

Vicinity Map
N. T. S.

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page A-14.
- U.C.L.S. Log Number 20052686

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- Gross Subdivision acreage: 2.4185 acres.
- This property is currently zoned "SU-1 for IP Uses" per the City of Albuquerque Zone Atlas Page A-14, Dated August 1, 2005.

PURPOSE OF PLAT:

The purpose of this plat is to divide existing Tract C-3-A1-A1-A into two (2) tracts and grant the additional private access easements as shown hereon.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
TRACTS C-3-A1-A1-A-1 AND C-3-A1-A1-A-2
SEVEN-BAR RANCH
 Bernalillo County Treasurer Date

LEGAL DESCRIPTION

That certain tract of land situate within the Town of Alameda Grant in projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Tract C-3-A1-A1-A, Seven-Bar Ranch as the same is shown and designated on the plat entitled "TRACTS C-3-A1-A1-A AND C-3-A1-A1-B, SEVEN-BAR RANCH (BEING A REPLAT OF TRACT C-3-A1-A1, SEVEN-BAR RANCH) WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 18, 1999, in Volume 99C, folio 232.

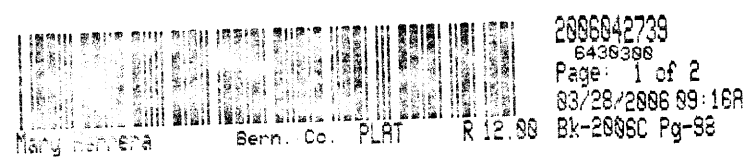
Said tract contains 2.4185 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising TRACTS C-3-A1-A1 AND C-3-A1-A2, SEVEN-BAR RANCH (BEING A REPLAT OF TRACT C-3-A1-A, SEVEN-BAR RANCH) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon and do hereby represent that they are so authorized to act.

RSP Land & Cattle Company, LLC
 Land-Office-Properties, LLC

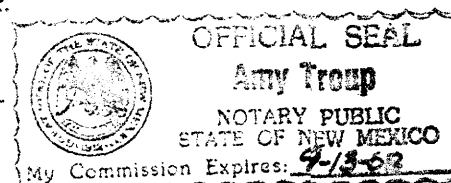
By: David Smoak
 David Smoak, Managing Member



ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS
 The foregoing instrument was acknowledged before me this 07th
 day of SEPTEMBER, 2005, by David Smoak.

Ann Slavin 9-16-08
 Notary Public My commission expires



PUBLIC UTILITY EASEMENTS

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, transformers, and other equipment 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 such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to 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.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

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

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

DISCLAIMER

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

**TRACTS C-3-A1-A1-A-1 AND C-3-A1-A1-A-2
 SEVEN-BAR RANCH**

(BEING A REPLAT OF TRACT C-3-A1-A1-A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2005

PROJECT NUMBER: 1004471

Application Number: 05 DRB-01889

FLAT APPROVAL

Utility Approvals:

<u>Leah D. Malt</u> PNM Electric Services	<u>1-5-06</u> Date
<u>Leah D. Malt</u> PNM Gas Services	<u>1-5-06</u> Date
<u>Teri Crabtree</u> QWest Corporation	<u>1/5/06</u> Date
<u>Gene Rubin</u> Comcast	<u>12/12/05</u> Date
<u>[Signature]</u> New Mexico Utilities	<u>1-5-06</u> Date

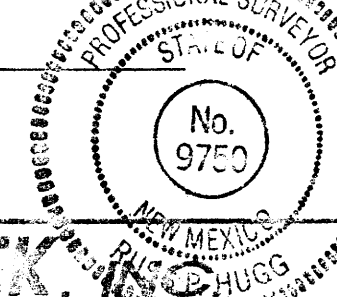
Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

<u>[Signature]</u> City Surveyor	<u>12-12-05</u> Date
<u>NA</u> Real Property Division	<u>1/04/06</u> Date
<u>NA</u> Environmental Health Department	<u>1/04/05</u> Date
<u>[Signature]</u> Traffic/Engineering, Transportation Division	<u>1-4-06</u> Date
<u>William G. Walsh</u> Utilities Development	<u>01-04-06</u> Date
<u>Christine Dandora</u> Parks and Recreation Department	<u>1/4/06</u> Date
<u>Bradley L. Bingham</u> AMAFA	<u>1/4/06</u> Date
<u>Bradley L. Bingham</u> City Engineer	<u>1/4/06</u> Date
<u>Andrew Garcia</u> DRB Chairperson/Planning Department	<u>1-6-06</u> Date

SURVEYORS CERTIFICATION

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

Russ P. Hugg
 Russ P. Hugg
 NMPS No. 9750
 October 12, 2005



SHEET 1 OF 2

SURVOTEK, INC.
 Consulting Surveyors
 8004 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
 Fax: 505-897-3377

TRACTS C-3-A1-A1-A-1 AND C-3-A1-A1-A-2
SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT C-3-A1-A1-A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2005

Corner Legend

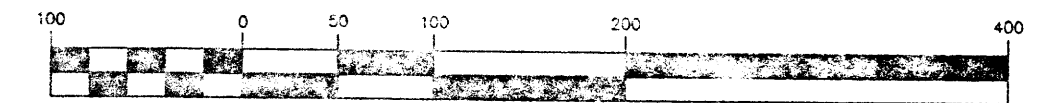
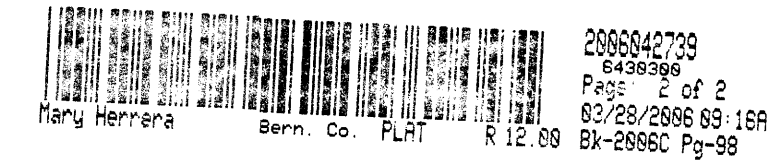
- ⊙ = Fd. 5/8" Rebar and cap stamped "L.S. 9750"
- = Set 5/8" Rebar and cap stamped "L.S. 9750"

NOTE

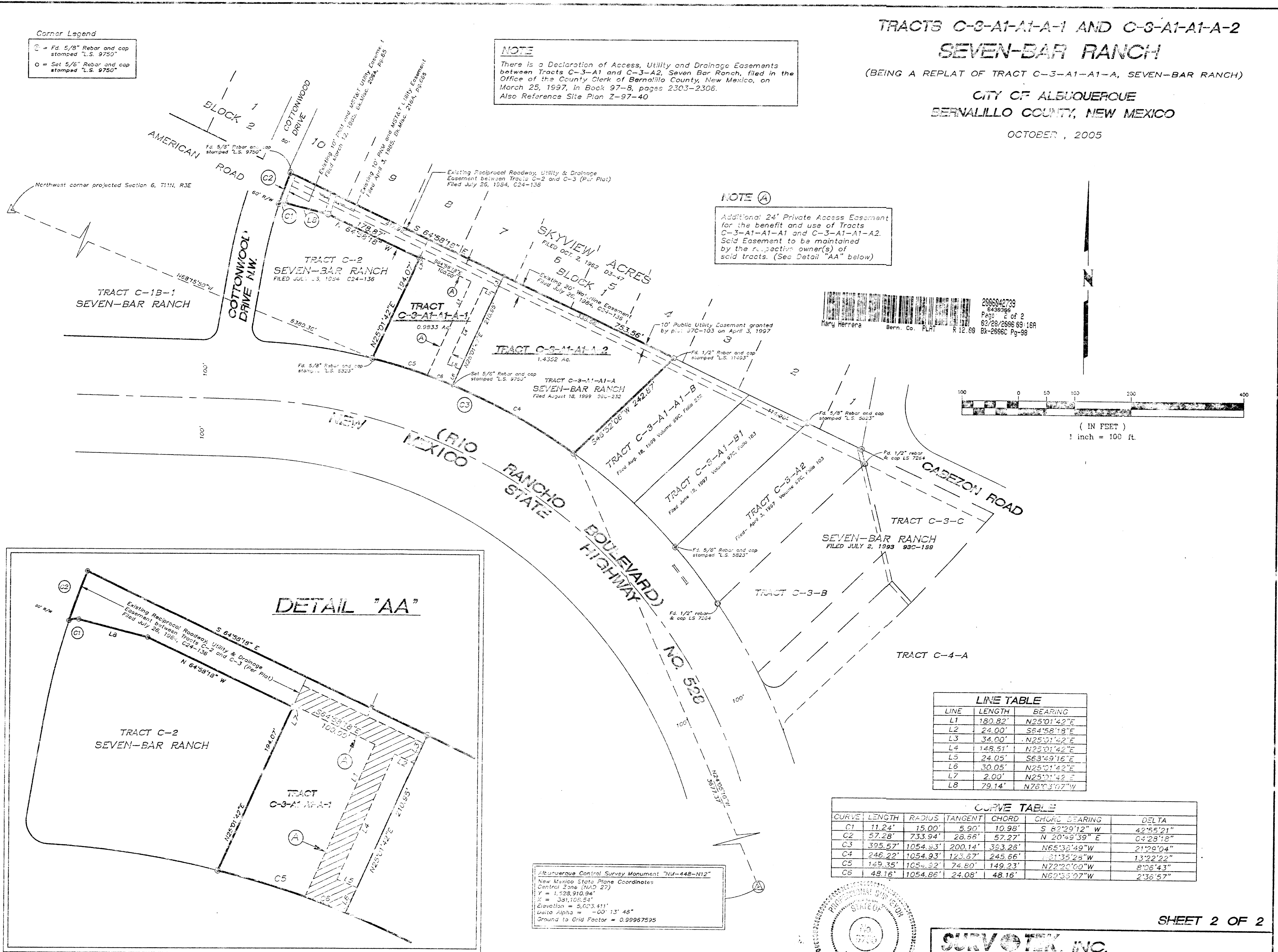
There is a Declaration of Access, Utility and Drainage Easements between Tracts C-3-A1 and C-3-A2, Seven-Bar Ranch, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 25, 1997, in Book 97-8, pages 2303-2306. Also Reference Site Plan Z-97-40

NOTE (A)

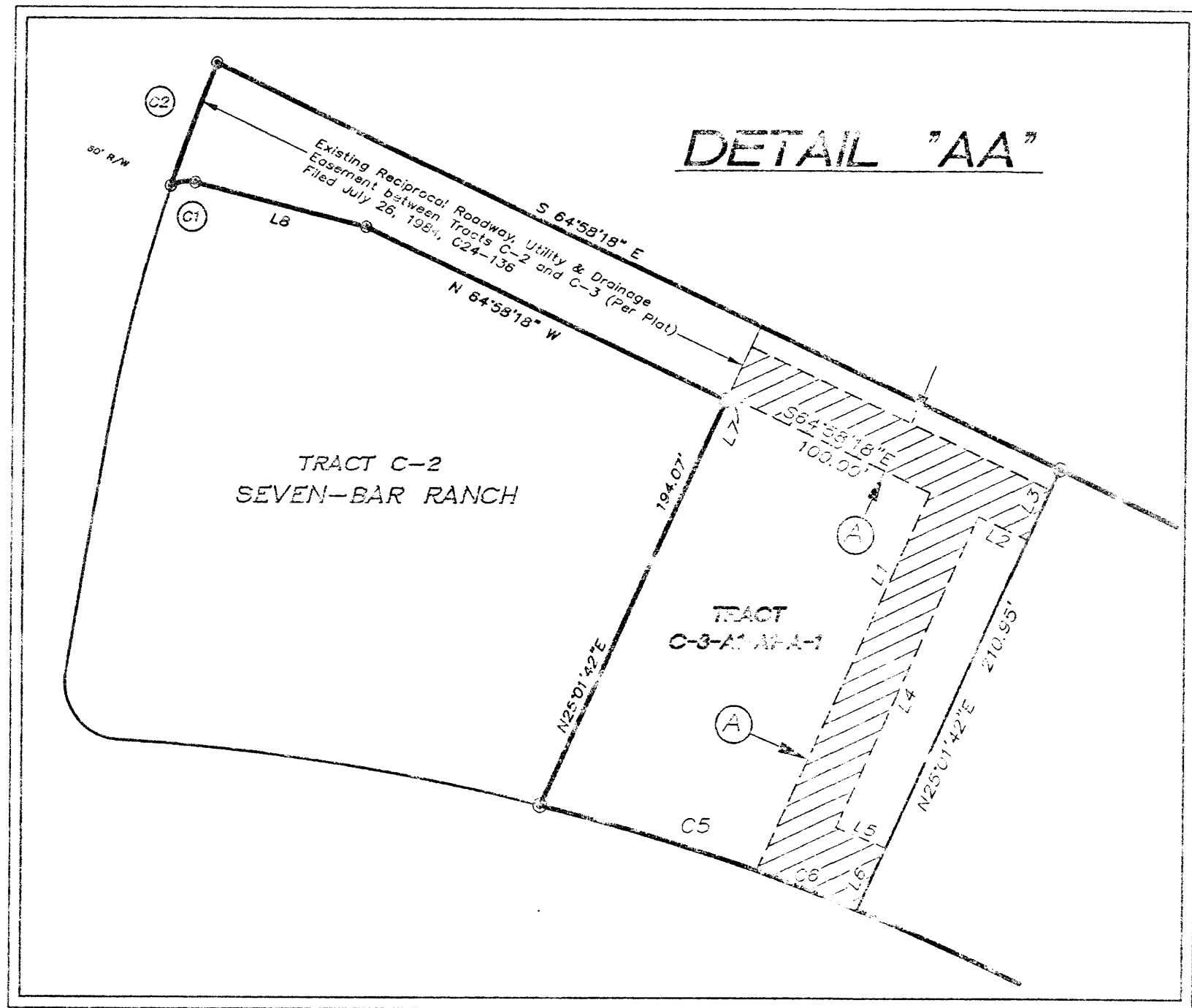
Additional 24' Private Access Easement for the benefit and use of Tracts C-3-A1-A1-A1 and C-3-A1-A1-A2. Said Easement to be maintained by the respective owner(s) of said tracts. (See Detail "AA" below)



(IN FEET)
1 inch = 100 ft.



