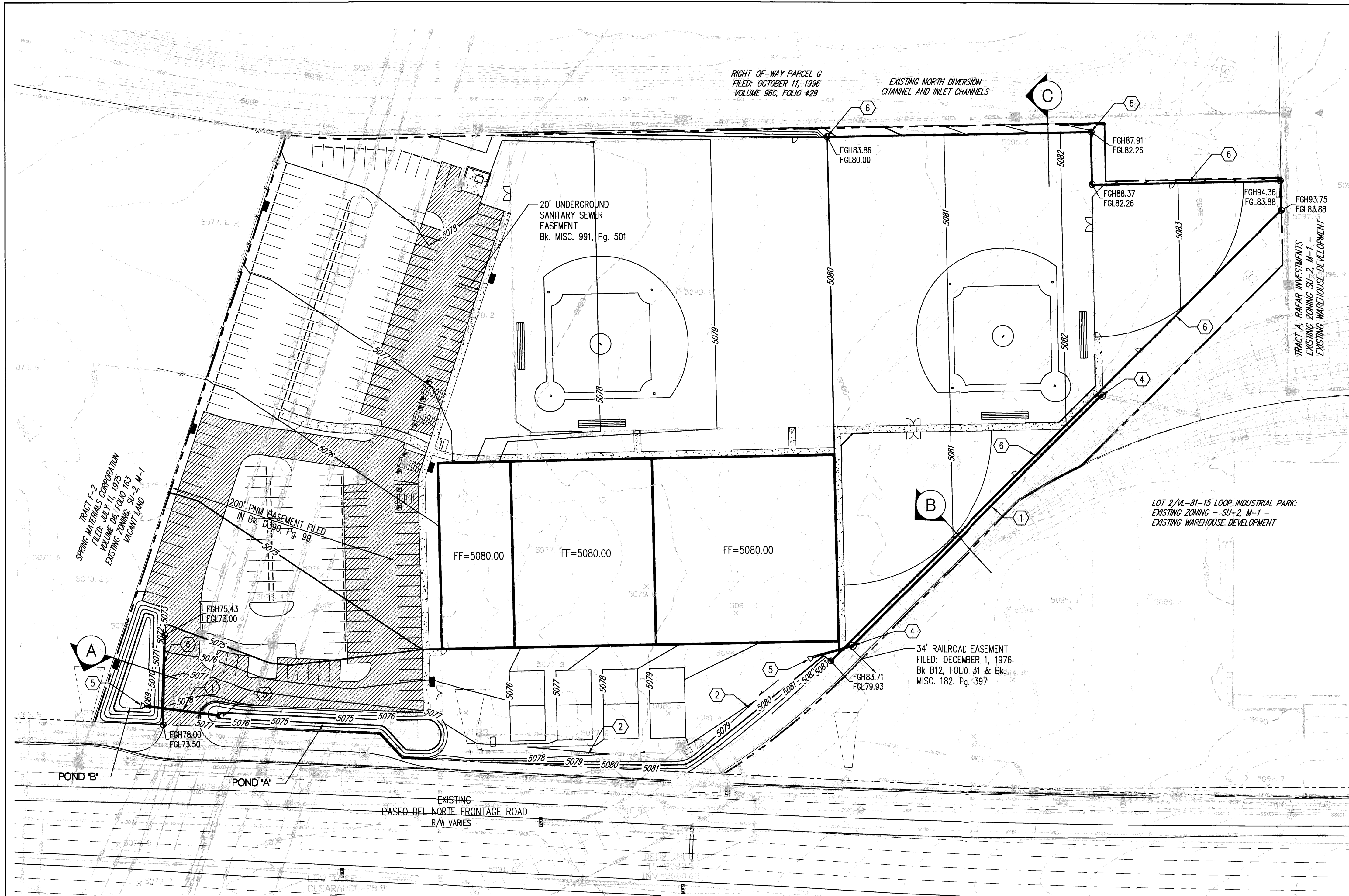
**DRAWING LEGEND**

--- (dashed line)	INDICATES EXISTING PROPERTY LINE	● (solid circle)	PROPOSED HYDRANT
- - - (long dashed line)	INDICATES EXISTING EASEMENTS	⊙ (circle with dot)	EXISTING HYDRANT
(hatched pattern)	EXISTING RAIL SPUR	⊗ (circle with cross)	EXISTING WATER VALVE
— (solid line with dashes)	PROPOSED FENCE	■ (solid square)	30' TALL SITE LIGHTING (EXACT LOCATION AND QUANTITY TO BE DETERMINED WITH BUILDING POWER SUBMITTAL)
— (dotted line)	PROPOSED CONCRETE SURFACE	— (dashed line with cross-ticks)	EXISTING OVERHEAD POWER WIRE AND ASSOCIATED POLE
— (solid line with dots)	PROPOSED CONCRETE BUMPER W/ NON DELINEATED PARKING SPACE	▨ (hatched pattern)	PROPOSED ASPHALT SURFACE AREA



DATE: September 12, 2014  
**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

**Bohannon & Huston**  
 www.bhinc.com 800.877.5332



FEMA FLOODPLAIN MAP 35001C0136G  
NTS



**EXISTING CONDITION:**

THE SITE IS CURRENTLY UNDEVELOPED AND HAS PREVIOUSLY BEEN INCLUDED IN AN APPROVED DRAINAGE PLAN (C-17 D019 OFFICE WAREHOUSE DATED 10/22/1997). THE SITE IS BORDERED BY A DESIGNATED FEMA FLOODZONE TO THE NORTH. THE SITE CURRENTLY DRAINS FROM NORTHEAST TO THE SOUTHWEST. THE HIGHEST POINT OF THE SITE IS IN THE NORTHEAST CORNER AT AN ELEVATION OF APPROXIMATELY 5095. THE LOW POINT OF THE SITE IS IN THE SOUTHWEST CORNER AT AN ELEVATION OF APPROXIMATELY 5072. TWO EXISTING STORM DRAINS OUTFALL ONTO THE SITE NEAR THE NORTHEAST CORNER OF THE SITE AND IN THE SOUTHEAST CORNER OF THE SITE. WITH NO CLEAR DISCHARGE POINT, THE SITE SHEET FLOWS ONTO THE ADJACENT PROPERTY AT AN UNDEVELOPED FLOW OF APPROXIMATELY 16.01 CFS (PER THE PREVIOUSLY MENTIONED DRAINAGE MANAGEMENT PLAN).

