

VICINITY MAP NO. E-18-Z

LEGAL DESCRIPTION

TRACT 1 OF P & J SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 30, 1992 IN MAP BOOK 92C, PAGE 138, SHEETS 1 & 2.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF, SAID OWNERS, PROPRIETORS DOES HEREBY GRANT ANY AND ALL EASEMENTS (AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNERS:

Herman Pohl
HERMAN POHL

Peggy Pohl
PEGGY POHL (HUSBAND AND WIFE)

Indela R. Jaramillo
INDELA R. JARAMILLO

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF August, 2005, BY HERMAN POHL AND PEGGY POHL (HUSBAND AND WIFE).
Berna Bustos
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/26/08

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF August, 2005, BY INDELA R. JARAMILLO.
Berna Bustos
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/26/08

PUBLIC UTILITY EASEMENTS:

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

- A. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- C. QWEST COMMUNICATIONS FOR INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED GROUND PEDESTALS AND CLOSURES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE, OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE 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 BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PLAT OF TRACTS 1-A AND 1-B P & J SUBDIVISION WITHIN PROJECTED SECTION 25, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN WITHIN THE ELENA GALLEGOS GRANT CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AUGUST, 2005

PROJECT NUMBER: 1004375
APPLICATION NUMBER: 05DRB-01306

UTILITY APPROVALS	DATE
<i>Leon D. Marks</i> PNM ELECTRIC SERVICES	8-16-05
<i>Leon D. Marks</i> PNM GAS SERVICES	8-16-05
<i>Robert J. Lemus</i> QWEST COMMUNICATIONS	8-23-05
<i>Kyenne Bonan</i> COMCAST	8-16-05

CITY APPROVALS:	DATE
<i>Theresa...</i> CITY SURVEYOR	8-16-05
<i>Theresa...</i> ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	8-16-2005
<i>John...</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	9-14-05
<i>Roger...</i> UTILITY DEVELOPMENT	8-24-05
<i>Christina...</i> PARKS AND RECREATION DEPARTMENT	8/24/05
<i>Bradley L. Bingham</i> AMAFCA	8/24/05
<i>Bradley L. Bingham</i> CITY ENGINEER	9/14/05
<i>Richard A. Borge</i> DBR CHAIRPERSON, PLANNING DEPARTMENT	8/24/05

SURVEYORS CERTIFICATE
I, RICHARD A. BORGE, A REGISTERED PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL FIELD SURVEY BY ME OR UNDER MY DIRECT SUPERVISION MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STANDARDS FOR LAND SURVEYS OF THE NEW MEXICO 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 EXISTING IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.
Richard A. Borge
RICHARD A. BORGE
N.M.R.P.L.S. NO. 7429
AUG. 15, 2005
DATE

DISCLOSURE STATEMENT:

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

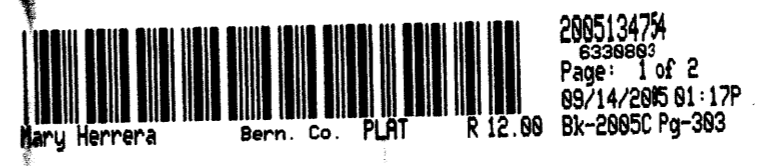
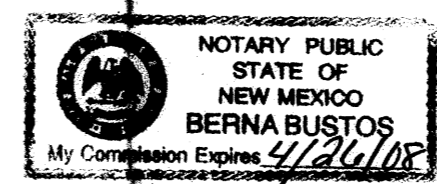
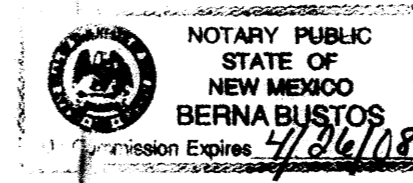
GENERAL NOTES:

- PLAT OF SURVEY COMPLETED BY GAYLE D. JEWELL, P.S. NO. 4071 DATED MAY 14, 1992, ENTITLED "PLAT OF TRACTS 1,2,3 & 4, P & J SUBDIVISION ALBUQUERQUE, NEW MEXICO MAY, 1992," RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO RECORDED IN VOL. 92C, FOLIO 138, SHEETS 1 AND 2.
- PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO TRACT 1, P & J SUBDIVISION MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.
- UNLESS NOTED NO. 5 REBAR WITH YELLOW CAP STAMPED RPLS 7429 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 8.2917 ACRES.
- TALOS LOG NO. 2005320801
- BASIS OF BEARING IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- DISTANCES ARE GROUND BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE FIELD WORK: JULY 20, 2005
- CURRENT ZONING: SI-1 PRD
- THE SUBJECT PROPERTY IS LOCATED ON A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING ON A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#: 101806234050210210

PROPERTY OWNER OF RECORD: HERMAN & PEGGY POHL

BERNALILLO CO. TREASURES OFFICE: *Franco...*



L D C
LAND DEVELOPMENT CONSULTANTS, LLC.
5620 B. MODESTO NE
ALBUQUERQUE, NEW MEXICO 87113
PH. 505-858-2441 / FAX 505-858-2445
E-MAIL: LDC_LLC@MSN.COM

LEGEND

- DESIGNATES 5/8" REBAR WITH YELLOW CAP MARKED RPLS 7429 SET THIS SURVEY
- DESIGNATES 1/2" REBAR YELLOW CAP MARKED 8612 UNLESS OTHERWISE SHOWN
- ⊙ DESIGNATES ALBUQUERQUE CONTROL STATION MONUMENT

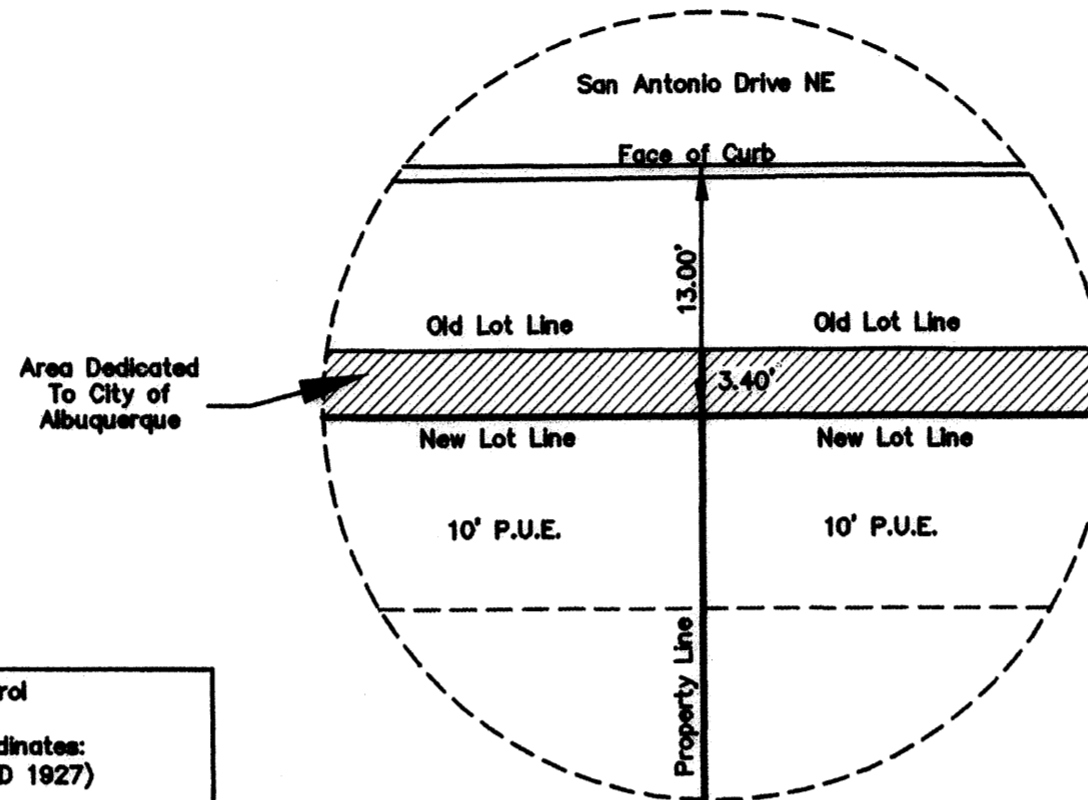


2885134754
6338893
Page: 2 of 2
89/14/2885 81-17P
BK-2885C Pg-383

**PLAT OF
TRACTS 1-A AND 1-B
P & J SUBDIVISION**

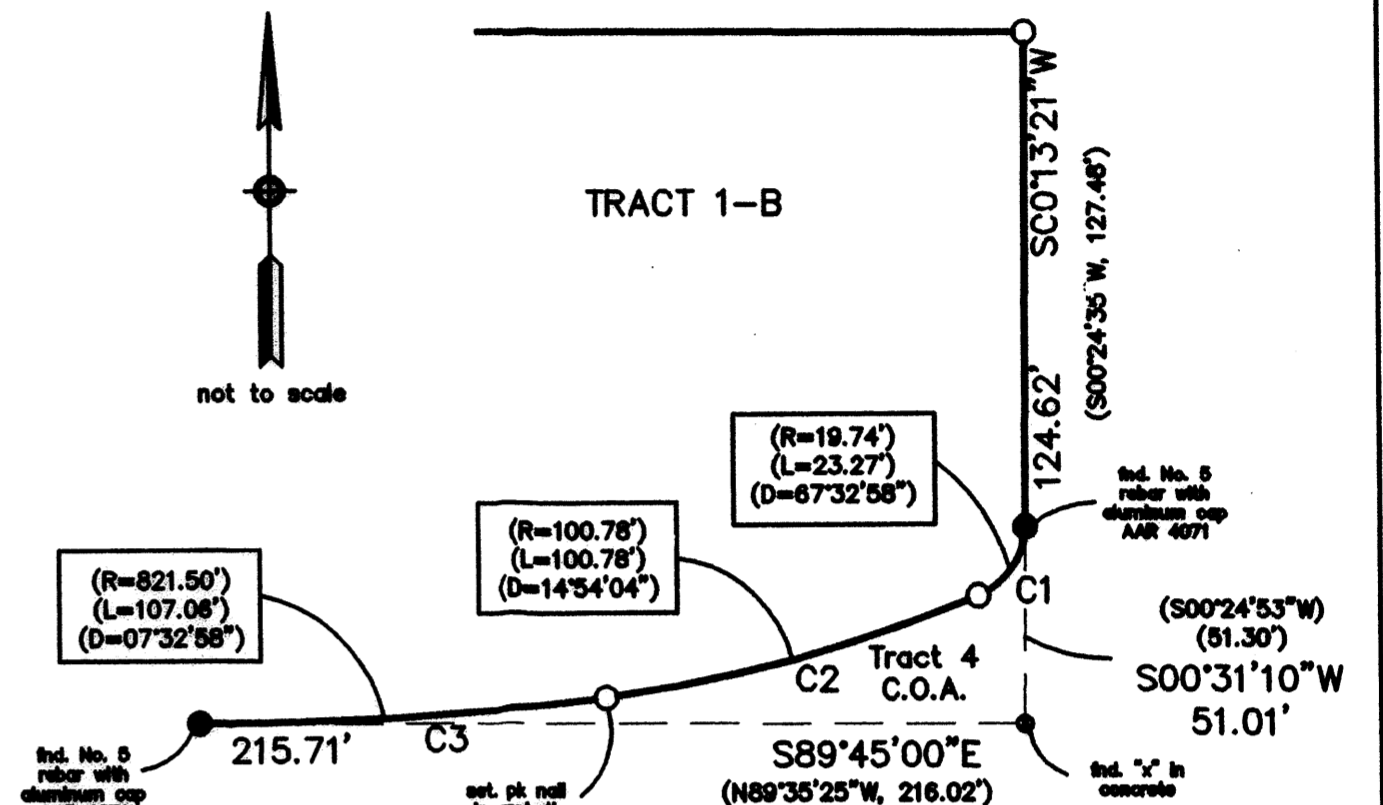
WITHIN PROJECTED SECTION 25, TOWNSHIP 11 NORTH,
RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN
WITHIN THE ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
AUGUST, 2005

Detail "B"
Scale: 1" = 10'

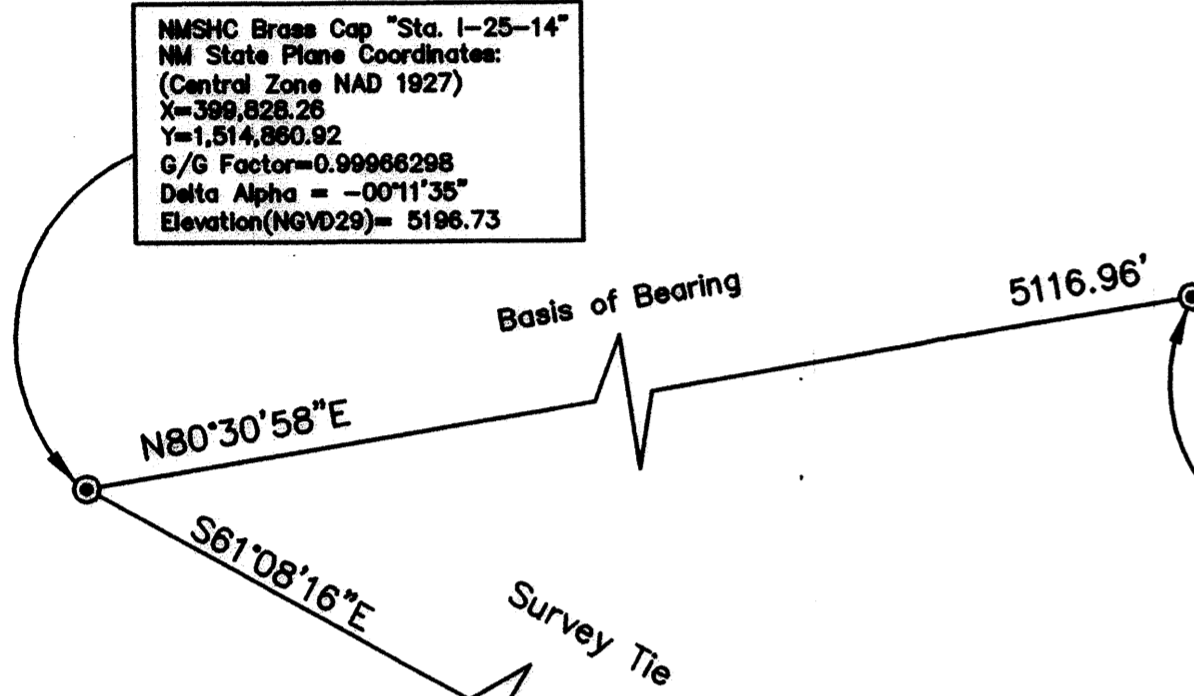


Albuquerque Control Station "10-D18"
State Plane Coordinates:
(Central Zone NAD 1927)
X=404,876.27
Y=1,515,687.39
G/G Factor=0.9998560
Delta Alpha = -00°11'00"
Elevation(NGVD29)= 5319.15

Area Dedicated to the City of Albuquerque 5,264.3066 sq.ft.
0.1209 Acres± Granted by this plat

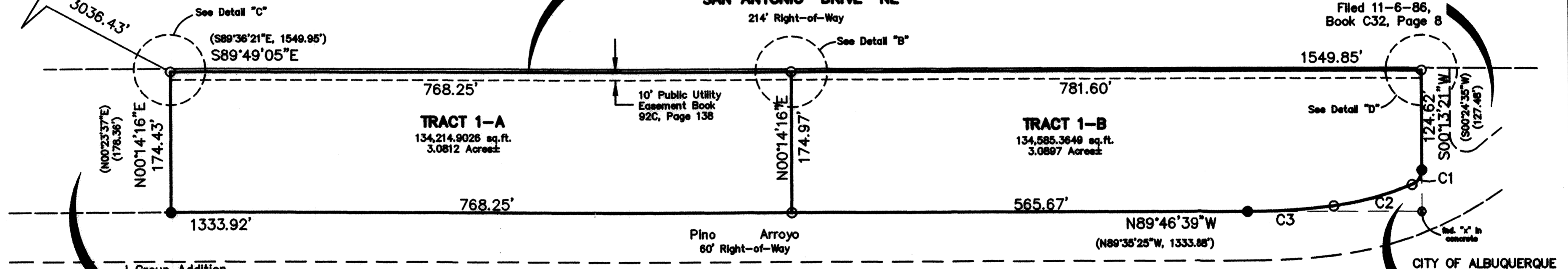


Detail "A"
not to scale



NMSHC Brass Cap "Sta. 1-25-14"
NM State Plane Coordinates:
(Central Zone NAD 1927)
X=399,828.26
Y=1,514,860.92
G/G Factor=0.9998298
Delta Alpha = -00°11'35"
Elevation(NGVD29)= 5196.73

SAN ANTONIO DRIVE NE
214' Right-of-Way

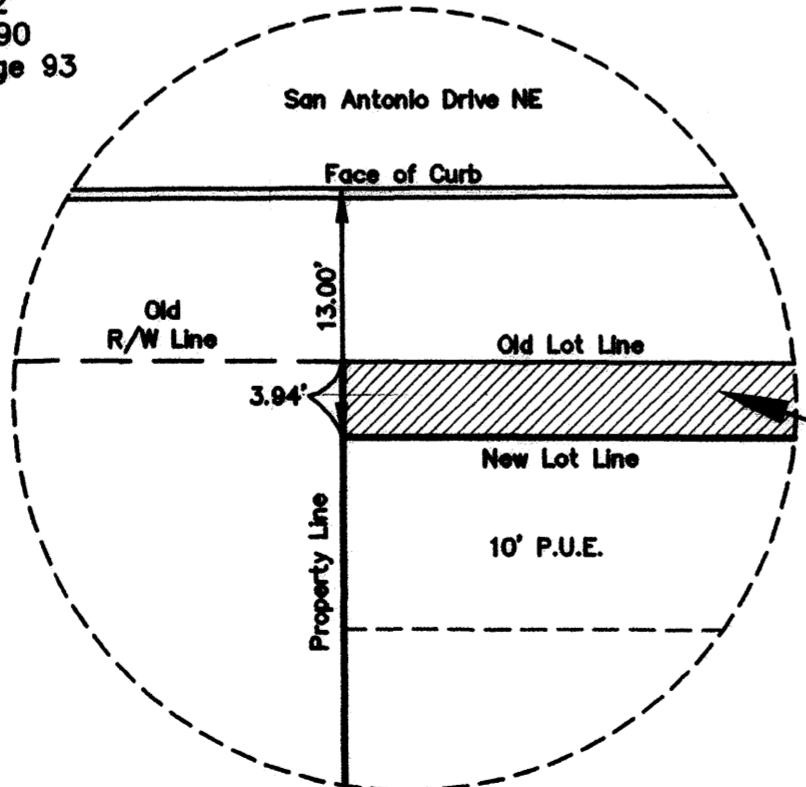


J Group Addition
Tract "B-2"
Filed 1-4-90
Book 90C, Page 93

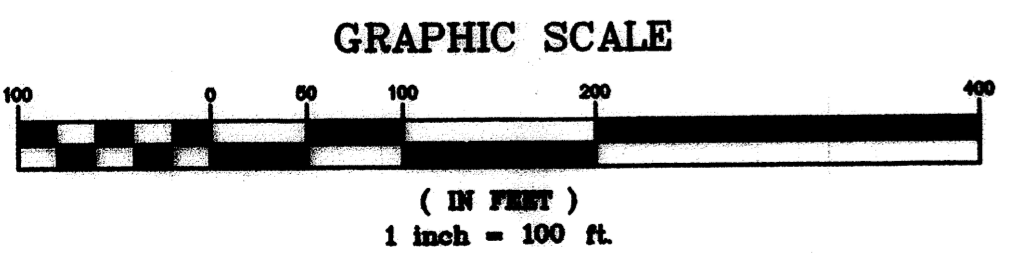
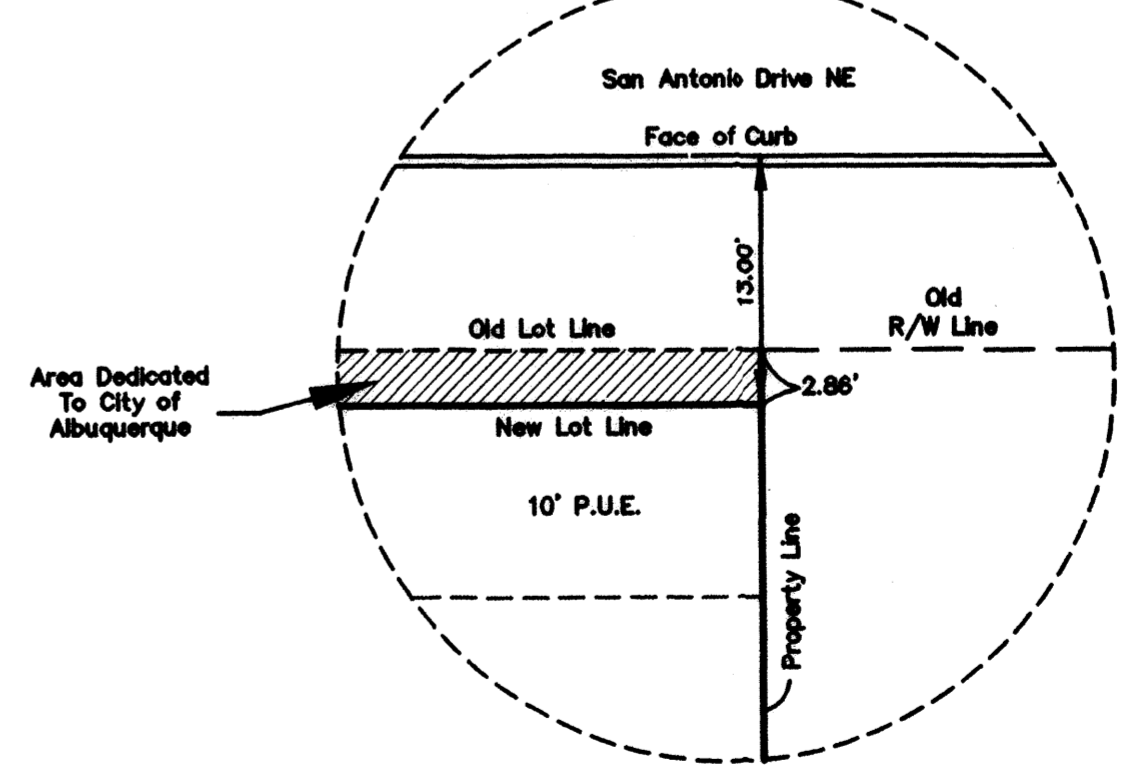
Academy Acres
Tract "C"
Filed 11-6-86,
Book C32, Page 8

CITY OF ALBUQUERQUE
DRAINAGE EASEMENT
TRACT 4
P & J SUBDIVISION
FILED: 6/3/92
BOOK 92C, PAGE 138

Detail "C"
Scale: 1" = 10'

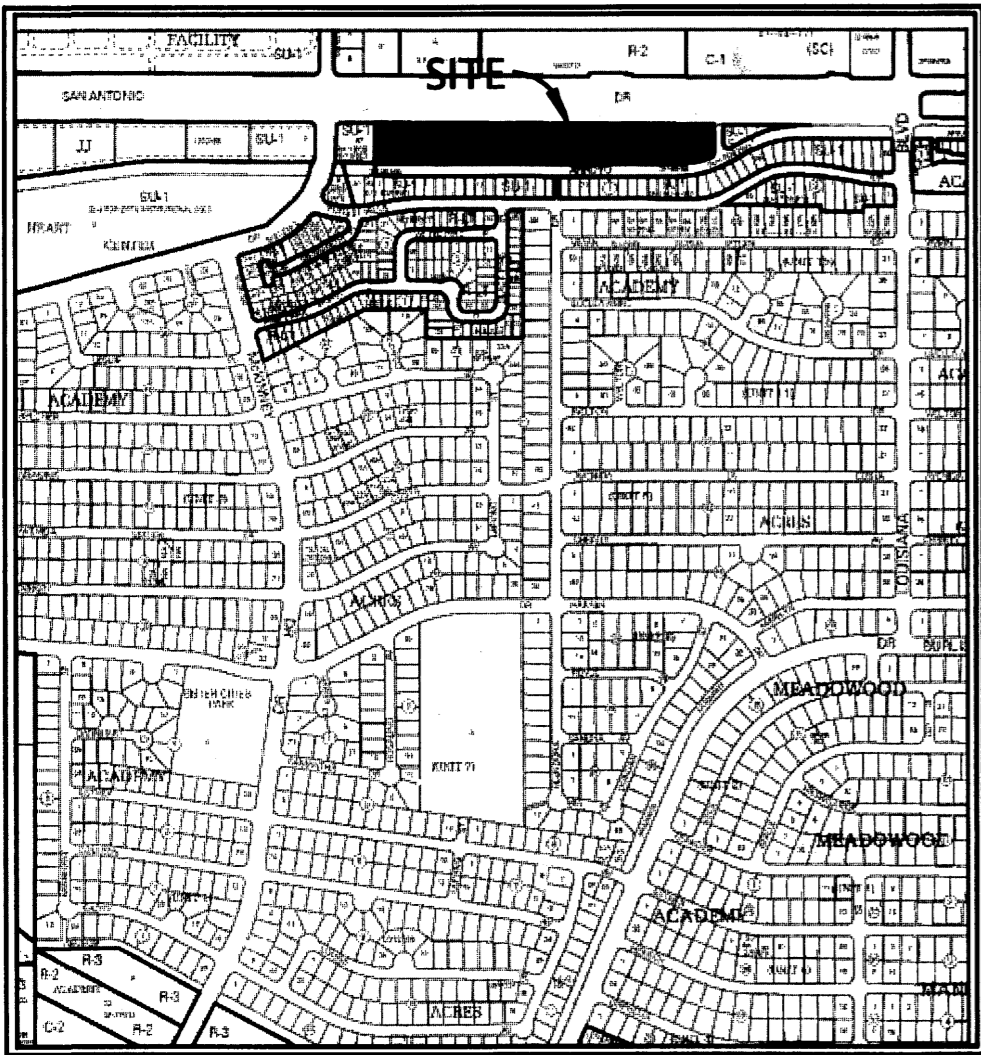


Detail "D"
Scale: 1" = 10'

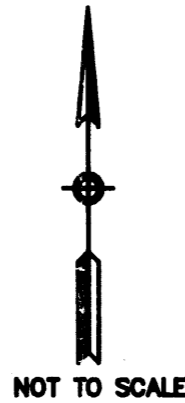


CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C1	23.00	19.74	N34°37'55"E	21.72	66°45'16"	13.00
C2	100.74	387.50	N74°59'48"E	100.45	14°53'43"	50.85
C3	107.06	812.50	N86°41'06"E	106.98	7°32'58"	53.61

LAND DEVELOPMENT CONSULTANTS, LLC.
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ALBUQUERQUE, NEW MEXICO 87113
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VICINITY MAP NO. E-18-Z



LEGAL DESCRIPTION

TRACT 1 OF P & J SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 30, 1992 IN MAP BOOK 92C, PAGE 138, SHEETS 1 & 2.

FREE CONSENT & DEDICATION STATEMENT

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OWNERS:

Herman Pohl
HERMAN POHL AND
Peggy Pohl
PEGGY POHL (HUSBAND AND WIFE)

Indela R. Jaramillo
INDELA R. JARAMILLO

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY

OF August, 2005, BY HERMAN POHL AND PEGGY POHL (HUSBAND AND WIFE).

Berna Bustos
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/26/08

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY

OF August, 2005, BY INDELA R. JARAMILLO.