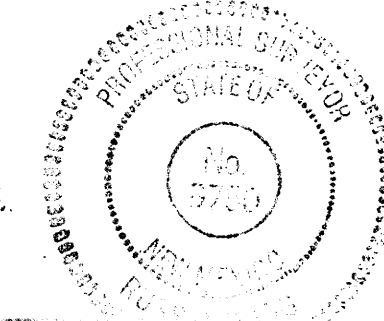
DETAIL "AA"



LINE TABLE		
LINE	LENGTH	BEARING
L1	180.82'	N25°01'42"E
L2	24.00'	S64°58'18"E
L3	34.00'	N25°01'42"E
L4	148.51'	N25°01'42"E
L5	24.05'	S63°49'16"E
L6	30.05'	N25°01'42"E
L7	2.00'	N25°01'42"E
L8	79.14'	N76°03'07"W

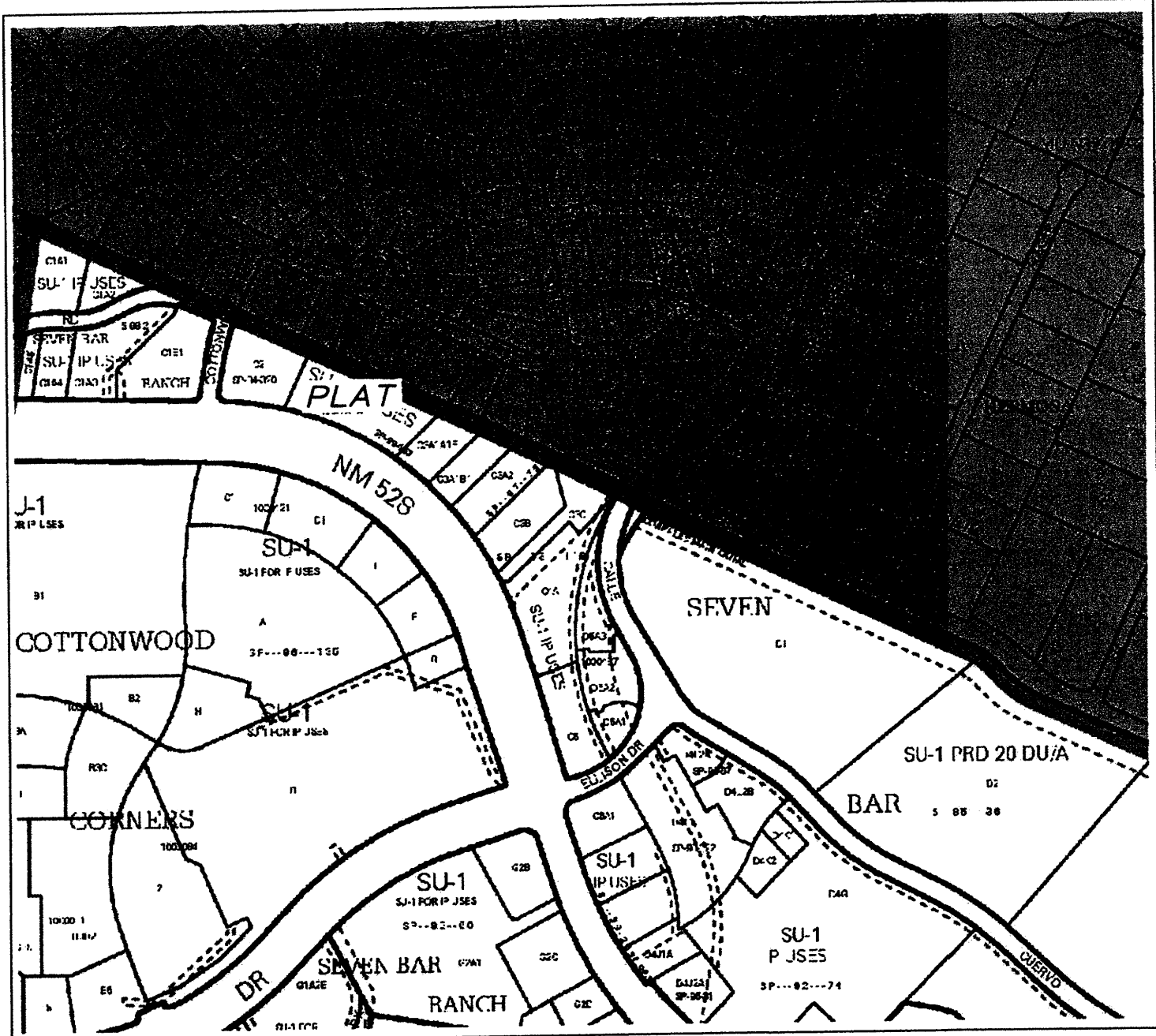
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	11.24'	15.00'	5.90'	10.98'	S 82°29'12" W	42°55'21"
C2	57.28'	733.94'	28.66'	57.27'	N 20°49'39" E	04°28'18"
C3	395.57'	1054.83'	200.14'	353.26'	N65°32'49"W	21°29'04"
C4	246.22'	1054.93'	123.67'	245.66'	S 81°35'28"W	13°22'22"
C5	149.35'	1054.82'	74.80'	149.23'	N72°20'00"W	8°06'43"
C6	48.16'	1054.86'	24.08'	48.16'	N69°33'07"W	2°36'57"

Albuquerque Control Survey Monument "N4-448-N12"
New Mexico State Plane Coordinates
Central Zone (NAD 27)
Y = 1,528,910.94'
X = 381,108.54'
Elevation = 5,023.411'
Delta Alpha = -00° 13' 48"
Ground to Grid Factor = 0.99987595



SURVOTEK, INC.

Consulting Surveyors
5501 Regency Drive, N.W. Albuquerque, New Mexico 87109
Phone: 505-897-2828 Fax: 505-897-3977



Vicinity Map
N. T.S.

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page A-14.
6. U.C.L.S. Log Number 20052666

SUBDIVISION DATA

1. Total number of existing Tracts: 1
2. Total number of Tracts created: 2
3. Gross Subdivision acreage: 2.4185 acres.
4. This property is currently zoned "SU-1 for IP Uses" per the City of Albuquerque Zone Atlas Page A-14, Dated August 1, 2005.

PURPOSE OF PLAT:

The purpose of this plat is to divide existing Tract C-3-A1-A1-A into two (2) tracts and grant the additional private access easements as shown hereon.

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer _____ Date _____

LEGAL DESCRIPTION

That certain tract of land situate within the Town of Alameda Grant in projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Tract C-3-A1-A1-A, Seven-Bar Ranch as the same is shown and designated on the plat entitled "TRACTS C-3-A1-A1-A AND C-3-A1-A1-B, SEVEN-BAR RANCH (BEING A REPLAT OF TRACT C-3-A1-A1, SEVEN-BAR RANCH) WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 18, 1999, in Volume 99C, folio 232.

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RSF LAND & CATTLE COMPANY, LLC
 a Co. Limited Liability Company

By: David Smoak
 David Smoak, Managing Member

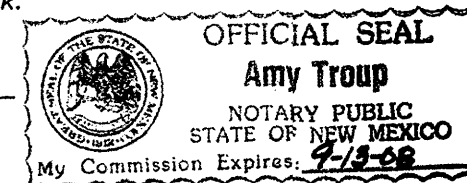
ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 9TH day of DECEMBER, 2005, by, David Smoak.

Amy Troup
 Notary Public

9-13-08
 My commission expires



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

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DISCLAIMER

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**TRACTS C-3-A1-A1-A-1 AND C-3-A1-A1-A-2
 SEVEN-BAR RANCH**

(BEING A REPLAT OF TRACT C-3-A1-A1-A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2005

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

QWest Corporation _____ Date _____

Jonie Burbon _____ 12-12-05
 Comcast Date

New Mexico Utilities _____ Date _____

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals: Ph B Hart _____ 12-12-05
 City Surveyor Date

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Utilities Development _____ Date _____

Parks and Recreation Department _____ Date _____

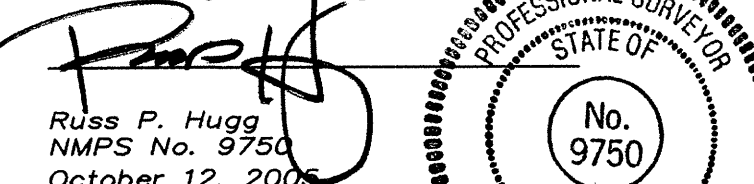
AMA/CA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVEYORS CERTIFICATION

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



Russ P. Hugg
 NMPS No. 9750
 October 12, 2005

SHEET 1 OF 2

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

TRACTS C-3-A1-A1-A-1 AND C-3-A1-A1-A-2 SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT C-3-A1-A1-A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2005

NOTE (A)

Additional 24' Private Access Easement for the benefit and use of Tracts C-3-A1-A1-A1 and C-3-A1-A1-A2. Said Easement to be maintained by the respective owner(s) of said tracts.

Corner Legend

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- = Set 5/8" Rebar and cap stamped "L.S. 9750"

NOTE

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Albuquerque Control Survey Monument "NM-448-N12"
New Mexico State Plane Coordinates
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(IN FEET)
1 inch = 100 ft.

PROPOSED F.A.R. = .19
HEATED GROSS FLOOR AREA (8,270)
AREA OF THE PREMISES (42,832)

A. GENERAL INFORMATION

- A. TOTAL SITE AREA = 42,832.64 SF
- B. BUILDING FOOTPRINT = 7,332 SF
- C. IMPERVIOUS, PARKING/AUTO CIRCULATION PEDESTRIAN CIRCULATION = 28,732.64 SF
- D. LANDSCAPING AREA = 6,768 SF

B. PROPOSED DEVELOPMENT

- 1. STRUCTURAL
 - A. FIRST FLOOR - 7,332 SF
 - B. UPPER LEVEL - 938 SF (WAREHOUSE MEZANINE)
 - C. TOTAL SF = 8,270 SF
- D. PROPOSED USE
 - MULTI-USE FACILITY
 - 1. FURNITURE STORE 3,048 SF
 - 2. WAREHOUSE 1,890 SF
 - 3. STONE & TILE WHOLESALE SHOWROOM 1,000 SF
 - 4. OFFICE 1,885 SF

2. PARKING AND INTERNAL CIRCULATION

A. PARKING SPACES REQUIRED :

- 1. FURNITURE STORE 3,048 SF ÷ 200 = 15.25
- 2. TILE WHOLESALING 1,000 SF ÷ 1,000 = 1
- 3. OFFICE 1,885 SF ÷ 200 = 9.425
- TOTAL PARKING SPACES REQUIRED 24.675 (25)

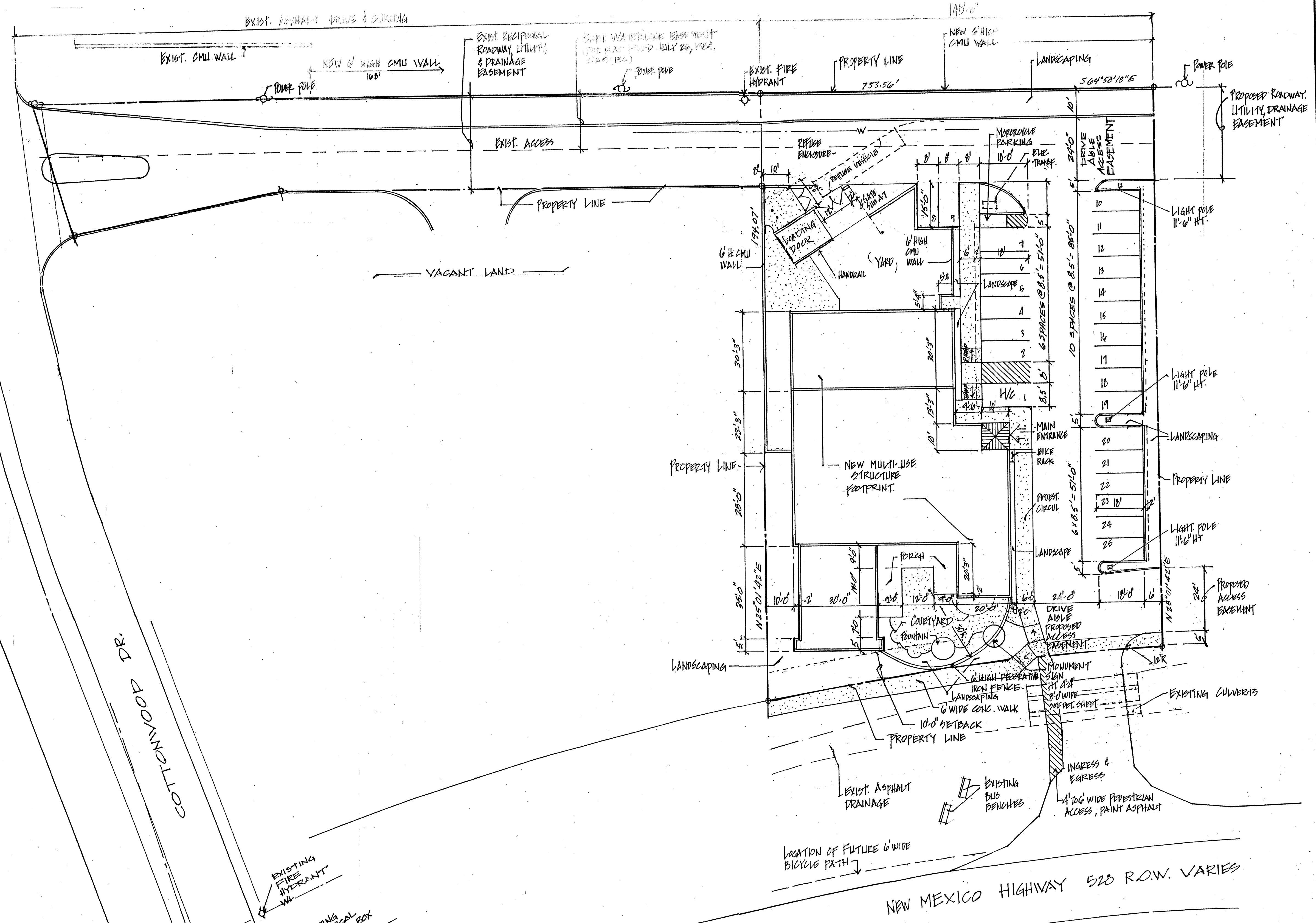
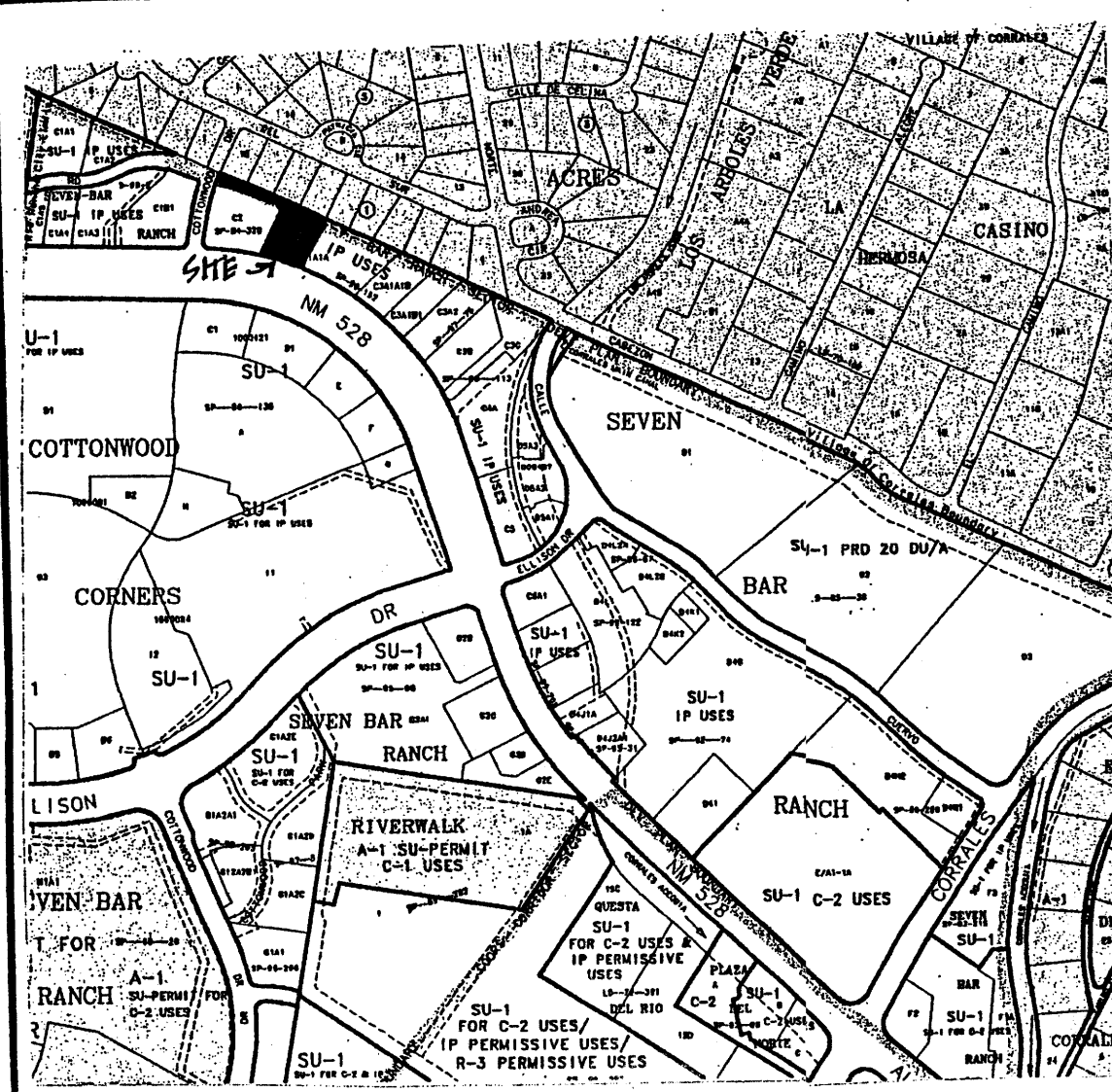
- B. TOTAL PARKING SPACES PROVIDED = 25
- C. H.C. PARKING SPACES REQUIRED = 1
- D. H.C. PARKING SPACES PROVIDED = 1
- E. BICYCLE PARKING SPACES REQUIRED = 2
- F. BICYCLE PARKING SPACES PROVIDED = 2
- G. MOTORCYCLE PARKING SPACES REQUIRED = 0
- H. MOTORCYCLE PARKING SPACES PROVIDED = 1