**PROPOSED CONDITIONS:**

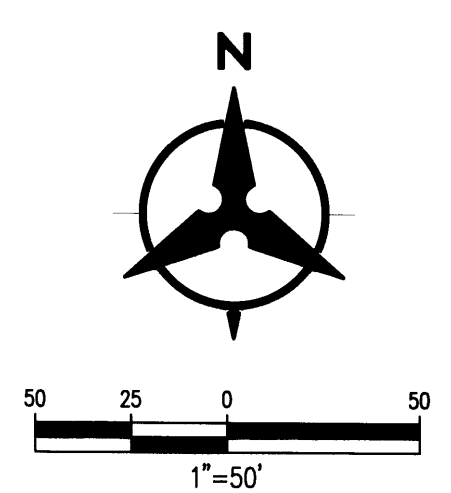
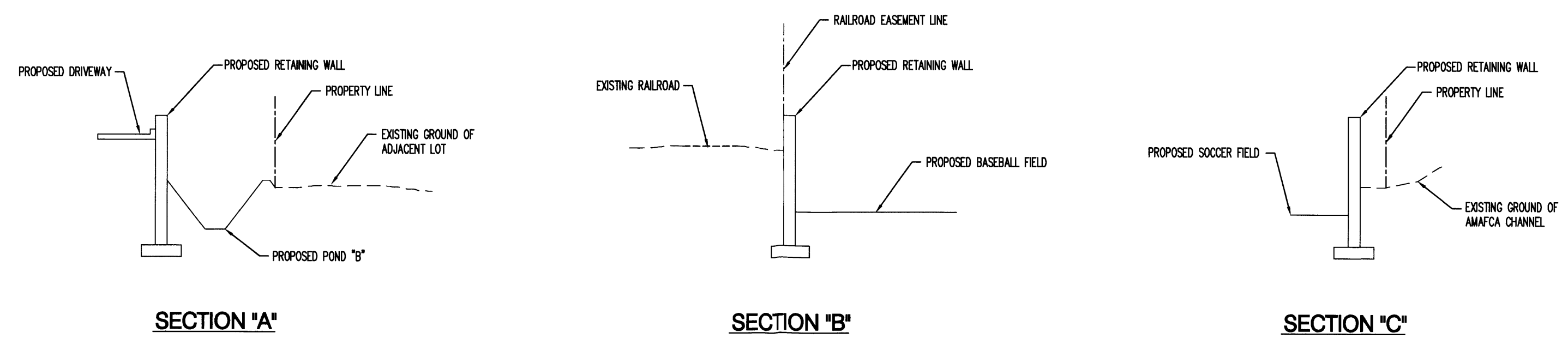
THE DEVELOPEE FLOWS WILL CONTINUE ON ITS HISTORIC FLOW PATH. THE FINISHED FLOOR ELEVATION IS TO MATCH THE EXISTING ELEVATION AT THE APPROXIMATE MIDDLE OF THE SITE. THE MAXIMUM PROPOSED SLOPES ON THE SITE ARE 3% AND ARE LOCATED IN THE PONDING AND LANDSCAPED AREAS. THE OFFSITE FLOWS WILL BE CONVEYED VIA A SWALE ON THE SOUTHERN PORTION OF THE SITE WHERE IT OUTFALLS TO POND "A". POND "A" THEN OUTFALLS TO POND "B" VIA A STORM DRAIN CULVERT. PONDING WILL BE REQUIRED TO RETAIN THE FIRST FLUSH AS WELL AS REDUCE THE PEAK RUNOFF TO MAINTAIN THE 16.01 CFS DISCHARGE RATE DESCRIBED IN THE ABOVE MENTIONED EXISTING DRAINAGE MANAGEMENT PLAN.

**GRADING KEYED NOTES**

1. PRIVATE STORM DRAIN
2. SWALE
3. EXISTING FLOW FROM OFFSITE STORM DRAIN
4. INSTALL STORM DRAIN MANHOLE
5. STORM DRAIN END SECTION
6. RETAINING WALL

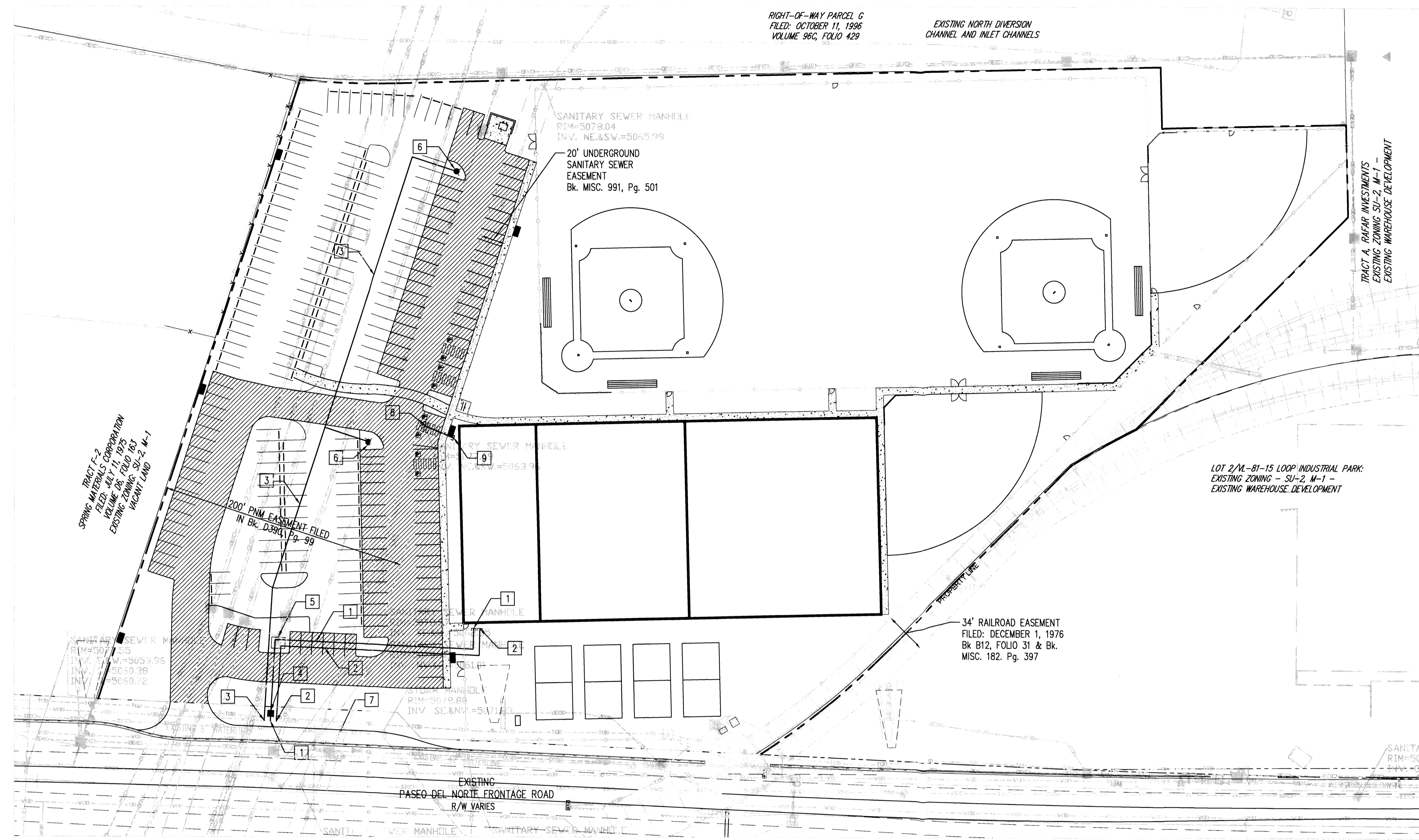
**LEGEND**

- PROPERTY LINE
- - - - - EXISTING CONTOURS
- 65.23 PROPOSED SPOT ELEVATION
- TC=TOP OF CURB, FL=FLOW LINE
- TW=TOP OF WALL, BW=BOTTOM OF WALL
- EX=EXISTING, TG=TOP OF GRADE
- S=2.0% PROPOSED DIRECTION OF FLOW
- ~~~~~ WATER BLOCK
- ===== PROPOSED RETAINING WALL
- 5.305 PROPOSED INDEX CONTOURS
- ===== PROPOSED INTER CONTOURS
- ===== PROPOSED CURB & GUTTER
- - - - - EASEMENT
- ⊕ □ ⊖ PROPOSED LIGHTING
- SD PROPOSED STORM DRAIN LINE



DATE: September 12, 2014  
**CONCEPTUAL  
GRADING PLAN**

**Bohannon & Huston**  
www.bhinc.com 800.877.5332

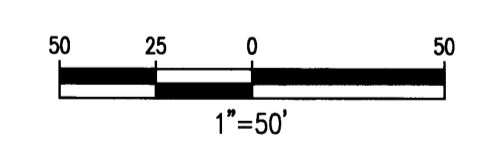
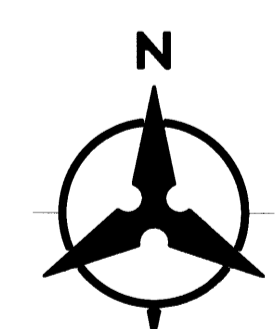


**UTILITY KEYED NOTES**