Berna Bustos
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/26/08

PUBLIC UTILITY EASEMENTS:

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

- A. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- C. QWEST COMMUNICATIONS FOR INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED GROUND PEDESTALS AND CLOSURES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE, OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE 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 BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PLAT OF
TRACTS 1-A AND 1-B
P & J SUBDIVISION
WITHIN PROJECTED SECTION 25, TOWNSHIP 11 NORTH,
RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN
WITHIN THE ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
AUGUST, 2005

PROJECT NUMBER: _____
APPLICATION NUMBER: _____
UTILITY APPROVALS: _____

**PRELIMINARY PLAT
APPROVED BY DRB
ON 8/24/05**

PNM ELECTRIC SERVICES _____ DATE _____

PNM GAS SERVICES _____ DATE _____

QWEST COMMUNICATIONS _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:
[Signature] _____ DATE 8-16-05
CITY SURVEYOR _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

UTILITY DEVELOPMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE

I, RICHARD A. BORDEL, A REGISTERED PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL FIELD SURVEY BY ME OR UNDER MY DIRECT SUPERVISION MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STANDARDS FOR LAND SURVEYS OF THE NEW MEXICO 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 EXISTING IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Richard A. Bordel _____ DATE AUG. 15, 2005
RICHARD A. BORDEL
N.M.R.P.L.S. NO. 7429



DISCLOSURE STATEMENT:

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

GENERAL NOTES:

1. PLAT OF SURVEY COMPLETED BY GAYLE D. JEWELL P.S. NO. 4071 DATED MAY 14, 1992, ENTITLED "PLAT OF TRACTS 1,2,3 & 4, P & J SUBDIVISION ALBUQUERQUE, NEW MEXICO MAY, 1992," RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO RECORDED IN VOL. 92C, FOLIO 138, SHEETS 1 AND 2.
2. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO TRACT 1, P & J SUBDIVISION MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.
3. UNLESS NOTED NO. 5 REBAR WITH YELLOW CAP STAMPED RPLS 7429 WERE SET AT ALL PROPERTY CORNERS.
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
5. TOTAL AREA OF PROPERTY: 6.2917 ACRES.
6. TALOS LOG NO. 20053/0801
7. BASIS OF BEARING IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
8. DISTANCES ARE GROUND BEARINGS ARE GRID.
9. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
10. DATE FIELD WORK: JULY 20, 2005
11. CURRENT ZONING: SU-1 PRD

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURES OFFICE: _____

**LAND DEVELOPMENT
CONSULTANTS, LLC.**
5620 B. MODESTO NE
ALBUQUERQUE, NEW MEXICO 87113
PH. 505-858-2441 / FAX 505-858-2445
E-MAIL: LDC_LLC@MSN.COM

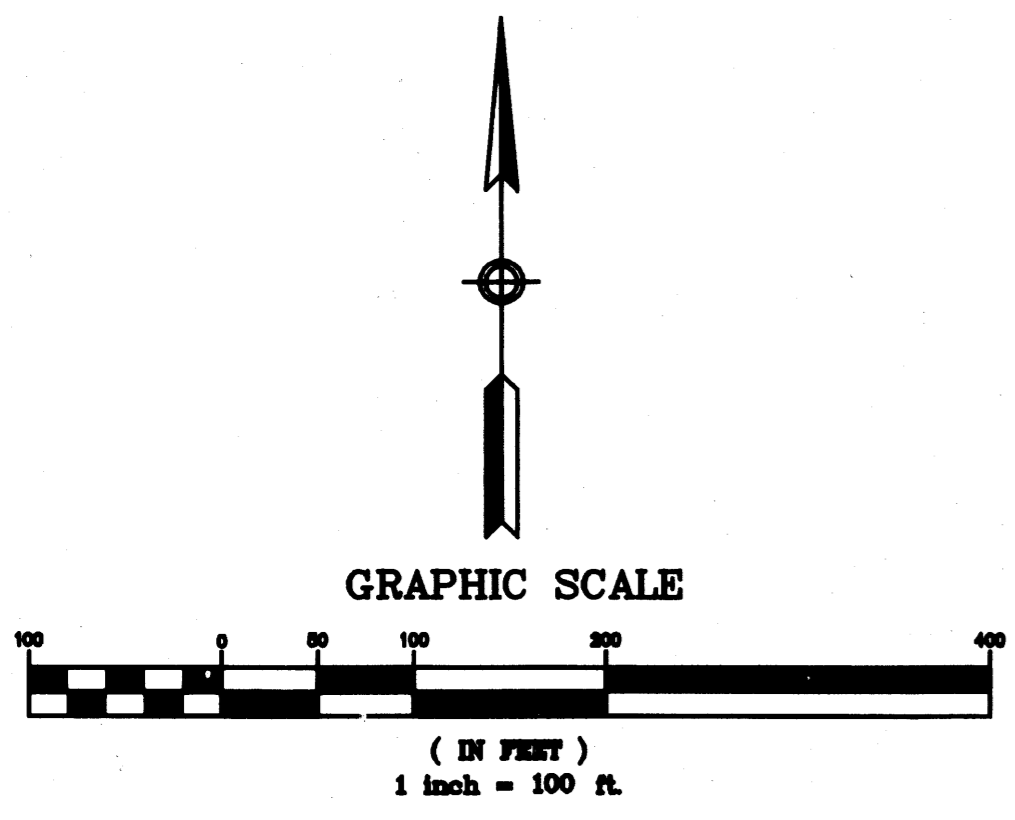
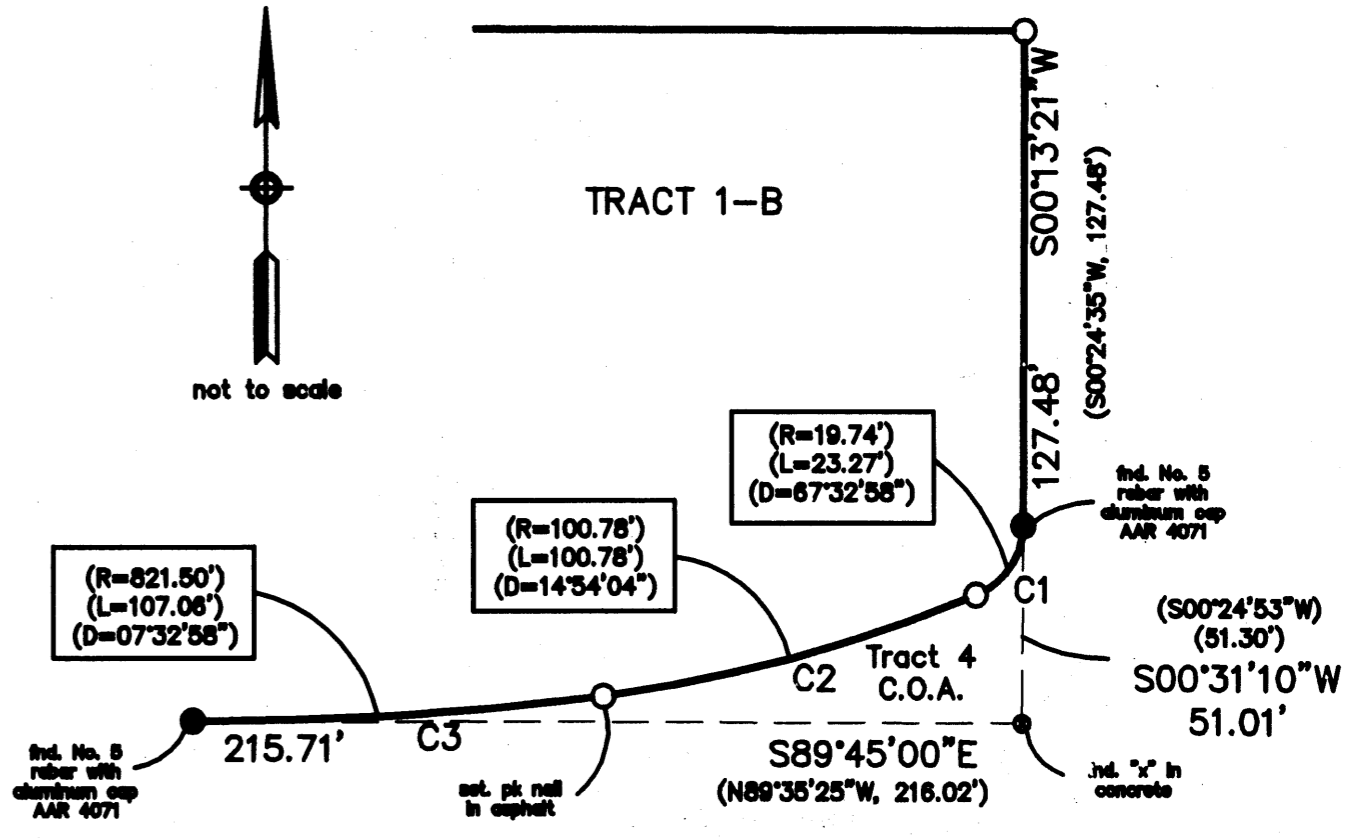
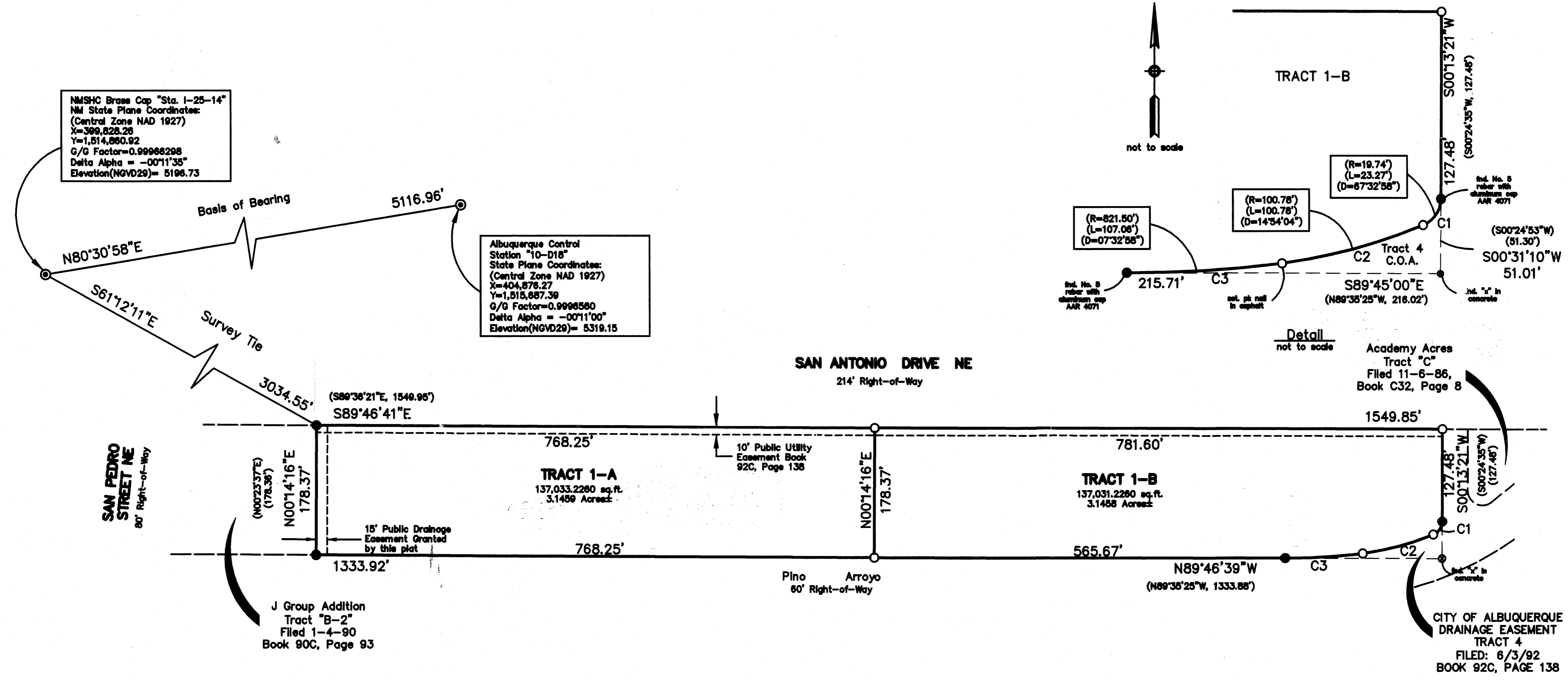
LEGEND

- DESIGNATES 5/8" REBAR WITH YELLOW CAP MARKED RPLS 7429 SET THIS SURVEY
- DESIGNATES 1/2" REBAR YELLOW CAP MARKED 8612 UNLESS OTHERWISE SHOWN
- ⊙ DESIGNATES ALBUQUERQUE CONTROL STATION MONUMENT

**PLAT OF
TRACTS 1-A AND 1-B
P & J SUBDIVISION**
WITHIN PROJECTED SECTION 25, TOWNSHIP 11 NORTH,
RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN
WITHIN THE ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
AUGUST, 2005

NMSHC Brass Cap "Sta. 1-25-14"
NM State Plane Coordinates:
(Central Zone NAD 1927)
X=399,828.28
Y=1,514,860.92
G/G Factor=0.99986298
Delta Alpha = -00°11'35"
Elevation(NGVD29)= 5196.73

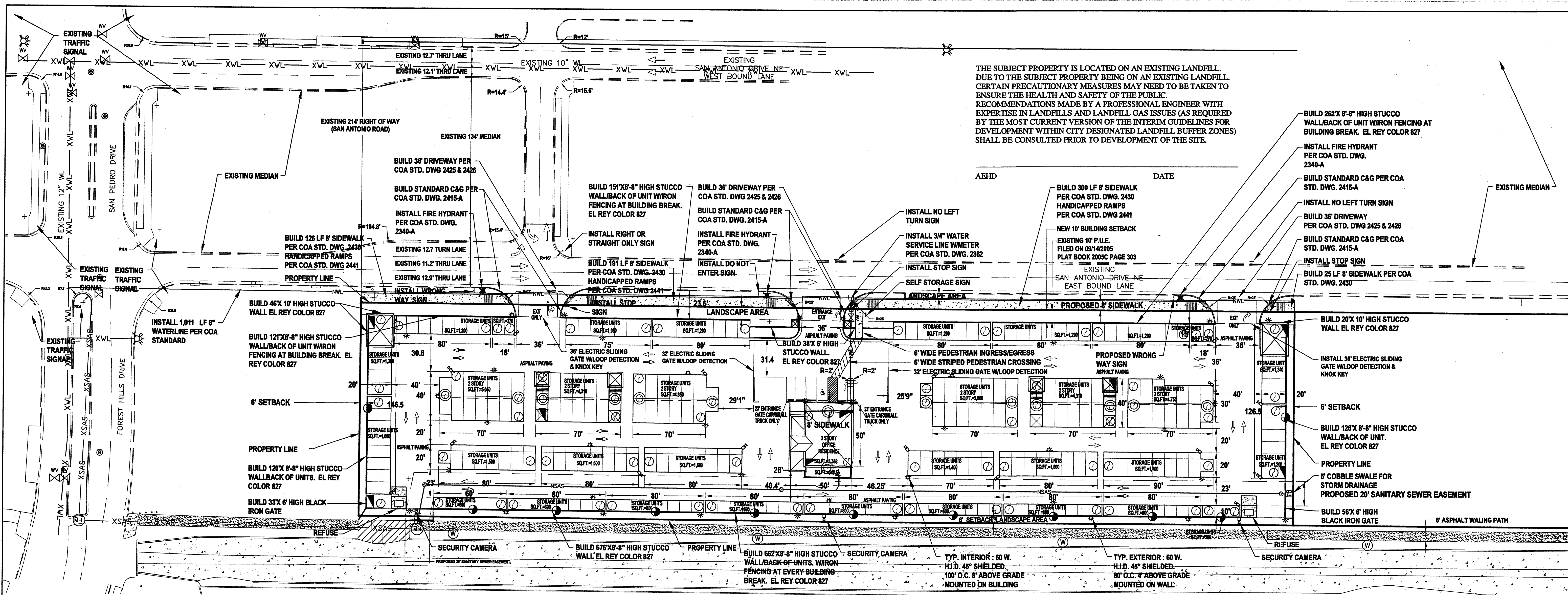
Albuquerque Control
Station "10-D18"
State Plane Coordinates:
(Central Zone NAD 1927)
X=404,876.27
Y=1,515,887.39
G/G Factor=0.9998560
Delta Alpha = -00°11'00"
Elevation(NGVD29)= 5319.15



LINE TABLE		
LINE	LENGTH	BEARING
L1	51.01	S00°31'10"W
L2	215.71	S89°45'00"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C1	23.27	19.74	N34°14'04"E	21.95	67°32'58"	13.20
C2	100.74	387.50	N74°59'48"E	100.45	14°53'43"	50.85
C3	107.06	812.50	N86°41'06"E	106.98	7°32'58"	53.61

LDC LAND DEVELOPMENT CONSULTANTS, LLC.
5620 B. MODESTO NE
ALBUQUERQUE, NEW MEXICO 87113
PH. 505-858-2441 / FAX 505-858-2445
E-MAIL: LDC_LLC@MSN.COM



THE SUBJECT PROPERTY IS LOCATED ON AN EXISTING LANDFILL. DUE TO THE SUBJECT PROPERTY BEING ON AN EXISTING LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

AEHD DATE

PROJECT DATA

TR 1 - A PLAT OF TRACTS 1-A & 1-B P & J SUBDIVISION
CONT. 3.0812 AC ±

6240 San Antonio Drive, NE
Albuquerque, New Mexico 87109

OFFICE BUILDING:
1ST FLOOR OFFICE = 2,200 SQ. FT.
2ND FLOOR RESIDENCE = 1,672 SQ. FT.
PATIO = 349 SQ. FT.
TOTAL = 4,221 SQ. FT.

STORAGE BUILDINGS:
1ST FLOOR = 45,540 SQ. FT.
2ND FLOOR = 16,450 SQ. FT.
TOTAL = 61,990 SQ. FT.

BUILDINGS AREA
1ST FLOOR = 47,740 SQ. FT.
2ND FLOOR = 16,122 SQ. FT.

TOTAL PATIO AREA = 628 SQ. FT.

TOTAL BUILDING AREA = 65,862 SQ. FT.

STREETS / CIRCULATION

THERE ARE NO PROPOSED TURN LANES / DECELERATION LANES.

THE SUBJECT PROPERTY IS SERVED BY SAN PEDRO COMMUTER BUS ROUTE #34, WHICH ONLY OPERATES DURING MORNING AND AFTERNOON RUSH HOURS. THERE IS A BUS STOP LOCATED ON SAN PEDRO DR. NORTH OF SAN ANTONIO, APPROXIMATELY 300 FT. FROM THE SITE.

THERE IS A SECOND BUS STOP LOCATED ON LOUISIANA BLVD. NORTH OF SAN ANTONIO, APPROXIMATELY 1,000 FT. FROM THE SITE.

THERE IS NO BUS ROUTE THAT SERVES SAN ANTONIO DR. EAST OR WEST BOUND.

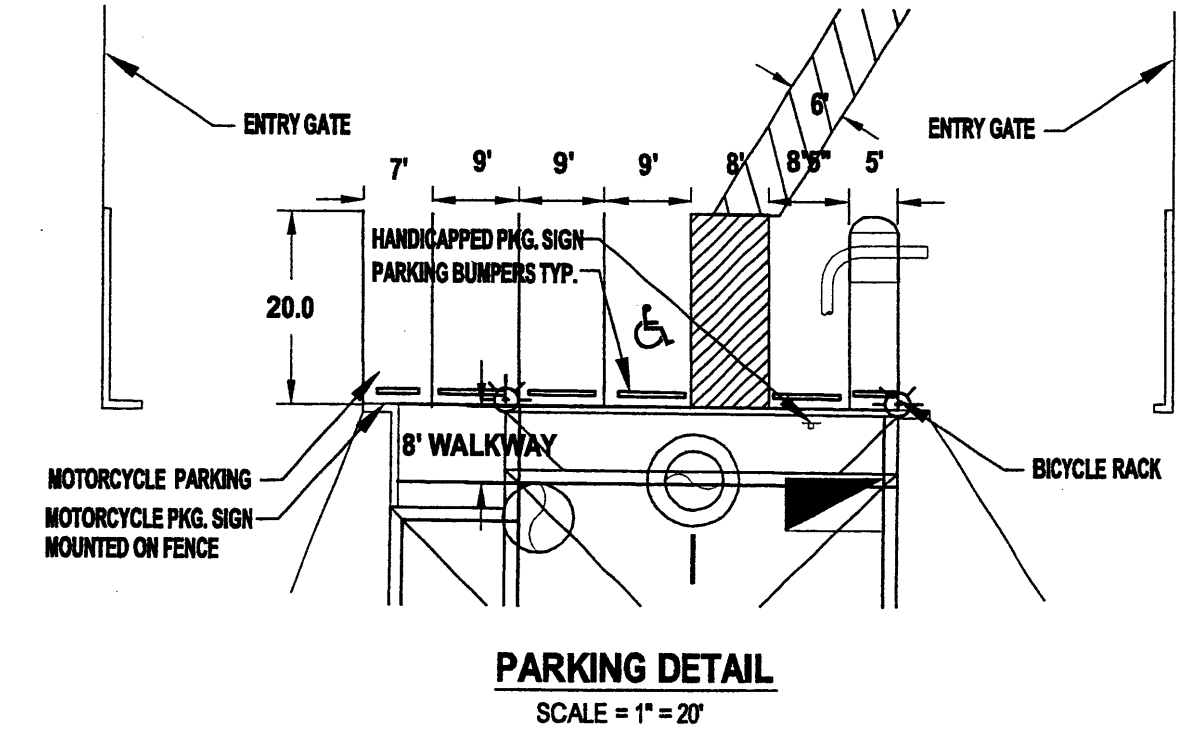
ALL GATES WILL BE EQUIPPED WITH LOOP DETECTION DEVICES. EXIT ONLY DRIVEWAYS ARE FOR CUSTOMER EXIT, EMERGENCY AND FIRE ACCESS AND LIMITED ACCESS FOR LARGE TRUCKS.

LIGHTING

ALL LIGHTING SHALL COMPLY WITH THE LIGHTING REGULATIONS OF SECTION 14-18-3.8. ALL LIGHTING WILL BE 45° SHIELDED DOWN. LIGHTS ON THE ARROYO PINO PATH WILL BE INSTALLED AT A HEIGHT OF 4 AND AT INTERVALS OF 80'. THE LIGHTS IN THE INTERIOR OF SITE WILL BE WALL MOUNTED AT A HEIGHT OF 8'. THERE WILL BE NO POLE LIGHTS. A LIGHTING PLAN WILL BE DONE UPON RECEIVING ZONE CHANGE.

HANDICAPPED RAMPS

ALL PROPOSED HANDICAPPED RAMP SHALL BE BUILT PER COA STD. DWG. 2441. ALL PROPOSED HANDICAPPED RAMPS SHALL INCLUDE DETECTABLE WARNING SURFACE (TRUNCATED DOMES). DESIGN PER ADA GUIDELINES.



PARKING

SPACES REQUIRED	4	PROVIDED	4
HANDICAPPED SPACES REQUIRED	1	PROVIDED	1
MOTORCYCLE SPACES REQUIRED	1	PROVIDED	1
BICYCLE RACK REQUIRED	1	PROVIDED	1

PROJECT NUMBER: _____

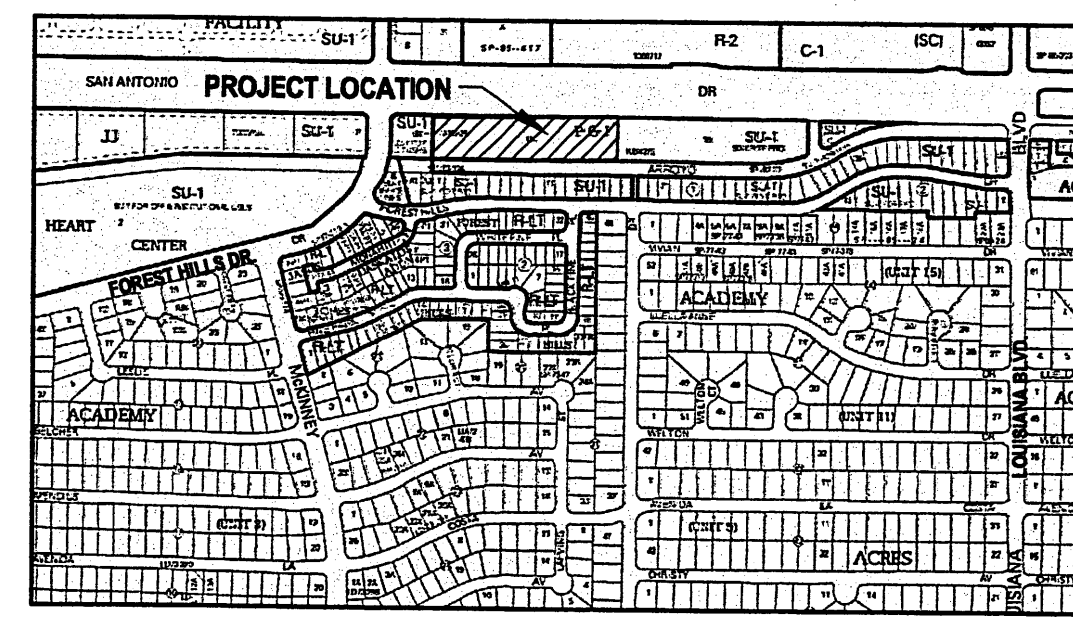
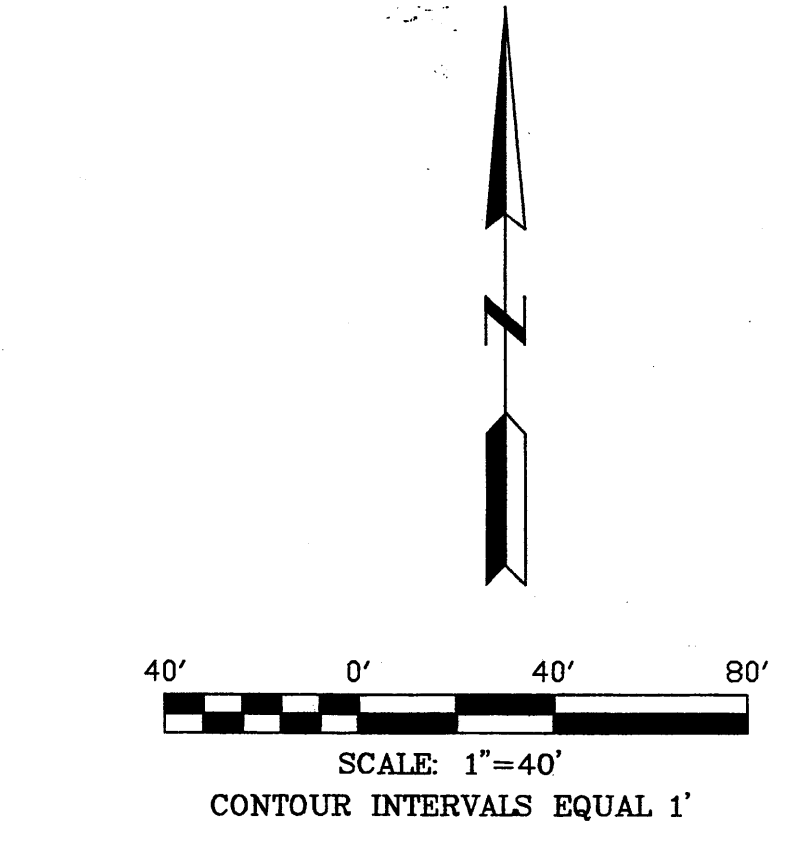
Application Number: _____

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.