INDEX TO DRAWINGS

- EPC A-1 SITE PLAN
- EPC A-2 SITE PLAN FOR SUBDIVISION
- EPC A-3.1 CONCEPTUAL GRADING
- EPC A-3.2 UTILITY PLAN
- EPC A-4 CONCEPTUAL LANDSCAPE PLAN
- EPC A-5 SOUTH & EAST ELEVATIONS
- EPC A-6 NORTH AND WEST ELEVATIONS
- EPC A-7 DETAIL SHEET

VICINITY MAP

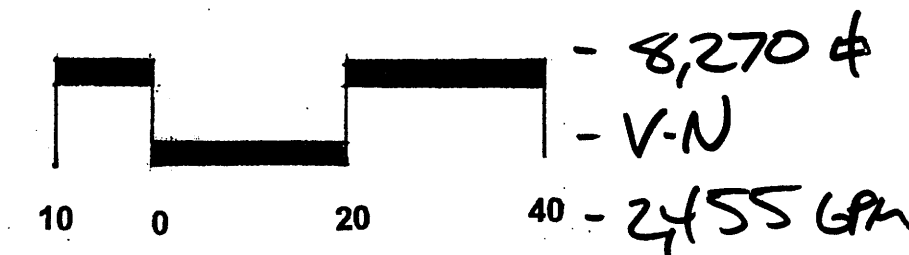
ZONE ATLAS MAP NO. A-14-Z



SITE PLAN

SCALE: 1"=20'-0"

SCALE:



AND PLANS CHECKING OFFICE
024-88 1
FALL 12.9.05

PROJECT NO. _____
EPC APP NO. _____
DRB APP. NO. _____

APPROVAL SIGNATURES	
TRAFFIC ENGINEER	DATE
CITY, ENGINEER	DATE
PUBLIC WORKS UTILITY DIVISION	DATE
PARKS AND RECREATION	DATE
CITY PLANNER, PLANNING DIVISION	DATE
REFUSE DIVISION	DATE
FIRE MARSHALL	DATE

Lee White 12.9.05
SMC 12.9.05

HAGIENDA MARTINEZ
MIXED USE RETAIL / WHOLESALING / OFFICE
HIGHWAY 528 TRACT C-3-A-1-A
ALBUQUERQUE, NEW MEXICO

Bill

eda Architecture & Planning
12800 S.W. Park Way Portland, Oregon 97225 503-644-8011
7308 Portland Dr. NW Albuquerque, New Mexico 87120 505-301-4388
Commercial/Institutional/Church Specialist
SITE PLAN

PROJ. NO.	EPC A-1	SHEET NO.
DATE		
REV.	10/6/09	
	11/3/09	

PROPOSED F.A.R. = .19
 HEATED GROSS FLOOR AREA (8,270)
 AREA OF THE PREMISES (42,832)

A. GENERAL INFORMATION

- A. TOTAL SITE AREA = 42,832.64 SF
- B. BUILDING FOOTPRINT = 7,332 SF
- C. IMPERVIOUS, PARKING/AUTO CIRCULATION PEDESTRIAN CIRCULATION = 28,732.64 SF
- D. LANDSCAPING AREA = 6,768 SF

B. PROPOSED DEVELOPMENT

1. STRUCTURAL

- A. FIRST FLOOR - 7,332 SF
- B. UPPER LEVEL- 938 SF (WAREHOUSE MEZANINE)
- C. TOTAL SF = 8,270 SF

D. PROPOSED USE

- MULTI-USE FACILITY
- 1. FURNITURE STORE 3,048 SF
- 2. WAREHOUSE 1,890 SF
- 3. STONE & TILE WHOLESALE SHOWROOM 1,000 SF
- 4. OFFICE 1,685 SF

2. PARKING AND INTERNAL CIRCULATION

A. PARKING SPACES REQUIRED :

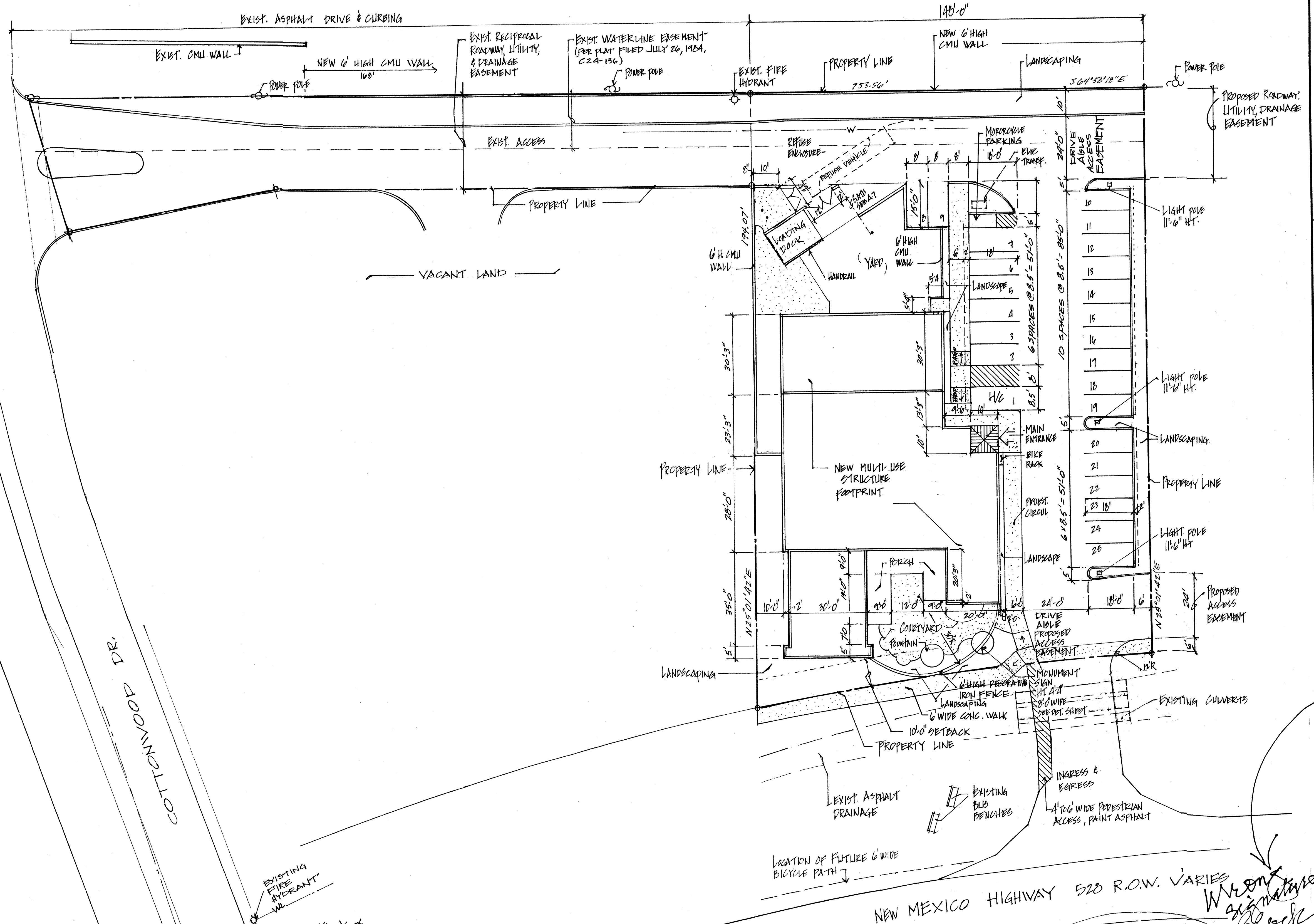
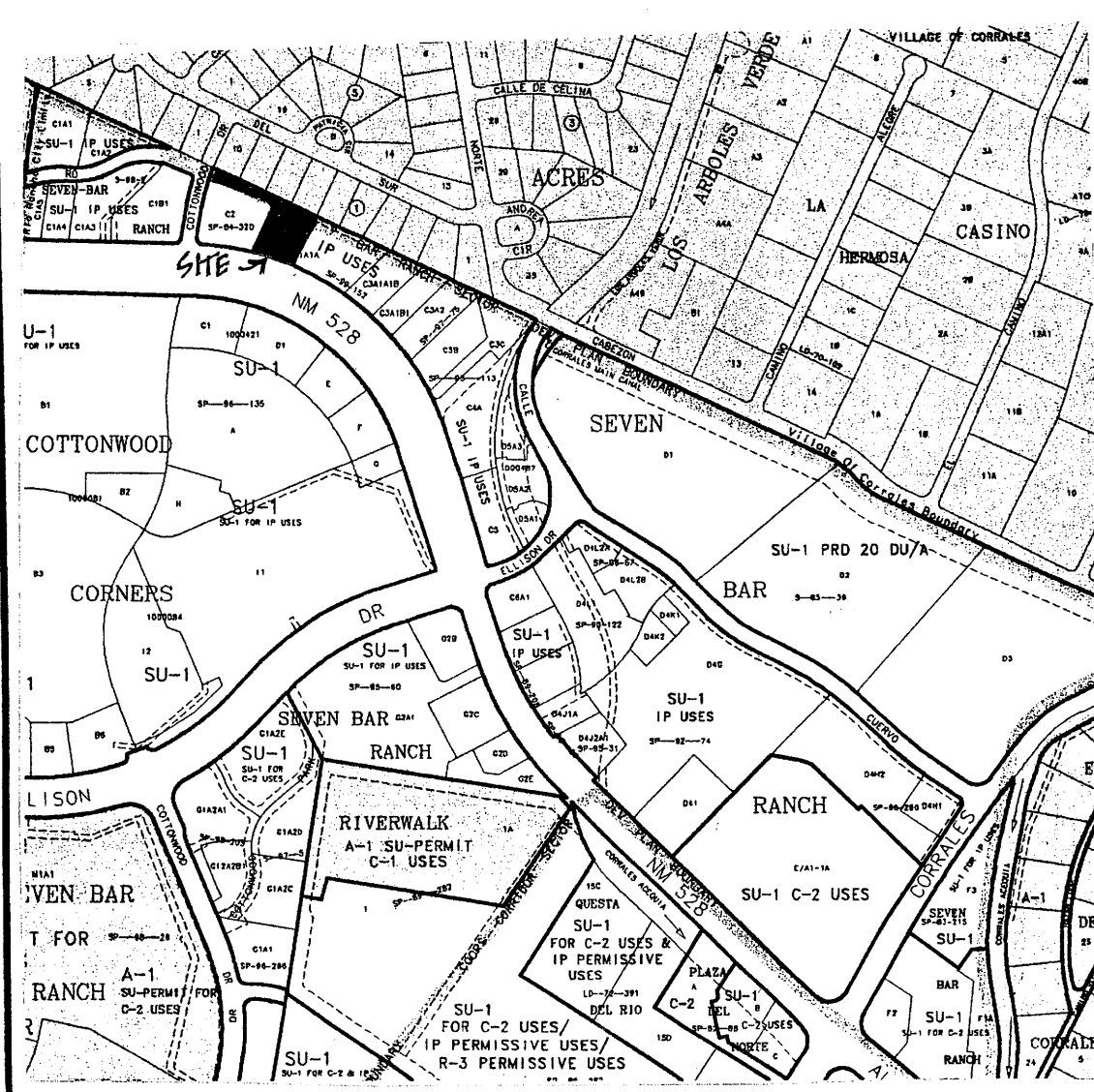
- 1. FURNITURE STORE 3,048 SF ÷ 200 = 15.25
- 2. TILE WHOLESALE 1,000 SF ÷ 1,000 = 1
- 3. OFFICE 1,685 SF ÷ 200 = 8.425
- TOTAL PARKING SPACES REQUIRED 24.675 (25)

- B. TOTAL PARKING SPACES PROVIDED = 25
- C. H.C. PARKING SPACES REQUIRED = 1
- D. H.C. PARKING SPACES PROVIDED = 1
- E. BICYCLE PARKING SPACES REQUIRED = 2
- F. BICYCLE PARKING SPACES PROVIDED = 2
- G. MOTORCYCLE PARKING SPACES REQUIRED = 0
- H. MOTORCYCLE PARKING SPACES PROVIDED = 1

