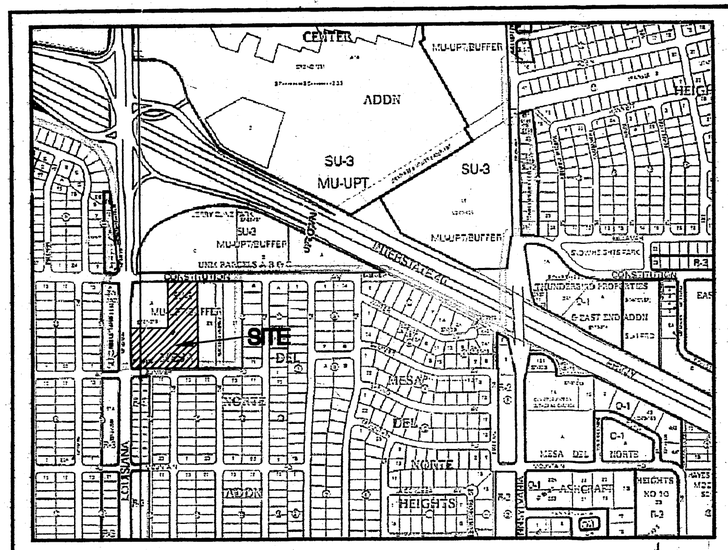


Vicinity Map Zone Atlas J-19-Z

Purpose of Plat

1. TO DIVIDE TRACT B-1 INTO TWO SEPARATE TRACTS.
2. TO GRANT EASEMENTS AS SHOWN HEREON.
3. TO DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE	4.5304 ACRES
ZONE ATLAS PAGE NO.	J-19-Z
NUMBER OF EXISTING LOTS	1 LOT
NUMBER OF LOTS CREATED	2 LOTS
AREA DEDICATED TO THE CITY OF ALBUQUERQUE	0.251 ACRES
MILES OF FULL WIDTH STREETS	0.00
MILES OF HALF WIDTH STREETS	0.00
DATE OF SURVEY	OCTOBER 2010

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

DANIEL ASHCRAFT, PRESIDENT — DATE 12-6-2010
ASHCRAFT REAL ESTATE & DEVELOPMENT CORP.

Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

OFFICIAL SEAL CHARLES CALDERON NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 5-12-14

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6th of December, 2010
BY: DANIEL ASHCRAFT, PRESIDENT, ASHCRAFT REAL ESTATE & DEVELOPMENT CORP.

NOTARY PUBLIC — MY COMMISSION EXPIRES 5-12-14

Indexing Information

Section 18, Township 10 North, Range 4 East
and Section 13, Township 10 North, Range 3 East
Subdivision: Mesa Del Norte Addition
Owner: Ashcraft Rel Estate & Development
UPC #101905830322332214

Legal Description

TRACT LETTERED/NUMBERED "B-1", MESA DEL NORTE ADDITION, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 31, 1995, IN PLAT BOOK C29, FOLIO 45.

NM GAS and PNM Note

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Public Utility Easements:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2010.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. THE SUBJECT PROPERTY IS WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST AND SECTION 13, TOWNSHIP 10 NORTH, RANGE 3 EAST.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC #: 101905830322332214
PROPERTY OWNER OF RECORD:
Ashcraft Real Estate & Dev Corp
BERNALILLO COUNTY TREASURER'S OFFICE
5/24/11

DOC# 2011048707
05/24/2011 02:07 PM Page: 1 of 2
CityPLAT R:$12.00 B: 2011C P: 0048 M. Toulous Olivere, Bernalillo Co

Plat of
Tracts B-1-A & B-1-B
Mesa Del Norte Addition

comprised of
Tract B-1, Mesa Del Norte Addition
City of Albuquerque
Bernalillo County, New Mexico
December 2010

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1004532

Application Number _____

City approvals:

City Surveyor	Date 12-7-10
Traffic Engineer, Transportation Division	Date 12-15-10
ABCWUA	Date 12/15/10
Parks and Recreation Department	Date 12/15/10
AMAFCA	Date 12/15/10
City Engineer	Date 12/15/10
DRB Chairperson, Planning Department	Date 1-18-11

Utility approvals:

PNM Electric Services	Date 12-28-10
New Mexico Gas Company	Date 1-3-2011
Qwest Telecommunications	Date 12-28-10
Comcast	Date 01-03-11

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR. — DATE 12/6/10
N.M.R.P.S. No. 14271

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

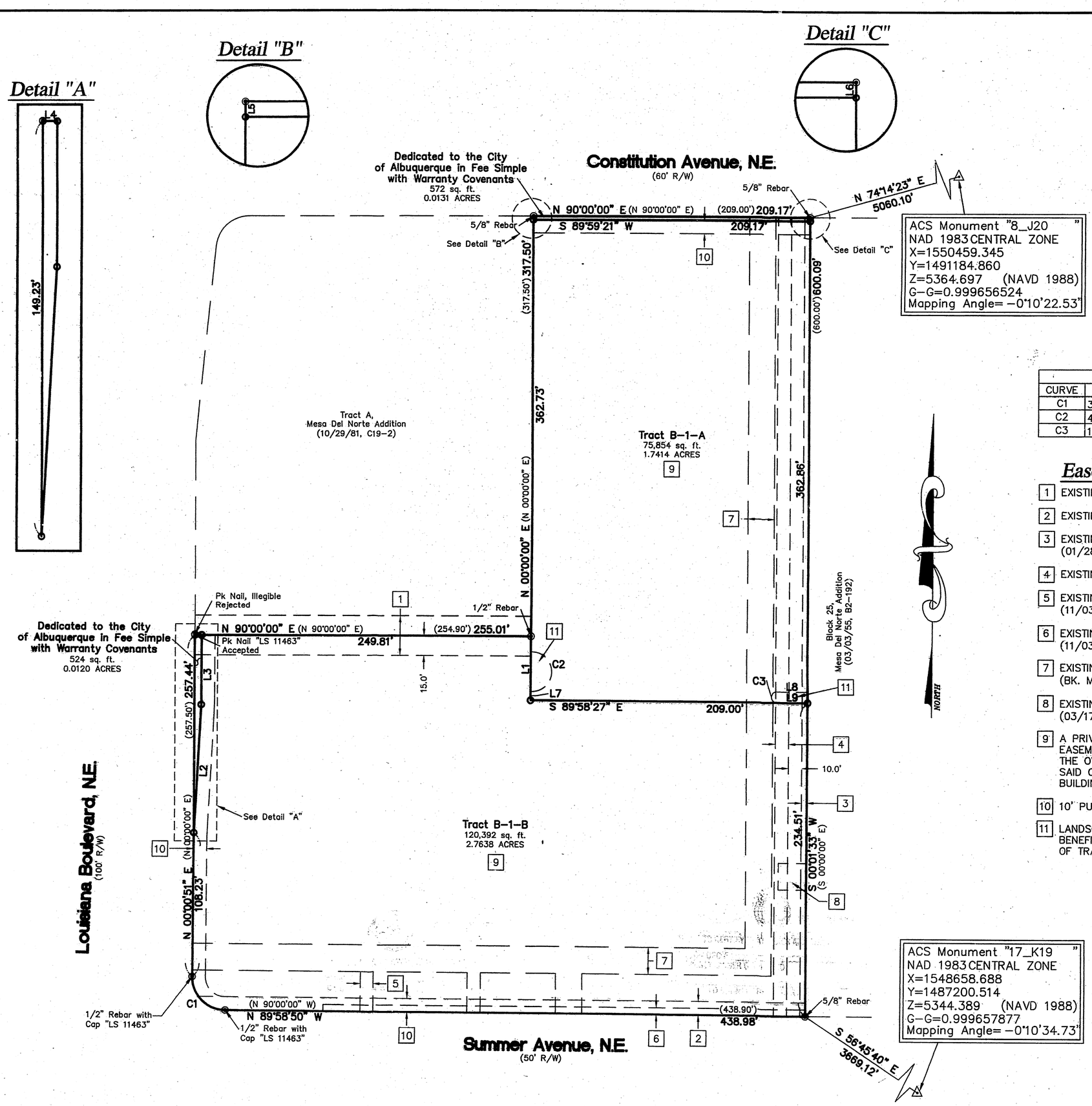
Sheet 1 of 2
101937

Plat of
Tracts B-1-A & B-1-B
Mesa Del Norte Addition

comprised of

Tract B-1, Mesa Del Norte Addition
City of Albuquerque
Bernalillo County, New Mexico

December 2010



LINE TABLE		
LINE	LENGTH	BEARING
L1	47.98'	N 00°00'00" E
L2	97.00'	N 03°05'14" E
L3	52.35'	N 00°00'51" E
L4	5.20'	S 90°00'00" E
L5	2.76'	N 00°00'00" E
L6	2.72'	S 00°01'33" W
L7	6.34'	S 00°00'00" W
L8	23.31'	S 89°58'27" E
L9	23.31'	N 89°58'27" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.27' (39.27')	25.00' (25.00')	89°59'41"	35.35'	N 44°59'00" W
C2	48.82'	14.97	186°53'45"	29.88'	N 00°00'00" E