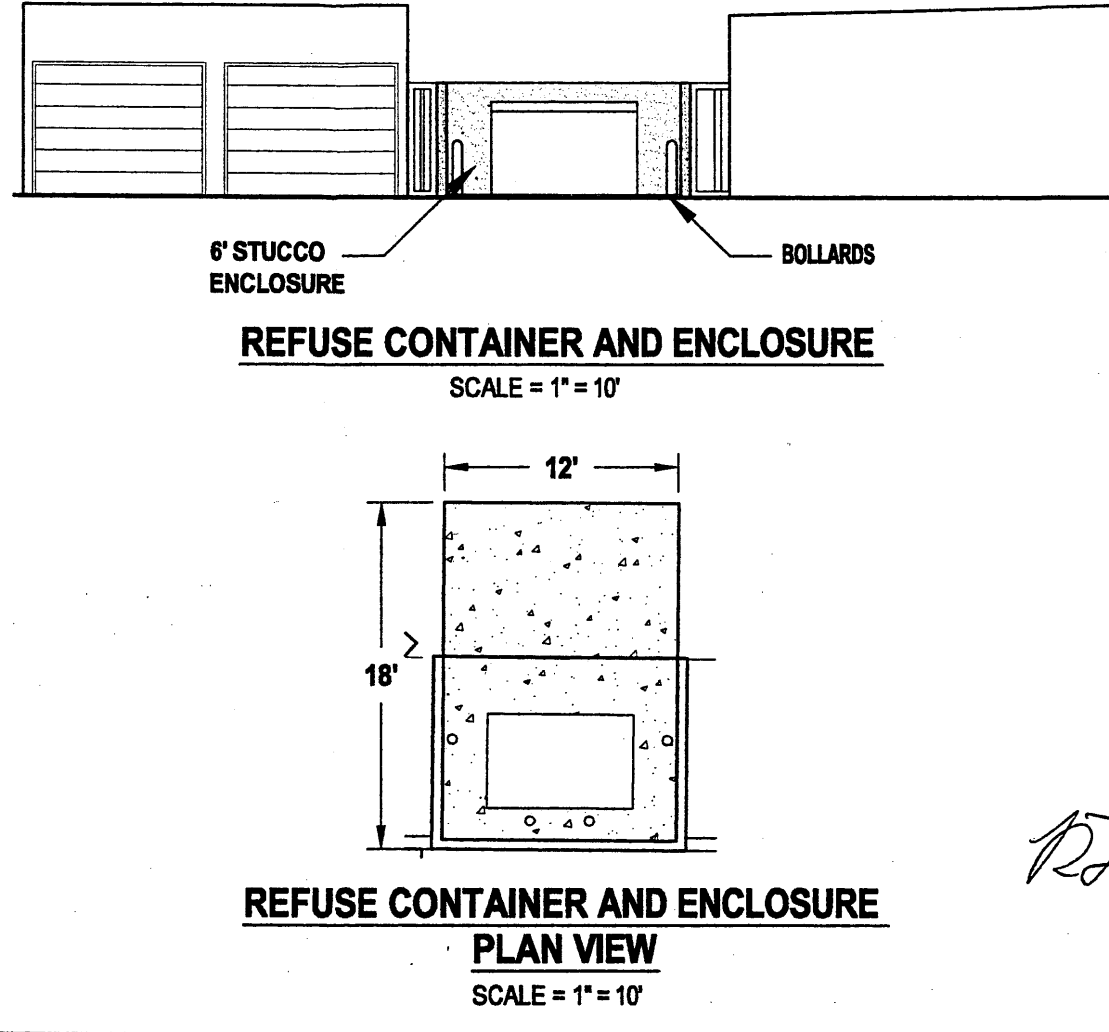
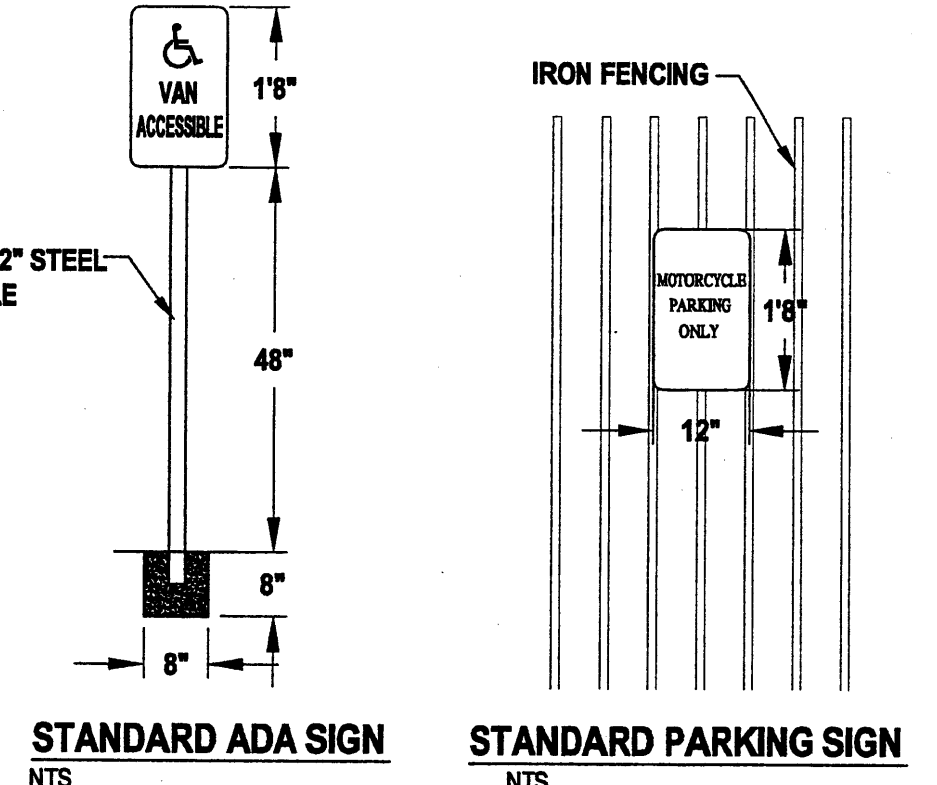
Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
City Engineer	Date _____
* Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____



- LEGEND**
- PROPOSED SECURITY CAMERA
 - PROPOSED LIGHTS
 - PROPOSED ROOF SLOPE
 - PROPOSED ROOF WIND TURBINE
 - PROPOSED WIND TURBINE CONNECTED TO VENT PIPE
 - PROPOSED PERFORATED VENT PIPE
 - PROPOSED METHANE SENSOR
 - PROPOSED VENT TURBINE OVER WELLS
 - PROPOSED VENT OVER UTILITIES



Land Development Planning

P.O. Box 94086
ALBUQUERQUE, NEW MEXICO 87199
PHONE: (505) 797-4120
FAX: (505) 821-0392
E-MAIL: ldc_llc@msn.com

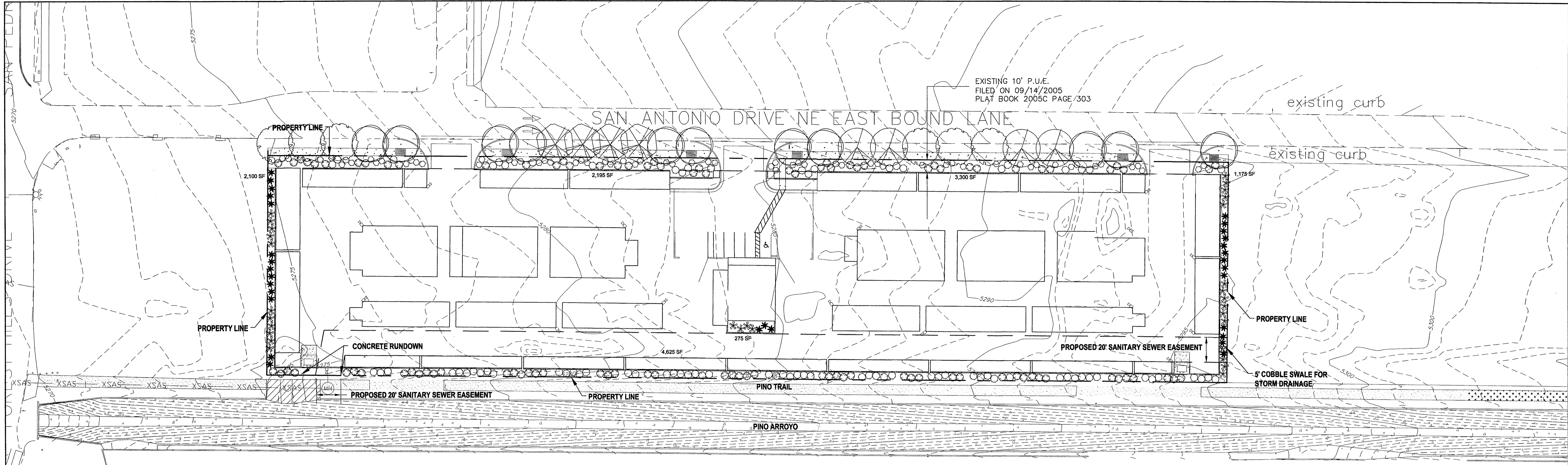
CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION

TITLE
SAN ANTONIO SELF STORAGE
SITE PLAN FOR BUILDING PERMIT

CITY PROJECT NO. _____ ZONE MAP NO. E-18-Z SHEET 2 8

AS-BUILT INFORMATION	
CONTRACTOR	
WORK STAMPED BY	
INSPECTOR'S ACCEPTANCE BY	
FIELD VERIFICATION BY	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	

SURVEY INFORMATION	
FIELD NOTES	
NO.	
BY	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	



NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDFILL GAS ABATEMENT PLAN

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY

THE SITE WILL BE APPROXIMATELY 90% IMPERVIOUS WITH 10% REMAINING AS LANDSCAPE PERVIOUS AREAS. ON SITE PONDING WILL NOT BE REQUIRED, PER C.O.A. HYDROLOGY.

LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN CRUSHER FINES AT 3" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

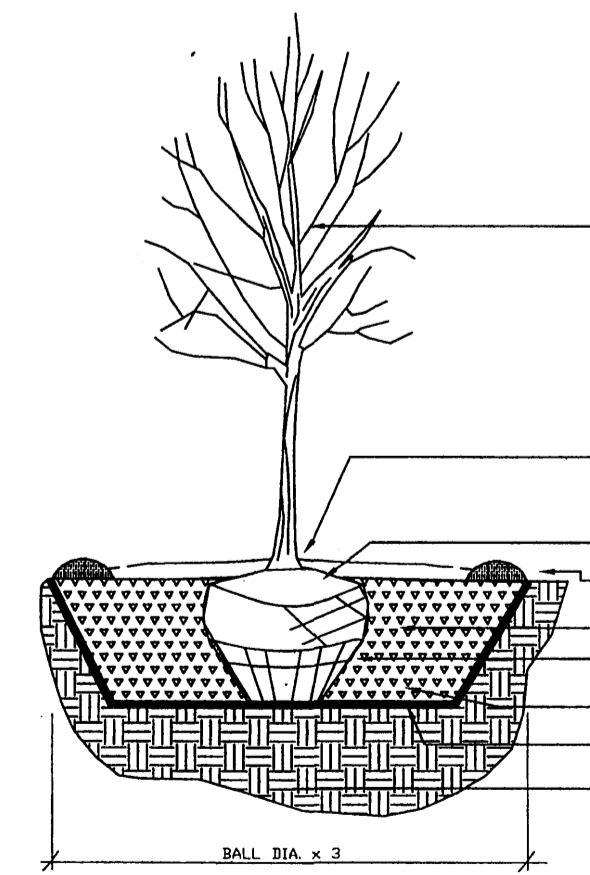
DRIP SYSTEM TO BE RUN .5 HOUR/3 DAYS A WEEK DURING ESTABLISHMENT AND SUMMER MONTHS

ALL PLANTINGS TO HAVE 30 MIL PVC LINER INSTALL AT 3 TIMES ROOT BALL/ CONTAINER SIZE TO PREVENT WATER FROM LEACHING INTO SUBSURFACE SOILS SEE DETAIL

LINER LIFE EXPECTANCY IS A MINIMUM OF 20 YEARS PER MANUFACTURERS SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Installed Size	Water Use	Mature Height/Width	Landscape Coverage	Dry Water Quantities Per Plant	Landscape Purpose
11		Prosopis glandulosa Honey Mesquite	2" B&B	Low	25/30'			General
6		Melia azedarach Chinaberry	2" B&B	Low	30/30'			General
4		Chilopsis linearis Desert Willow	2" B&B	Low	20/25'			General
4		Sapindus drummondii Western Soapberry	2" B&B	Low	30/30'			General
Shrubs/Groundcovers								
65		Fallugia paradoxa Apache Plume	1-Gal	Low	6/7'	25 sf=1,625 sf		General
82		Ericameria nauseosus Chamisa	1-Gal	Low	5/5'	32 sf=2,752 sf		General
29		Hesperaloe Red Yucca	1-Gal	Low+	3/4'	15 sf=435 sf		General
97		Rhus trilobata Three Leaf Sumac	1-Gal	Low+	6/6'	50 sf=4,900 sf		General
Ornamental Grasses								
30		Nolina Beargrass	1-Gal	Low	5/6'	18 sf=540 sf		General
						Total landscape coverage	10,252 sf	



DO NOT CUT LEADER. PRUNE DAMAGED OR DEAD WOOD AFTER PLANTING AND STAKING. KEEP CROWN SHAPE TYPICAL OF SPECIES.

0" AT TRUNK 2-3" DEPTH SPECIFIED MULCH AT EDGE OF RING, 1" INSIDE 4" WATERING SAUCER

PLANT TREE ON UNDISTURBED SOIL. SET TRUNK PLUMB.

WATER SAUCER TO BE 2" FROM TRUNK OF DECIDUOUS TREES.

SPECIFIED BACKFILL MIXTURE. AMENDMENTS: 1/3 GRD. BARK, 2/3 NATIVE SOIL

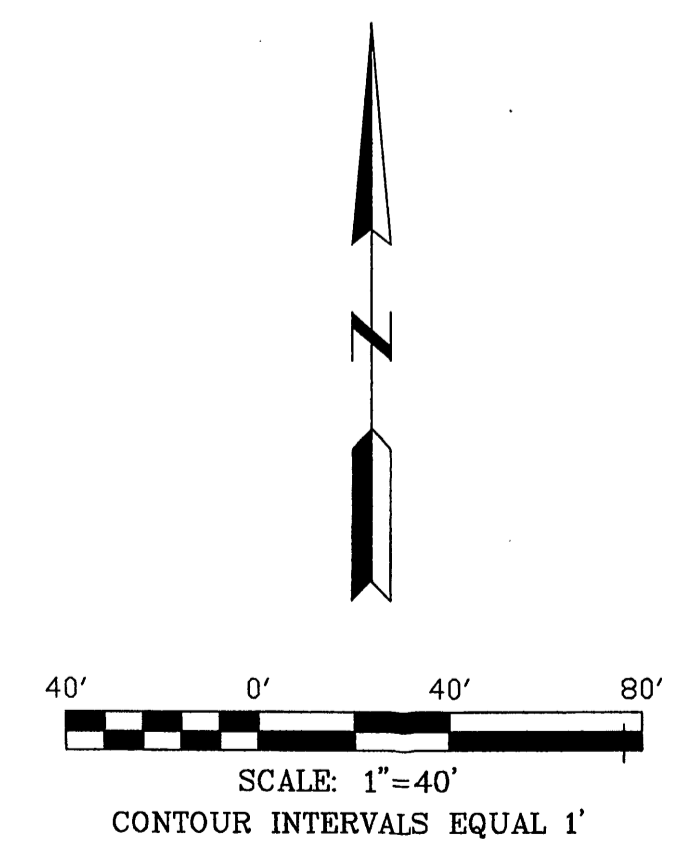
REMOVE ALL TWINE AND WIRE FROM BALL. REMOVE WIRE BASKETS.

INITIAL STABILIZING BACKFILL 1/3 DEPTH, COMPACTED.

30 MIL PVC LINER

UNDISTURBED PIT BOTTOM FOR ROOTBALL BASE

1
L100 Deciduous Tree



LANDSCAPE DATA

GROSS LOT AREA	134,270 SF
LESS BUILDING(S)	65,862 SF
NET LOT AREA	68,408 SF
REQUIRED LANDSCAPE	15% OF NET LOT AREA
PROPOSED LANDSCAPE	10,252 SF
PERCENT OF NET LOT AREA	15.8 %
REQUIRED LANDSCAPE COVERAGE/75% OF NET LANDSCAPE AREA (13,670 SF X 75%)	10,252 SF
PROPOSED LANDSCAPE COVERAGE	10,252 SF
PERCENT LANDSCAPE COVERAGE	75 %

REQUIRED STREET TREES PROVIDED AT 30' O.C. SPACING ALONG STREET 25

PLANTING RESTRICTIONS APPROACH

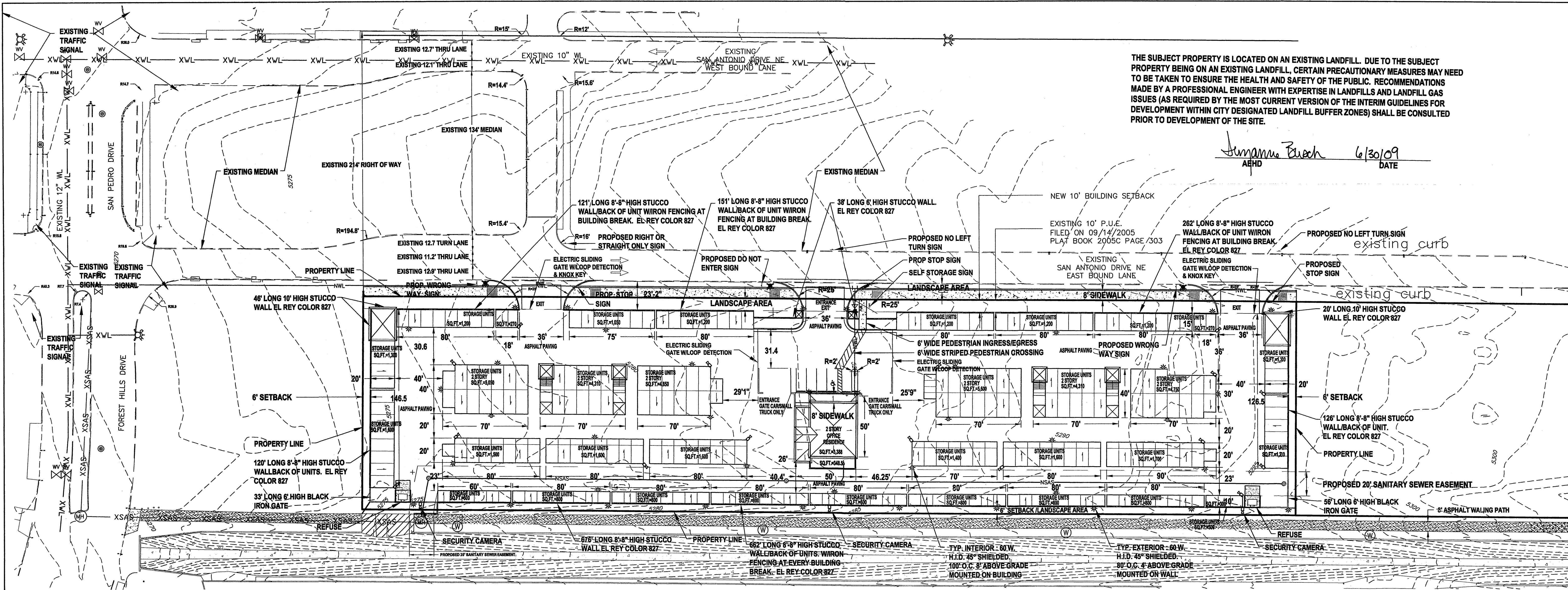
ALL OF THE PLANTINGS TO BE LOW WATER USE PLANTS

Growing Better Heads Up
LANDSCAPE CONTRACTORS
www.headsuplandscape.com

P.O. BOX 10597
ALBUQUERQUE, NM 87184
505.898.9815
505.898.2105 (fax)
design@hulc.com



AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S STAMP																	
CONTRACTOR	Albuquerque Control Station "10-D18"	DATE	BY	NO.	NO.	NO.	NO.																
MODR. STAMPED BY	NM State Plane Coordinates:																						
INSPECTOR'S ACCEPTANCE BY	(Central Zone NAD 1983)																						
FIELD VERIFICATION BY	X = 1515749.916																						
DRAWINGS CORRECTED BY	Y = 1545122.187																						
MICRO-FILM INFORMATION	G/S Factor = 0.99869710																						
RECORD BY	Delta Alpha = -011'01.11"																						
NO.	Elevation(NGVD29) = 5321.84																						
REVISIONS																							
DESIGNED BY:	DM/CW	DATE:	11/25/08																				
DRAWN BY:	CW	DATE:	11/25/08																				
CHECKED BY:	DM	DATE:	11/25/08																				
<p>CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION</p> <p>TITLE: SAN ANTONIO SELF STORAGE LANDSCAPING PLAN</p> <table border="1"> <tr> <td>DESIGN REVIEW COMMITTEE</td> <td>CITY ENGINEER APPROVAL</td> <td>MO./DAY/YR.</td> <td>MO./DAY/YR.</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p>CITY PROJECT NO. _____ ZONE MAP NO. E-18-Z SHEET 3 8</p>								DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.												
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.																				



THE SUBJECT PROPERTY IS LOCATED ON AN EXISTING LANDFILL. DUE TO THE SUBJECT PROPERTY BEING ON AN EXISTING LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

Juanita Bush 6/30/09
A.E.H.D. DATE

PROJECT DATA
TR 1 - A PLAT OF TRACTS 1-A & 1-B P & J SUBDIVISION
CONT. 3.0612 AC ±
6240 San Antonio Drive, NE
Albuquerque, New Mexico 87019

OFFICE BUILDING:
1ST FLOOR OFFICE = 2,200 SQ. FT.
2ND FLOOR RESIDENCE = 1,872 SQ. FT.
PATIO = 348 SQ. FT.
TOTAL = 4,421 SQ. FT.

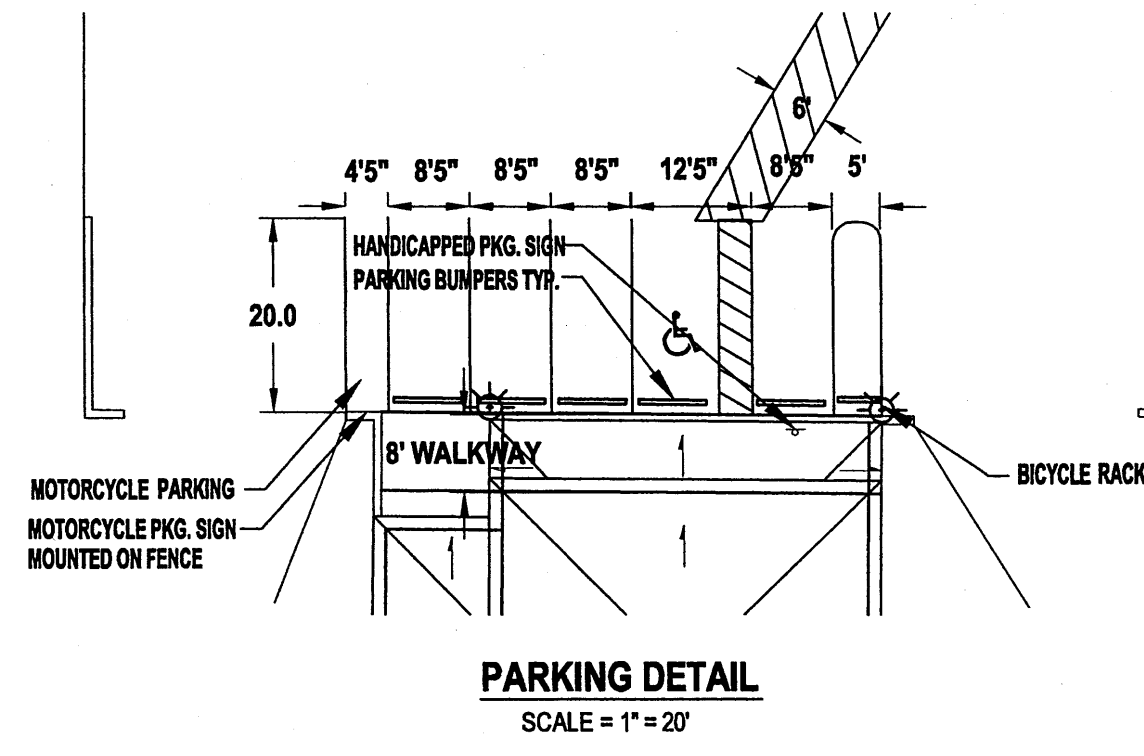
STORAGE BUILDINGS:
1ST FLOOR = 45,540 SQ. FT.
2ND FLOOR = 16,450 SQ. FT.
TOTAL = 61,990 SQ. FT.

BUILDINGS AREA
1ST FLOOR = 47,740 SQ. FT.
2ND FLOOR = 18,122 SQ. FT.

TOTAL PATIO AREA = 628 SQ. FT.
TOTAL BUILDING AREA = 65,862 SQ. FT.

STREETS / CIRCULATION
THERE ARE NO PROPOSED TURN LANES / DECELERATION LANES.
THE SUBJECT PROPERTY IS SERVED BY SAN PEDRO COMMUTER BUS ROUTE #34, WHICH ONLY OPERATES DURING MORNING AND AFTERNOON RUSH HOURS. THERE IS A BUS STOP LOCATED ON SAN PEDRO DR. NORTH OF SAN ANTONIO, APPROXIMATELY 380 FT. FROM THE SITE.
THERE IS A SECOND BUS STOP LOCATED ON LOUISIANA BLVD. NORTH OF SAN ANTONIO, APPROXIMATELY 1,600 FT. FROM THE SITE.
THERE IS NO BUS ROUTE THAT SERVES SAN ANTONIO DR. EAST OR WEST BOUND.
ALL GATES WILL BE EQUIPPED WITH LOOP DETECTION DEVICES.

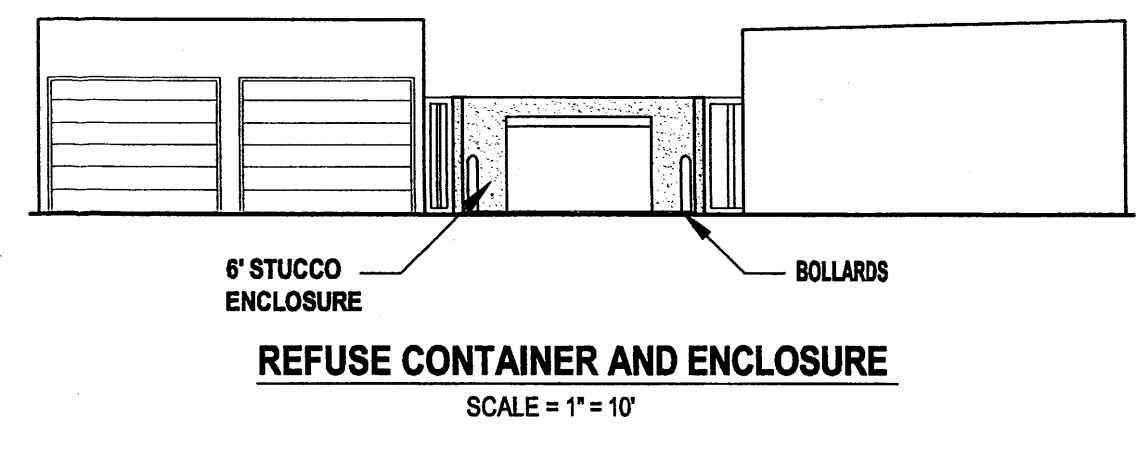
LIGHTING
ALL LIGHTING SHALL COMPLY WITH THE LIGHTING REGULATIONS OF SECTION 14-16-3-9. ALL LIGHTING WILL BE 45° SHIELDED DOWN. LIGHTS ON THE ARROYO PINO PATH WILL BE INSTALLED AT A HEIGHT OF 4 AND AT INTERVALS OF 80'. THE LIGHTS IN THE INTERIOR OF THE SITE WILL BE WALL MOUNTED AT A HEIGHT OF 8'. THERE WILL BE NO POLE LIGHTS. A LIGHTING PLAN WILL BE DONE UPON RECEIVING ZONE CHANGE.