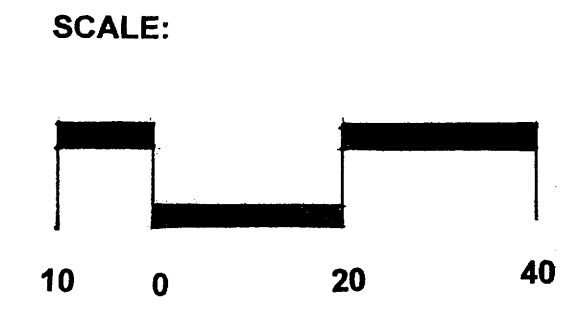
INDEX TO DRAWINGS

- EPC A-1 SITE PLAN
- EPC A-2 SITE PLAN FOR SUBDIVISION
- EPC A-3.1 CONCEPTUAL GRADING
- EPC A-3.2 UTILITY PLAN
- EPC A-4 CONCEPTUAL LANDSCAPE PLAN
- EPC A-5 SOUTH & EAST ELEVATIONS
- EPC A-6 NORTH AND WEST ELEVATIONS
- EPC A-7 DETAIL SHEET

VICINITY MAP
 ZONE ATLAS MAP NO. A-14-Z



SITE PLAN
 SCALE: 1"=20'-0"



PROJECT NO. _____
 EPC APP NO. _____
 DRB APP. NO. _____

APPROVAL SIGNATURES	
TRAFFIC ENGINEER	DATE
CITY, ENGINEER	DATE
PUBLIC WORKS UTILITY DIVISION	DATE
PARKS AND RECREATION	DATE
CITY PLANNER, PLANNING DIVISION	DATE
REFUSE DEVISION	DATE
FIRE MARSHALL	DATE

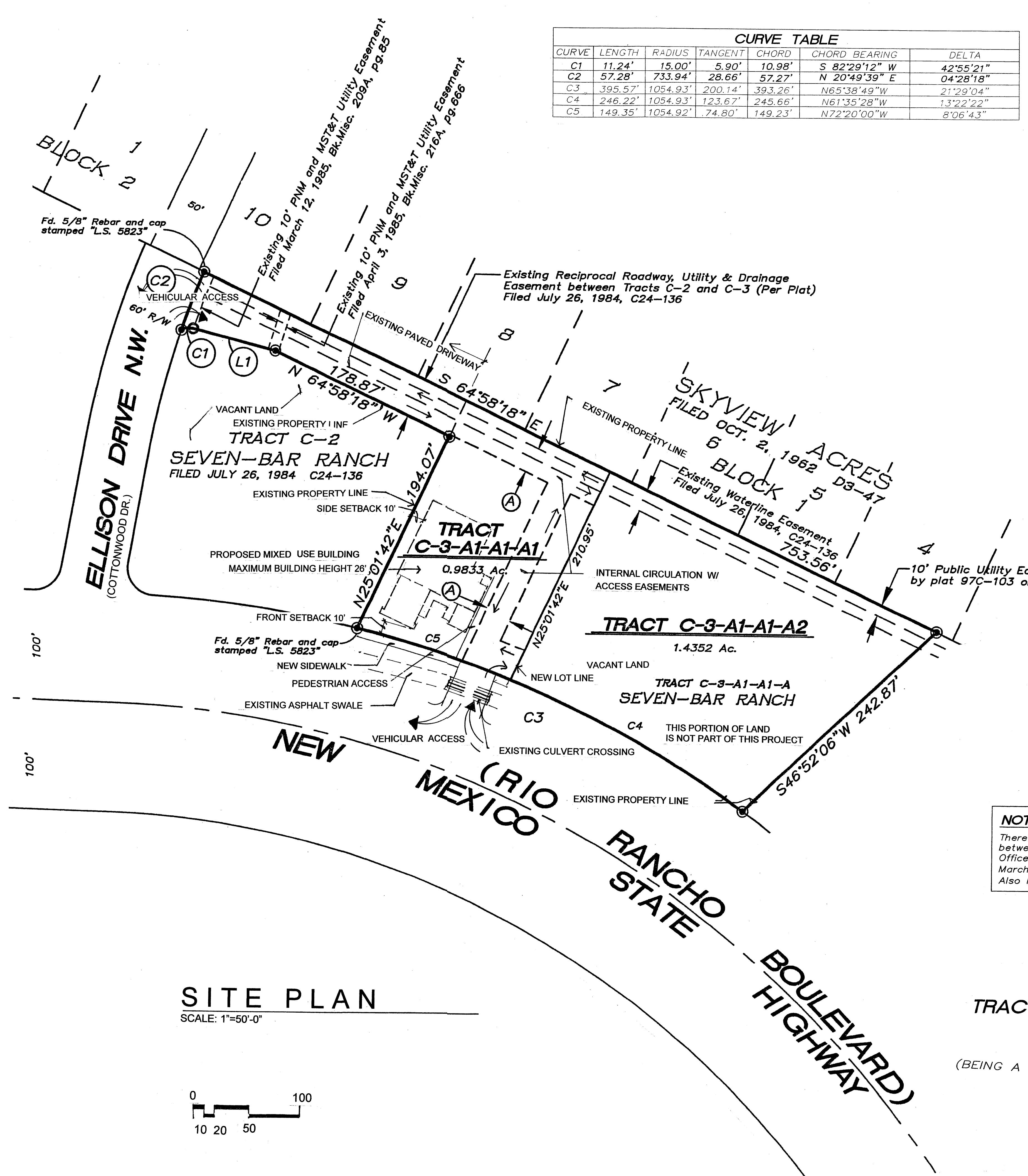
HAGIENDA MARTINEZ
 MIXED USE RETAIL / WHOLESALE / OFFICE
 HIGHWAY 528 TRACT C-3-A-1-A
 ALBUQUERQUE, NEW MEXICO

eda Architecture & Planning
 Portland, Oregon 97225 503-645-8811
 12300 S.W. Park Way Albuquerque, New Mexico 87120 505-331-4888
 Commercial/Industrial/Church Specialist
 eaker design associates

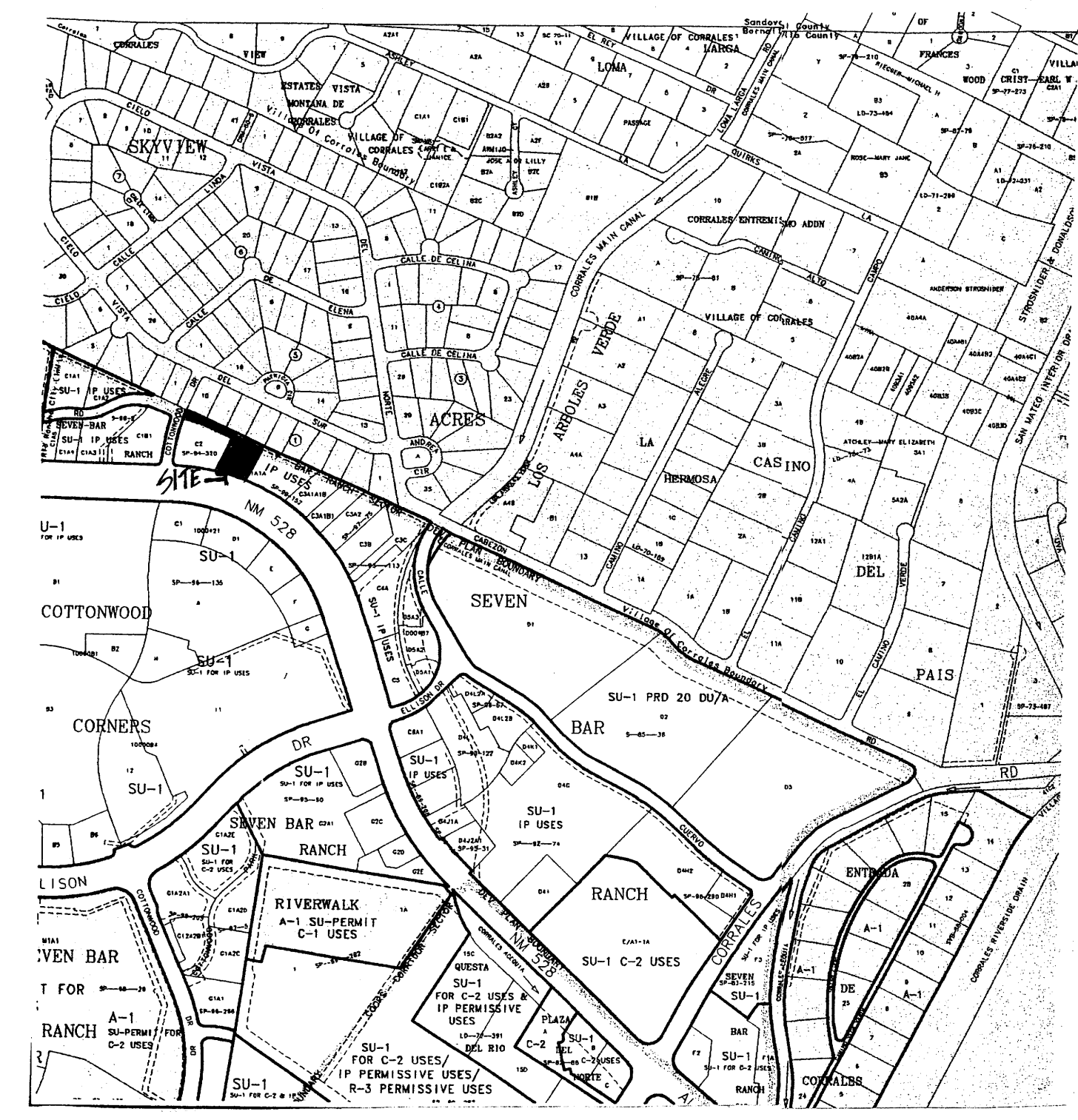
PROJ NO. _____
 EPC A-1
 DATE 10/6/09
 REV. 11/3/09

Stephanie
Place
Signature
 SITE PLAN FOR B1421 PERMIT

W. Don
Signature
Block



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	11.24'	15.00'	5.90'	10.98'	S 82°29'12" W	42°55'21"
C2	57.28'	733.94'	28.66'	57.27'	N 20°49'39" E	04°28'18"
C3	395.57'	1054.93'	200.14'	393.26'	N65°38'49"W	21°29'04"
C4	246.22'	1054.93'	123.67'	245.66'	N61°35'28"W	13°22'22"
C5	149.35'	1054.92'	74.80'	149.23'	N72°20'00"W	8°06'43"



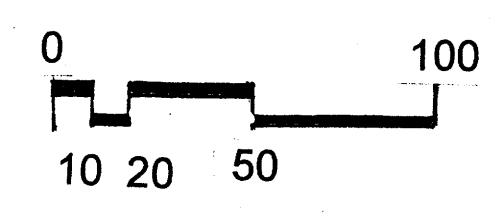
VICINITY MAP
ZONE ATLAS PAGE A-14-Z

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 76°03'07" W	79.14'
L2	S 13°47'58" E	26.23'

(A) 24' Private Access Easement for the benefit and use of Tracts C-3-A1-A1-A1 and C-3-A1-A1-A2. Said Easement to be maintained by the respective owner(s) of said tracts.

NOTE
There is a Declaration of Access, Utility and Drainage Easements between Tracts C-3-A1 and C-3-A2, Seven Bar Ranch, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 25, 1997, in Book 97-8, pages 2303-2306. Also Reference Site Plan Z-97-40

SITE PLAN
SCALE: 1"=50'-0"



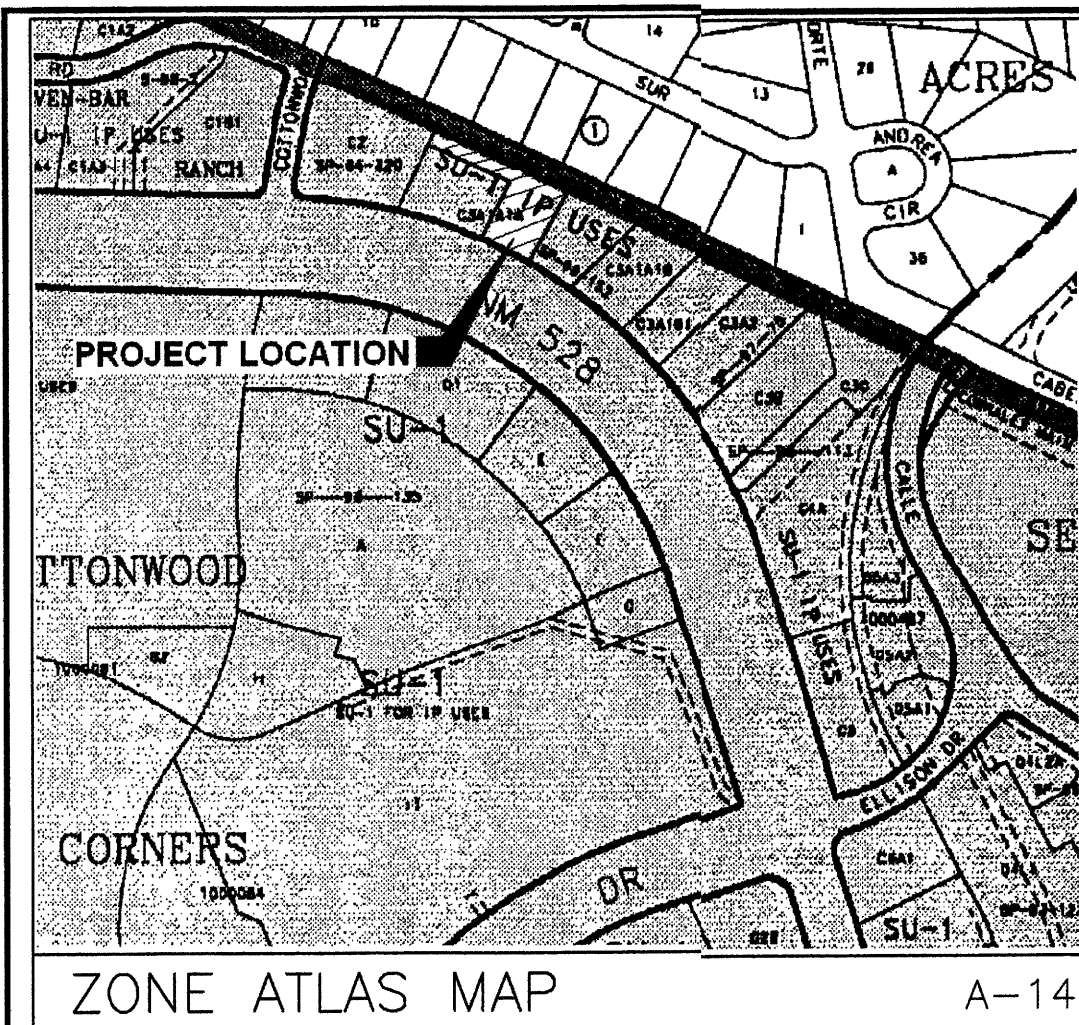
PROPOSED
TRACTS C-3-A1-A1-A1 AND C-3-A1-A1-A2
SEVEN-BAR RANCH
(BEING A REPLAT OF TRACTS C-3-A1-A1-A, SEVEN-BAR RANCH)
WITHIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2005