1. INSTALL NEW DOMESTIC WATER SERVICE TO WITHIN 5' OF BUILDING.
2. INSTALL NEW FIRE SERVICE TO WITHIN 5' OF BUILDING.
3. INSTALL NEW PRIVATE FIRE LINE.
4. INSTALL WATER METER.
5. INSTALL HEATED ENCLOSURE FOR DOMESTIC & FIRE REDUCED PRESSURE BACKFLOW PREVENTERS.
6. INSTALL NEW PRIVATE FIRE HYDRANT.
7. EXISTING FIRE HYDRANT.
8. CONNECT TO EXISTING SAS MANHOLE.
9. INSTALL NEW SAS SERVICE LINE TO WITHIN 5' OF BUILDING.

**LEGEND**

	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	PROPOSED EASEMENT
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE
	PROPOSED FIRE LINE
	PROPOSED HYDRANT
	PROPOSED CAP
	PROPOSED WATER METER
	PROPOSED POST INDICATOR VALVE

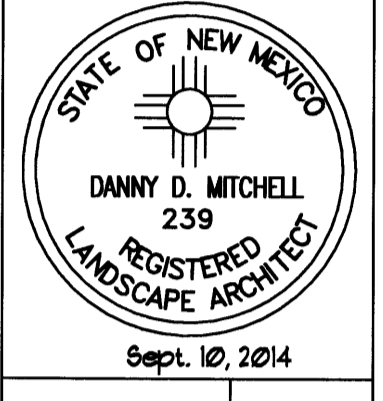


DATE: September 12, 2014  
**CONCEPTUAL  
 UTILITY PLAN**

**Bohannon & Huston**  
 www.bhinc.com 800.877.5332

The Hilltop  
1909 Edith NE  
Albuquerque, NM 87184  
Cont. Lic. #6-458  
Ph: (505) 899-9690  
Fax: (505) 899-1131  
derry@hilltoplandscaping.com

Landscape Architect



Sports Complex  
Paseo del Norte Frontage Road

LANDSCAPE PLAN

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DRAWN BY: dh  
REVISION: 9/20/24  
DATE: 9/20/24

SHEET: 16-101

**LANDSCAPE LEGEND**

QTY SIZE COMMON/BOTANICAL H2O USE

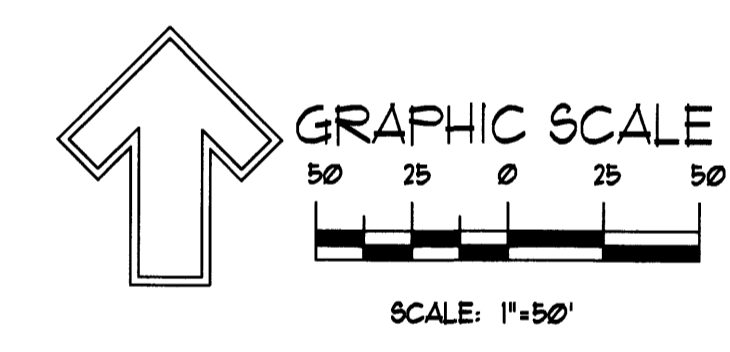
**Trees**

1	3" cal	Ash	40x35	M+