PARKING

SPACES REQUIRED	4	PROVIDED	5
HANDICAPPED SPACES REQUIRED	1	PROVIDED	1
MOTORCYCLE SPACES REQUIRED	1	PROVIDED	1
BICYCLE RACK REQUIRED	1	PROVIDED	1

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRAVIT(S) ONLY
[Signature]
SIGNATURE & DATE



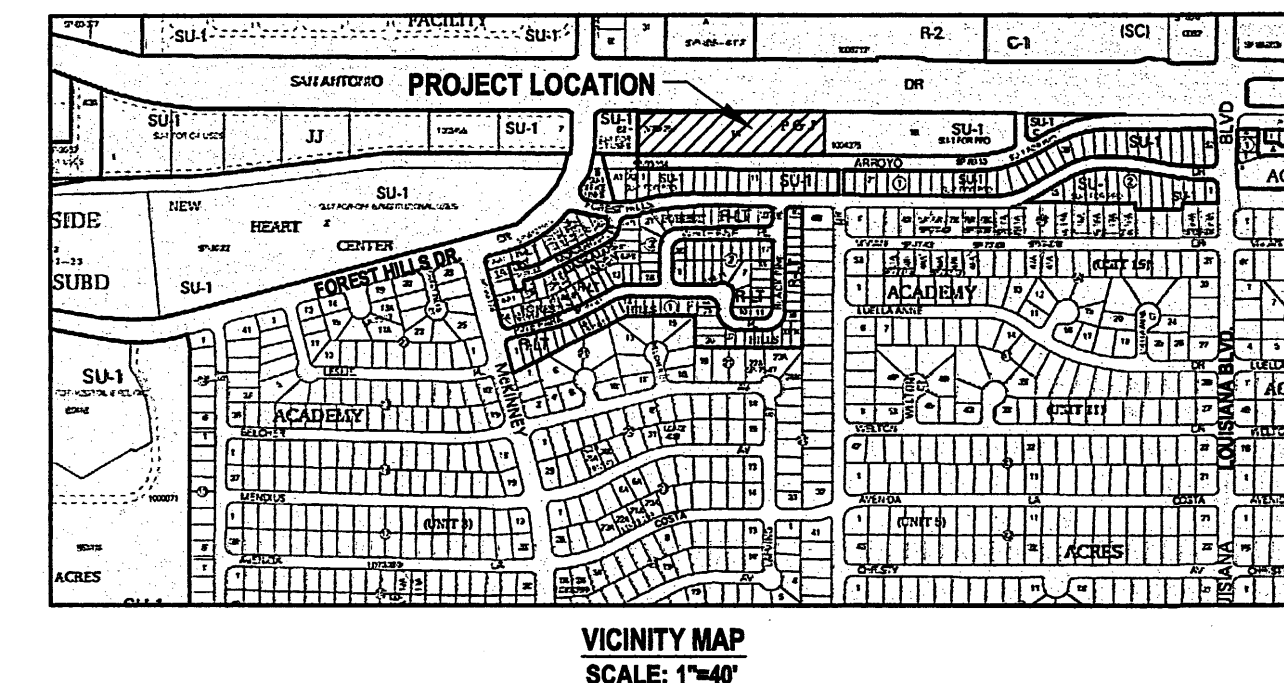
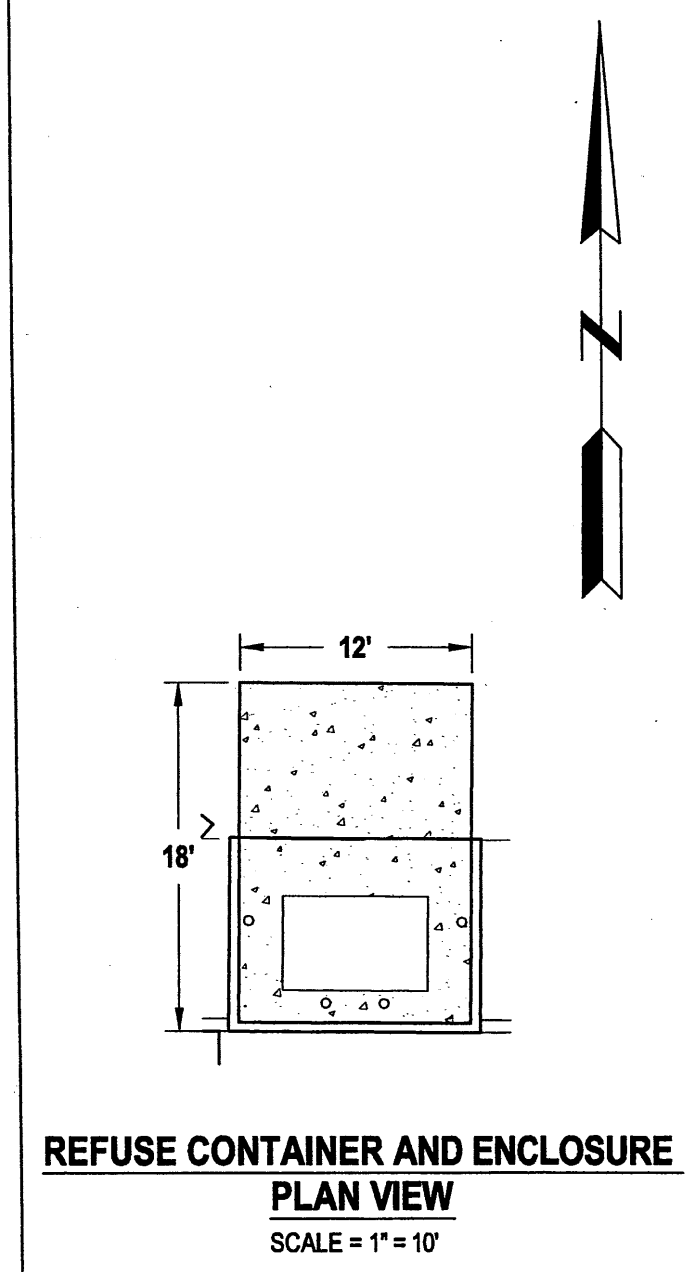
PROJECT NUMBER: _____
Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated March 19, 2009 and the Findings and Conditions in the Official Notification of Decision are satisfied.

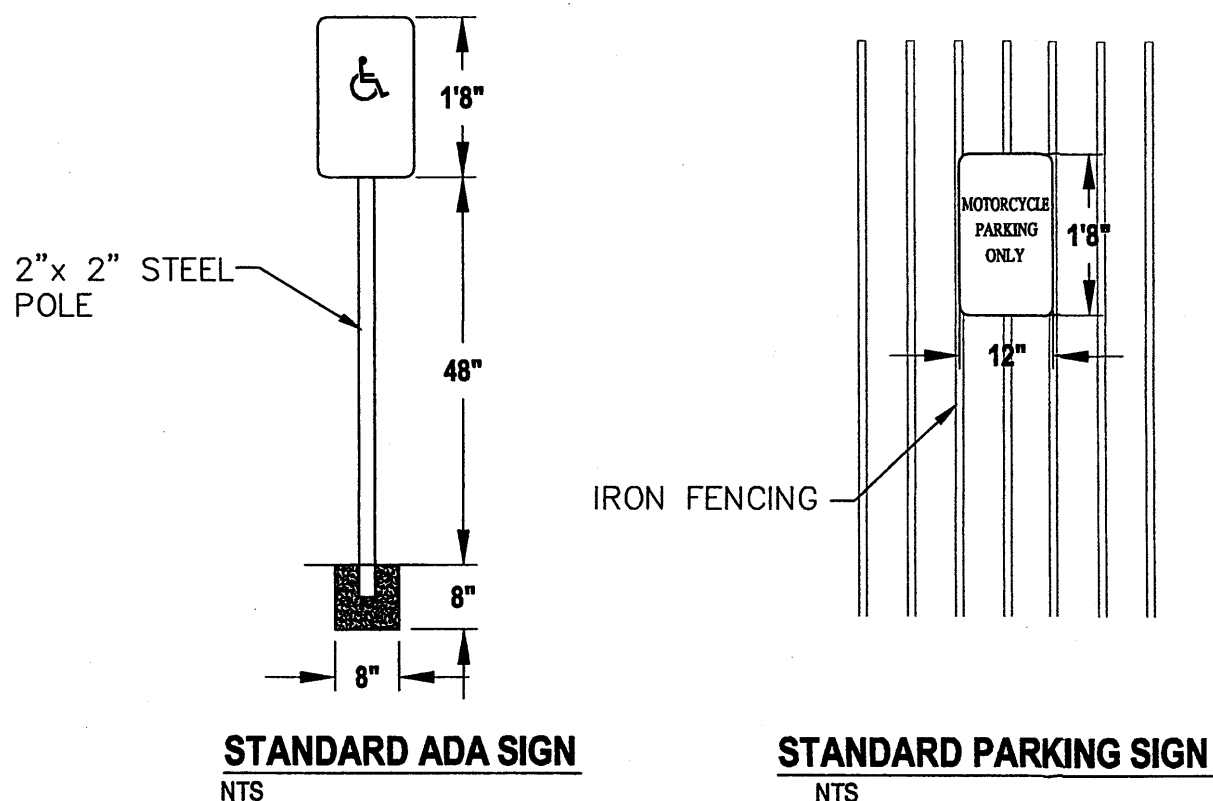
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

- | | |
|--|----------------|
| Traffic Engineering, Transportation Division | Date |
| ABCWUA | Date |
| Parks and Recreation Department | Date |
| City Engineer | Date |
| *Environmental Health Department (conditional) | Date |
| <i>[Signature]</i>
Solid Waste Management | 7-2-09
Date |
| DRB Chairperson, Planning Department | Date |



- LEGEND**
- ⊠ PROPOSED SECURITY CAMERA
 - ⊙ PROPOSED LIGHTS
 - ⊘ PROPOSED ROOF SLOPE
 - ⊙ PROPOSED ROOF WIND TURBINE
 - ⊙ PROPOSED WIND TURBINE CONNECTED TO VENT PIPE
 - ⊘ PROPOSED PERFORATED VENT PIPE
 - ⊙ PROPOSED METHANE SENSOR
 - ⊙ PROPOSED VENT TURBINE OVER WELLS
 - ⊙ PROPOSED VENT OVER UTILITIES



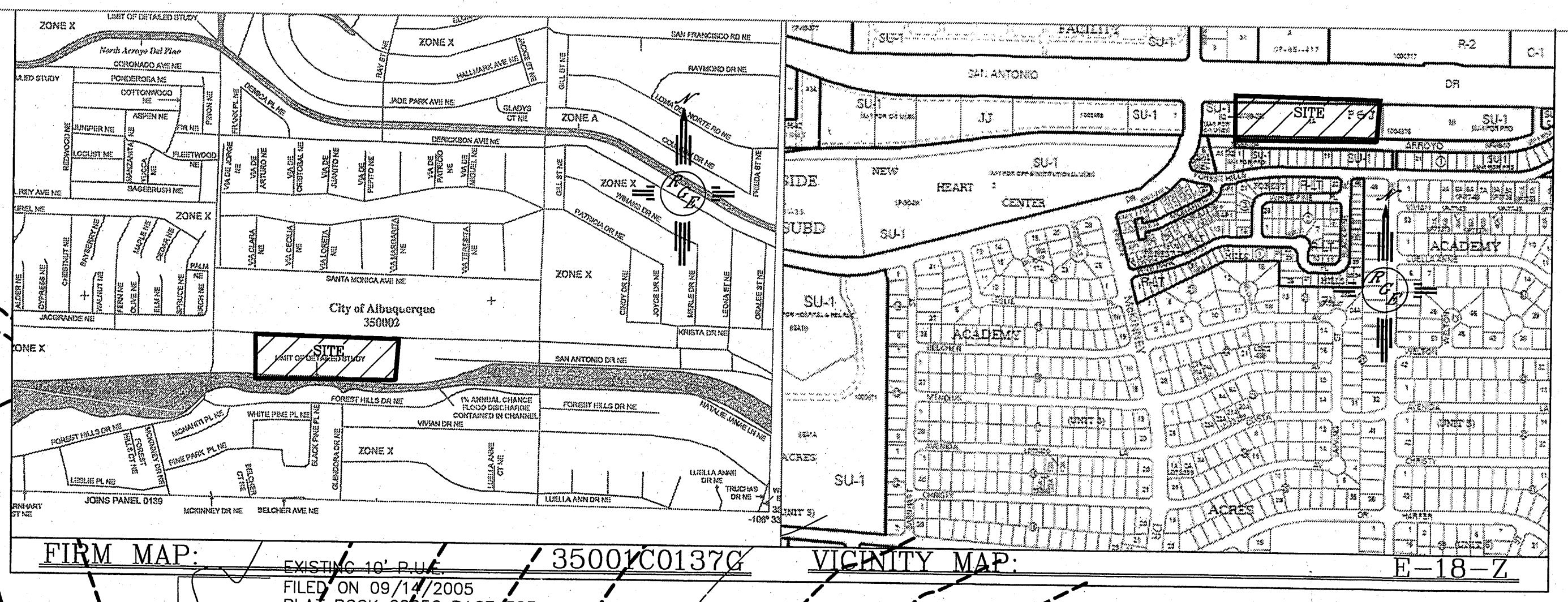
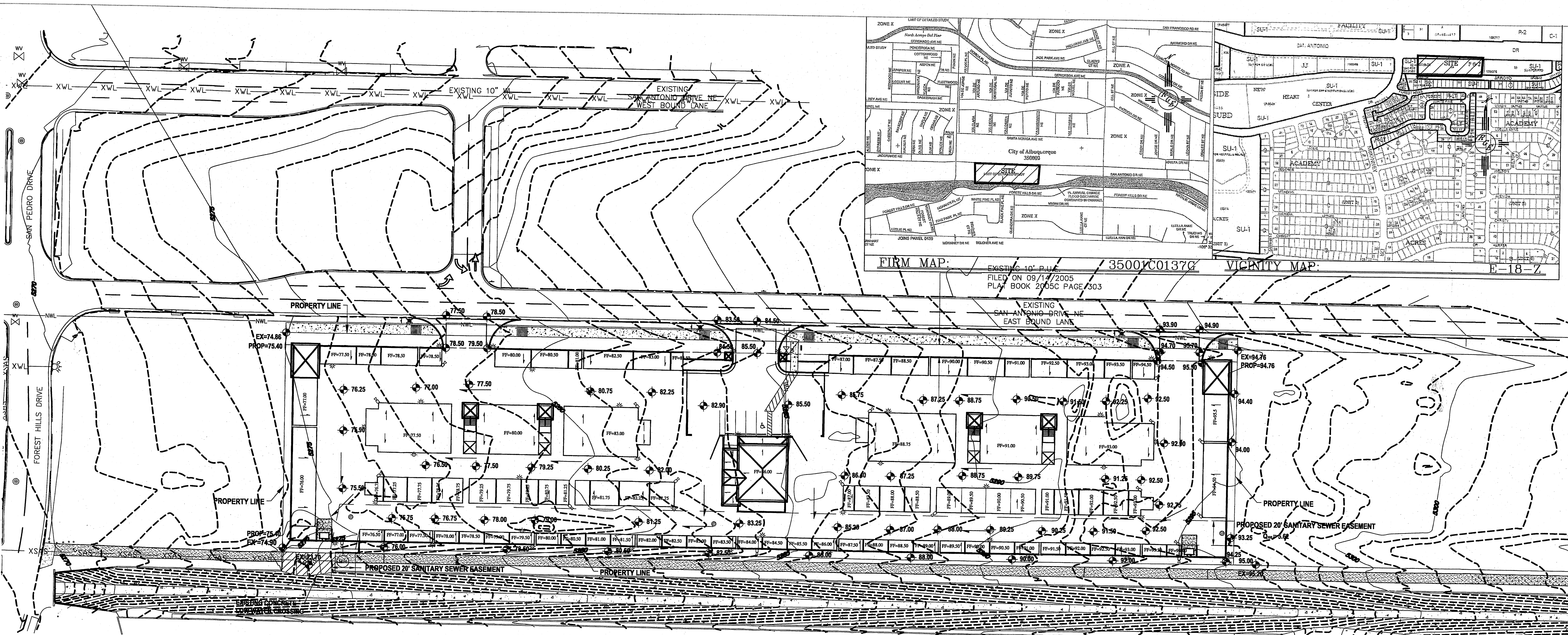
Land Development Planning
P.O. Box 94086
ALBUQUERQUE, NEW MEXICO 87199
PHONE: (505) 797-4120
FAX: (505) 821-0392
E-MAIL: ldp_llc@msn.com

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION

TITLE
SAN ANTONIO SELF STORAGE
SITE PLAN FOR BUILDING PERMIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

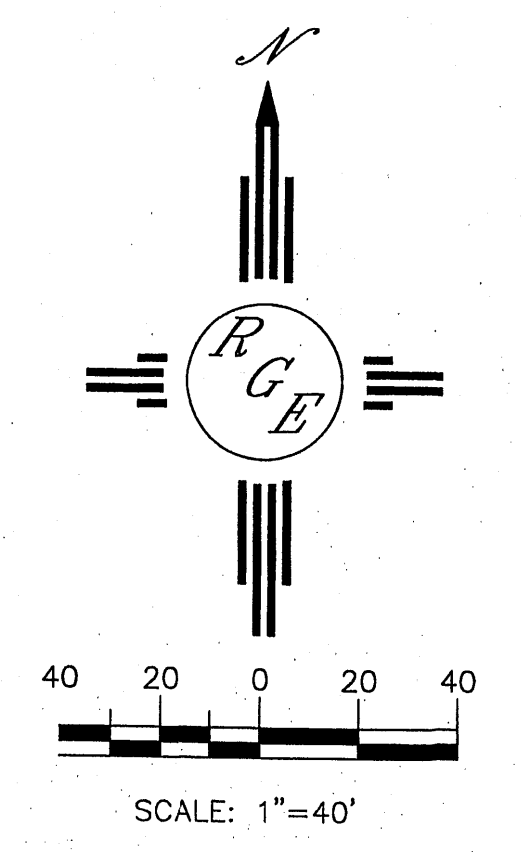
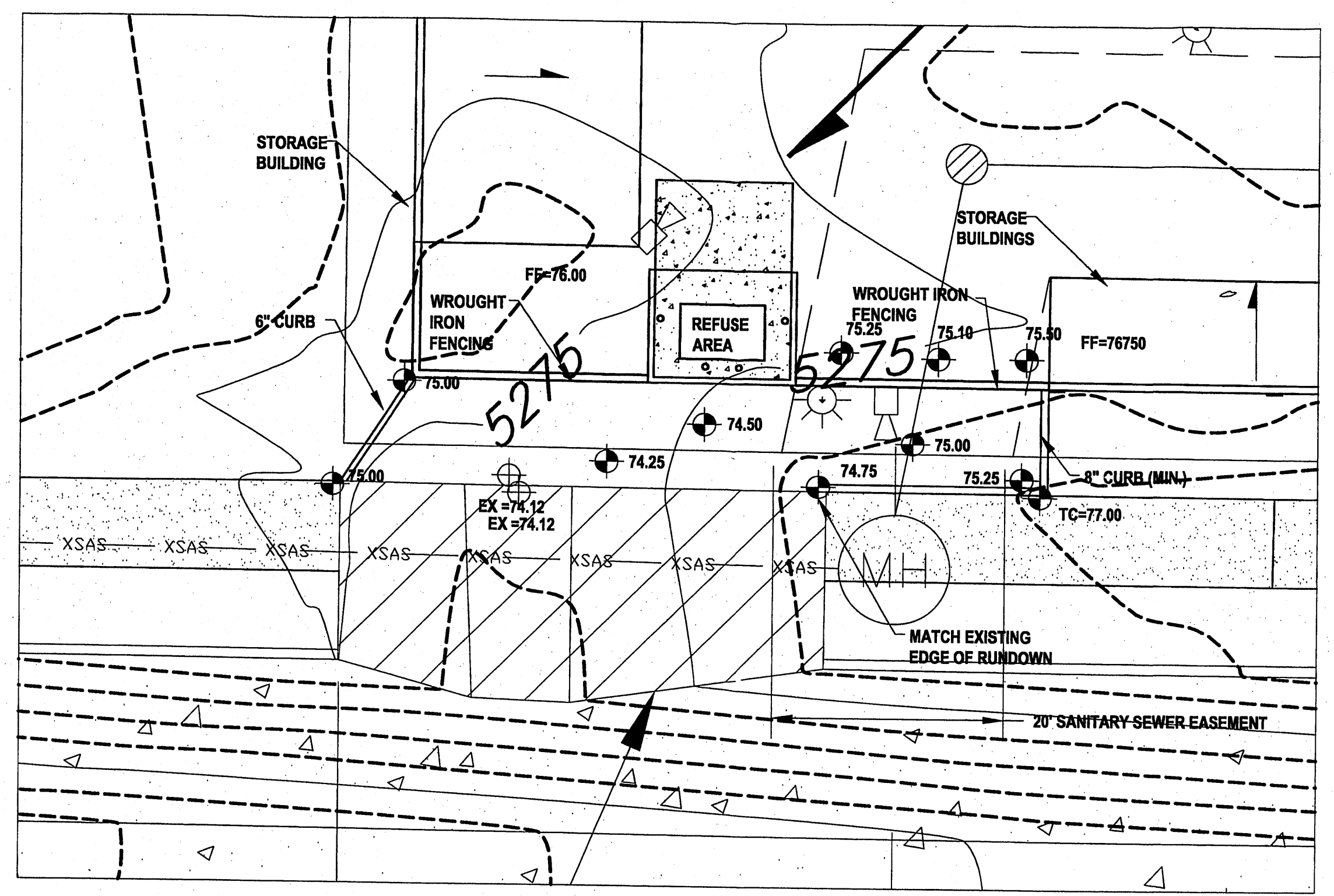
CITY PROJECT NO. _____ ZONE MAP NO. E-18-Z SHEET **2** OF **8**



- GRADING LEGEND**
- EX = 74.11 \oplus EXISTING SPOT ELEVATIONS
 - 5280 — EXISTING MAJOR CONTOURS
 - - - - - EXISTING MINOR CONTOURS
 - 5290.80 \oplus PROPOSED SPOT
 - ← PROPOSED FLOW DIRECTION
 - PROPOSED BUILDING LINE
 - - - - - BOUNDARY LINE

- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER TO BE STANDARD PER COA STD DWG #2415A UNLESS OTHERWISE NOTED.
 3. ALL DRIVEWAYS ENTRANCES SHALL BE PER COA STD DWG #2425.
 4. ALL VALLEY GUTTERS SHALL BE COA STD DWG #2420.

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

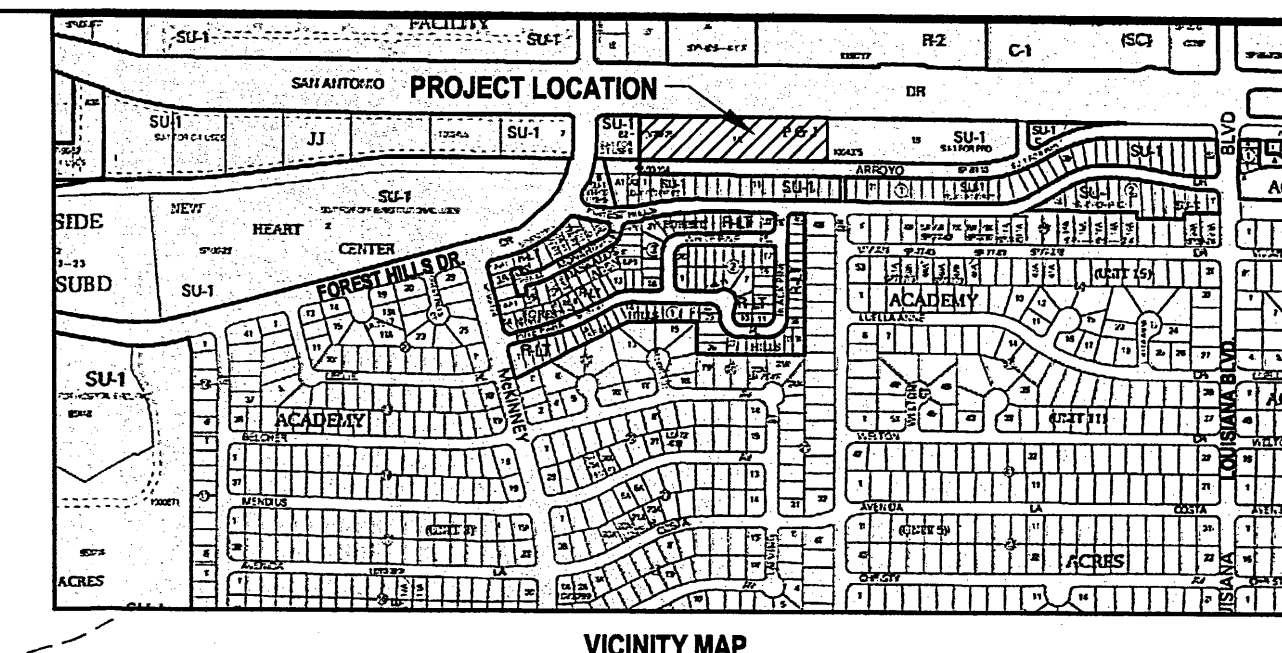
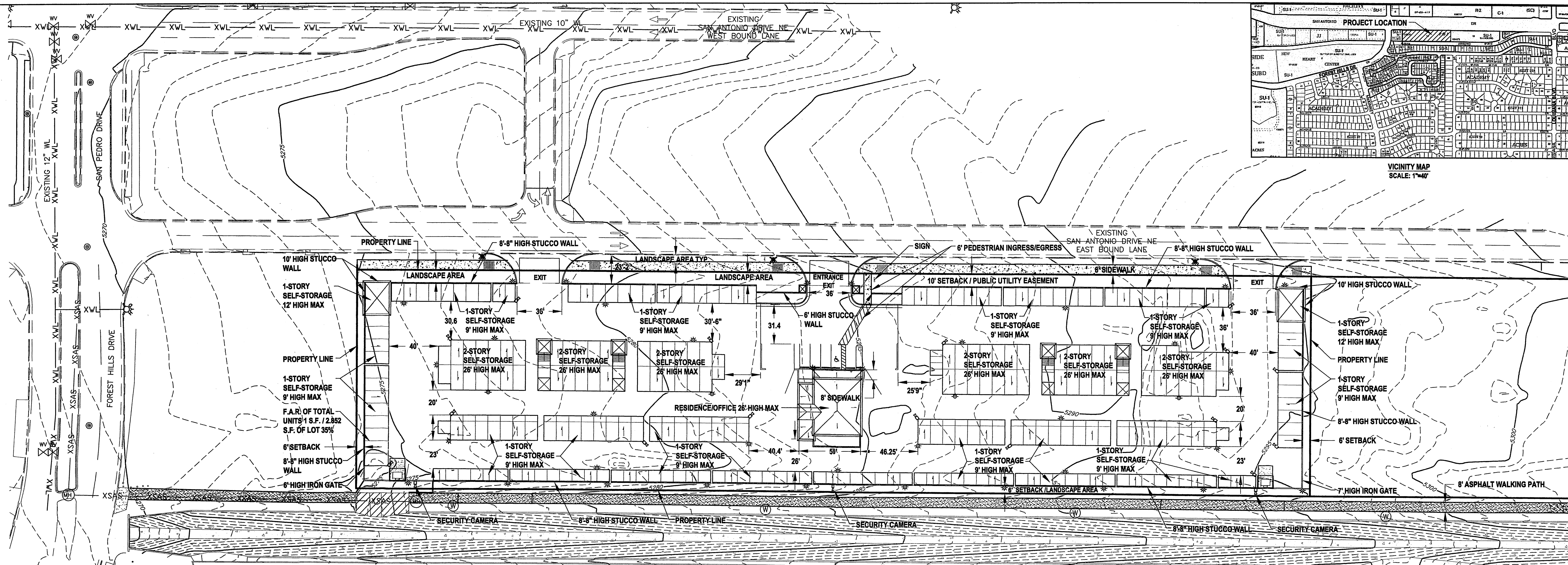