HAGIENDA MARTINEZ
MIXED USE RETAIL / DISTRIBUTION / OFFICE
HIGHWAY 528 TRACT C-3-A-1-A
ALBUQUERQUE, NEW MEXICO

SITE PLAN FOR SUBDIVISION

EPC
A-2
10/10/05 11/3/05



DESIGN NARRATIVE

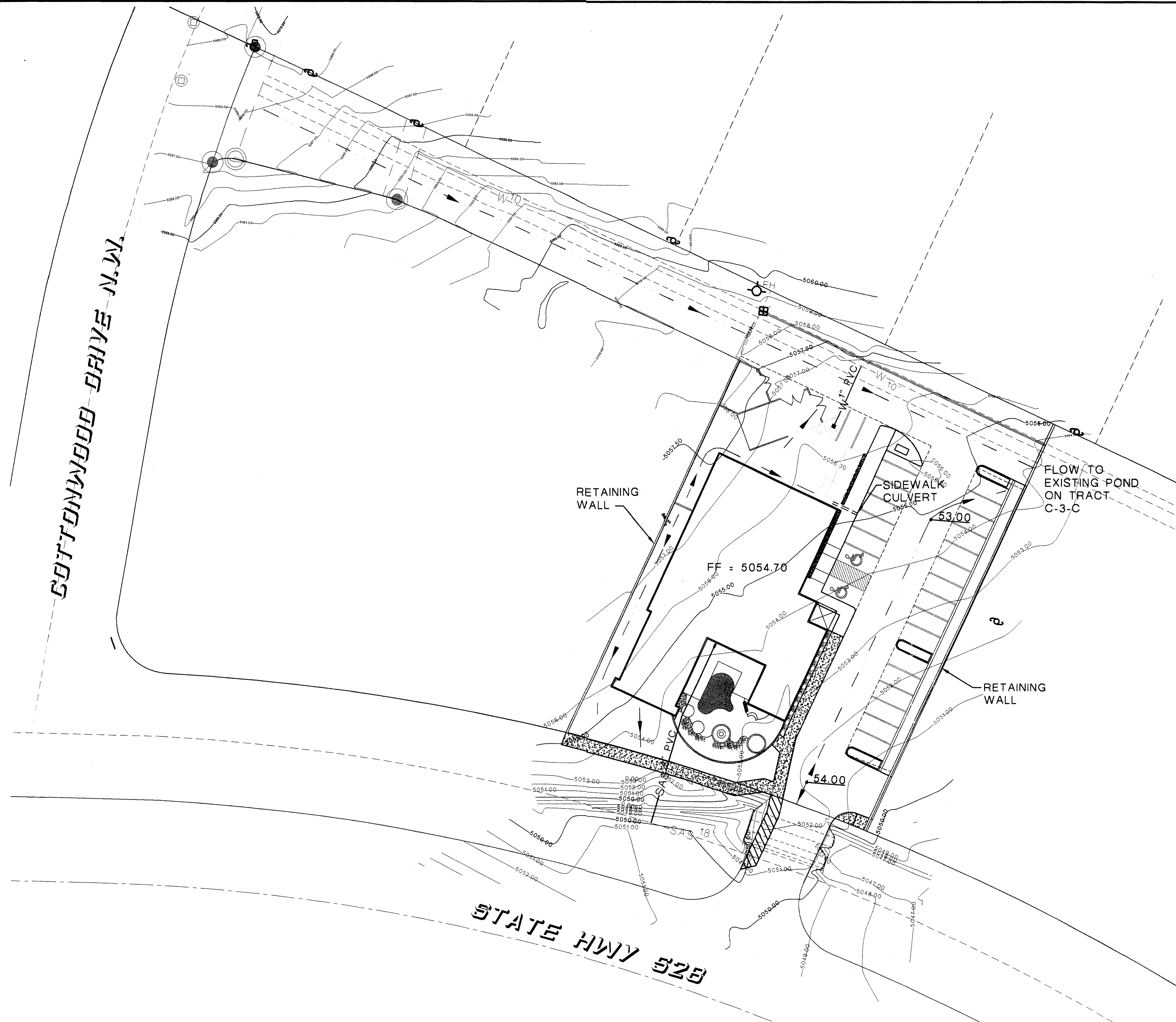
THIS CONCEPTUAL DRAINAGE PLAN FOR EPC SUBMITTAL IS FOR TRACT C-3-A1-A SEVEN BAR RANCH LOCATED AT THE NORTHEAST CORNER OF COTTONWOOD DRIVE AND NM 528 ON THE WEST SIDE OF ALBUQUERQUE. THE DEVELOPMENT AS PROPOSED WILL CONSTRUCT A 7350 SQUARE FOOT BUILDING WITHIN A 1 ACRE TRACT. THE GRADING AND DRAINAGE PLAN WILL COMPLY WITH REQUIREMENTS ESTABLISHED FOR THIS SITE BY SAD 223 AND A MASTER DRAINAGE PLAN PREPARED BY EASTERLING AND ASSOCIATES.

SAD 223 ALLOWS FOR DISCHARGE OF DEVELOPED FLOW AT A RATE OF 2.31 CFS/ACRE. FOR THIS SITE THE ALLOWABLE DISCHARGE IS 2.31 CFS. BUT THE ANTICIPATED FLOWS ARE 4.02 CFS. THE AMOUNT IN EXCESS OF 2.31 WILL BE CONTAINED IN AN EXISTING POND EAST OF THIS SITE AND CONTROL RELEASE TO THE ALLOWABLE RATE ESTABLISHED FOR THE POND.

LEGAL DESCRIPTION

Tract C-3-A1-A, Seven Bar Ranch, Albuquerque, Bernalillo County, New Mexico, as the same as is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico.

DRAINAGE CALCULATIONS



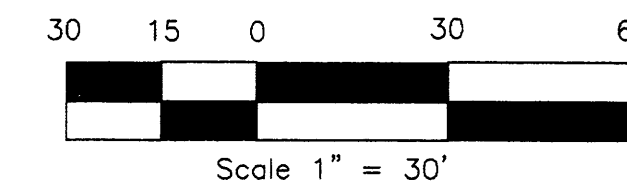
BENCHMARK

A.C.S. NM-448-N12
 Y = 1,528,910.94'
 X = 381,108.54'
 Elevation = 5,023.41'

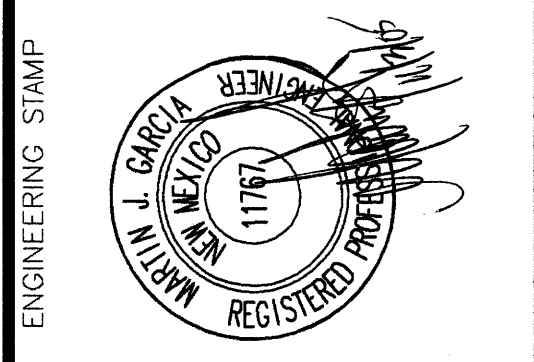
ENGINEERS STATEMENT

I, the Engineer of record, certify that I have personally visited the site and the existing grades and contours depicted on this plan match what presently exists at the present location

MARTIN J. GARCIA, N.M.P.E. # 11767



ABO
 ENGINEERING, INC.
 6739 Academy Rd., NE
 Albuquerque, NM 87109
 505-285-7802
 *Engineers * Planners
 *Construction Services



OFFICE BUILDING
 3721 S.R. 528
 ALBUQUERQUE, NM

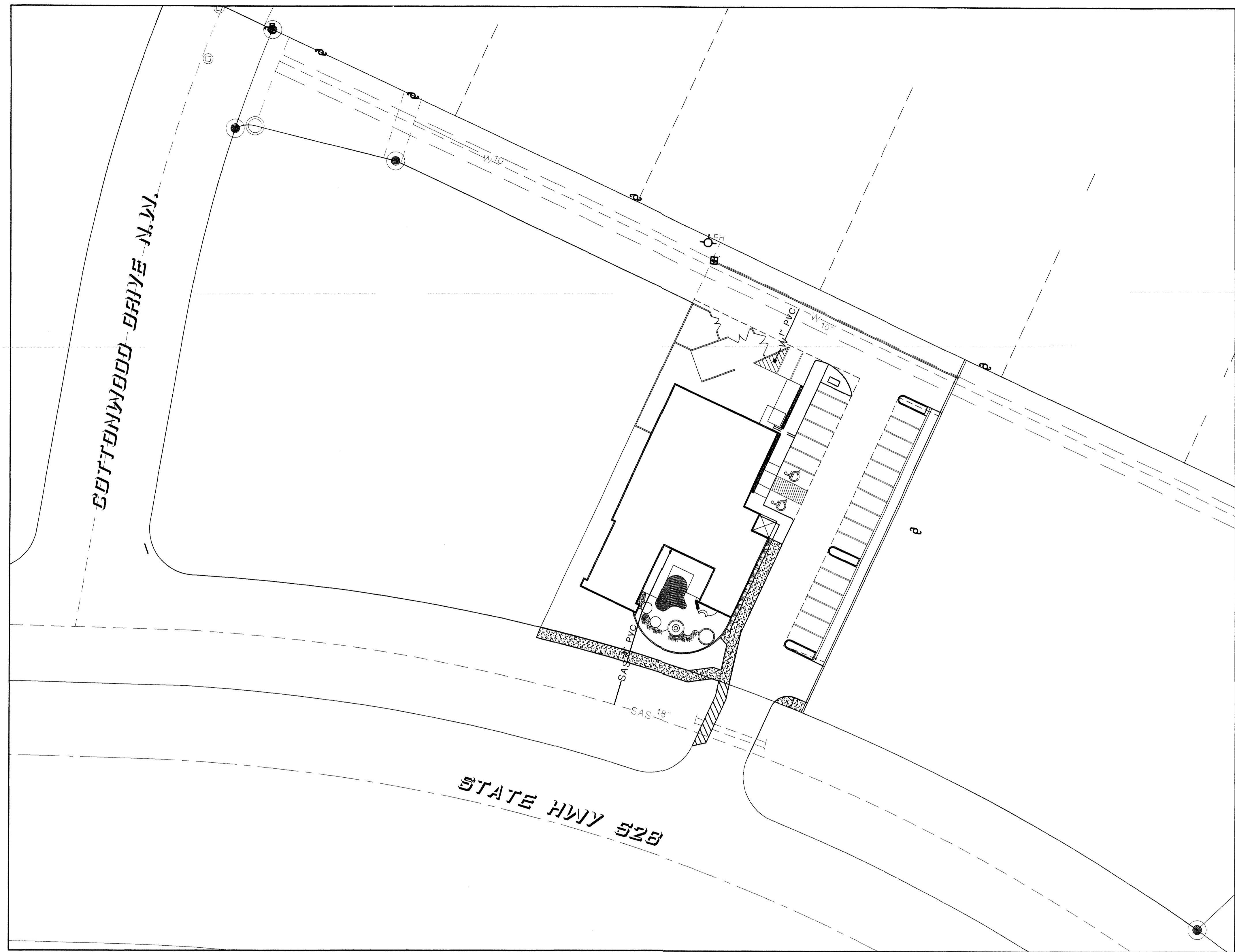
REV. NO.	REV. DATE	DESCRIPTION

PROJECT NUMBER: 25109 DATE: OCTOBER 4, 2005
 DESIGNED BY: M. GARCIA
 DRAWN BY: F. PHILLIPS
 CHECKED BY: M. GARCIA
 CAD FILE NAME: 109GRAD.DWG

SHEET TITLE
GRADING PLAN

C-101
 SHEET of

EPC
 A-3.1

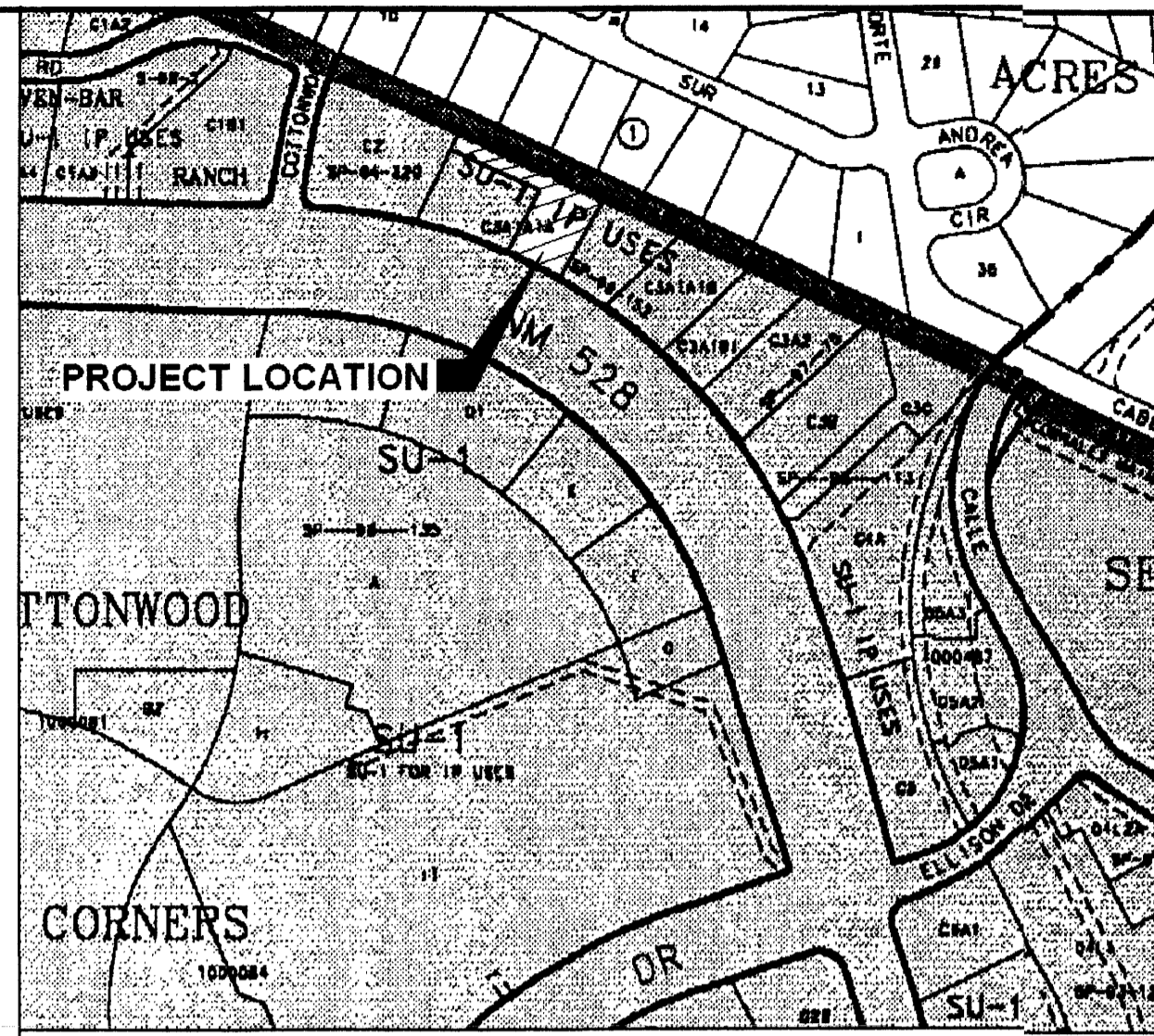


UTILITY SITE PLAN

SCALE: 1" = 30'



NORTH



VICINITY MAP N.T.S. A-14

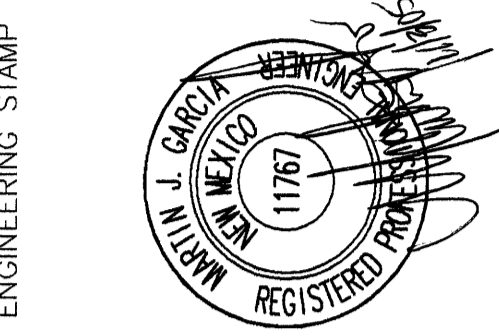
General Notes

- A. CONTRACTOR TO COORDINATE ALL EXISTING WATER LINE AND SEWER LINE LOCATIONS WITH NEW MEXICO UTILITIES INC (898-2661) PRIOR TO CONSTRUCTION/CONNECTION OF NEW SERVICE.