C3	12.61'	4.01	180°00'00"	8.03'	S 00°01'33" W

Easement Notes

1. EXISTING 30' COMMON ACCESS EASEMENT (10/29/81, C19-2)
2. EXISTING 10' PUBLIC SANITARY SEWER EASEMENT (12/31/95, C29-45)
3. EXISTING 4' UNDERGROUND TELEPHONE EASEMENT (01/28/72, BK. D 911, PG. 20, DOC. NO. 67687)
4. EXISTING 10' UTILITY EASEMENT (10/29/81, C19-2)
5. EXISTING 10' X 30' PNM & M.S.T.&T. CO. EASEMENT (11/03/83, BK. MISC. 61A, PG. 664, DOC. NO. 83-76018)
6. EXISTING 5' PNM & M.S.T.&T. CO. EASEMENT (11/03/83, BK. MISC. 61A, PG. 664, DOC. NO. 83-76018)
7. EXISTING WATERLINE EASEMENT (BK. MISC. 658A, PG. 565, DOC. NO. 88-78280)
8. EXISTING 20' X 21' UNDERGROUND EASEMENT (03/17/89, BK. MISC. 726A, PG. 346, DOC. NO. 89-22759)
9. A PRIVATE RECIPROCAL CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT IS GRANTED BY THIS PLAT FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS B-1-A AND B-1-B, AND IS TO BE MAINTAINED BY SAID OWNERS AND CONSISTS OF THE ENTIRE PARCEL EXCLUSIVE OF THE BUILDING AREAS.
10. 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
11. LANDSCAPE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT BENEFITING TRACTS B-1-A and B-1-B AND TO BE MAINTAINED BY THE OWNER OF TRACT B-1-B.