Rio Grande Engineering
 1606 CENTRAL AVENUE SUITE 201
 ALBUQUERQUE, NM 87106
 (505) 872-0999

LP Land Development Planning
 Engineers • Planners • Construction Management
 P.O. Box 94086
 ALBUQUERQUE, NEW MEXICO 87199
 PHONE: (505) 797-4120
 FAX: (505) 821-0392
 E-MAIL: ldc_llc@msn.com

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION			
TITLE SAN ANTONIO SELF STORAGE GRADING & DRAINAGE PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO. E-18-Z	SHEET	4 8

AS-BUILT INFORMATION	
CONTRACTOR	ALBUQUERQUE CONTROL STATION "10-D18"
WORK STAGED BY	NM State Plane Coordinates: (Central Zone NAD 1983)
INSPECTOR'S ACCEPTANCE BY	X = 1515749.916
FIELD VERIFICATION BY	Y = 1545122.187
DATE	G/G Factor = 0.999659710
DATE	Delta Alpha = -01101.11"
DATE	Elevation(NSVD29) = 5321.84
DATE	
DATE	
BENCH MARKS	
ALBUQUERQUE CONTROL STATION "10-D18"	
NM STATE PLANE COORDINATES: (CENTRAL ZONE NAD 1983)	
X = 1515749.916	
Y = 1545122.187	
G/G FACTOR = 0.999659710	
DELTA ALPHA = -01101.11"	
ELEVATION(NSVD29) = 5321.84	
SURVEY INFORMATION	
DATE	BY
NO.	
FIELD NOTES	
DATE	BY
NO.	
ENGINEER'S STAMP	
DATE	BY
REVISIONS	
NO.	DATE
1	11/25/08
2	11/25/08
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95	11/25/08
96	11/25/08
97	11/25/08
98	11/25/08
99	11/25/08
100	11/25/08



DESIGN STANDARDS

SITE DESIGN

- THE OVERALL LAYOUT OF THE SITE AND BUILDINGS IS FOR SELF-STORAGE FACILITY. THE MAIN GOAL OF THE LAYOUT IS TO MAXIMIZE VIEWS FROM ADJACENT SITES, SPECIFICALLY THE RESIDENTIAL AREA TO THE SOUTH OF THE SITE. WALLS ARE PROVIDED FOR SECURITY FOR THE SITE, PROVIDE STRUCTURE FOR THE BUILDINGS, AND TO ENHANCE VISTAS ALONG THE FRONT AND REAR PEDESTRIAN WALKWAYS.
- BUILDING PLACEMENT IS IN DIRECT RESPONSE TO THE RESIDENTIAL TO THE SOUTH. THE TWO STORY BUILDINGS ARE TWENTY FEET HIGH TO THE PARAPET AND TWENTY-SIX FEET HIGH TO THE TOP OF THE PITCHED ROOF. THEY ARE LOCATED TO THE INTERIOR OF THE SITE AND AWAY FROM THE RESIDENTIAL AND ADJACENT SITES IN ORDER TO MINIMIZE VIEW OBSTRUCTION. THE ONE STORY, NINE FOOT HIGH BUILDINGS SURROUND THE SITE TO BUFFER THE TWO-STORY BUILDINGS. ADDITIONALLY, THE NORTHEAST AND NORTHWEST CORNERS HAVE A SMALL TWELVE FOOT HIGH ONE-STORY TO ENHANCE THE STREETSCAPE ON SAN ANTONIO. THE PERIMETER ONE-STORY BUILDINGS HAVE VARYING SETBACKS TO ENHANCE STREETSCAPE, BUT THE MINIMUM SETBACKS ARE SIX FOOT ON THE SIDES, TEN FOOT ON THE FRONT, AND SIX FOOT
- THE VEHICULAR ACCESS TO SAN ANTONIO OCCURS IN THREE LOCATIONS. ONE INGRESS / EGRESS AT THE CENTER OF THE SITE AND ONE EACH EGRESS ONLY ON THE EAST AND WEST ENDS OF THE SITE. INTERNAL VEHICULAR CONNECTIVITY IS DESIGNED IN A LOOP CONFIGURATION FOR MAXIMUM FLEXIBILITY AND EFFICIENCY. ACCOMMODATIONS ARE MADE ONSITE FOR LARGER MOVING VEHICLES TO KEEP THEM OFF THE STREET. MINOR STREET IMPROVEMENTS ARE REQUIRED DUE TO THE LOW VOLUME OF AVERAGE DAILY TRAFFIC ESTIMATED AT TWENTY TRIPS PER DAY WITH FULL OCCUPANCY. PEDESTRIAN INGRESS / EGRESS CONNECTS THE WALK ALONG SAN ANTONIO DIRECTLY TO THE PUBLIC OFFICE.
- PARKING IS LOCATED DIRECTLY OUTSIDE THE OFFICE FOR THE COMPLEX. THERE ARE FOUR PARKING SPACES REQUIRED FOR THE OFFICE. SIX STANDARD SPACES, ONE ADA COMPLIANT SPACE, AND ONE MOTORCYCLE SPACE IS PROVIDED. THERE IS ONE BIKE RACK FOR SIX BICYCLES. THERE IS NO OFF STREET PARKING REQUIRED FOR THE PROPOSED USE.
- THE STREETSCAPE ALONG SAN ANTONIO AND THE EXISTING PEDESTRIAN PATH ALONG THE SOUTH EDGE OF THE SITE IS GREATLY ENHANCED WITH AN EARTH TONE STEPPED WALL DESIGN INTERSPERSED WITH A VARIETY OF LANDSCAPE. SECURITY IS INCLUDED ALONG THE SOUTH EDGE BY SECURITY CAMERA MONITORED BY THE OFFICE.
- DUMPSTER LOCATIONS ARE AT THE SOUTHEAST AND SOUTHWEST LOCATIONS. THEY ARE LOCATED SO THAT THERE IS MAXIMUM EASE FOR THE TRASH COLLECTION TRUCKS TO MANUEVER THROUGH THE SITE.
- THE EXTERIOR WALLS RANGE IN HEIGHT FROM SIX FOOT AT THE ENTRIES TO EIGHT FOOT-EIGHT INCHES ALONG THE REAR OF THE BUILDINGS TO TEN FOOT AT THE NORTHEAST AND NORTHWEST CORNER BUILDINGS. THE WALLS OCCUR AROUND THE ENTIRE PERIMETER OF THE SITE. THE DESIGN OF THE WALLS IS STRUCTURAL WHERE THE BUILDINGS ATTACH AND NON-STRUCTURAL IN THE ENTRY AREAS. THE FINISH OF THE WALLS IS STUCCO EARTH TONE TO BLEND IN WITH THE SURROUNDING DESIGN IN THE AREA. THERE ARE ARCHED OPENINGS AT THE ENTRY TO ENHANCE THE STREETSCAPE AND PROVIDE PEDESTRIAN ACCESS TO THE SITE. THERE ARE SPECIAL DESIGN FEATURES DESIGNED INTO THE SOUTH WALL TO ENHANCE THE PEDESTRIAN PATH AND RESIDENTIAL VIEW OF THE SITE; THIS IS ACCOMPLISHED WITH SEVEN FOOT HIGH BLACK IRON FENCING AT THE SOUTHEAST, SOUTHWEST, AND EIGHTY FOOT ON CENTER ALONG THE SOUTH WALL.
- THERE IS EXTERIOR SECURITY LIGHTING ALONG THE SOUTH SIDE OF THE SOUTH WALL TO IMPROVE THE EXISTING PEDESTRIAN PATH SAFETY. THEY WILL BE SIXTY WATT HID FIXTURES WITH FORTY-FIVE DEGREE SHIELDED TO PROVIDE MAXIMUM SECURITY AND MINIMAL LIGHT POLLUTION. THEY WILL OCCUR EIGHTY FOOT ON CENTER AND FOUR FOOT ABOVE GRADE. THE INTERIOR SECURITY LIGHTING IS THE SAME AS THE EXTERIOR LIGHTING EXCEPT THEY WILL OCCUR ONE HUNDRED FOOT ON CENTER AND EIGHT FOOT ABOVE GRADE.
- THE TOPOGRAPHY DESIGN TAKES ADVANTAGE OF THE EXISTING SLOPE OF THE SITE. THE DESIGN IS COORDINATED WITH THE CITY OF ALBUQUERQUE ENGINEERING DEPARTMENT SO THAT ALL DRAINAGE FROM THE SITE WILL DISCHARGE AT THE SOUTHWEST CORNER OF THE SITE INTO THE EXISTING ARROYO TO THE SOUTH.
- SCREENING AND BUFFERING IS OF UTMOST IMPORTANCE TO THE SURROUNDING SITES, ESPECIALLY THE RESIDENTIAL AREA TO THE SOUTH. CAREFUL DESIGN HAS BEEN INCORPORATED INTO THE WALL DESIGN TO PROVIDE AN APPELLING RHYTHM OF THE STUCCO AND BLACK WROUGHT IRON. THE TALLER BUILDINGS ON THE SITE HAS BEEN MOVED AWAY FROM THE PERIMETER TO ALLOW THE ONE-STORY BUILDINGS TO BUFFER THE VERTICAL VISUAL IMPACT. LANDSCAPE HAS BEEN INCORPORATED AROUND THE PERIMETER TO FURTHER BUFFER THE PERIMETER OF THE SITE.
- THE RECLAIMING OF AN OLD LANDFILL MUST BE THE STRONGEST GREEN FEATURE. THE LANDSCAPE WILL BE SELF-CONTAINED AND THE WATER FOR THE LANDSCAPE WILL BE SELF-CONTAINED AND NOT LOST. ALL LANDSCAPE IS LOW-WATER USE AND SUSTAINABLE.

STREET DESIGN

- THERE ARE AMENITIES FOR PEDESTRIANS ALONG SAN ANTONIO WITH ATTRACTIVE STREETSCAPE TO ENJOY. THERE IS A BICYCLE RACK ONSITE FOR BICYCLES THAT USE SAN ANTONIO AND / OR THE PEDESTRIAN PATH TO THE SOUTH. THE ADDITION OF SECURITY LIGHTING AND CAMERAS ALONG THE SOUTH WALL TO INCREASE THE SAFETY OF THE PUBLIC. ATTRACTIVE LANDSCAPE IS INCORPORATED TO LOWER THE TEMPERATURE AND PROVIDE A PLEASING VISTA FOR THE RESIDENTIAL AREA. THERE ARE PRESENTLY NO PUBLIC TRANSIT ROUTES ALONG SAN ANTONIO
- THE AMENITIES IN THE PUBLIC RIGHT OF WAY INCLUDE AN EXTRA WIDE SIDEWALK, DYNAMIC BUILDING MASSING WITH VARYING SETBACKS AND HEIGHTS, AND WARM EARTH TONES ALONG A STUCCO WALL AS AN UPGRADE TO THE USUAL BLOCK WALLS. ATTRACTIVE LANDSCAPE IS INCLUDED TO IMPROVE THE VEHICLE AND PEDESTRIAN VIEWS ALONG SAN ANTONIO. THE EXISTING SIXTY FOOT RIGHT OF WAY AT THE SOUTH INCLUDES AN EXISTING ARROYO AND PEDESTRIAN WALKING PATH. THE DESIGN ALONG THE SOUTH WALL INCORPORATED DYNAMICALLY DESIGNED WALL SCAPE, WARM INVITING LANDSCAPE, AND SECURITY LIGHTING AND CAMERAS FOR PUBLIC SAFETY.

DESIGN STANDARDS CONT'D

STREET DESIGN CONT'D

- THE STREET TREES ARE HONEY LOCUST, CHINESE PISTACHE, GOLDEN RAIN TREE, AND SHUMARD OAK LOCATED THIRTY FEET ON CENTER AND INTERSPERSED. THE SIZE OF THE TREES RANGE IN SIZE FROM TWENTY FIVE FOOT HEIGHT AND WIDTH TO SIXTY FOOT HEIGHT AND WIDTH AT MATURITY.
- THE RELATIONSHIP OF THE BUILDINGS TO THE STREET IS THE SAME AS THE RESIDENTIAL AREAS. THE GOAL IS TO INTEGRATE WITH SURROUNDING RESIDENTIAL LANDSCAPE IN REGARDS TO STUCCO FINISH AND AN INTEGRATION OF PARAPETS AND SLOPING ROOFS. THE CONCRETE TILE OF THE ROOFS WILL BE SEEN FROM THE STREET WHILE THE GARAGE DOORS AND LOWER PORTIONS WILL BE BUFFERED BY THE PERIMETER WALLS.

BUILDING DESIGN

- THE CONTEXT OF THE AREA IS A MIX OF RESIDENTIAL AND COMMERCIAL. THE SITE IS CLOSEST TO THE RESIDENTIAL AREA TO THE SOUTH, AND THAT CONTEXT IS THE ONE TO WHICH THE BUILDINGS ARE DESIGNED.
- THE DESIGN THEME FOR THE BUILDINGS IS MISSION AND / OR CONTEMPORARY SOUTHWEST. THE COMPLEX WILL RESEMBLE A SOUTHWEST COMPOUND WITH STUCCO WALLS, ATTRACTIVE ROOF LINES, AND A WARM RESIDENTIAL FEEL TO ALL BUILDINGS AS PERCEIVED FROM THE RESIDENTIAL AREA TO THE SOUTH ALONG SAN ANTONIO.
- BUILDING HEIGHT IS IN DIRECT RESPONSE TO THE RESIDENTIAL TO THE SOUTH. THE TWO STORY BUILDINGS ARE TWENTY FEET HIGH TO THE PARAPET AND TWENTY-SIX FEET HIGH TO THE TOP OF THE PITCHED ROOF. THEY ARE LOCATED TO THE INTERIOR OF THE SITE AND AWAY FROM THE RESIDENTIAL AND ADJACENT SITES IN ORDER TO MINIMIZE VIEW OBSTRUCTION. THE ONE STORY, NINE FOOT HIGH BUILDINGS SURROUND THE SITE TO BUFFER THE TWO-STORY BUILDINGS. ADDITIONALLY, THE NORTHEAST AND NORTHWEST CORNERS HAVE A SMALL TWELVE FOOT HIGH ONE-STORY TO ENHANCE THE STREETSCAPE ON SAN ANTONIO. THE MINIMUM SETBACKS ARE SIX FOOT ON THE SIDES, TEN FOOT ON THE FRONT, AND SIX FOOT AT THE REAR. THE DIFFERING HEIGHTS AND SETBACKS SHOW A DYNAMIC MASSING OF BUILDINGS TO CREATE INTEREST AND EXCITEMENT. THE MATERIALS OF THE UPPER STORY BUILDINGS ARE THOSE OF A RESIDENTIAL SUBDIVISION. THEY INCORPORATE WARM EARTH TONE STUCCO COLORS IN HARMONY WITH EARTH TONE CONCRETE TILE ROOFS. THERE ARE OVERHANGS, INSETS, COLOR DIFFERENTIATION, AND DYNAMIC DYNAMIC MASSING ALL TO WORK IN CONCERT TO ENHANCE AND IMPROVE THE EXISTING DESIGN OF THE AREA.

SIGNAGE

- THERE ARE THREE AREAS OF SIGNAGE FOR THE SITE. THE MAIN SIGNAGE IS A POLE SIGN, SIXTEEN FEET HIGH, STUCCO WRAPPED THICKENED BASE, AND SIXTEEN SQUARE FOOT TOP WITH EARTH TONE FIELD AND RAISED BLACK LETTERING. THE OTHER SIGNS ARE LOCATED ON THE CORNER BUILDINGS LOCATED ON THE NORTHWEST AND NORTHEAST CORNERS OF THE SITE. THEY ARE SIXTY SQUARE FEET EACH AND MOUNTED ON THE BUILDINGS. THE COLORS AND STYLE MATCH THE POLE SIGN.
- THE TWO WALL MOUNTED SIGNS ARE LOCATED ON THE CORNER BUILDINGS LOCATED ON THE NORTHWEST AND NORTHEAST CORNERS OF THE SITE. THEY ARE SIXTY SQUARE FEET EACH AND MOUNTED ON THE BUILDINGS. THE COLORS AND LETTERING STYLE MATCH THE POLE SIGN.

LANDSCAPING

- THE OVERALL LANDSCAPE THEME IS SOUTHWEST BEAUTY AND GREEN SUSTAINABILITY. THERE IS A MIX OF DYNAMIC HEIGHT CHANGES AND COLOR VARIETY TO GIVE A PLEASING VIEW ALONG SAN ANTONIO AND THE SOUTH PEDESTRIAN PATH. SECURITY STRATEGIES HAVE BEEN IMPLEMENTED ALONG THE SOUTH PEDESTRIAN PATH SO THAT THERE IS NO LANDSCAPE A CRIMINAL CAN HIDE BEHIND. THE TREE PALETTE INCLUDES HONEY LOCUST, CHINESE PISTACHE, GOLDEN RAIN TREE AND SHUMARD OAK. SHRUBS INCLUDE APACE PLUME, CHAMIAS, RED YUCCA AND THREE LEAF SUMAC WITH BEARGRASS MIXED IN. THE LOCATION OF THE LANDSCAPE CONCENTRATES TREES MIXED WITH SHRUBS ALONG SAN ANTONIO, AND SHRUBS ALONG THE EAST, WEST AND SOUTH WALLS.
- WATER CONSERVATION IS ACHIEVED THROUGH A CONTAINMENT VIA A PVC LINER. THIS WILL INSURE ALL WATER IS CONTAINED AT EACH PLANT AND TREE.

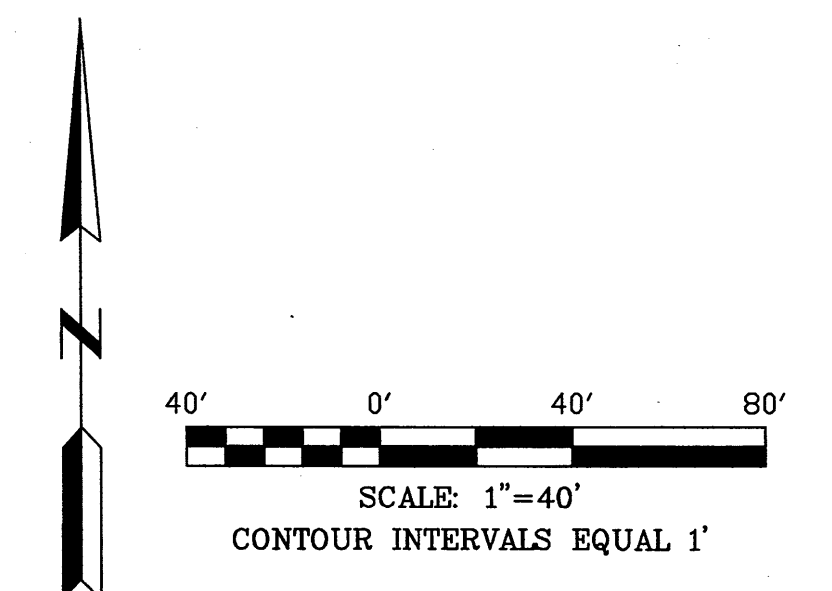
FLOOR AREA RATIO (F.A.R.)

- THE ENTIRE BUILDING FOOTPRINT IS 47,064 S.F. THE LOT AREA IS 134,268.68 S.F. THIS MAKES THE RATIO OF 1 S.F. OF BUILDING TO FOOTPRINT TO 2.852 S.F. OF LOT AREA. THIS REPRESENTS 35% OF BUILDING FOOTPRINT AREA ON THIS LOT.

LIGHTING

ALL LIGHTING SHALL COMPLY WITH THE LIGHTING REGULATIONS OF SECTION 14-16-3-B. ALL LIGHTING WILL BE 45° SHIELDED DOWN. LIGHTS ON THE ARROYO PINO PATH WILL BE INSTALLED AT A HEIGHT OF 4' AND AT INTERVALS OF 80'. THE LIGHTS IN THE INTERIOR OF SITE WILL BE WALL MOUNTED AT A HEIGHT OF 6'. THERE WILL BE NO POLE LIGHTS. A LIGHTING PLAN WILL BE DONE UPON RECEIVING ZONE CHANGE.

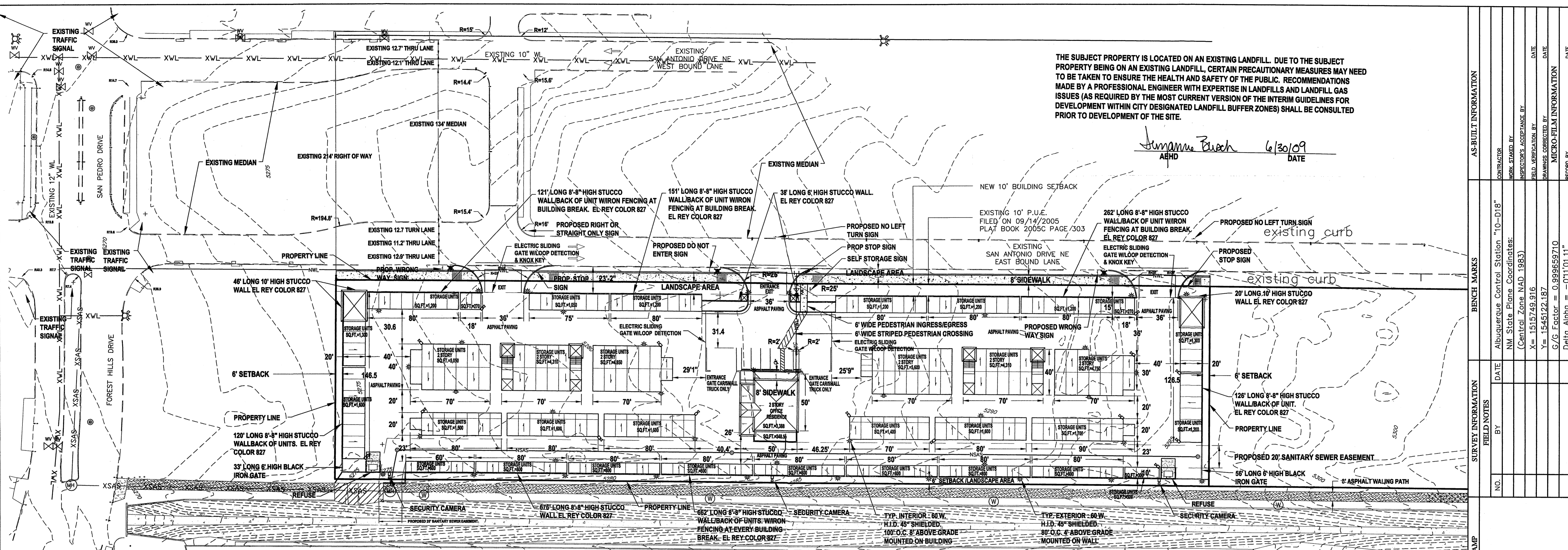
AS-BUILT INFORMATION		CONTRACTOR		WORK STARTED BY		INSPECTOR'S ACCEPTANCE BY		FIELD VERIFICATION BY		DATE		DRAWINGS CORRECTED BY		DATE		MICRO-FILM INFORMATION		RECORD BY		DATE	
BENCH MARKS		Albuquerque Control Station "10-D18"		NM State Plane Coordinates (Central Zone NAD 1983)		X = 1515749.916		Y = 1545122.187		G/G Factor = 0.999669710		Delta Alpha = -0.1101.11"		Elevation(NGVD29) = 5321.84							
FIELD NOTES		NO.		BY		DATE															
ENGINEER'S STAMP		NO.		BY		DATE		REMARKS		REVISIONS		DN/CW		DATE		CW		DATE		DM	



LDP Land Development Planning
 P.O. Box 94086
 ALBUQUERQUE, NEW MEXICO 87199
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 FAX: (505) 821-0392
 E-MAIL: ldc_llc@msn.com

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION			
TITLE SAN ANTONIO SELF STORAGE SITE PLAN FOR SUBDIVISION			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO. E-18-Z	SHEET	1 8

LDC JOB NO. Bern-08-0001



THE SUBJECT PROPERTY IS LOCATED ON AN EXISTING LANDFILL. DUE TO THE SUBJECT PROPERTY BEING ON AN EXISTING LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

Juanita Buech
 AEHD DATE 6/30/09

PROJECT DATA

TR 1 - A PLAT OF TRACTS 1-A & 1-B P & J SUBDIVISION
 CONT. 3.0812 AC ±

6240 San Antonio Drive, NE
 Albuquerque, New Mexico 87019

OFFICE BUILDING:	1ST FLOOR OFFICE	= 2,200 SQ. FT.
	2ND FLOOR RESIDENCE	= 1,872 SQ. FT.
	PATIO	= 349 SQ. FT.
	TOTAL	= 4,421 SQ. FT.
STORAGE BUILDINGS:	1ST FLOOR	= 45,540 SQ. FT.
	2ND FLOOR	= 16,450 SQ. FT.
	TOTAL	= 61,990 SQ. FT.
BUILDINGS AREA	1ST FLOOR	= 47,740 SQ. FT.
	2ND FLOOR	= 16,122 SQ. FT.
TOTAL PATIO AREA		= 628 SQ. FT.
TOTAL BUILDING AREA		= 65,862 SQ. FT.

STREETS / CIRCULATION

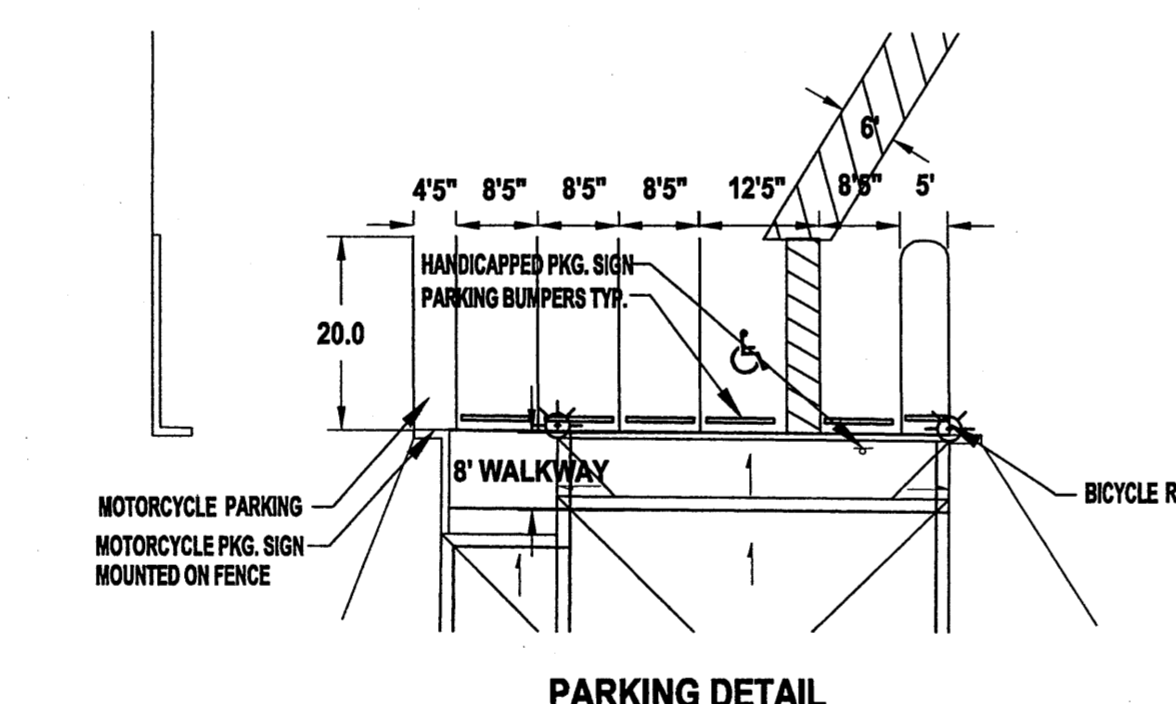
THERE ARE NO PROPOSED TURN LANES / DECELERATION LANES.