Legend

- W— EXISTING WATER LINE
- SAS— EXISTING SEWER LINE
- ◇ EXISTING FIRE HYDRANT
- W— PROPOSED WATER LINE
- SAS— PROPOSED SEWER LINE

ABO
ENGINEERING, INC
6739 Academy Rd, NE
Suite 130
Albuquerque, NM 87109
505-255-7684
•Engineers • Planners
•Construction Services



OFFICE BUILDING
3721 S.R. 528
ALBUQUERQUE, NM

REV. NO	REV. DATE	DESCRIPTION

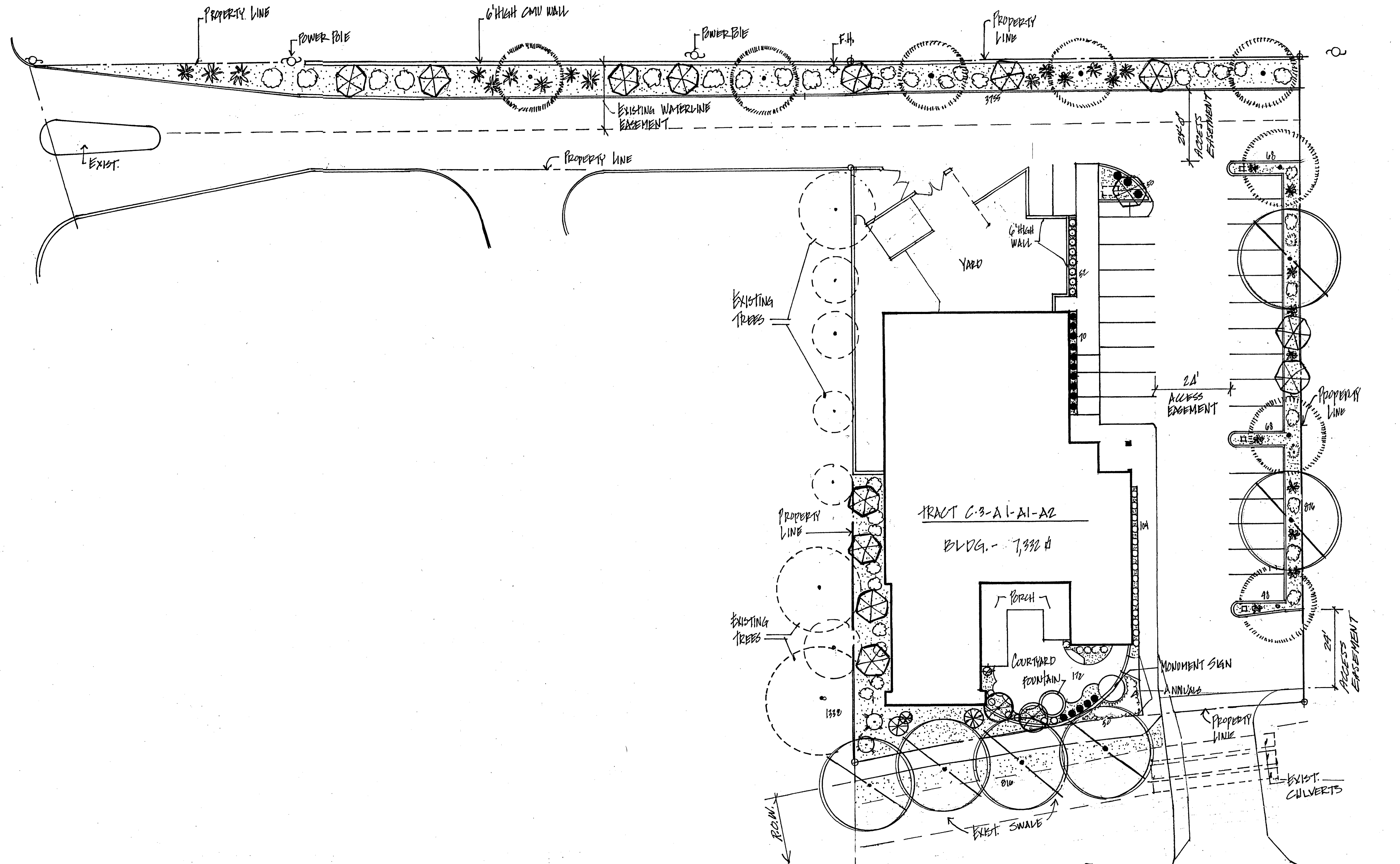
PROJECT NUMBER:	25109	DATE:	NOVEMBER 3, 2005
DESIGNED BY:	M. GARCIA		
DRAWN BY:	F. PHILLIPS		
CHECKED BY:	M. GARCIA		
CAD FILE NAME:	109GRAD.DWG		

SHEET TITLE
UTILITY SITE PLAN

C-102

SHEET of

EPC A-3.2



PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	MATURE SIZE	WATER USE
TREES					
8	(Symbol)	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL.	20' HT X 25' SPR.	LOW
2	(Symbol)	GLADYTHIA TRICANTHOS INERMIS HONEY LOCUST "SUNBURST"	2" B&B	40' HT X 30' SPR.	MEDIUM
13	(Symbol)	FORESTIERA N.M. OLIVE (multi)	2" B&B	15' X 10' SPR.	LOW
2	(Symbol)	POPULUS TREMULOIDES QUAKING ASPEN	2"	50' X 10' SPR.	FAR
ORNAMENTAL GRASSES					
2	(Symbol)	CORIDERIA DWARF PAMPAS	1-GAL.	6' HT X 6' SPR.	LOW
25	(Symbol)	PESTUCA BLUE FESCUE	1-GAL.	4' HT X 5' SPR.	LOW
DESERT ACCENTS					
1	(Symbol)	NOLHA MICROCARPA	5-GAL.	4' HT X 5' SPR.	LOW
1	(Symbol)	YUCCA ROSTRATA	5-GAL.	15' HT X 3-10' SPR.	LOW
SHRUBS/ GROUND COVER					
36	(Symbol)	CHRYSOTHAMNUS CHAMISA	1-GAL.	4' HT X 4' SPR.	LOW
20	(Symbol)	EUCONYMUS GOLDEN MAIDEN	1-GAL.	3' ht x 3'	MEDIUM
18	(Symbol)	HOLLY DWARF BURFORD	1-GAL.	3' HT X 3'	MEDIUM
15	(Symbol)	NANDIA DOMESTICO "NANA" DWARF HEAVENLY BAMBOO	1-GAL.	2' HT X 2' SPR.	LOW
1	(Symbol)	GRAHAM BLANDY BOXWOOD	1-GAL.	5' HT X 3' SPR.	MEDIUM

MULCHES:
ALL SHRUB PLANTING SHALL BE TOP DRESSED WITH 2" SANTA FE BROWN ROCK MULCH CRUSHER FINES 2" THICK OVER WEED BARRIER FABRIC

IRRIGATION SYSTEM:
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREES, SHRUBS, AND GROUND COVER PLANTING AREAS.

MAINTENANCE RESPONSIBILITY:
MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC R.O.W. SHALL BE THE RESPONSIBILITY OF THE OWNER.

STATEMENT OF WATER WASTE:
THE LANDSCAPE PLAN FOR THIS SITE SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20% OF THE REQUIRED LANDSCAPE AREA.

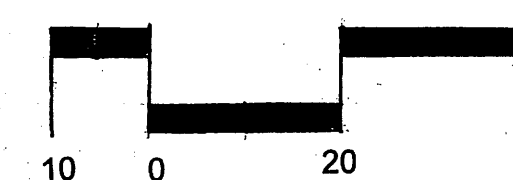
LANDSCAPE REQUIREMENTS:

SITE AREA: ACRES	42,892.64	SF
BUILDING FOOTPRINT	7,332	SF
TOTAL AREA:	35,500.64	SF
REQUIRED LANDSCAPE AREA:	(15%)	
LANDSCAPE AREA REQUIRED:	5,325	SF
LANDSCAPE AREA PROVIDED:	6,691	SF (18.75%)
ADDITIONAL LANDSCAPING IN R.O.W.	916	SF

LANDSCAPE PLAN

SCALE: 1"=20'-0"

SCALE:



HACIENDA MARTINEZ

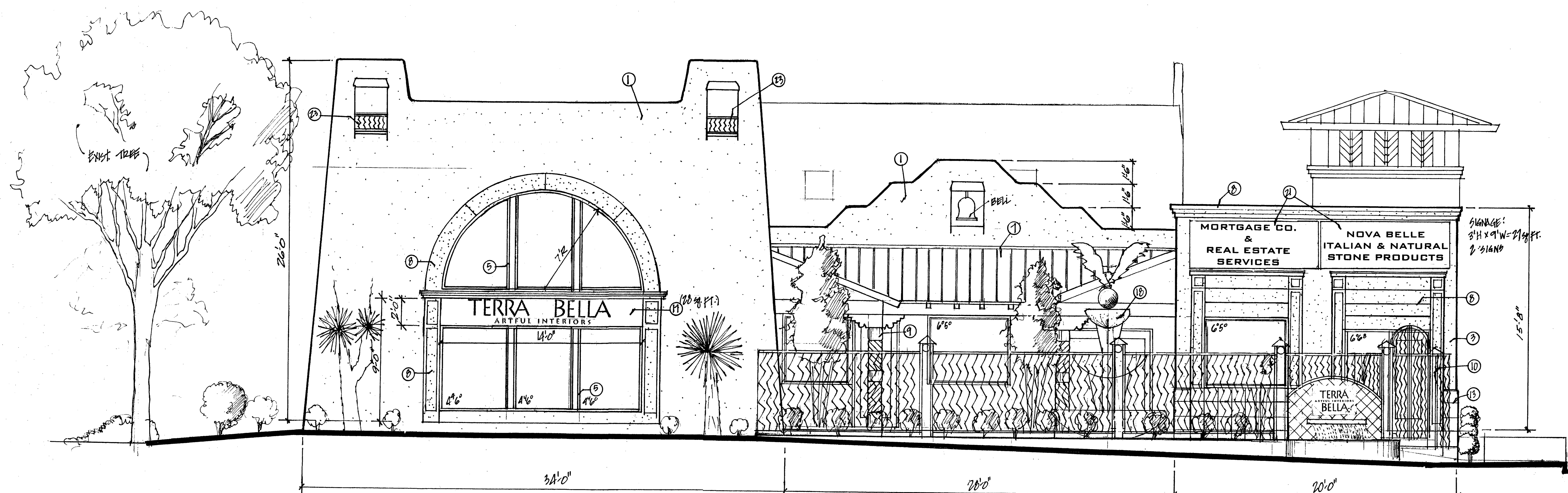
MIXED USE RETAIL / WHOLESALE / OFFICE
HIGHWAY 528 TRACT C-3-A-1-A
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Commercial/Institutional/Church Specialist

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eaker design associates

LANDSCAPE PLAN

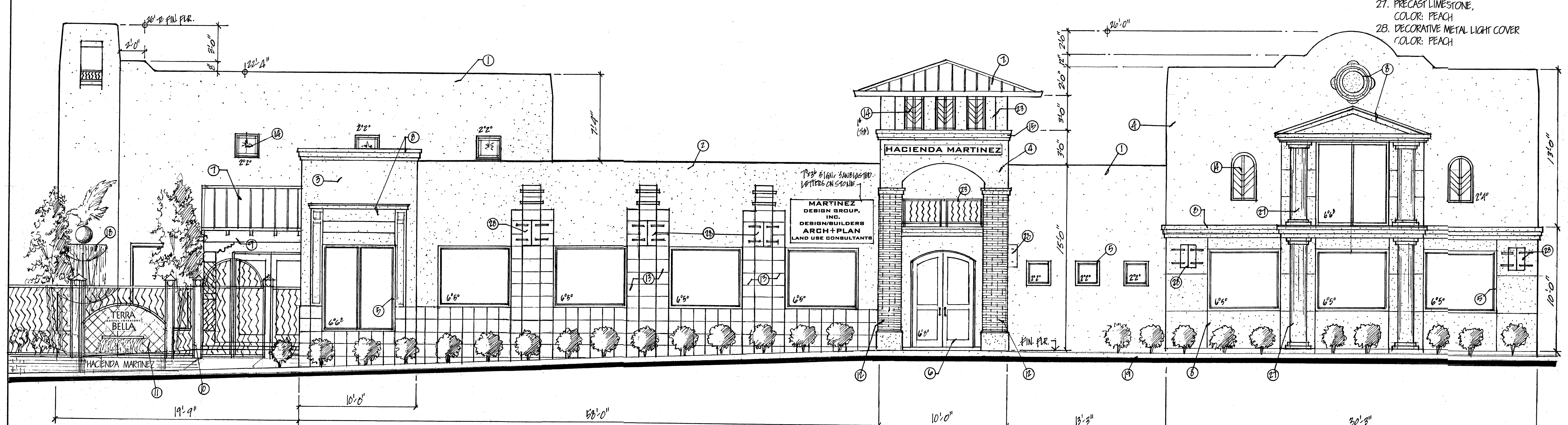
PROJ. NO.	EPC A-4
DATE	10/6/09
REV.	11/3/09



SOUTH ELEVATION

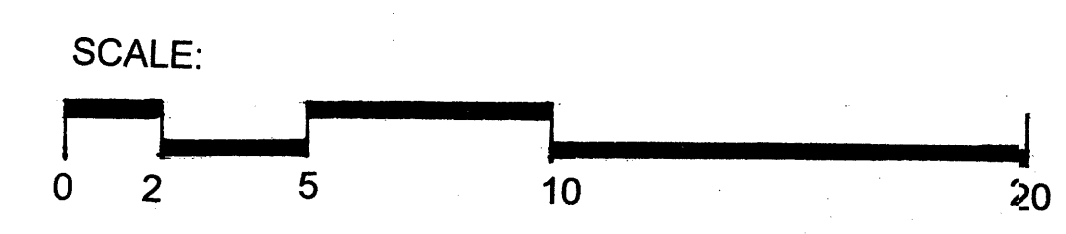
SCALE: 1/4" = 1'-0"