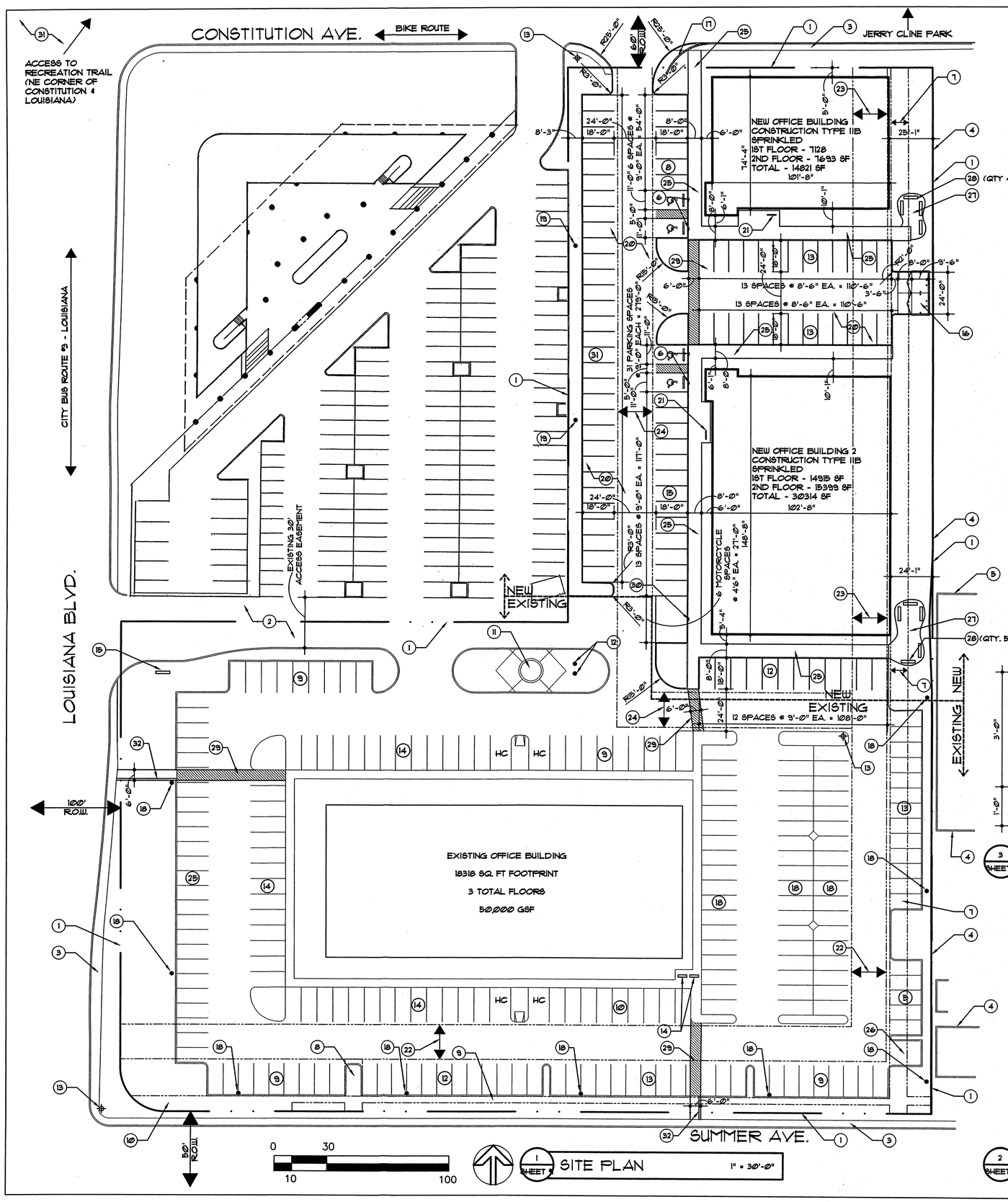
DOC# 2011048707
05/24/2011 02:07 PM Page: 2 of 2
PLAT R:$12.00 B: 2011C P: 0048 M. Toulous Olivere, Bernalillo Co