THE SUBJECT PROPERTY IS SERVED BY SAN PEDRO COMMUTER BUS ROUTE #34, WHICH ONLY OPERATES DURING MORNING AND AFTERNOON RUSH HOURS. THERE IS A BUS STOP LOCATED ON SAN PEDRO DR. NORTH OF SAN ANTONIO, APPROXIMATELY 360 FT. FROM THE SITE. THERE IS A SECOND BUS STOP LOCATED ON LOUISIANA BLVD. NORTH OF SAN ANTONIO, APPROXIMATELY 1,800 FT. FROM THE SITE. THERE IS NO BUS ROUTE THAT SERVES SAN ANTONIO DR. EAST OR WEST BOUND.

ALL GATES WILL BE EQUIPPED WITH LOOP DETECTION DEVICES.

LIGHTING

ALL LIGHTING SHALL COMPLY WITH THE LIGHTING REGULATIONS OF SECTION 14-16-3-9. ALL LIGHTING WILL BE 45° SHIELDED DOWN. LIGHTS ON THE ARROYO PINO PATH WILL BE INSTALLED AT A HEIGHT OF 4 AND AT INTERVALS OF 80'. THE LIGHTS IN THE INTERIOR OF SITE WILL BE WALL MOUNTED AT A HEIGHT OF 8'. THERE WILL BE NO POLE LIGHTS. A LIGHTING PLAN WILL BE DONE UPON RECEIVING ZONE CHANGE.

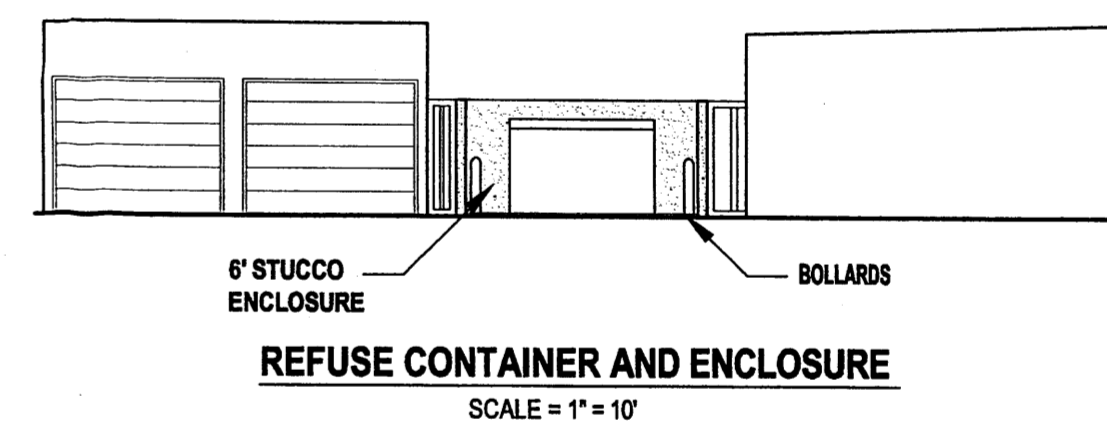


PARKING DETAIL
 SCALE = 1" = 20'

PARKING

SPACES REQUIRED	4	PROVIDED	5
HANDICAPPED SPACES REQUIRED	1	PROVIDED	1
MOTORCYCLE SPACES REQUIRED	1	PROVIDED	1
BICYCLE RACK REQUIRED	1	PROVIDED	1

AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
[Signature]
 SIGNATURE & DATE



REFUSE CONTAINER AND ENCLOSURE
 SCALE = 1" = 10'

PROJECT NUMBER: _____
Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated March 19, 2009 and the Findings and Conditions in the Official Notification of Decision are satisfied.

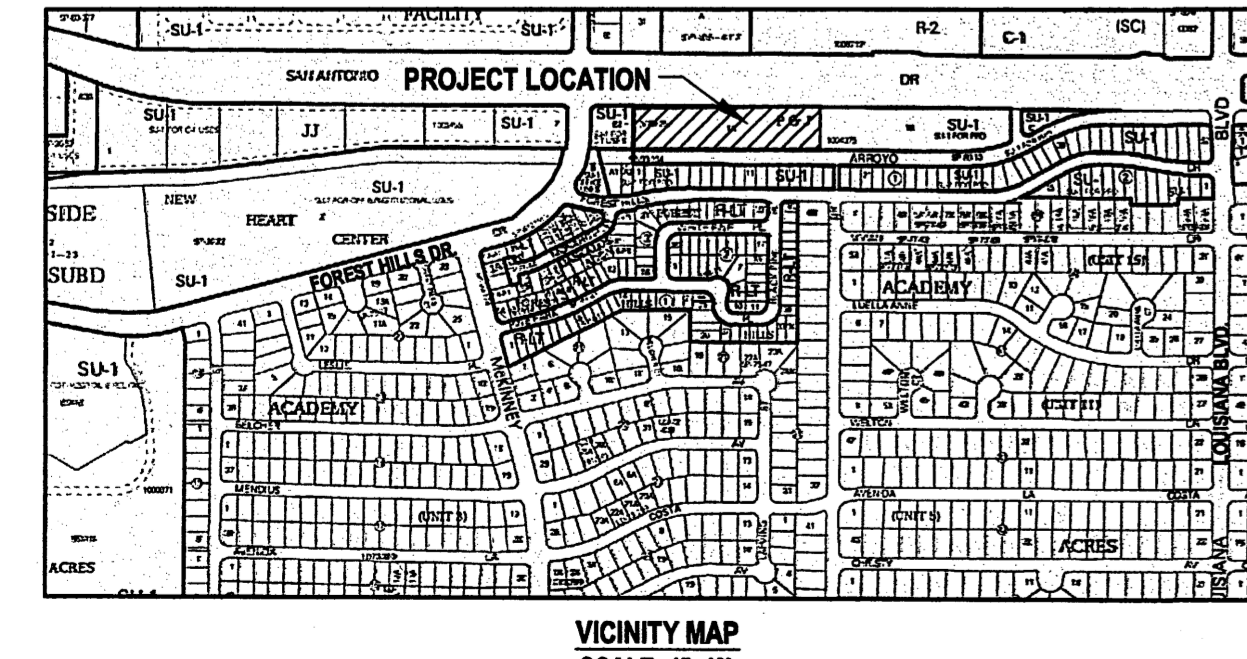
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
*Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	7/2/09 Date
DRB Chairperson, Planning Department	Date

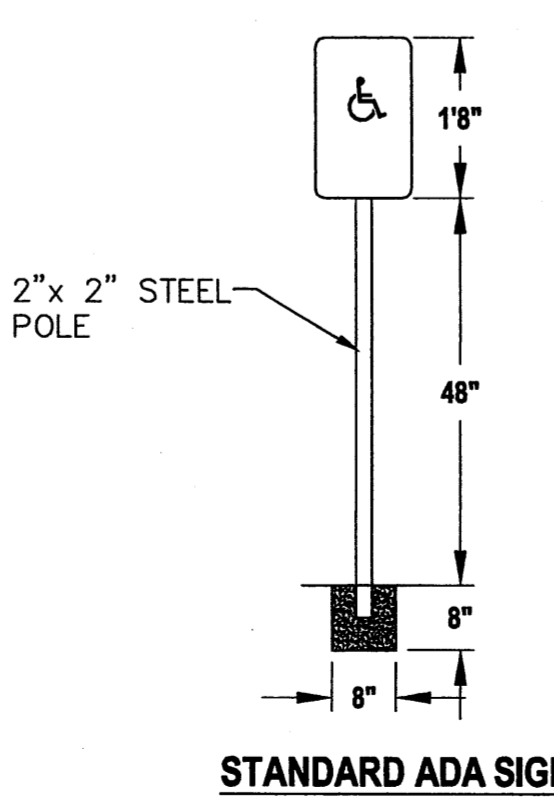


REFUSE CONTAINER AND ENCLOSURE PLAN VIEW
 SCALE = 1" = 10'

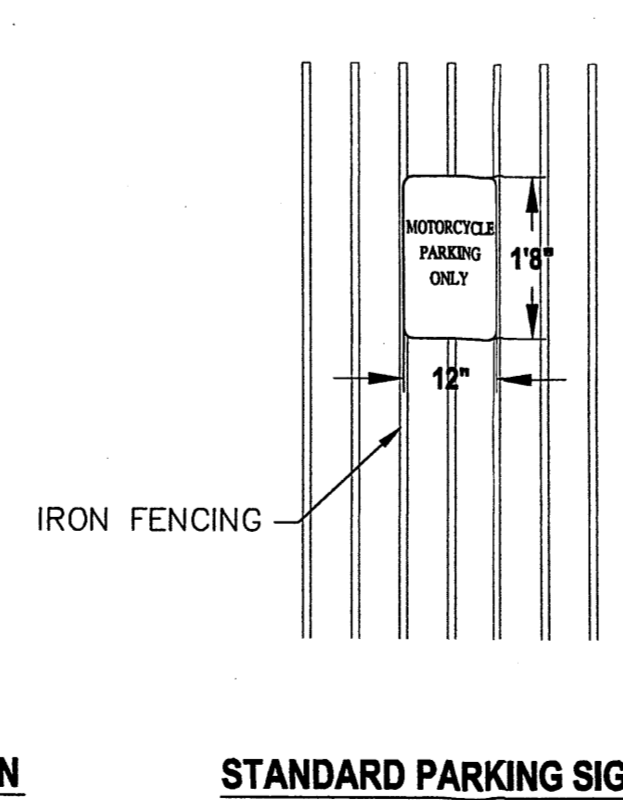


VICINITY MAP
 SCALE: 1" = 40'

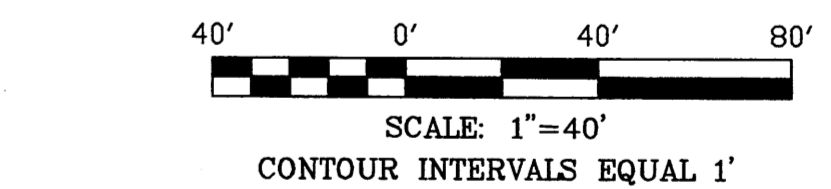
- LEGEND**
- ⊠ PROPOSED SECURITY CAMERA
 - ⊙ PROPOSED LIGHTS
 - ↘ PROPOSED ROOF SLOPE
 - ⊙ PROPOSED ROOF WIND TURBINE
 - ⊙ PROPOSED WIND TURBINE CONNECTED TO VENT PIPE
 - PROPOSED PERFORATED VENT PIPE
 - ⊠ PROPOSED METHANE SENSOR
 - ⊙ PROPOSED VENT TURBINE OVER WELLS
 - ⊙ PROPOSED VENT OVER UTILITIES



STANDARD ADA SIGN
 NTS



STANDARD PARKING SIGN
 NTS



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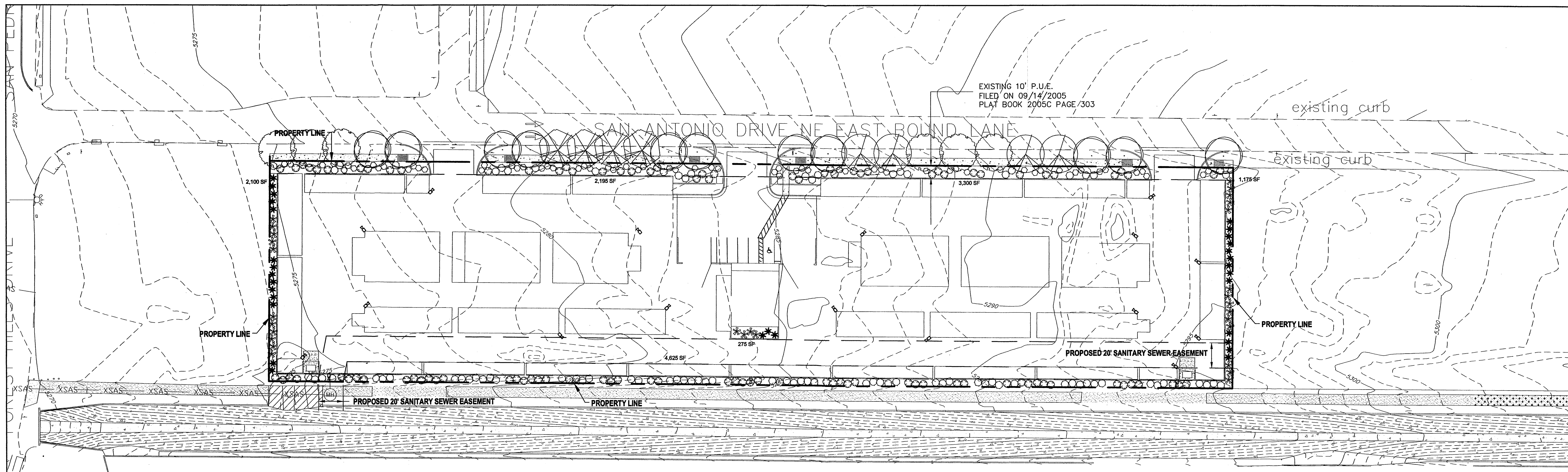
CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION

TITLE: SAN ANTONIO SELF STORAGE SITE PLAN FOR BUILDING PERMIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. E-18-Z SHEET **2** **8**

LDC JOB NO. Bern-08-0001



EXISTING 10' P.U.E.
FILED ON 09/14/2005
PLAT BOOK 2005C PAGE 303

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDFILL GAS ABATEMENT PLAN

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY

THE SITE WILL BE APPROXIMATELY 90% IMPERVIOUS WITH 10% REMAINING AS LANDSCAPE PERVIOUS AREAS. ON SITE PONDING WILL NOT BE REQUIRED, PER C.O.A. HYDROLOGY.

LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN CRUSHER FINES AT 3" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE

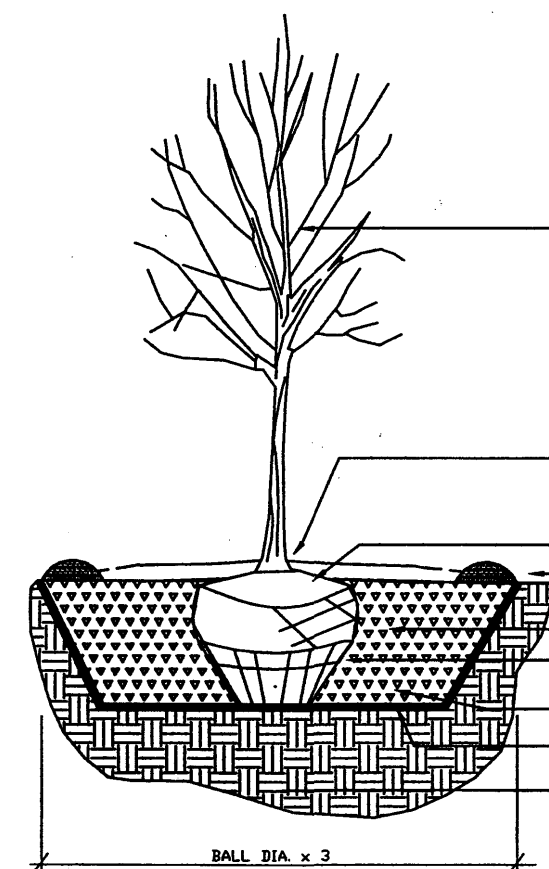
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

DRIP SYSTEM TO BE RUN .5 HOUR/3 DAYS A WEEK DURING ESTABLISHMENT AND SUMMER MONTHS

ALL PLANTINGS TO HAVE 30 MIL PVC LINER INSTALL AT 3 TIMES ROOT BALL/CONTAINER SIZE TO PREVENT WATER FROM LEACHING INTO SUBSURFACE SOILS SEE DETAIL
LINER LIFE EXPECTANCY IS A MINIMUM OF 20 YEARS PER MANUFACTURERS SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Installed Size	Water Use	Mature Height/Width	Landscape Coverage	Dry Water Quantities Per Plant	Landscape Purpose
11		Prosopis glandulosa Honey Mesquite	2" B&B	Low	25/30'			General
6		Melia azedarach Chinaberry	2" B&B	Low	30/30'			General
4		Chilopsis linearis Desert Willow	2" B&B	Low	20/25'			General
4		Sapindus drummondii Western Soapberry	2" B&B	Low	30/30'			General
Shrubs/Groundcovers								
65		Fallugia paradoxa Apache Plume	1-Gal	Low	6/7'	25 sf=1,625 sf		General
86		Ericameria nauseosus Chamisa	1-Gal	Low	5/5'	32 sf=2,752 sf		General
29		Hesperaloe Red Yucca	1-Gal	Low+	3/4'	15 sf=435 sf		General
98		Rhus trilobata Three Leaf Sumac	1-Gal	Low+	6/6'	50 sf=4,900 sf		General
Ornamental Grasses								
30		Nolina Beargrass	1-Gal	Low	5/6'	18 sf=540 sf		General
						Total landscape coverage	10,252 sf	



DO NOT CUT LEADER. PRUNE DAMAGED OR DEAD WOOD AFTER PLANTING AND STAKING. KEEP CROWN SHAPE TYPICAL OF SPECIES.

0" AT TRUNK 2-3" DEPTH SPECIFIED MULCH AT EDGE OF RING, 1" INSIDE 4" WATERING SAUCER

PLANT TREE ON UNDISTURBED SOIL. SET TRUNK PLUMB.

WATER SAUCER TO BE 2" FROM TRUNK OF DECIDUOUS TREES.

SPECIFIED BACKFILL MIXTURE. AMENDMENTS: 1/3 GRD. BARK, 2/3 NATIVE SOIL

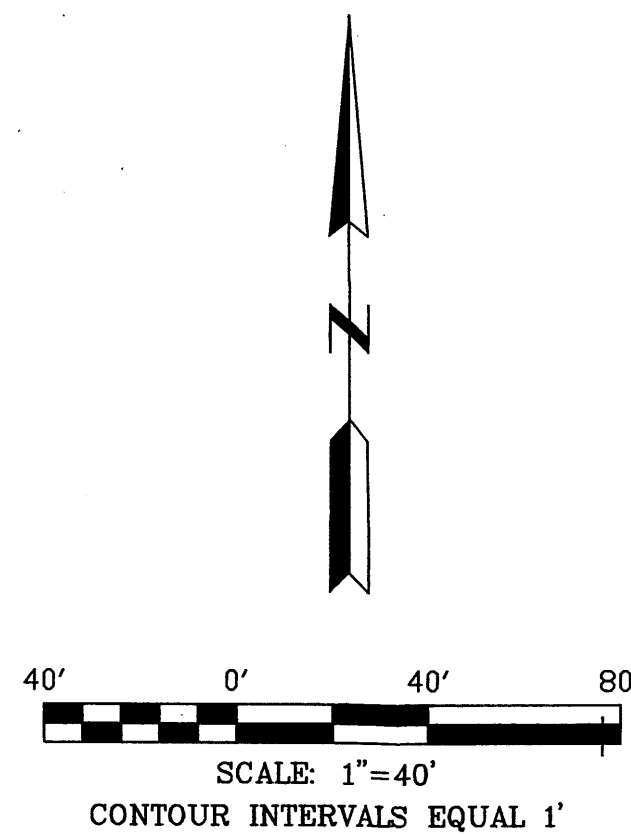
REMOVE ALL TWINE AND WIRE FROM BALL. REMOVE WIRE BASKETS.

INITIAL STABILIZING BACKFILL 1/3 DEPTH, COMPACTED.

30 MIL PVC LINER

UNDISTURBED PIT BOTTOM FOR ROOTBALL BASE

1 Deciduous Tree
L100



SCALE: 1"=40'
CONTOUR INTERVALS EQUAL 1'

LANDSCAPE DATA

GROSS LOT AREA 134,270 SF
LESS BUILDING(S) 65,862 SF
NET LOT AREA 68,408 SF

REQUIRED LANDSCAPE 15% OF NET LOT AREA 10,261 SF
PROPOSED LANDSCAPE 13,670 SF
PERCENT OF NET LOT AREA 15.6 %

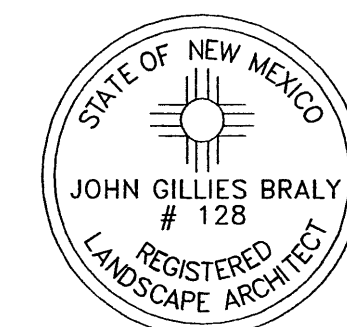
REQUIRED LANDSCAPE COVERAGE/75% OF NET LANDSCAPE AREA (13,670 SF X 75%) 10,252 SF
PROPOSED LANDSCAPE COVERAGE 10,252 SF
PERCENT LANDSCAPE COVERAGE 75 %

REQUIRED STREET TREES PROVIDED AT 30' O.C. SPACING ALONG STREET 25

PLANTING RESTRICTIONS APPROACH

ALLOF THE PLANTINGS TO BE LOW WATER USE PLANTS

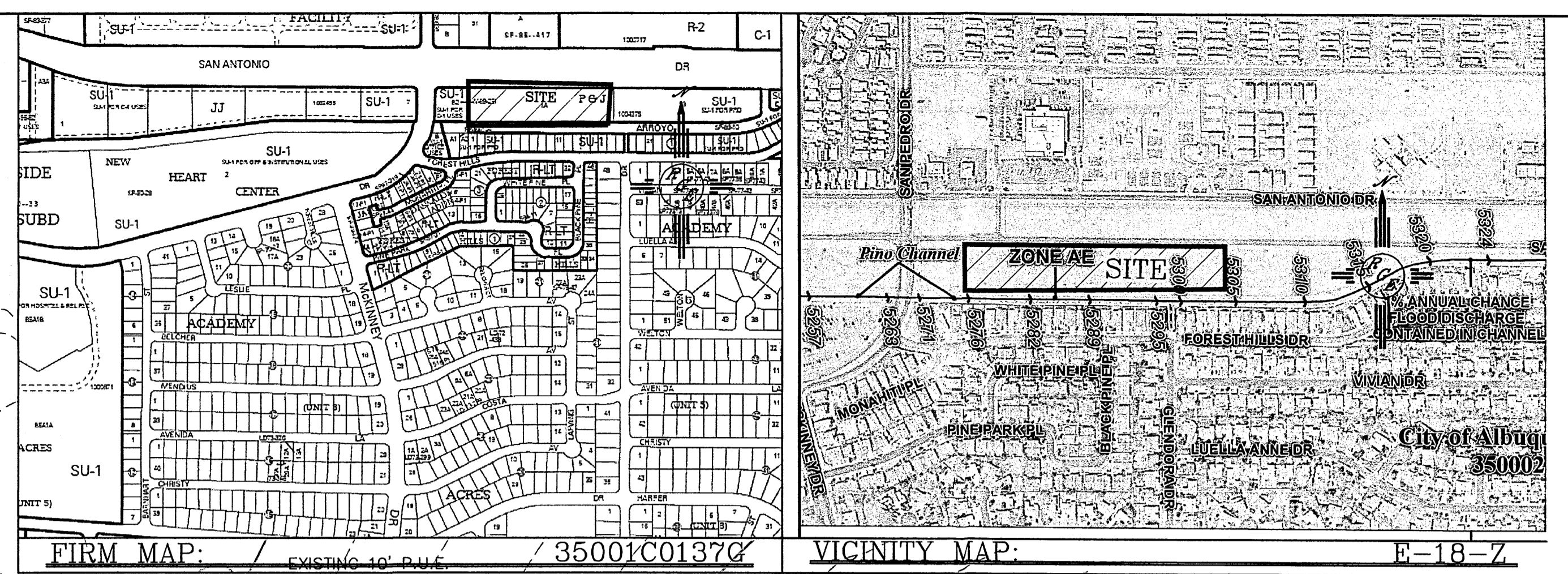
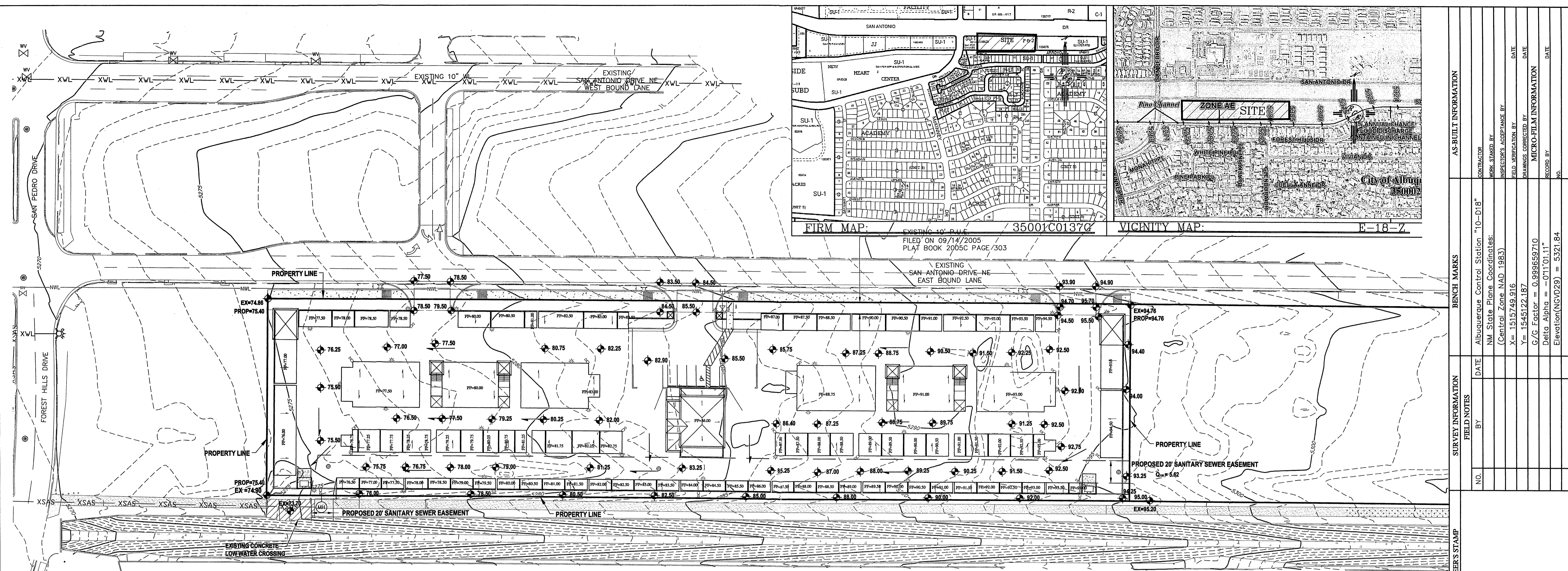
Growing Better Heads
LANDSCAPE CONTRACTORS
www.headsuplandscapes.com
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ALBUQUERQUE, NM 87184
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CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION			
TITLE SAN ANTONIO SELF STORAGE LANDSCAPING PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO. E-18-Z	SHEET 3 8