- KEYED NOTES:**
- EXTERIOR STUCCO SYSTEM, COLOR: 127 HACIENDA - LIGHT BROWN
 - EXTERIOR STUCCO SYSTEM, COLOR: 108 KOKANEE - PEACH
 - EXTERIOR STUCCO SYSTEM, COLOR: 114 DESERT ROSE
 - EXTERIOR STUCCO SYSTEM, COLOR: 30 SOAPSTONE - OFF WHITE
 - VINYL CLAD WINDOWS, COLOR: DESERT SAND
 - CUSTOM WOOD ENTRY DOOR, COLOR: NATURAL STAIN
 - METAL ROOFING & FACIA, COLOR: SILVER
 - PRECAST LIMESTONE, COLOR: DESERT ROSE
 - EXPOSED WOOD COLUMNS & POST, COLOR: NATURAL STAIN FINISH
 - DECORATIVE IRON RAILING, COLOR: NATURAL RUST FINISH
 - MONUMENT SIGN, SEE DETAIL SHEET FOR FINISH
 - EXPOSED TRAVERTINE STONE, COLOR: OFF WHITE
 - EXPOSED TRAVERTINE STONE, COLOR: PEACH
 - STAINLESS-MIXED COLOR DESIGN
 - PRECAST LIMESTONE, COLOR: OFF WHITE
 - DECORATIVE LIGHT FIXTURES, COLOR: NATURAL RUST FINISH
 - METAL SIGN LETTERS, COLOR: RUST FINISH WITH YELLOW BACKLIGHTING
 - PRECAST LIMESTONE FOUNTAIN & SCULPTURE (BY TENANT)
 - FINISH GRADE
 - COLOR IMPREGNATED CONCRETE MASONRY UNITS, COLOR: DESERT ROSE
 - INTERNALLY LIGHTED ALUMINUM CABINET SIGNAGE
 - SANDBLASTED LETTERING ON TRAVERTINE TILE
 - IRON RAIL-COLOR: RUST FINISH
 - PAINTED WOOD-COLOR: TERRA COTTA
 - DOOR & FRAME, COLOR: DESERT SAND
 - GARAGE DOOR, COLOR: DESERT SAND
 - DOOR W/ GLASS & FRAME, COLOR: DESERT SAND
 - PRECAST LIMESTONE, COLOR: PEACH
 - DECORATIVE METAL LIGHT COVER, COLOR: PEACH



EAST ELEVATION

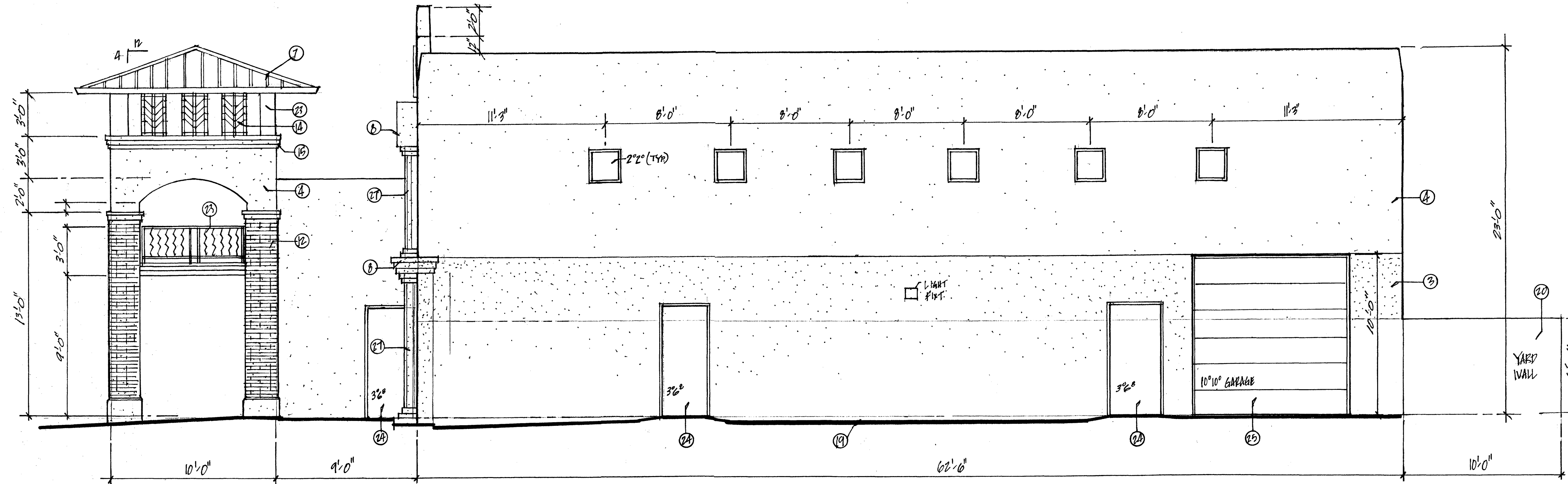
SCALE: 1/4" = 1'-0"



HACIENDA MARTINEZ
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PROJ NO.	EPC A-5
DATE	10/6/05
REV.	11/3/05

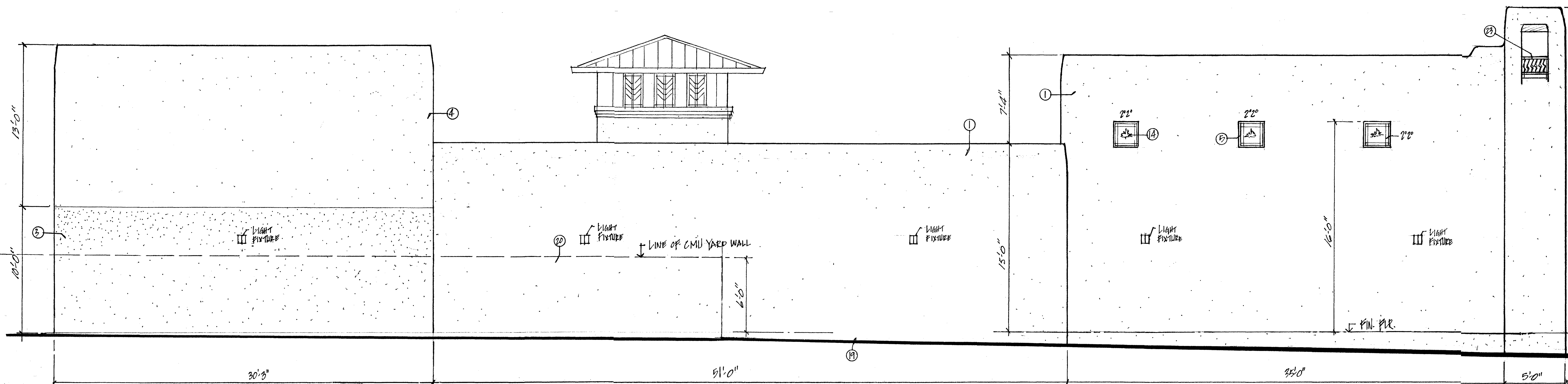


NORTH ELEVATION

SCALE: 1/4" = 1'-0"

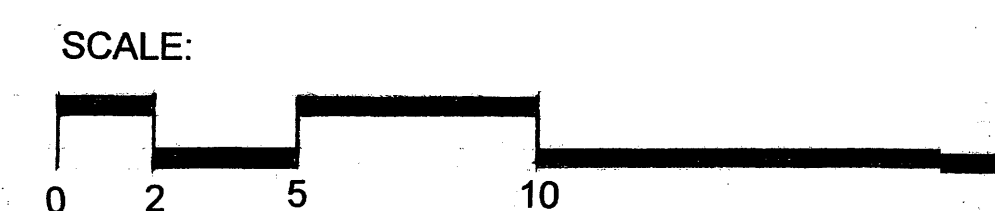
KEYED NOTES:

1. EXTERIOR STUCCO SYSTEM, COLOR: 127 HACIENDA - LIGHT BROWN
2. EXTERIOR STUCCO SYSTEM, COLOR: 108 KORANEE - PEACH
3. EXTERIOR STUCCO SYSTEM, COLOR: 114 DESERT ROSE
4. EXTERIOR STUCCO SYSTEM, COLOR: 30 SOAPSTONE - OFF WHITE
5. VINYL CLAD WINDOWS, COLOR: DESERT SAND
6. CUSTOM WOOD ENTRY DOOR, COLOR: NATURAL STAIN
7. METAL ROOFING & FACIA, COLOR: SILVER
8. PRECAST LIMESTONE, COLOR: DESERT ROSE
9. EXPOSED WOOD COLUMNS & POST, COLOR: NATURAL STAIN FINISH
10. DECORATIVE IRON RAILING, COLOR: NATURAL RUST FINISH
11. MONUMENT SIGN, SEE DETAIL SHEET FOR FINISH
12. EXPOSED TRAVERTINE STONE, COLOR: OFF WHITE
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25. GARAGE DOOR, COLOR: DESERT SAND
26. DOOR W/ GLASS & FRAME, COLOR: DESERT SAND
27. PRECAST LIMESTONE, COLOR: PEACH
28. DECORATIVE METAL LIGHT COVER, COLOR: PEACH



WEST ELEVATION

SCALE: 1/4" = 1'-0"



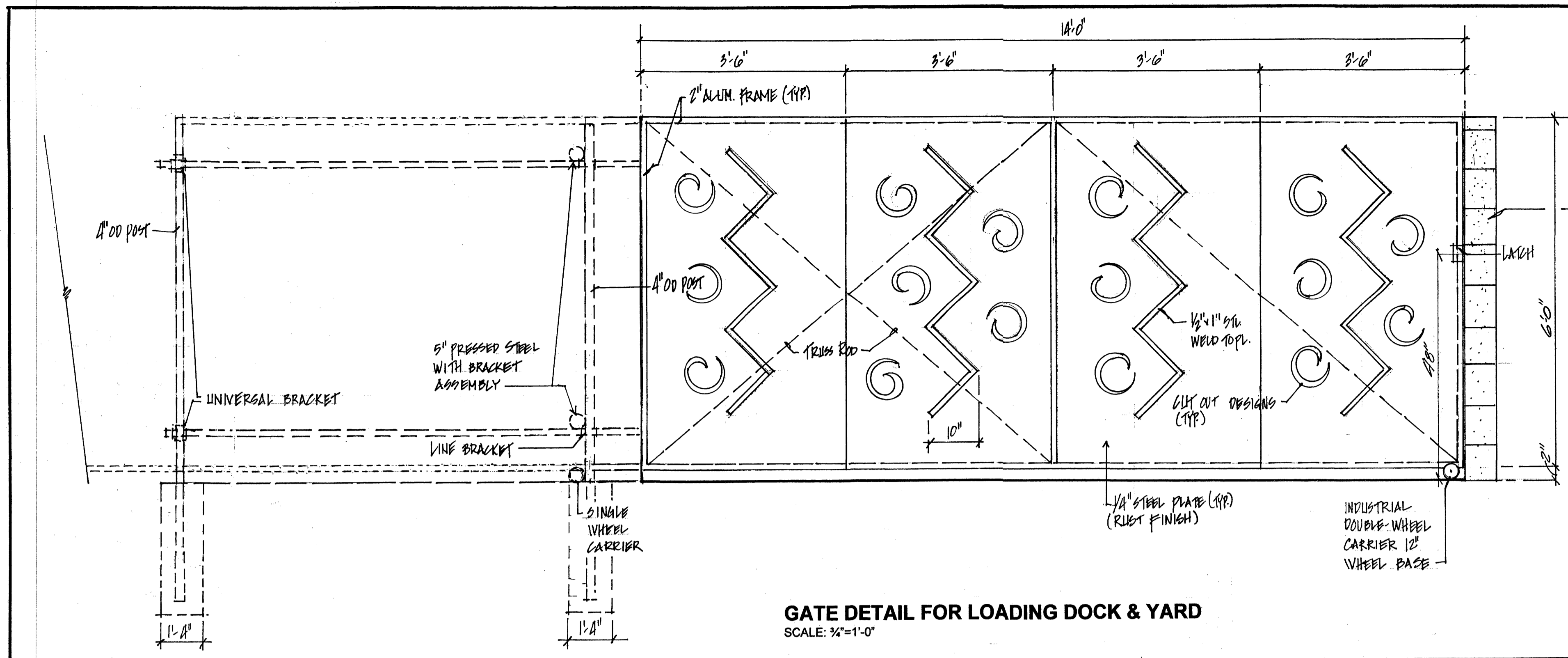
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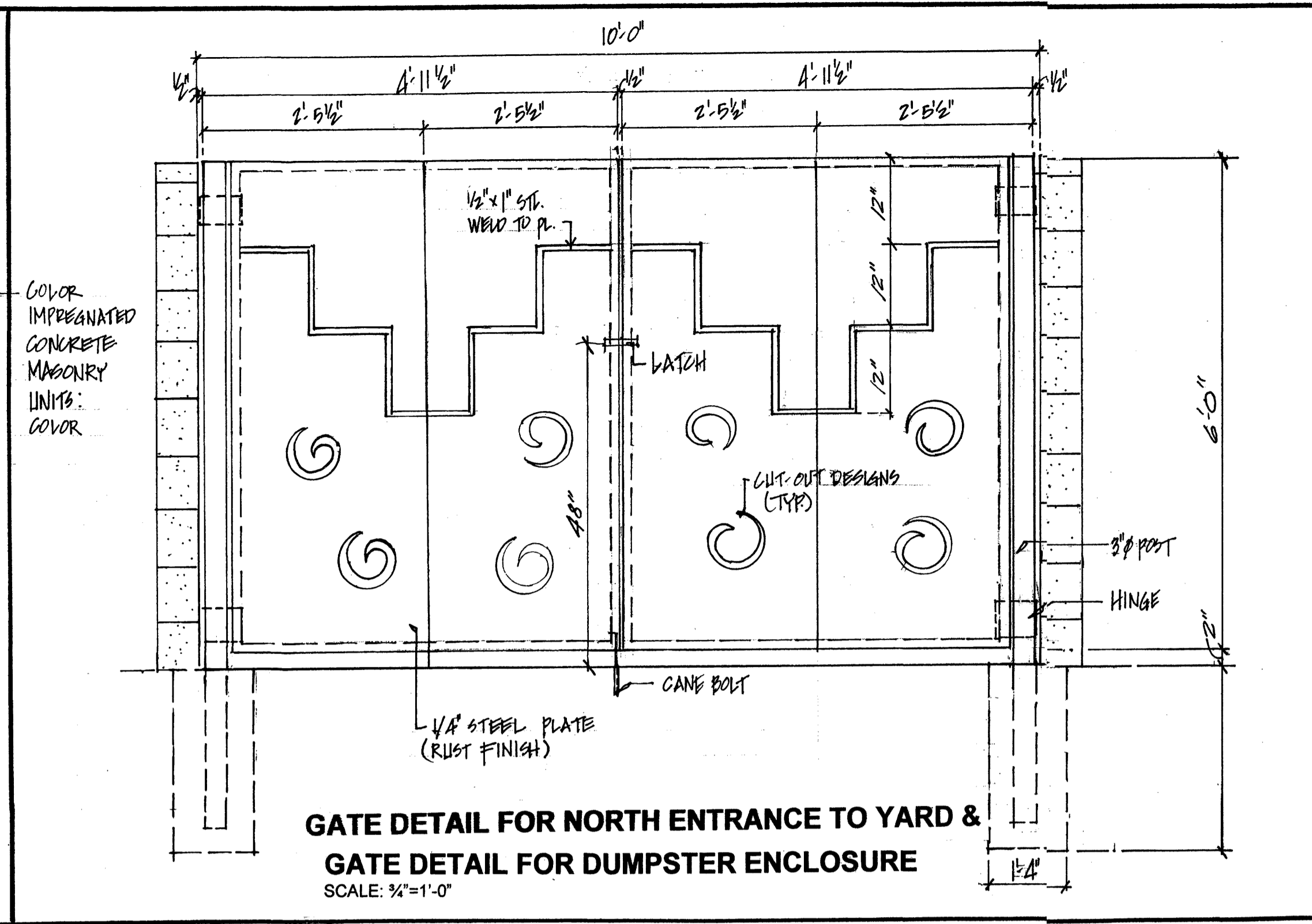
NORTH & WEST ELEVATION