GRAPHIC SCALE

-50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244



1 SHEET SITE PLAN 1" = 30'-0"

KEYED NOTES

1. PORPERTY LINE.
2. EXISTING SHARED ACCESS TO SITE.
3. EXISTING CONCRETE SIDEWALK.
4. EXISTING 6' HIGH PAINTED (GREY) CMU WALL.
5. COVERED PARKING FOR ADJACENT APARTMENTS.
6. H.C. PARKING SIGN TYPICAL ALL H.C. PARKING SPACES. SEE DETAIL #2 THIS SHEET.
7. 10' UTILITY EASEMENT.
8. 10' PNM EASEMENT.
9. 5' PNM EASEMENT.
10. 10' PUBLIC S.S. EASEMENT
11. EXISTING FOUNTAIN.
12. EXISTING FLAGPOLE.
13. EXISTING FIRE HYDRANT.
14. EXISTING 5-BIKE RACKS (2) (QTY. 4)
15. EXISTING MONUMENT SIGN
16. DOUBLE CONTAINER REFUSE ENCLOSURE AS PER CITY OF ALBUQUERQUE STANDARD.
17. EXISTING CURB CUT TO BE RELOCATED.
18. EXISTING PARKING LOT LIGHTING: HPS FIXTURES ON 20'-0" POLES.
19. NEW PARKING LOT LIGHTING TO MATCH EXISTING FIXTURE TYPE AND POLES. SEE DETAIL #4 THIS SHEET.
20. NEW CONCRETE ASPHALT PAVING.
21. BICYCLE PARKING RACK FOR 5 BICYCLES. SEE DETAIL #3 THIS SHEET.
22. 20'-0" WATERLINE EASEMENT TO REMAIN.
23. 20'-0" WATERLINE EASEMENT TO BE RELOCATED.
24. RELOCATED 20'-0" WATERLINE EASEMENT.
25. NEW CONCRETE SIDEWALK.
26. EXISTING REFUSE CONTAINER ENCLOSURE.
27. PUBLIC/EMPLOYEE OUTDOOR SPACE.
28. SEATING AREA. SEE BENCH DETAIL #5 THIS SHEET. (QTY. 5)
29. 6' WIDE PEDESTRIAN WALKWAY.
30. MOTORCYCLE PARKING SIGN. (SEE DETAIL #2 THIS SHEET)
31. 4-WAY TRAFFIC SIGNAL @ INTERSECTION.
32. WIDEN EXISTING SIDEWALK TO 6'-0" MINIMUM.

☐ OWNER:
ASHCRAFT REAL ESTATE & DEVELOPMENT CORP.
1850 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87109

☐ LEGAL DESCRIPTION:
TRACT B-1 OF MESA DEL NORTE ADDITION.

☐ SEIZMIC ZONE: 2B

☐ ZONING:
SU-2, R-2, O-1

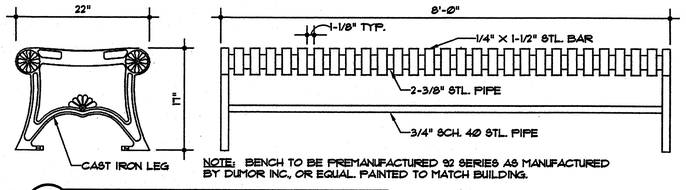
☐ LOT SIZE:
PHASE 1 = 2.859 ACRES
PHASE 2 = 1.669 ACRES

TOTAL SITE = 4.528 ACRES

☐ BUILDING HEIGHT:
26' AT ANY LOCATION OR WITHIN 45 DEGREE PLANE FROM CENTERLINE OF ADJACENT R.O.W. PROPOSED BUILDINGS FALL WITHIN THESE RESTRICTIONS

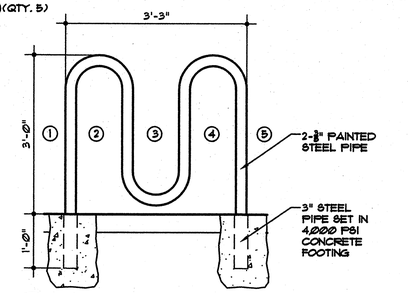
☐ PARKING:

PHASE 1:	
1ST FLOOR (13,250 NLSF)/200 =	70
2ND FLOOR (14,500 NLSF)/300 =	49
3RD FLOOR (11,221 NLSF)/300 =	38
TOTAL PHASE 1 =	157
PHASE 2:	
1ST FLOOR (18,000 NLSF)/200 =	90
2ND FLOOR (18,000 NLSF)/300 =	60
TOTAL PHASE 2 =	150
TOTAL PARKING REQUIRED (PHASE 1 & 2)	307
10% TRANSIT REDUCTION =	(30)
TOTAL PARKING REQUIRED W/REDUCTION	277
TOTAL PARKING PROVIDED (PHASE 1 & 2)	299
REQUIRED ACCESSIBLE PARKING	8
PROVIDED	8
VAN ACCESSIBLE REQUIRED	1
PROVIDED	4
REQUIRED MOTORCYCLE PARKING	6
PROVIDED	6
BICYCLE PARKING:	
REQUIRED (ENTIRE SITE)	14
PROVIDED (ENTIRE SITE)	20

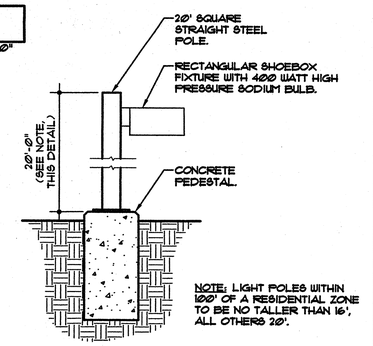


NOTE: BENCH TO BE PREMANUFACTURED 92 SERIES AS MANUFACTURED BY DUMOR INC., OR EQUAL. PAINTED TO MATCH BUILDING.

5 SHEET BENCH DETAIL 1" = 1'-0"

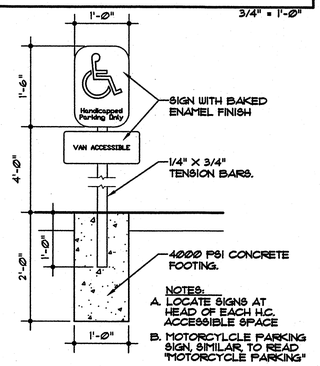


3 SHEET BICYCLE RACK DETAIL 3/4" = 1'-0"



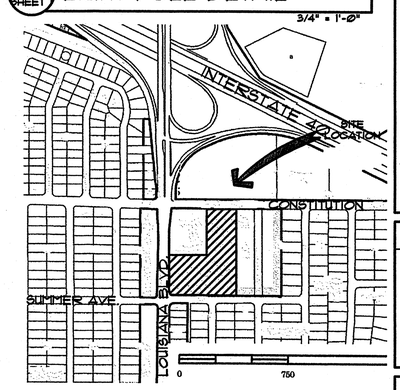
NOTE: LIGHT POLES WITHIN 100' OF A RESIDENTIAL ZONE TO BE NO TALLER THAN 16', ALL OTHERS 20'.

4 SHEET LIGHT POLE DETAIL 3/4" = 1'-0"



NOTES:
A. LOCATE SIGNS AT HEAD OF EACH H.C. ACCESSIBLE SPACE
B. MOTORCYCLE PARKING SIGN, SIMILAR TO READ "MOTORCYCLE PARKING"

2 SHEET ACCESSIBLE PARKING SIGN 3/4" = 1'-0"



VICINITY MAP

ARCHITECTS
Fanning Bard Tatum Architects AIA, Ltd.
6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110
Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINNERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
Michael Holton (double checkerame) 5/24/06 SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