1	3" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	M
6	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25	M
4	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	15x6	M
2	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	15x20	M

**Shrubs & Groundcovers**

31	4 - 6'	Desert Willow <i>Chilopsis linearis</i>	20x25	625	1325	M
51	5 Gal	Silverberry <i>Elaeagnus pungens</i>	10x10	100	5100	M
51	5 Gal	Red Clusterberry <i>Cotoneaster barneyi</i>	8x10	100	5100	M
23	5 Gal	Curl-leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15x15	225	5175	L+
3	5 Gal	Spanish Brodiaea <i>Caryopteris x clandonensis</i>	10x10	100	300	M
38	5 Gal	Four Wing Saltbush <i>Atriplex canescens</i>	6x8	64	2432	L+
99	5 Gal	Buffalo Juniper <i>Juniperus sabinna 'Buffalo'</i>	1x12	144	14256	M
16	5 Gal	Feather Reed Grass <i>Calamagrostis arudinacea</i>	2.5x2	4	64	M
14	5 Gal	Cherry Sage <i>Salvia Greggii</i>	2x3	9	126	M
22	5 Gal	Blue Millet <i>Caryopteris x clandonensis</i>	3x3	9	198	M
21	5 Gal	Fern Bush <i>Chamaebatiaria millefolium</i>	5x6	36	156	L
23	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x1	49	1121	L
27	5 Gal	Chenille <i>Chrysothamnus nauseosus</i>	5x5	25	675	L
16	2-3cf	Boulders			48434	
64849		To be placed at contractor discretion Landscape Gravel / Filter Fabric				
1926		3/4" Crushed Grey Oversize Landscape Gravel / Filter Fabric				