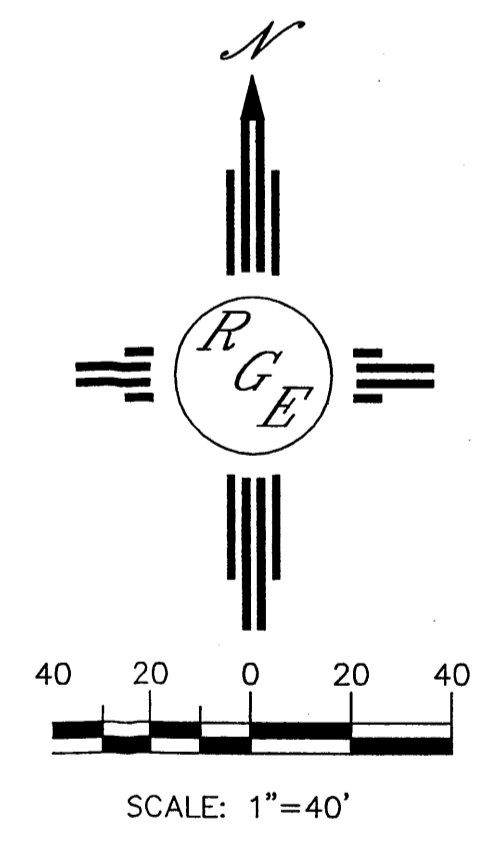
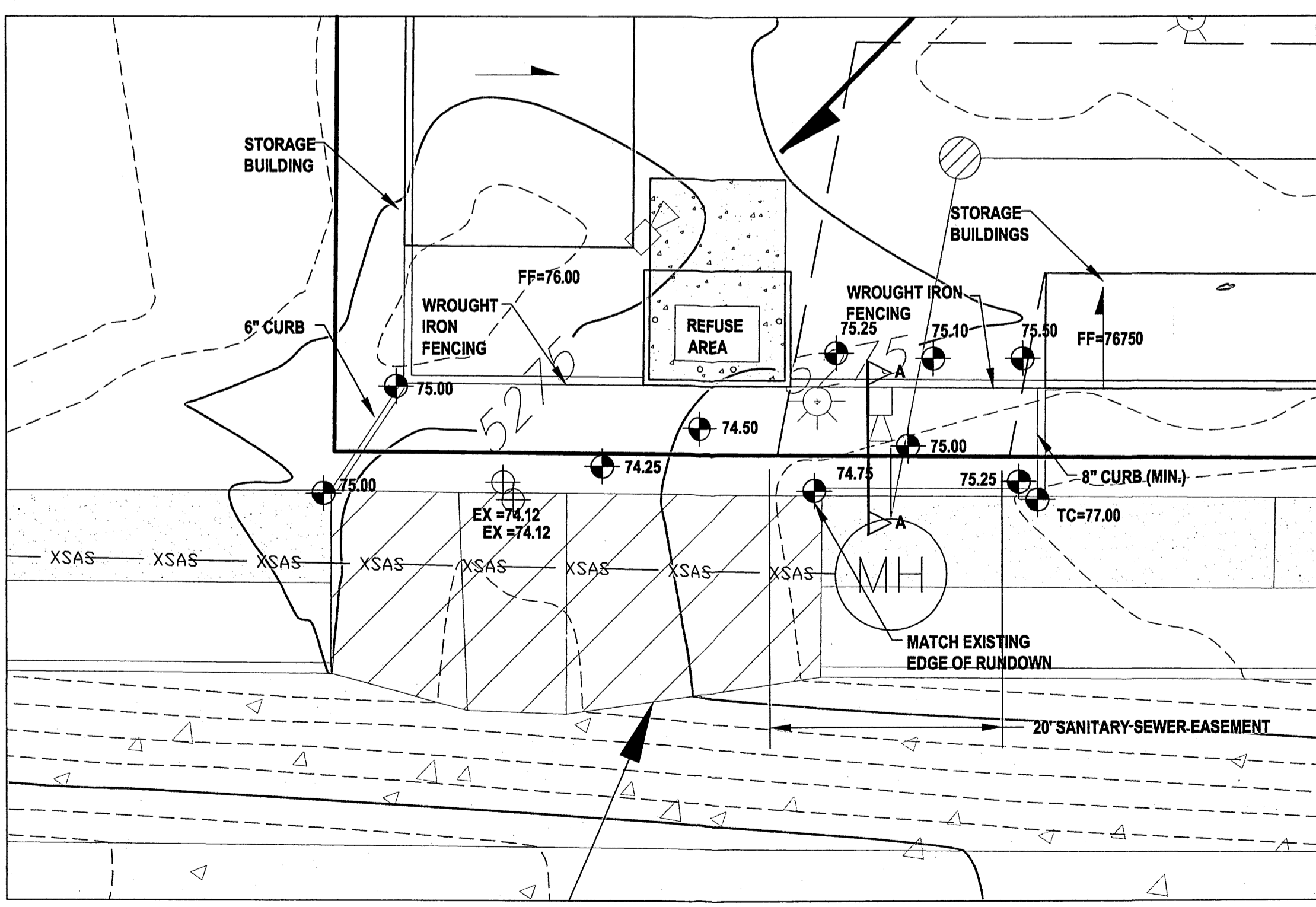
LDC JOB NO. Bern-08-0001



- GRADING LEGEND**
- EX #74.11 ⊕ EXISTING SPOT ELEVATIONS
 - 5280 ——— EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - 5290.80 ⊕ PROPOSED SPOT
 - PROPOSED FLOW DIRECTION
 - PROPOSED BUILDING LINE
 - BOUNDARY LINE

- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER TO BE STANDARD PER COA STD DWG #2415A UNLESS OTHERWISE NOTED.
 3. ALL DRIVEWAYS ENTRANCES SHALL BE PER COA STD DWG #2425.
 4. ALL VALLEY GUTTERS SHALL BE COA STD DWG #2420.

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

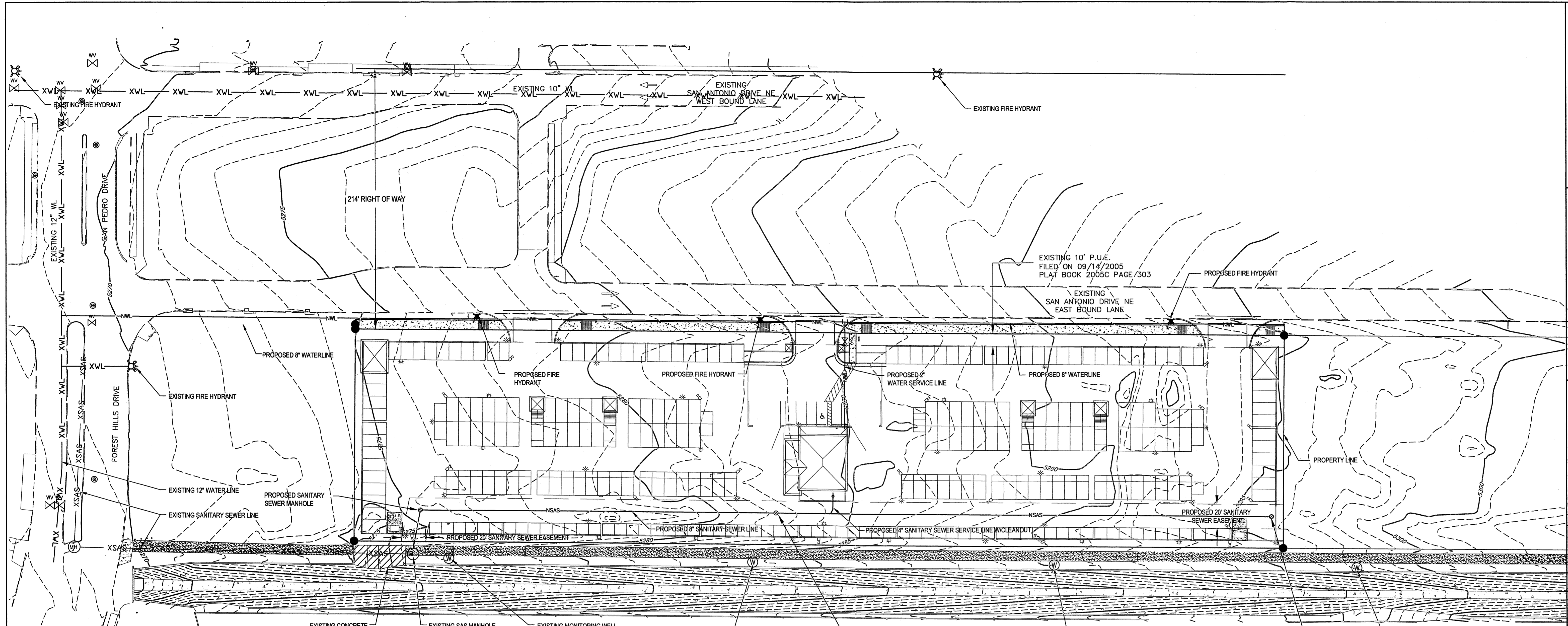


Rio Grande Engineering
 1606 CENTRAL AVENUE
 SUITE 201
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CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION			
TITLE SAN ANTONIO SELF STORAGE GRADING & DRAINAGE PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO. E-18-Z	SHEET 4 8

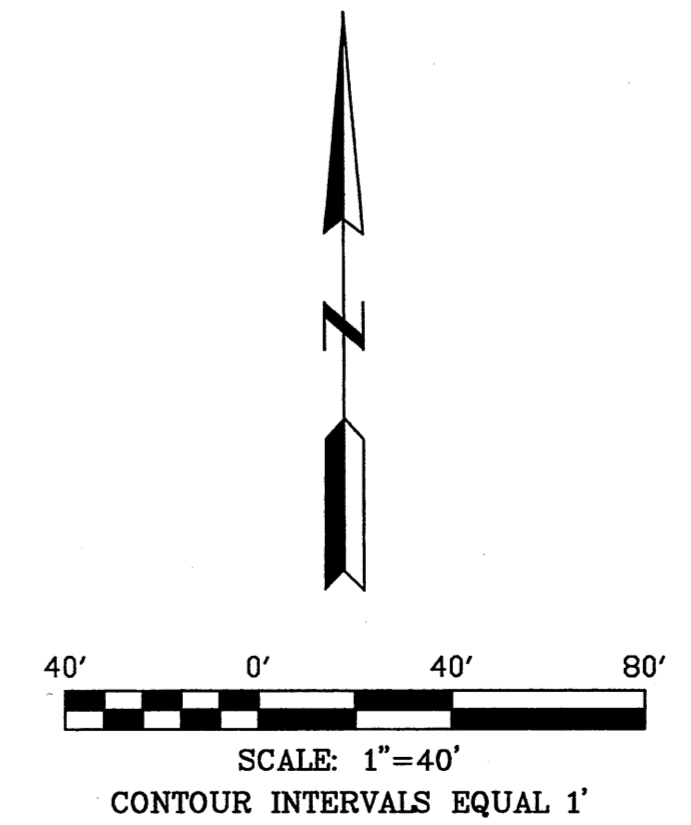
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CONTRACTOR	ALBUQUERQUE CONTROL STATION "10-D18"	DATE	BY	NO.	REVISIONS	NO. DATE	REVISIONS
WORK STAGED BY	Albuquerque Control Station					DESIGNED BY:	DATE: 11/25/08
INSPECTOR'S ACCEPTANCE BY	NM State Plane Coordinates:					DRAWN BY:	DATE: 11/25/08
	(Central Zone NAD 1983)					CHECKED BY:	DATE: 11/25/08
	X = 1515749.916						
	Y = 1545122.187						
	G/G Factor = 0.999659710						
	Delta Alpha = -0.110111"						
	Elevation(NGVD29) = 5321.84						



EXISTING CONCRETE LOW WATER CROSSING
 EXISTING SAS MANHOLE RIM ELEV=5276.60 INVERT ELEV= 5267.77
 EXISTING MONITORING WELL
 EXISTING MONITORING WELL
 PROPOSED SANITARY SEWER MANHOLE
 EXISTING MONITORING WELL
 PROPOSED SANITARY SEWER MANHOLE
 EXISTING MONITORING WELL

UTILITY LEGEND

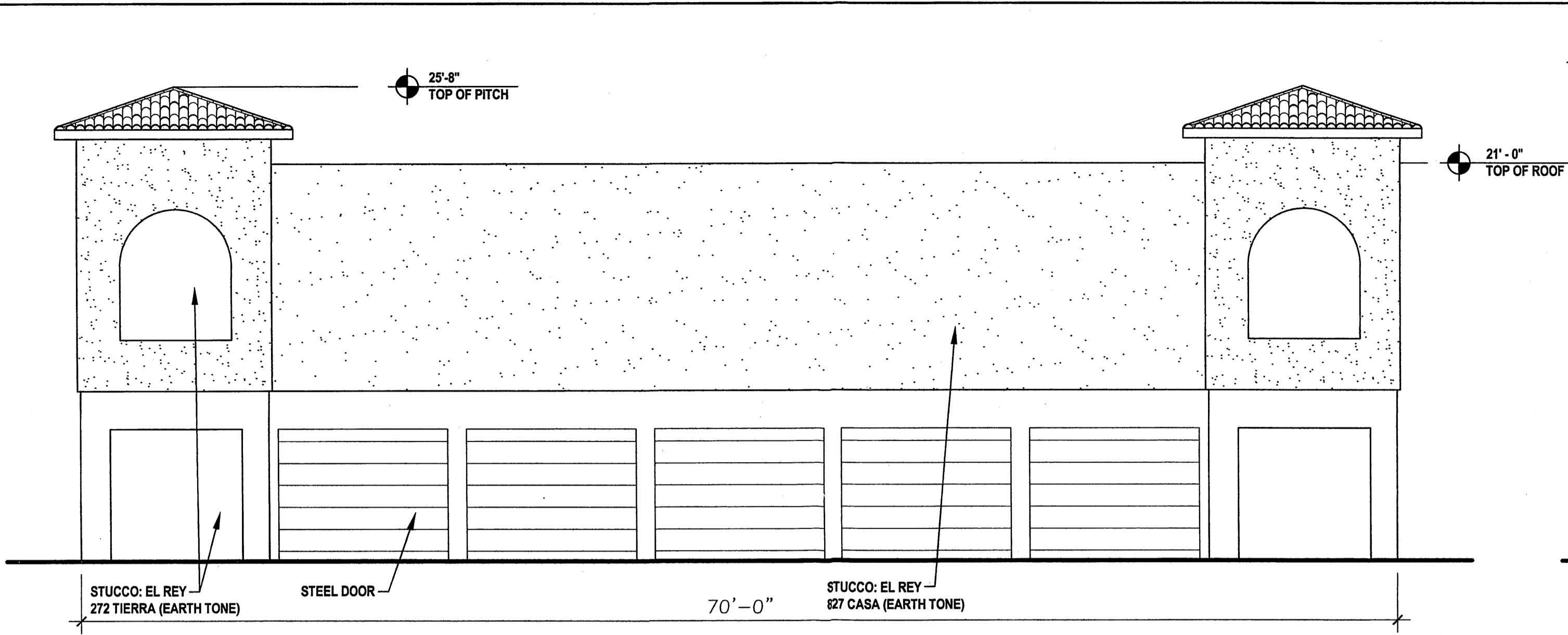
- | | | | |
|----------|------------------------------|----------|----------------------------------|
| — XLW — | EXISTING WATER LINE | ⊠ | EXISTING CATV PEDESTAL |
| — XSAS — | EXISTING SANITARY SEWER LINE | ⊠ | EXISTING TRANSFORMER |
| ⊙ | EXISTING WATER METER | ⊙ | EXISTING MONITORING WELL |
| ⊙ | EXISTING SANITARY MANHOLE | ⊙ | EXISTING FIRE HYDRANT |
| ⊙ | EXISTING WATER VALVE | ⊙ | EXISTING BOLLARD |
| ⊠ | EXISTING TELEPHONE PEDESTAL | ⊙ | PROPOSED FIRE HYDRANT |
| ⊙ | EXISTING POWER/UTILITY POLE | — NWL — | PROPOSED WATER LINE |
| ⊙ | EXISTING GAS METER | — NSAS — | PROPOSED SANITARY SEWER LINE |
| ⊙ | EXISTING ELECTRIC METER | ⊙ | PROPOSED SANITARY MANHOLE |
| ⊙ | EXISTING MONITORING WELL | ⊙ | PROPOSED SANITARY SEWER CLEANOUT |
| | | ⊙ | PROPOSED WALL MOUNTED LIGHT |



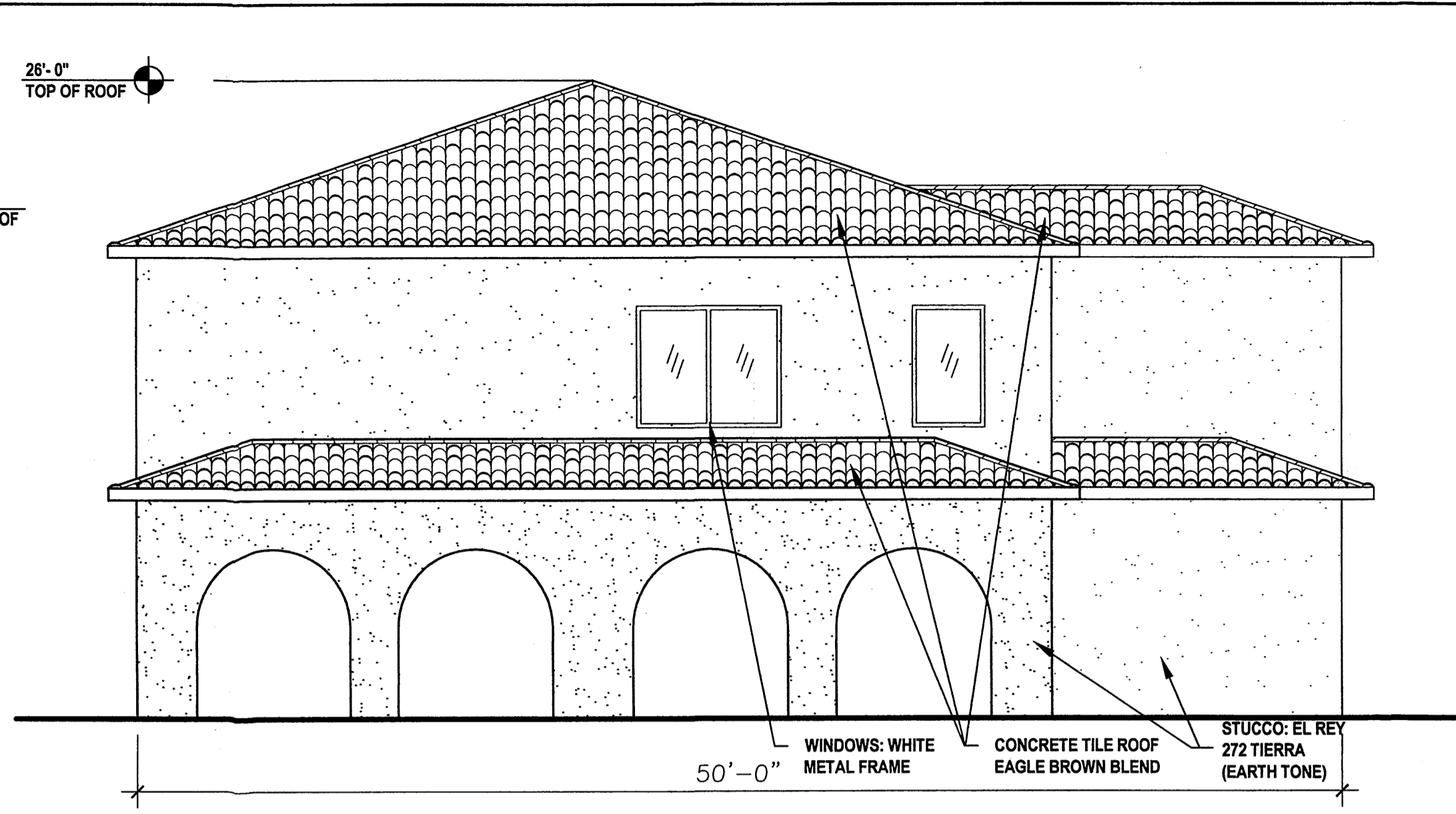
LDP Land Development Planning
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CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION			
TITLE SAN ANTONIO SELF STORAGE UTILITY PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO. E-18-Z	SHEET 5 8

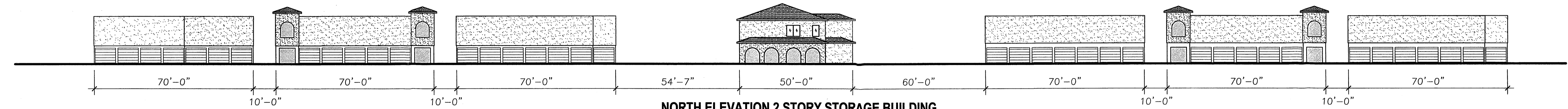
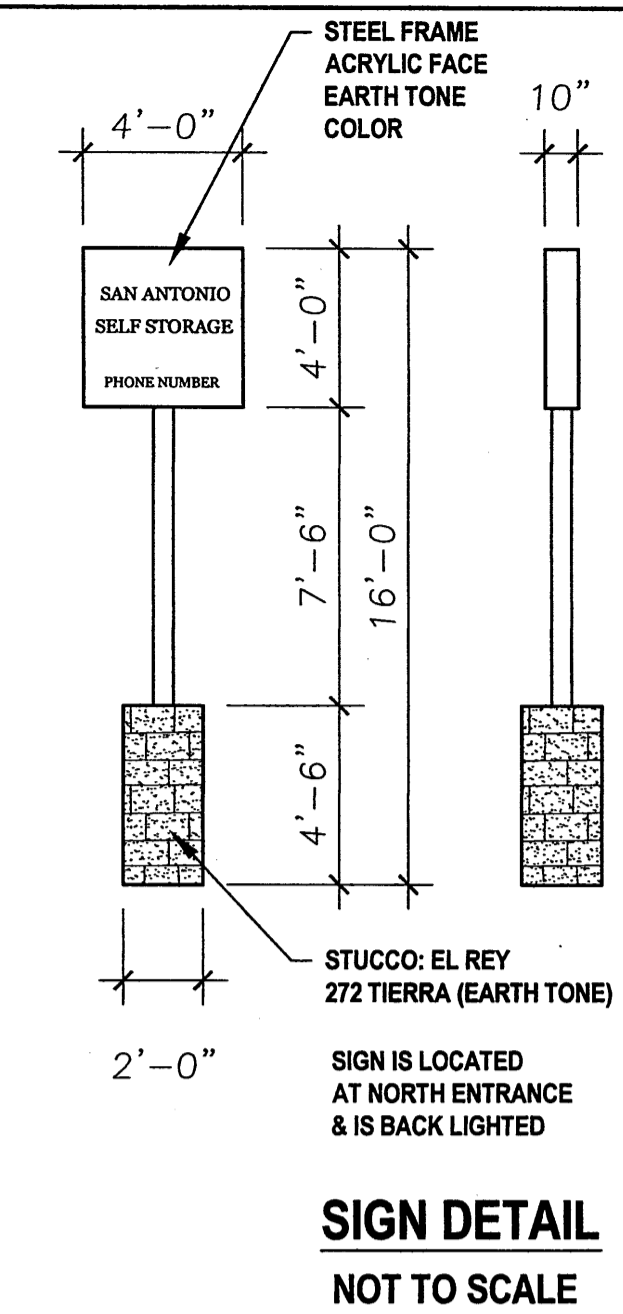
ENGINEER'S STAMP		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	ALBUQUERQUE Control Station "10-D18"	CONTRACTOR			
			NM State Plane Coordinates: (Central Zone NAD 1983)	WORK STAGED BY			
			X= 1515749.916	INSPECTOR'S ACCEPTANCE BY			
			Y= 1545122.187	FIELD VERIFICATION BY			
			G/G Factor = 0.999659710	DRAWINGS CORRECTED BY			
			Delta Alpha = -011'01.11"	MICRO-FILM INFORMATION			
			Elevation(NGVD29) = 5321.84	RECORD BY			
				NO.			
				DATE			
				BY			
				REMARKS			
				REVISIONS			
				NO.			
				DATE			
				BY			
				DM/SW			
				CW			
				DM			
				DATE: 11/25/08			
				DATE: 11/25/08			
				DATE: 11/25/08			



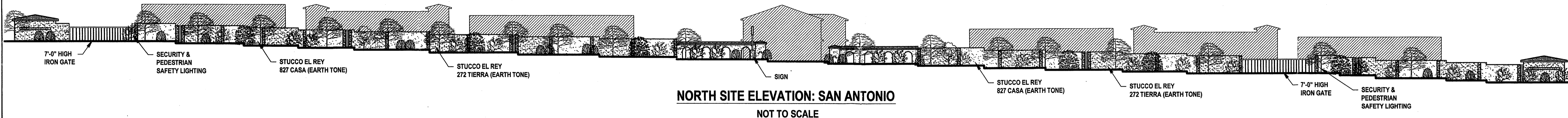
NORTH ELEVATION 2 STORY STORAGE BUILDING
SCALE: 3/16" = 1'-0"



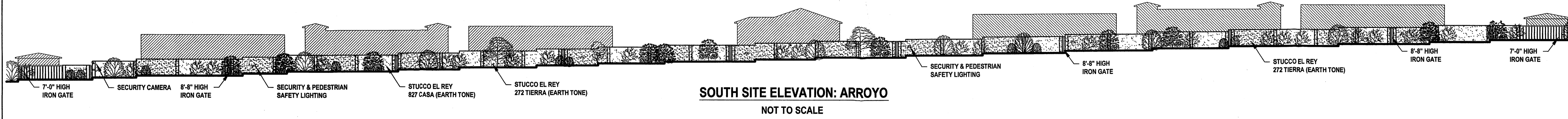
NORTH ELEVATION OFFICE/ APARTMENT
SCALE: 3/16" = 1'-0"