PROJ. NO.	EPC A-6
DATE	10/6/05
REV.	11/3/05

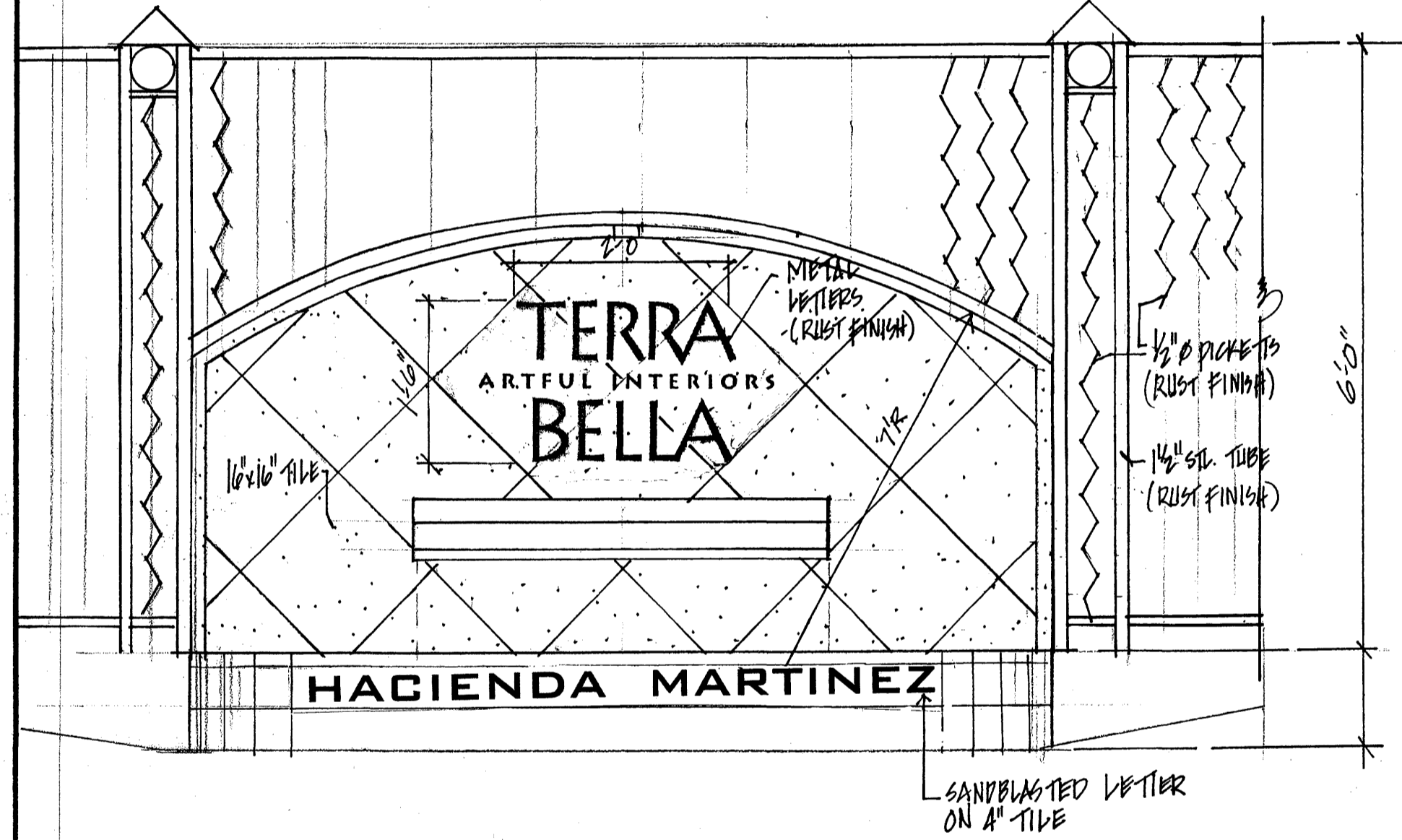
A-3



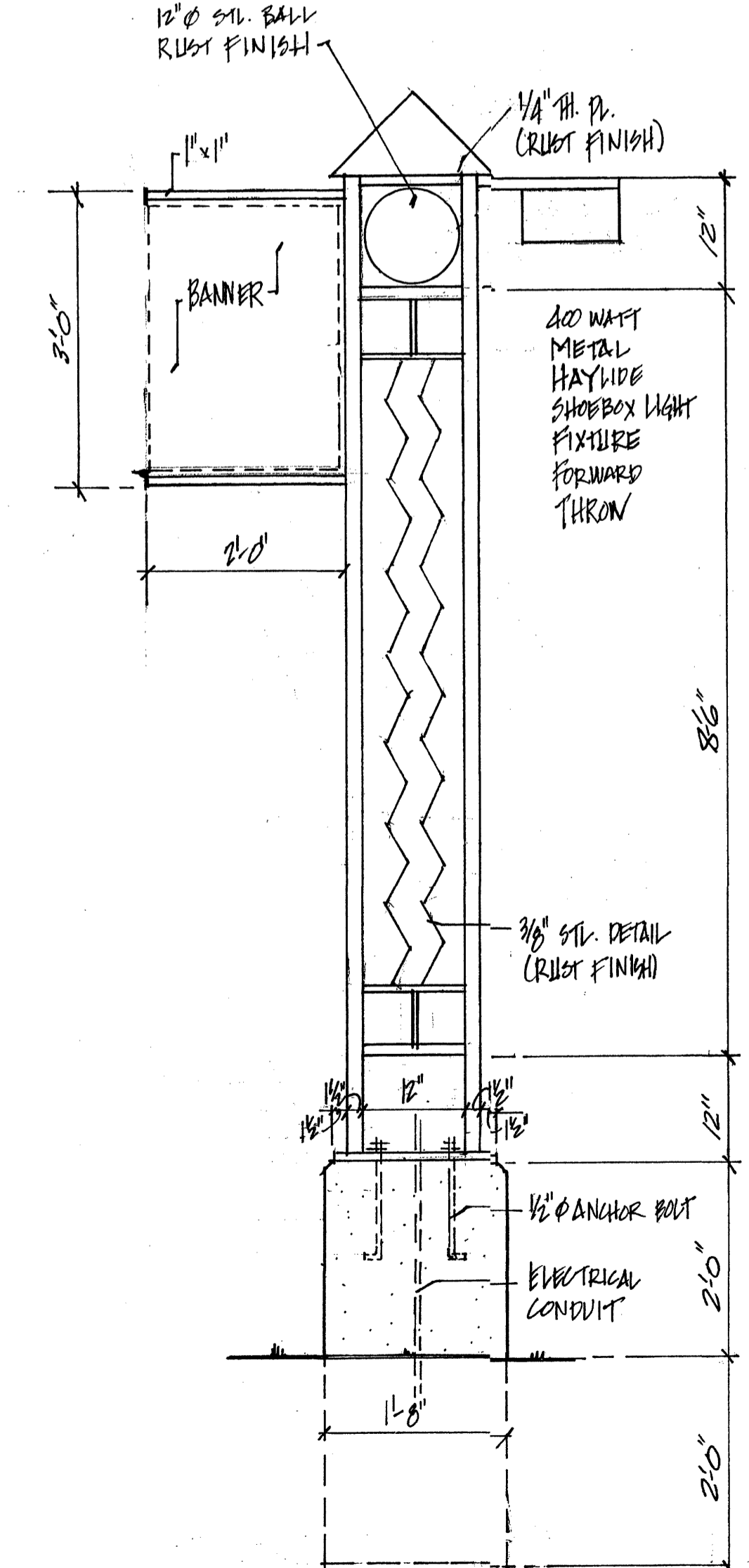
GATE DETAIL FOR LOADING DOCK & YARD
SCALE: 3/4"=1'-0"



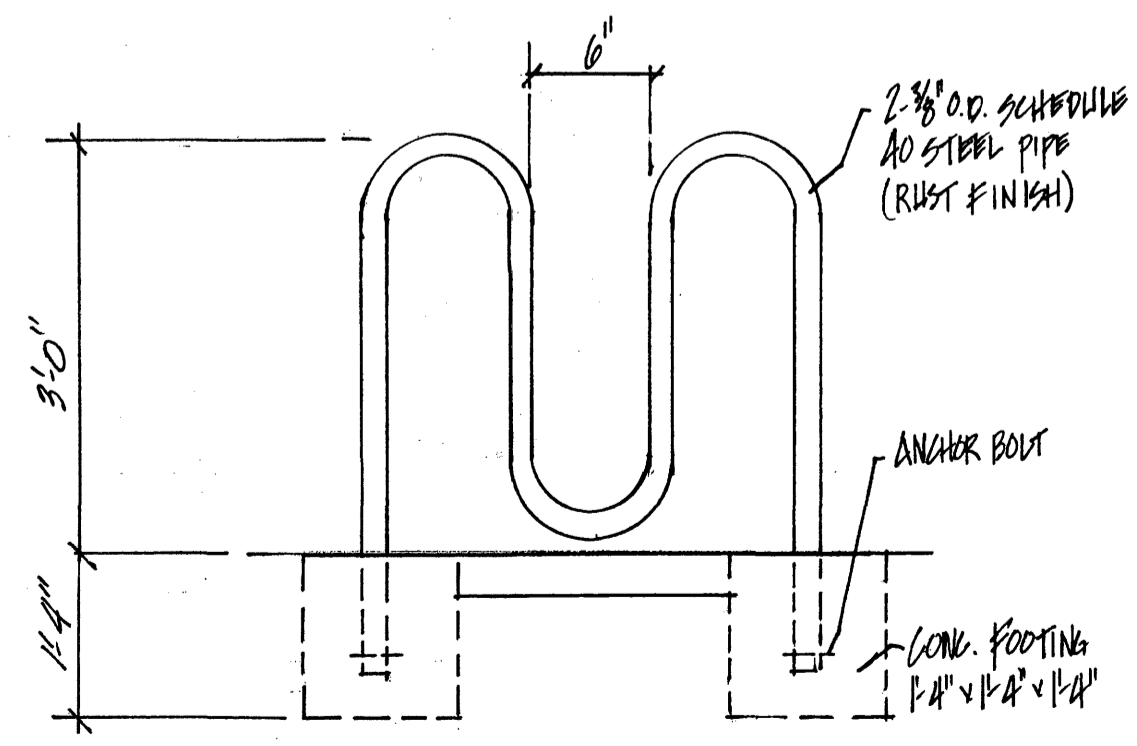
GATE DETAIL FOR NORTH ENTRANCE TO YARD & GATE DETAIL FOR DUMPSTER ENCLOSURE
SCALE: 3/4"=1'-0"



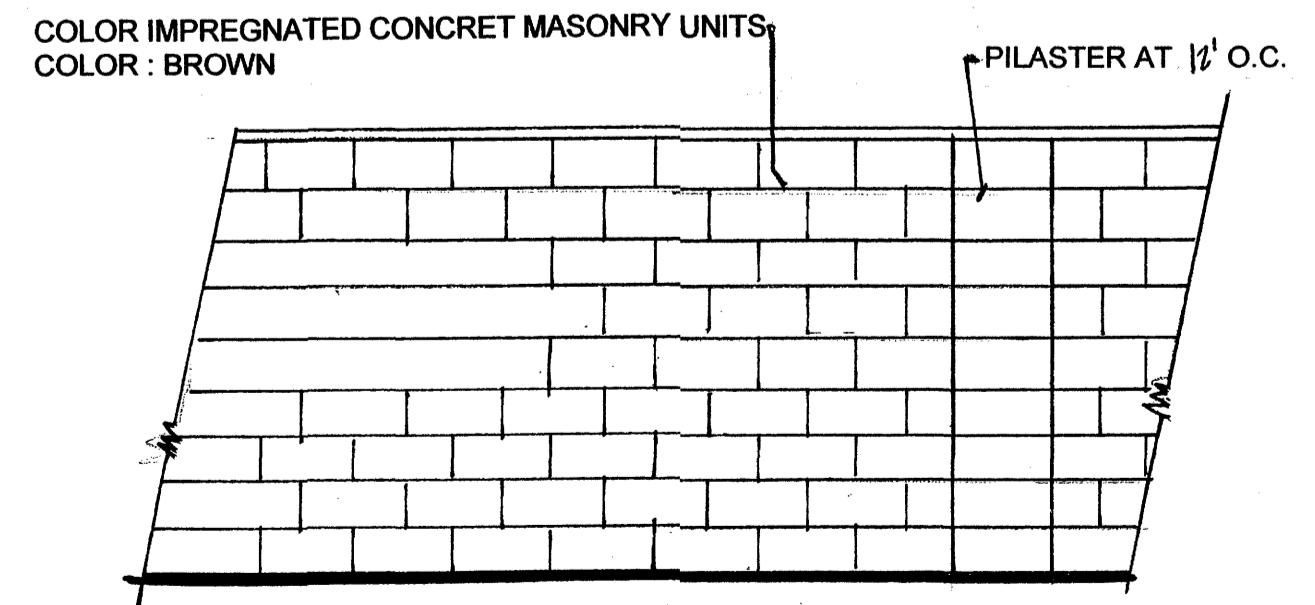
MONUMENT SIGN & COURTYARD DECORATIVE FENCE DETAIL
SCALE: 3/4"=1'-0"



LIGHT BOLLARD DETAIL
SCALE: 3/4"=1'-0"



BICYCLE RACK DETAIL
NO SCALE



PARTIAL YARD WALL DETAIL (TYPICAL)
SCALE: 3/8"=1'-0"

HACIENDA MARTINEZ
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HIGHWAY 528 TRACT C-3-A-1-A
ALBUQUERQUE, NEW MEXICO

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commercial@edaarch.com
eda design associates

DETAIL SHEET

PROJ NO.	EPC A-7
DATE	10/2/05
REV.	11/3/05