13600		2-4" Adobe Rose Sand Volleyball Courts				
15652		Sand Synthetic Turf Practice Fields				

- 11 3
- 91 16
- 14 14
- 22 22
- 21 21
- 27 27
- 38 38
- 51 51
- 23 23
- 7 7
- 6 6
- 5 5
- 31 31



**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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. Brown Gravel over Filter Fabric to a minimum depth of 3" 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 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems shall be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

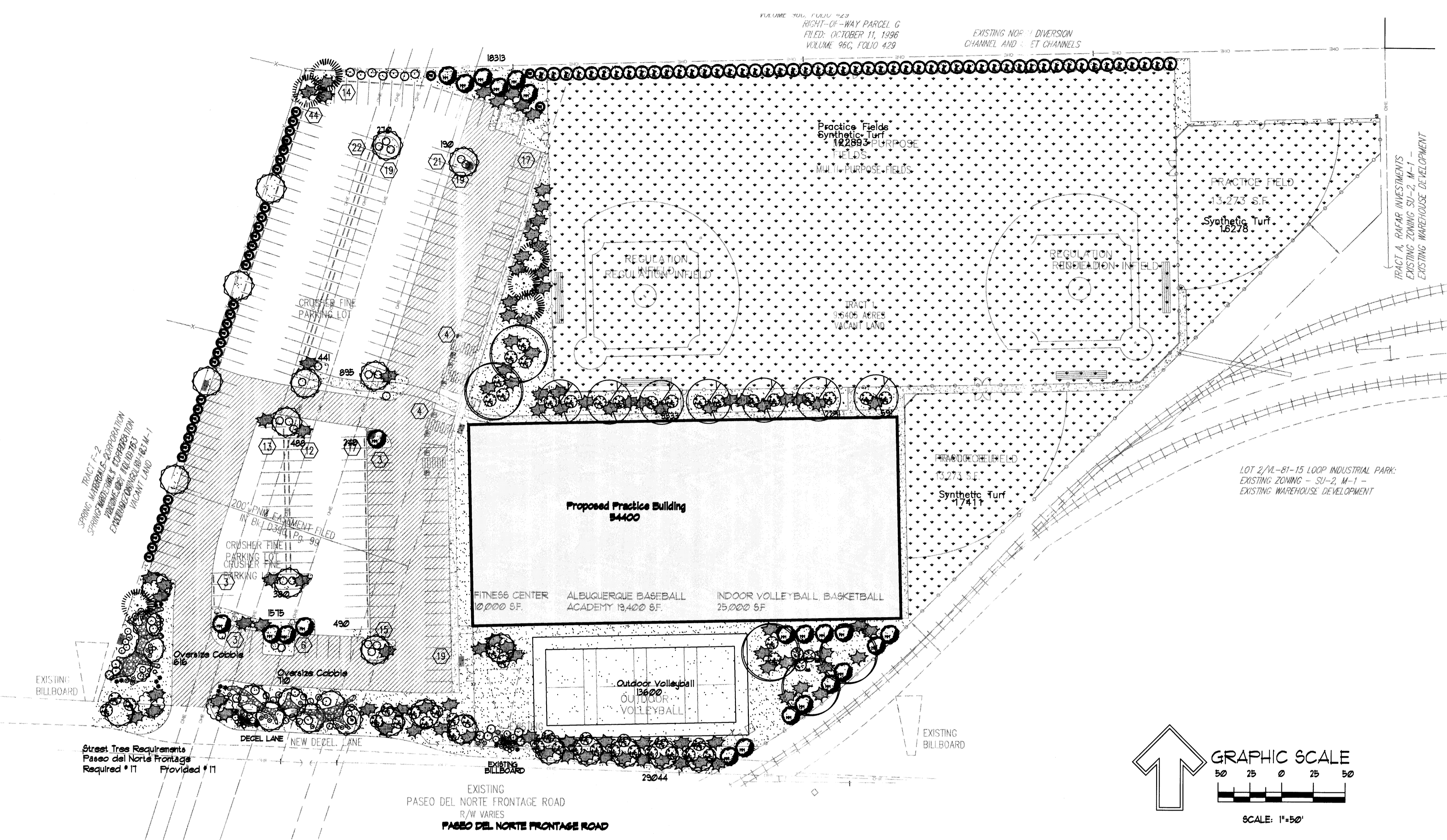
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

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.

DATE: August, 2014  
**LANDSCAPE PLAN**  
**FOR BUILDING PERMIT**



**STREET TREE REQUIREMENTS - Minimum 2" Caliper**

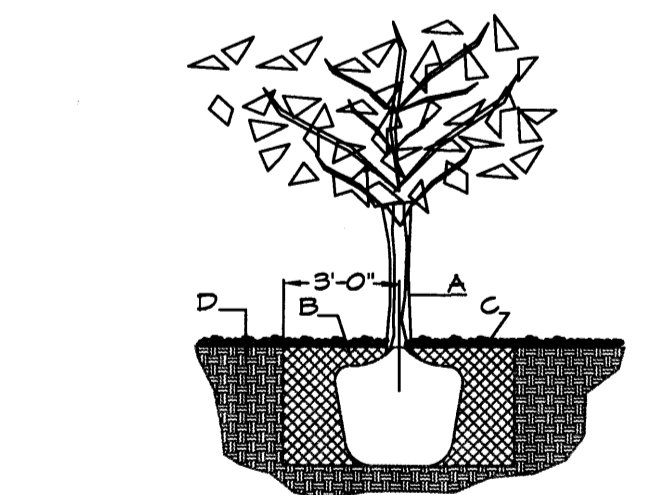
Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:  
Union Way  
Required # 8 Provided # 8  
XXXX  
Required # 7 Provided # 8

**PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper**

Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:  
1 Shade tree per 10 spaces  
Required # 9 Provided # 14

**LANDSCAPE CALCULATIONS**

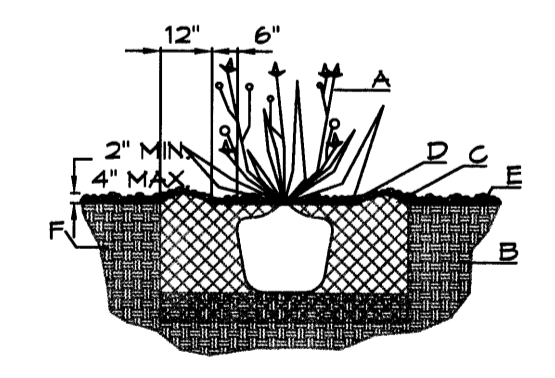
TOTAL LOT AREA (sf)	418372
TOTAL BUILDING AREA (sf)	54420
TOTAL LOT AREA (sf)	363952