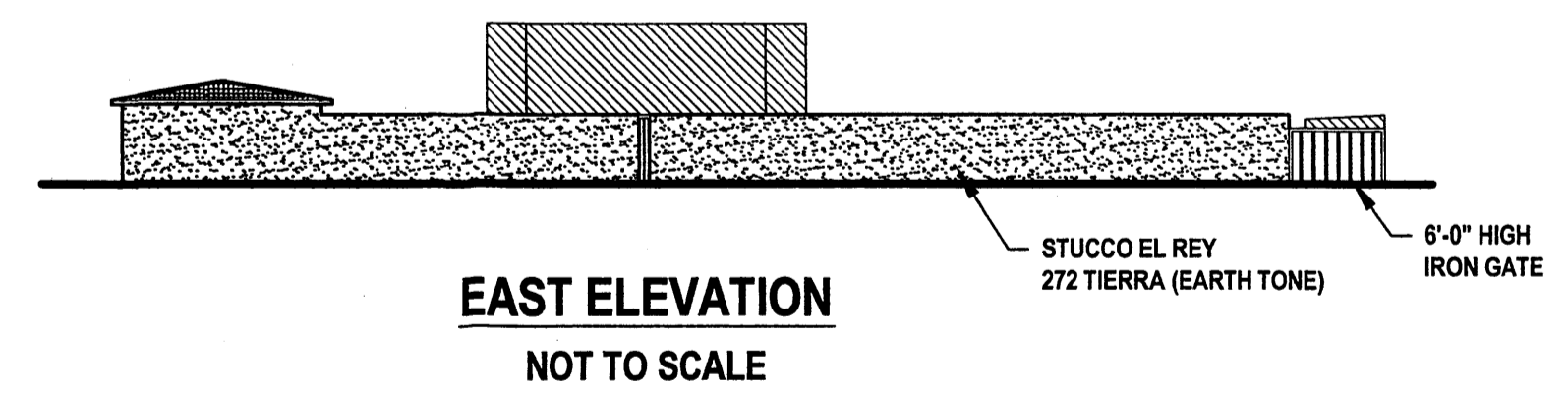
NORTH ELEVATION 2 STORY STORAGE BUILDING
NOT TO SCALE



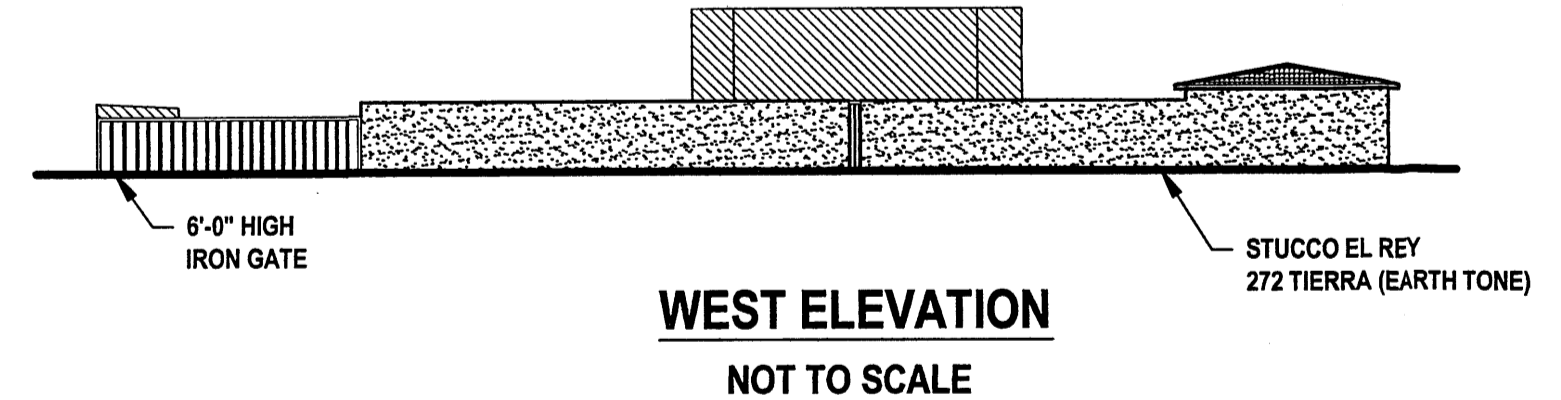
NORTH SITE ELEVATION: SAN ANTONIO
NOT TO SCALE



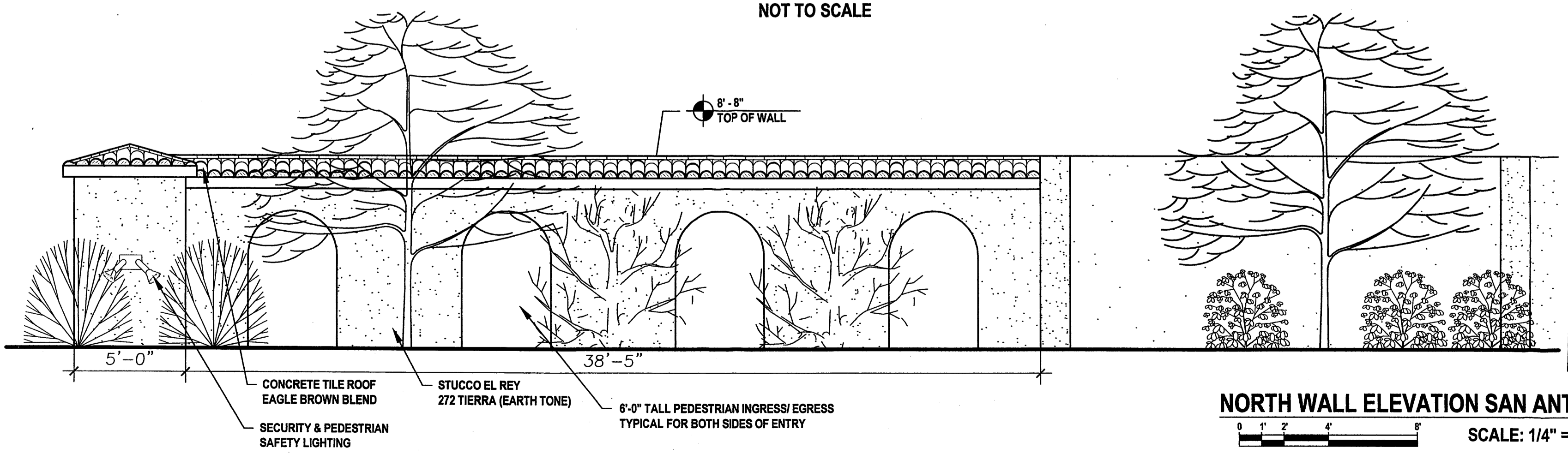
SOUTH SITE ELEVATION: ARROYO
NOT TO SCALE



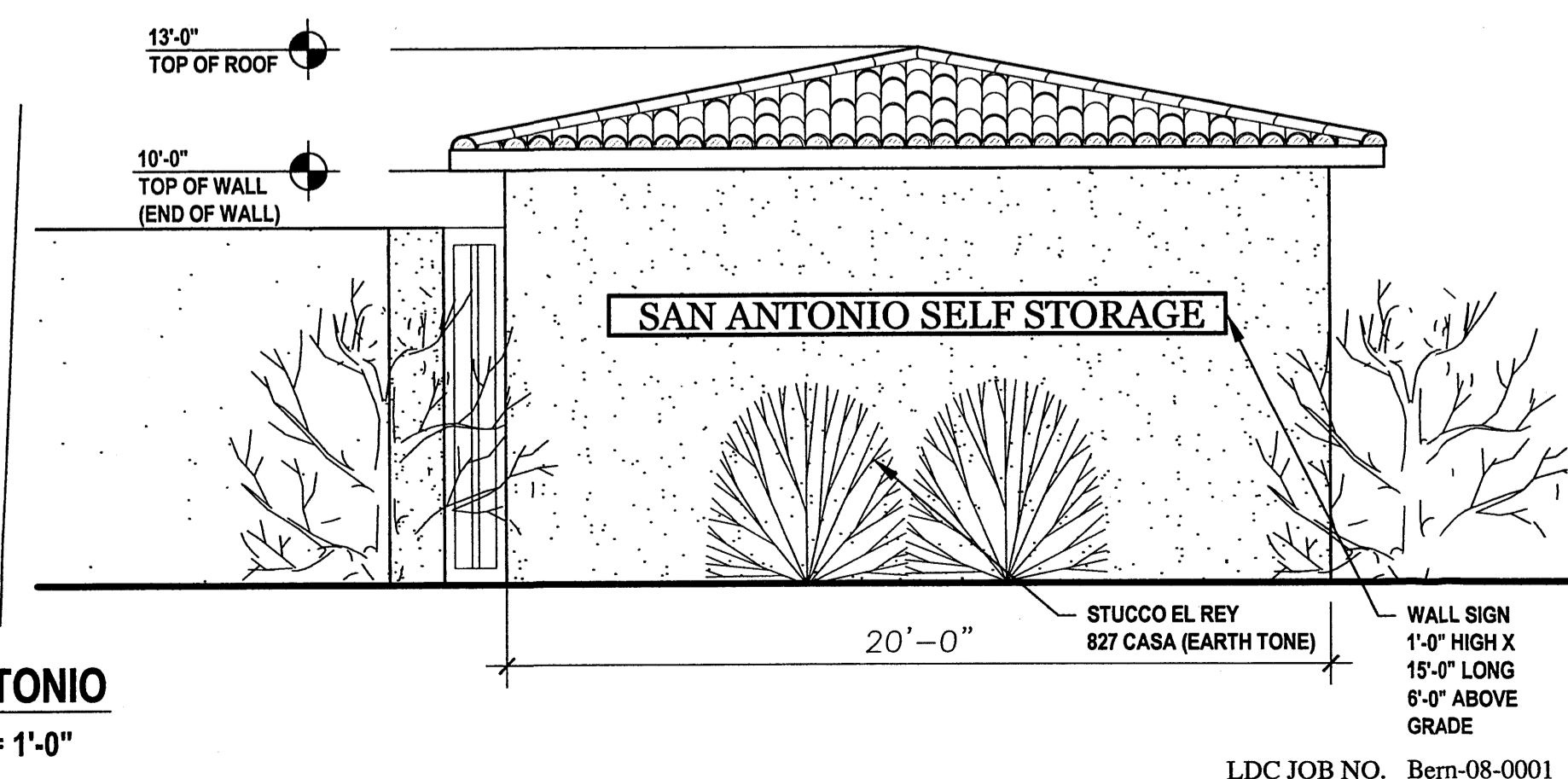
EAST ELEVATION
NOT TO SCALE



WEST ELEVATION
NOT TO SCALE



NORTH WALL ELEVATION SAN ANTONIO
SCALE: 1/4" = 1'-0"

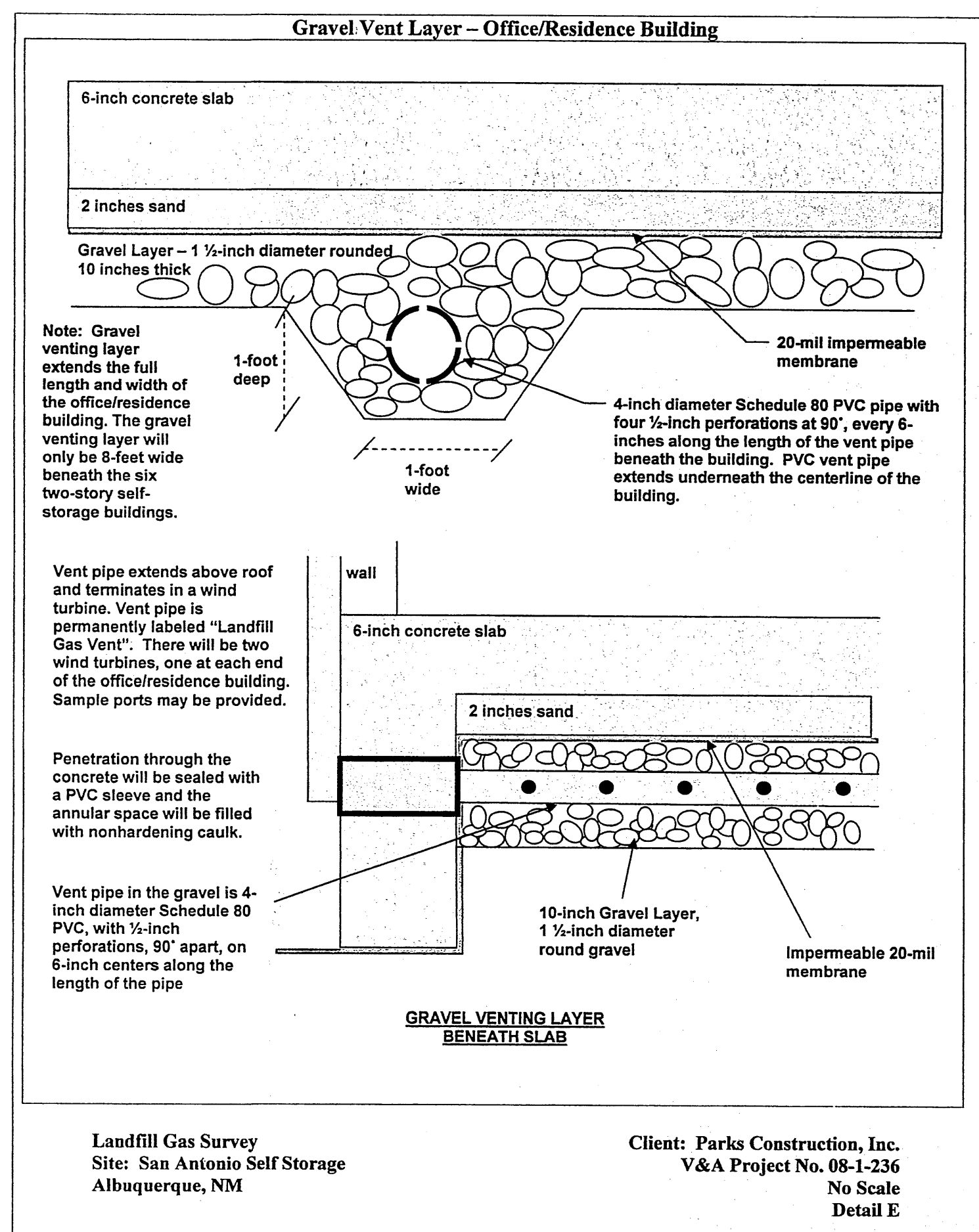
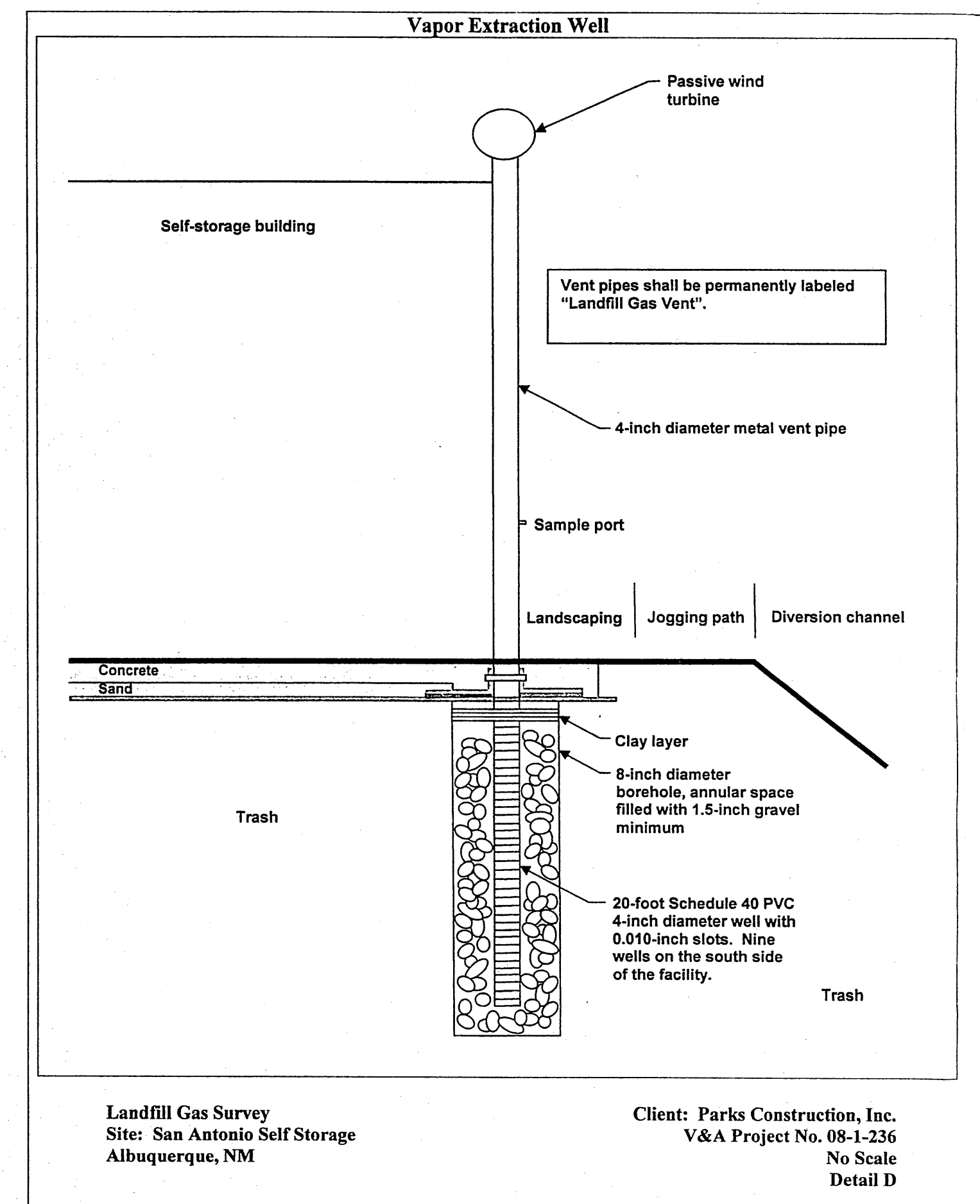
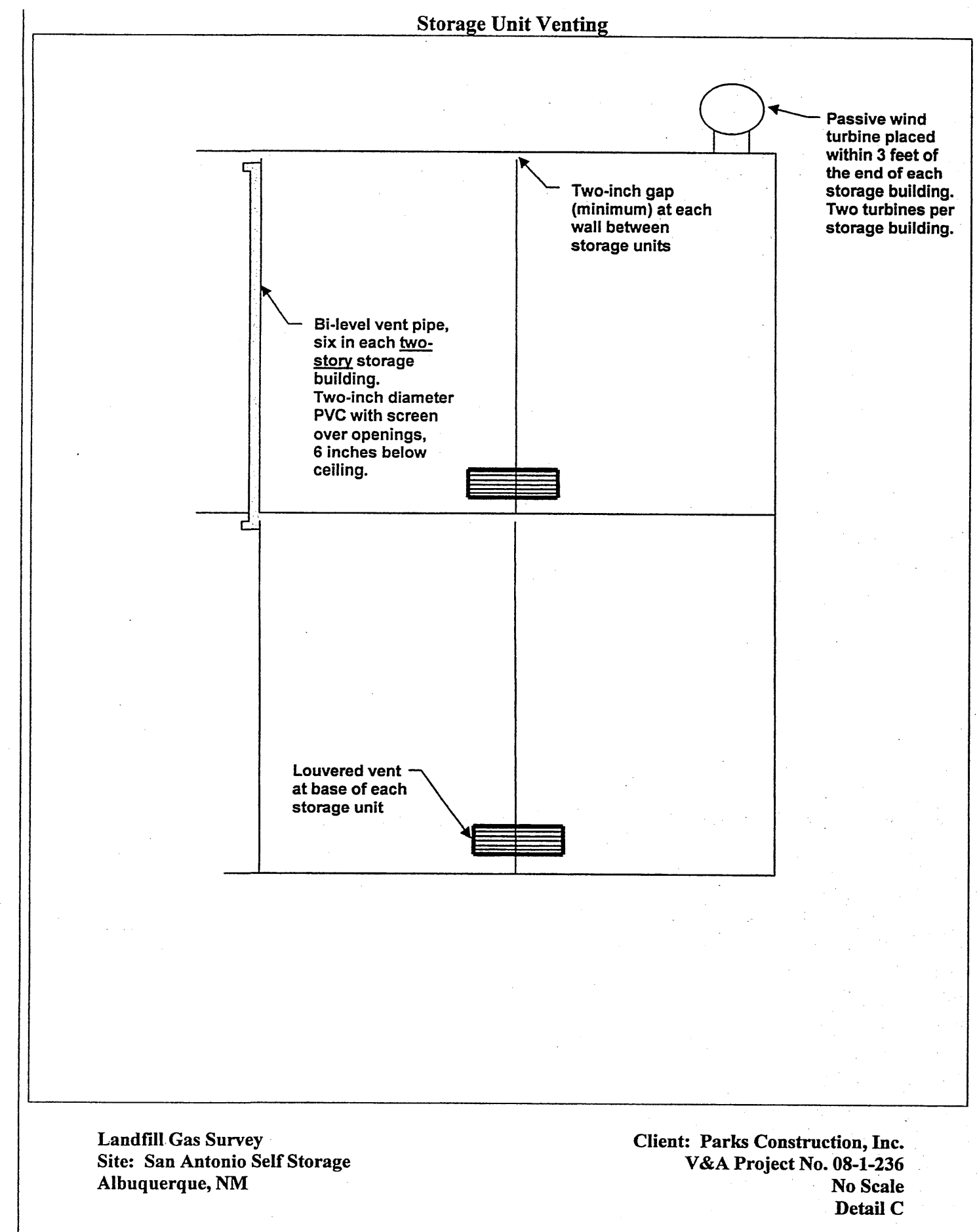
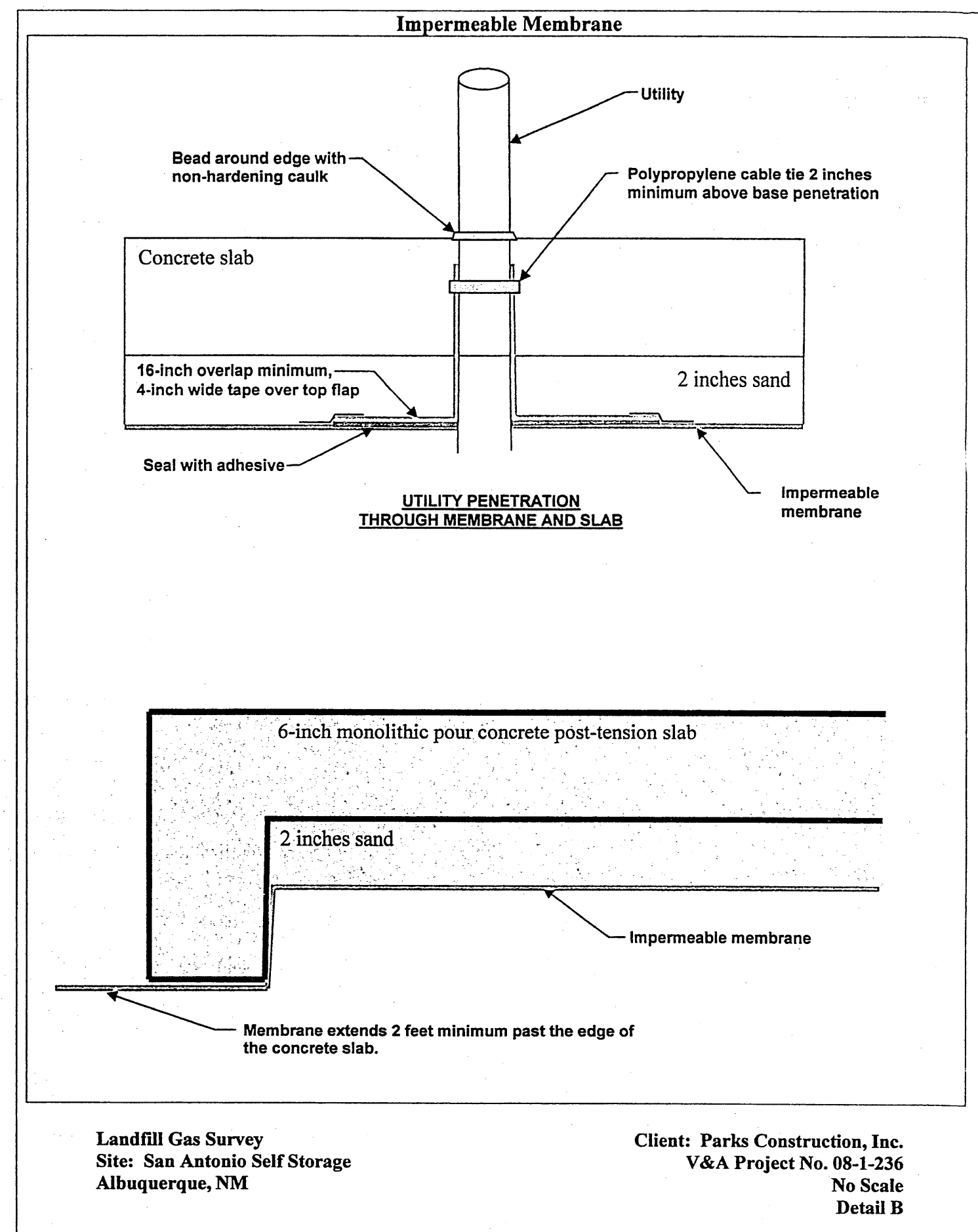
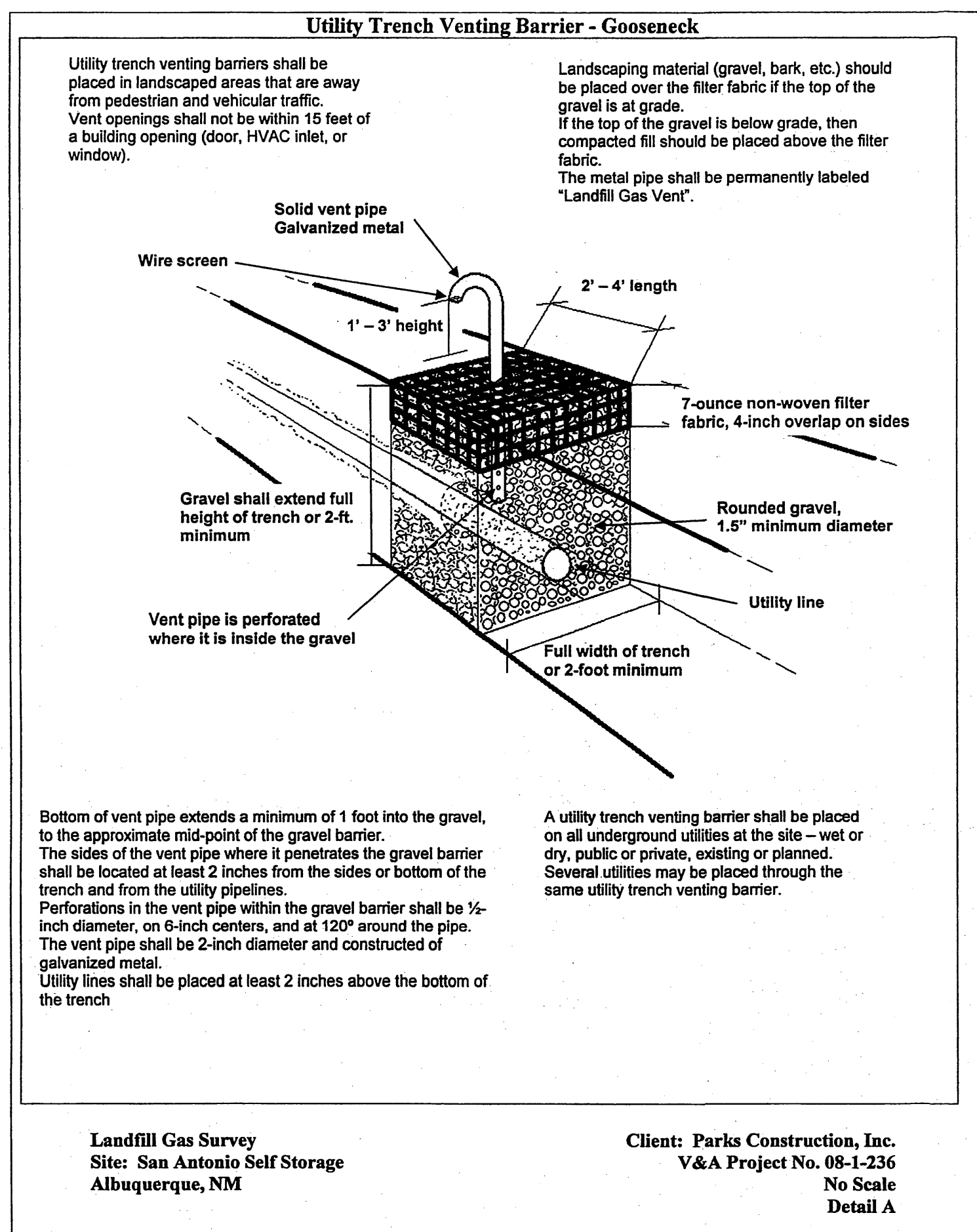


LDC JOB NO. Bern-08-0001

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CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION			
TITLE SAN ANTONIO SELF STORAGE BUILDING ELEVATIONS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO. E-18-Z	SHEET 6 8	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S STAMP	
CONTRACTOR	WORK STAKED BY	INSPECTOR'S ACCEPTANCE BY	DATE	DATE	NO.	BY	REVISIONS
ALBUQUERQUE CONTROL STATION "10-D18"	NM STATE PLANE COORDINATES: (CENTRAL ZONE NAD 1983)	INSPECTOR'S ACCEPTANCE BY	DATE	DATE	NO. DATE:	BY	REVISIONS
		FIELD REVISION CORRECTED BY	DATE	DATE	DESIGNED BY:	DM/CW	DATE: 11/25/08
		DRAWINGS CORRECTED BY	DATE	DATE	DRAWN BY:	CW	DATE: 11/25/08
		MICRO-FILM INFORMATION	DATE	DATE	CHECKED BY:	DM	DATE: 11/25/08
		RECORD BY	DATE	DATE			



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SAN ANTONIO SELF STORAGE FACILITY
LANDFILL GAS MITIGATION DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY./YR.	MO./DAY./YR.
CITY PROJECT NO. 1004375	ZONE MAP NO. E-18-Z	SHEET 8	OF 8

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S STAMP	
CONTRACTOR	NO.	NO.	BY	NO.	BY	NO.	BY
WORK STARTED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
INSPECTOR'S ACCEPTANCE BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
FIELD VERIFICATION BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
DRAWINGS CORRECTED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
MICRO-FILM INFORMATION	DATE	NO.	DATE	NO.	DATE	NO.	DATE
RECORD BY	NO.	NO.	DATE	NO.	DATE	NO.	DATE