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	54596
TOTAL ON-SITE LANDSCAPE PROVIDED (116%)	64549
TOTAL LIVE GROUND COVER REQUIRED (75%)	4842
TOTAL LIVE GROUND COVER PROVIDED (75.04%)	48434
TOTAL SYNTHETIC TURF FIELD AREA	15652
TOTAL VOLLEYBALL COURT AREA	13600



**TREE PLANTING DETAIL**

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

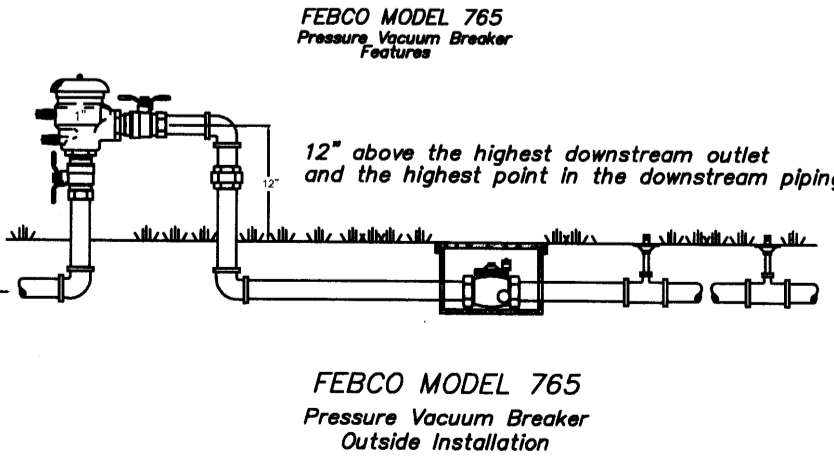
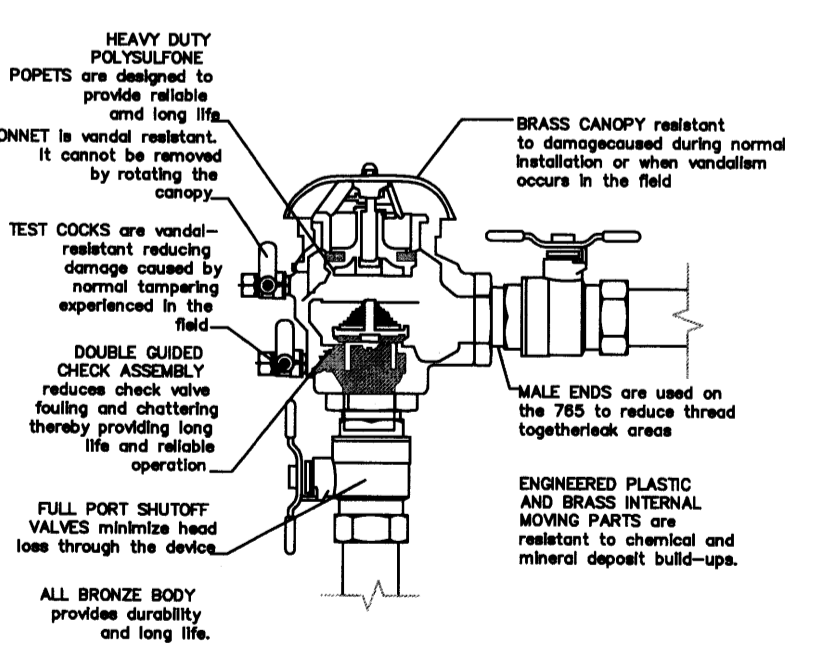
**CONSTRUCTION NOTES:**  
A. TREE  
B. BACKFILL WITH EXISTING SOIL.  
C. 3" DEPTH OF GRAVEL MULCH.  
D. UNDISTURBED SOIL.

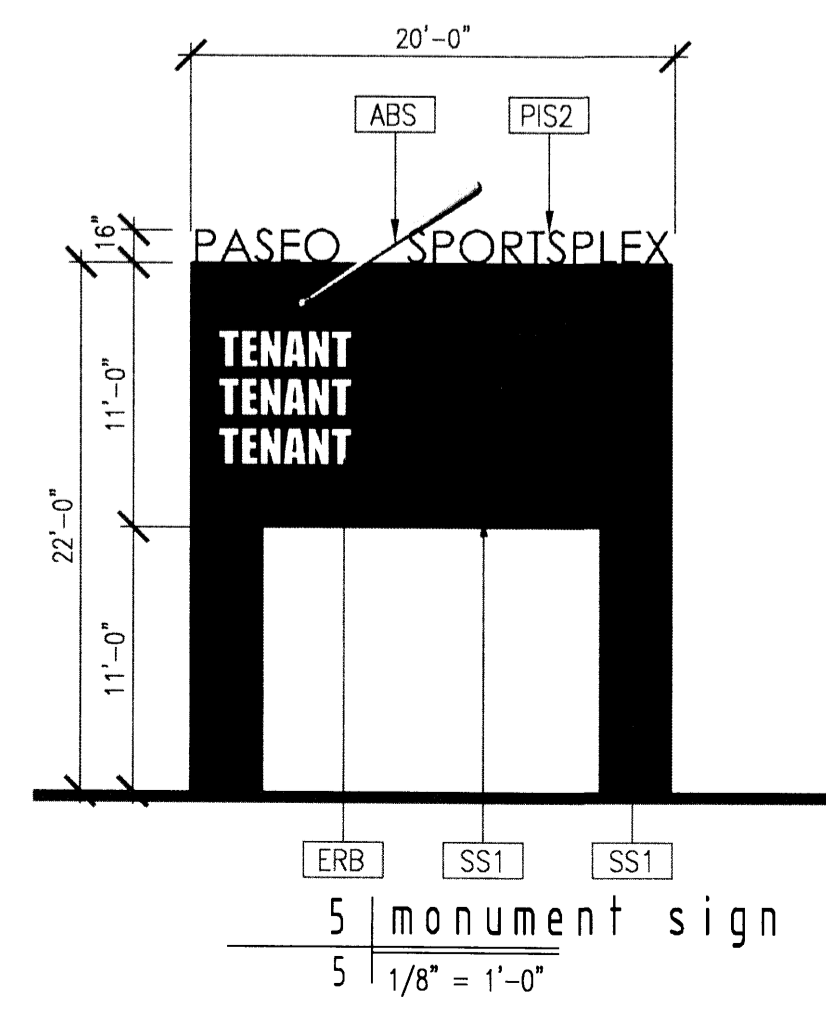
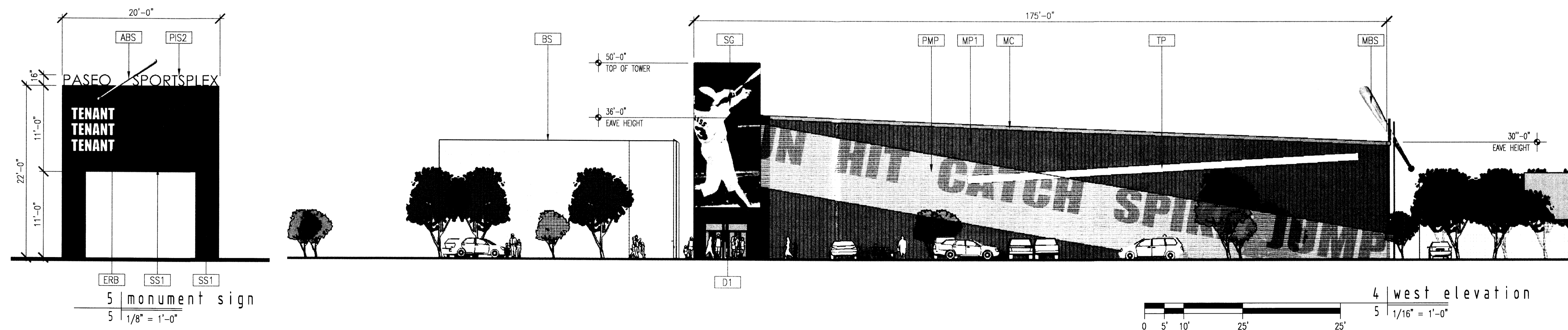
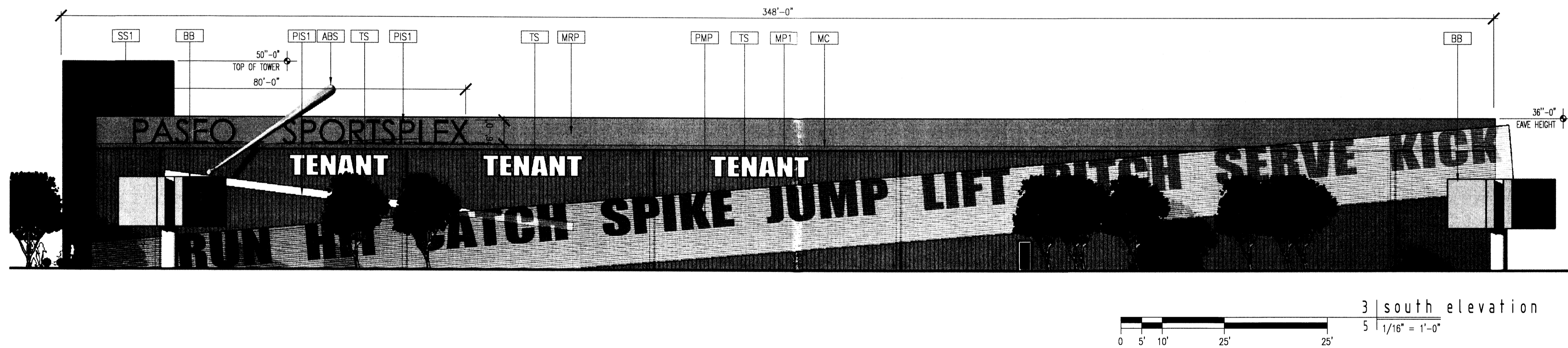
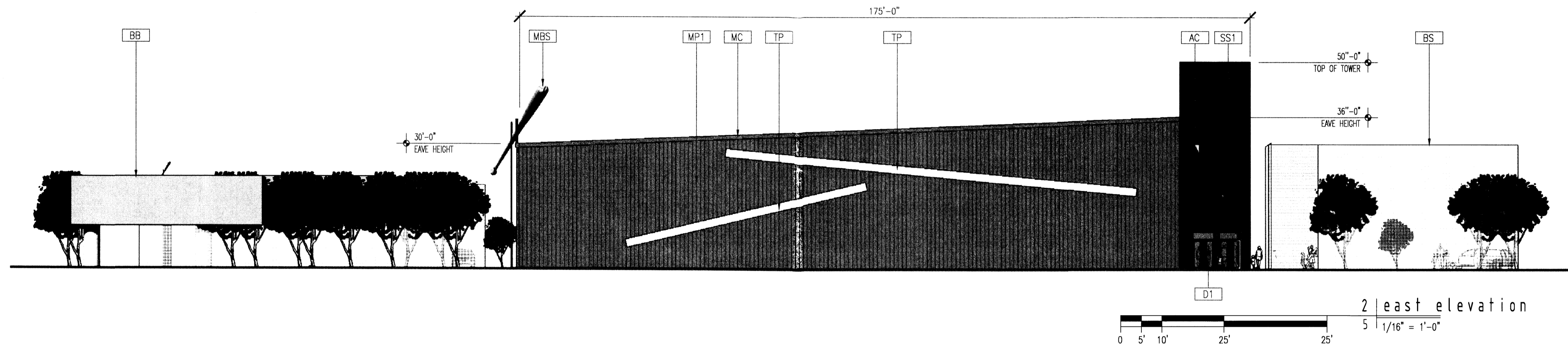
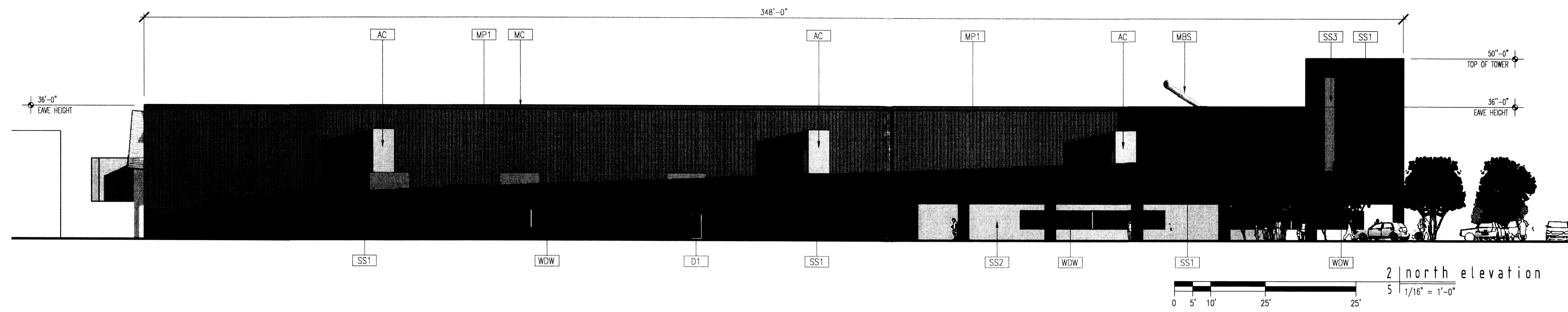


**SHRUB PLANTING DETAIL**

**GENERAL NOTES:**  
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

**CONSTRUCTION NOTES:**  
A. SHRUB.  
B. BACKFILL WITH EXISTING SOIL.  
C. EARTH BERM AROUND WATER RETENTION BASIN.  
D. 3" DEPTH OF GRAVEL MULCH.  
E. FINISH GRADE.  
F. UNDISTURBED SOIL.





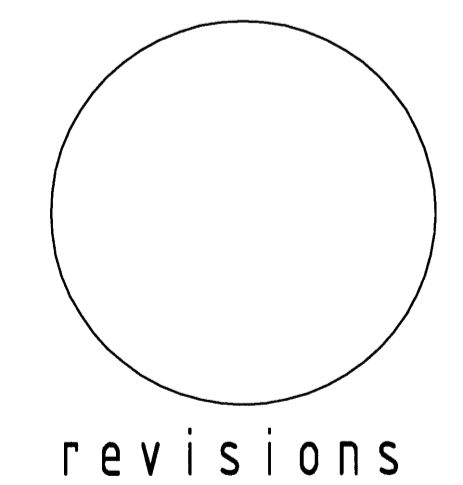
KEYED NOTES:

- MP1 PRE-FINISHED METAL PANELS: COLOR MBCI SLATE GRAY
- PMP PERFORATED CORRUGATED METAL PANEL ACCENT BANDING: GALVALUME FINISH WITH GHOSTED MEDIUM GRAY GRAPHICS PAINTED ON SURFACE. PANELS TO BE MOUNTED ON 12" STAND-OFFS.
- SS1 SYNTHETIC STUCCO FINISH: MED. DARK BROWNISH PURPLE COLOR
- SS2 SYNTHETIC STUCCO FINISH: MED. WHITE COLOR
- SS3 SLOT IN TOWER REVEALING SYNTHETIC STUCCO FINISH AT INSIDE OF TOWER: LIGHT GREEN COLOR
- SG SPORTS GRAPHIC OVER SYNTHETIC STUCCO SYSTEM
- MRP PRE-FINISHED STANDING SEAM METAL ROOFING PANELS: COLOR-WHITE
- MC PRE-FINISHED METAL COPING: COLOR MBCI SLATE GRAY
- TP TRANSLUCENT PANELS: POLYGL 16MIL. TRIPLE WALL STRUCTURAL PANEL. COLOR WHITE
- MBS ALUMINUM BAT SCULPTURE MOUNTED TO ROOF STRUCTURE. FINISH TO RESEMBLE WOOD BAT
- AC AIR CONDITIONING UNIT AND DUCTING THROUGH SIDE WALL INTO BUILDING
- WDW TINTED GLASS WINDOW IN SILVER ALUMINUM FRAME
- D1 ALUMINUM STOREFRONT DOOR IN SILVER ALUMINUM FRAME
- PIS1 PROJECT IDENTIFICATION SIGN: RED METAL LETTER MOUNTED TO EAVE STRUCTURE OF BUILDING. LETTERS SHALL BE INTERNALLY LIT. SIGN AREA-480 S.F.
- PIS2 PROJECT IDENTIFICATION SIGN AT MONUMENT SIGN: RED METAL LETTER MOUNTED TO EAVE STRUCTURE OF BUILDING. LETTERS SHALL BE INTERNALLY LIT. SIGN AREA-27 S.F.
- BB EXISTING BILLBOARD
- BS BACKSTOP FENCING AT PRACTICE FIELD
- ERB ELECTRONIC LED READERBOARD RECESSED INTO MONUMENT SIGN: READERBOARD AREA-128 S.F.
- TS TENANT SIGNAGE: INTERNALLY LIT INDIVIDUAL LETTERS AND LOGOS. AREA EACH SIGN-125 S.F.

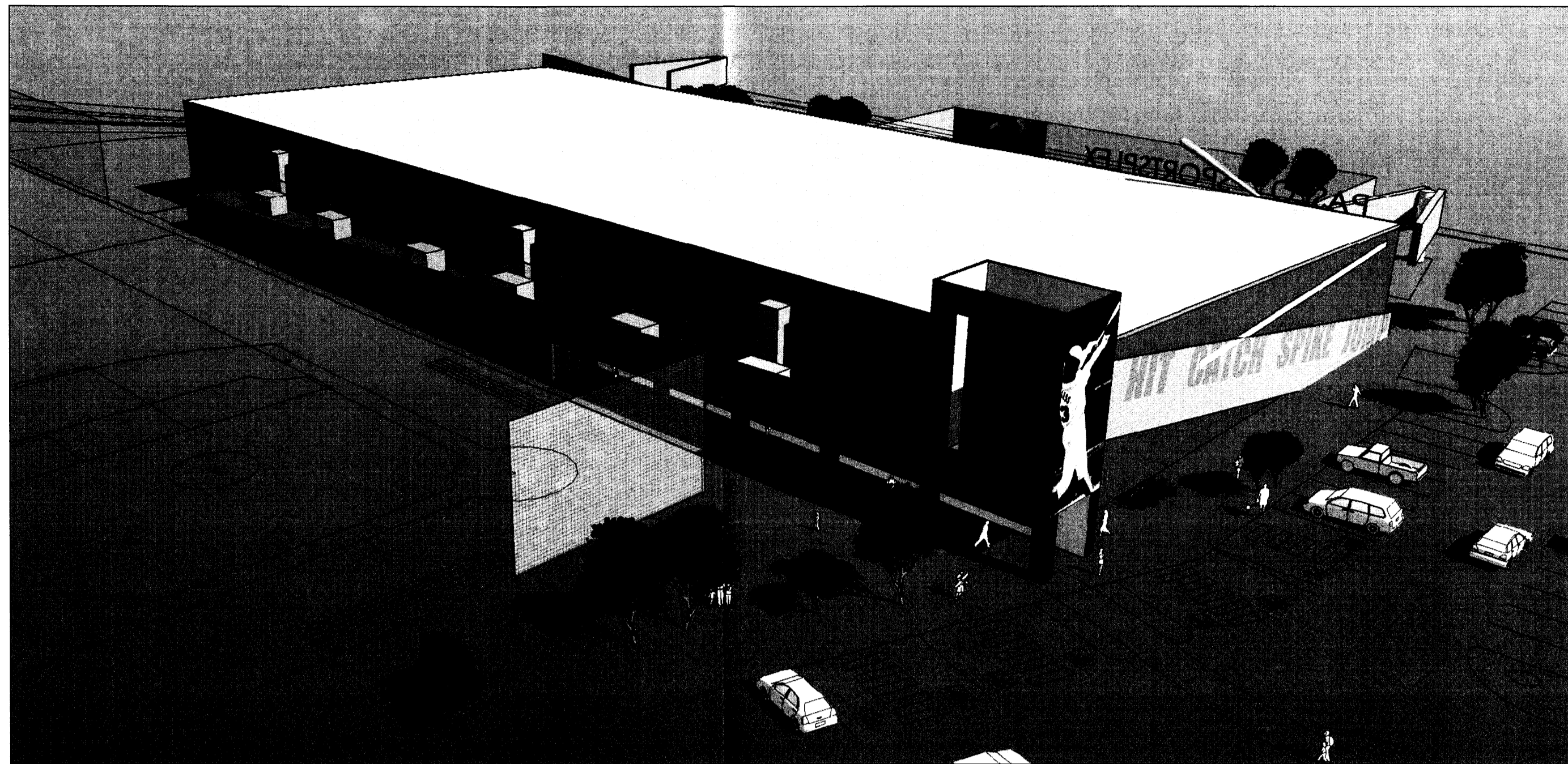
SPORTSPLEX  
DEVELOPMENT  
tract A,  
loop industrial park  
Albuquerque, New Mexico

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albuquerque nm  
87102  
5052460870  
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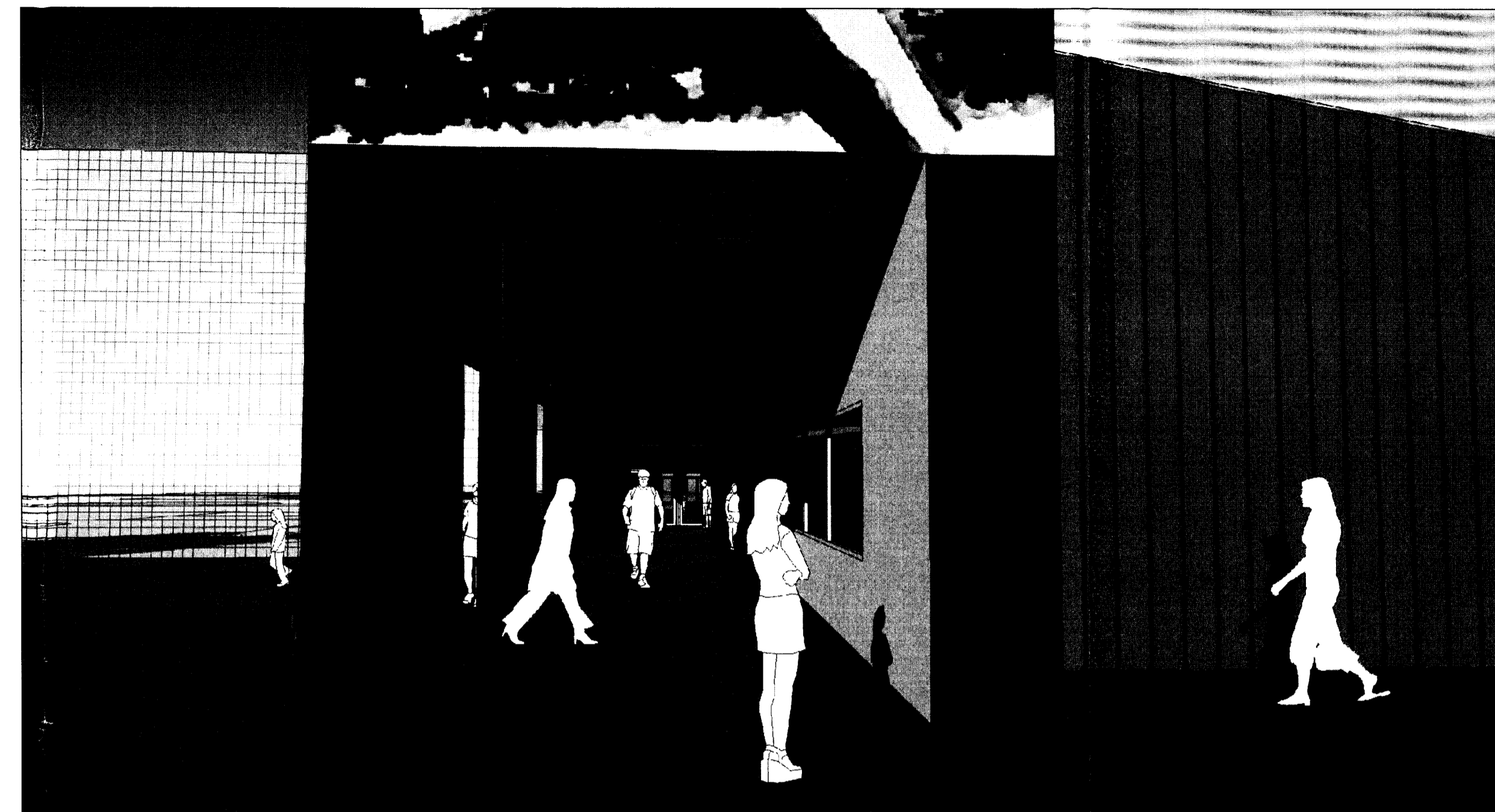
EXTERIOR  
ELEVATIONS



date  
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sheet  
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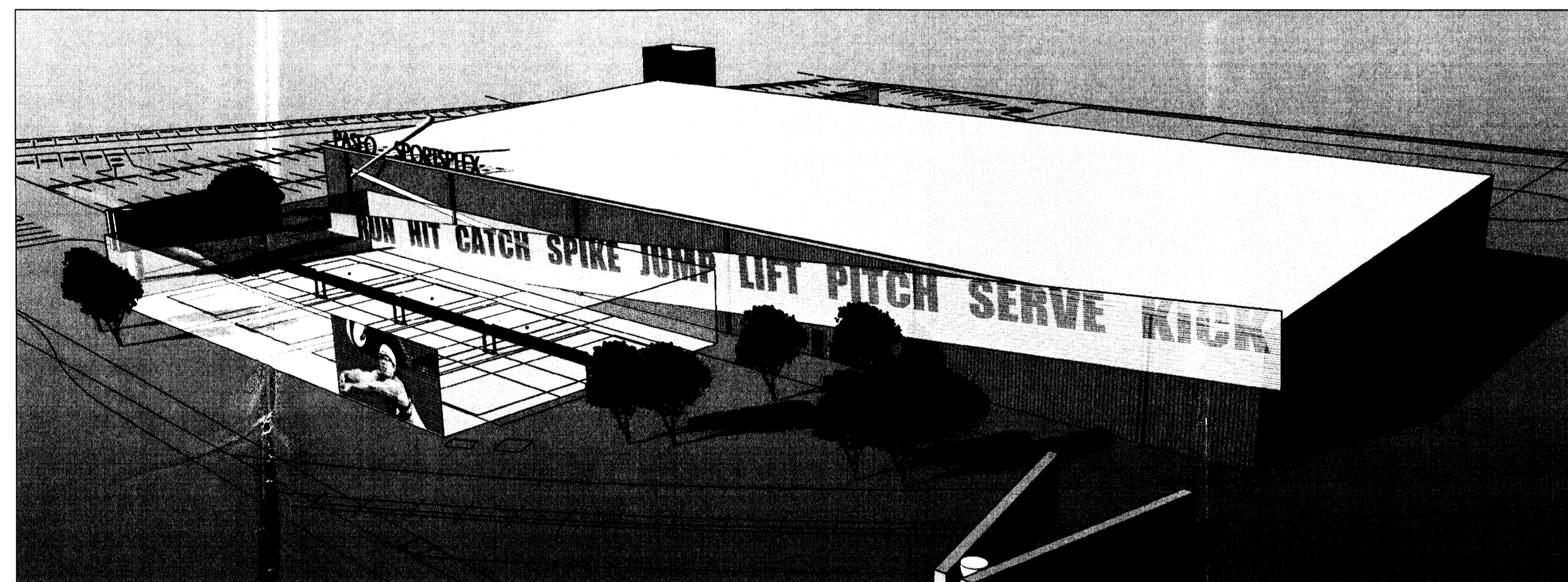
AERIAL FROM NORTHWEST



LOOKING EAST AT ENTRY



LOOKING SOUTHEAST TOWARD ENTRY



AERIAL FROM SOUTHEAST



LOOKING NORTHEAST FROM PASEO DEL NORTE

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**PERSPECTIVE VIEWS**

○  
revisions

date  
**9-12-14**  
sheet  
**6**