MARK	DATE	DESCRIPTION

LOUISIANA PLACE

ORIGINAL EPC CASE NO. Z-88-9

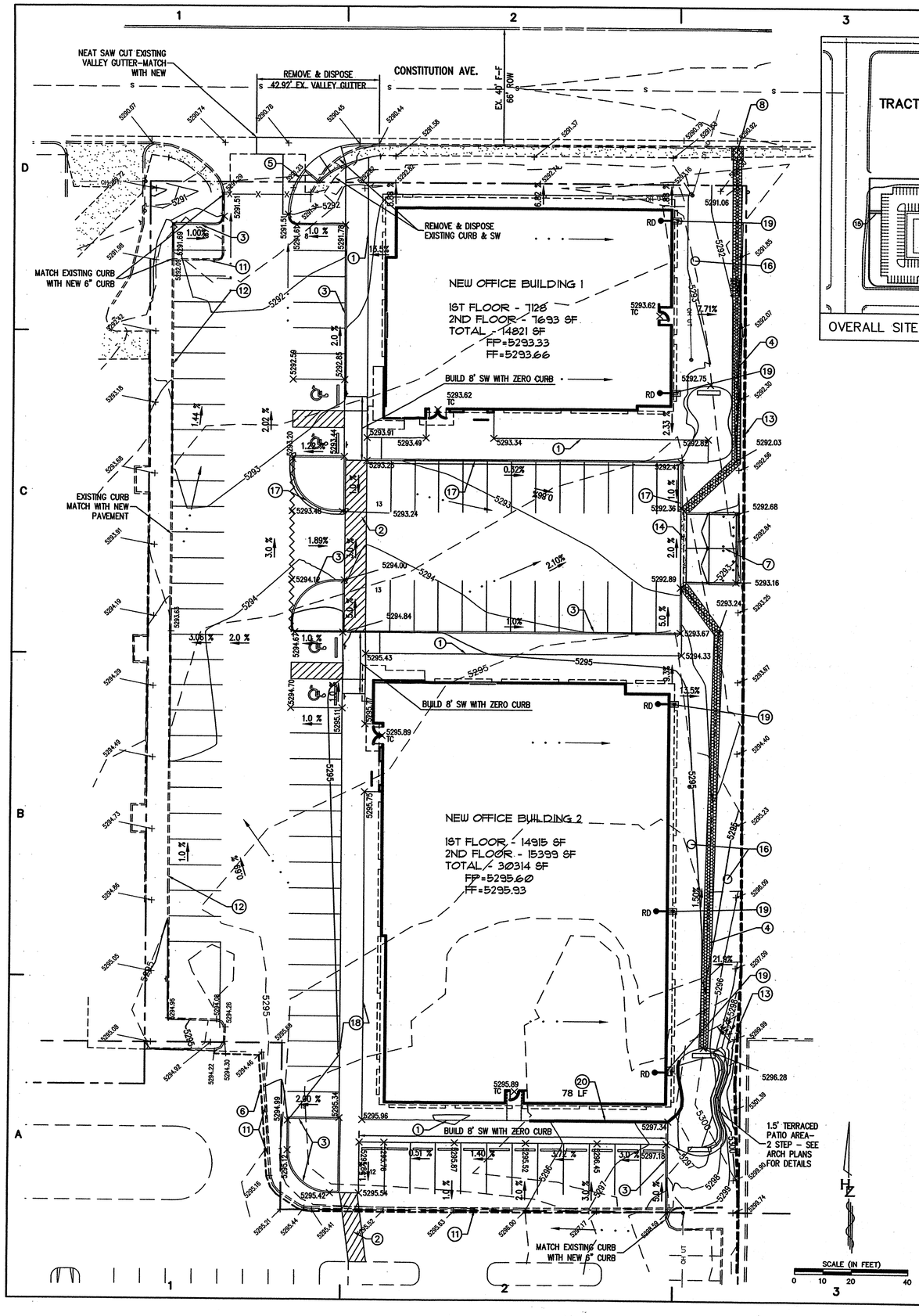
TRACT B-1, MESA DEL NORTE ADDITION
SOUTHEAST CORNER
LOUISIANA AND CONSTITUTION NE

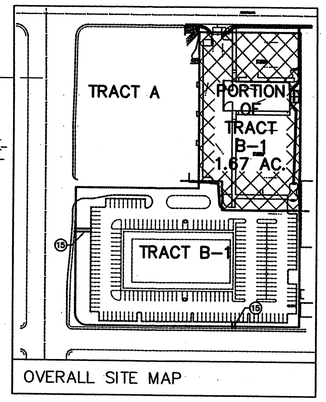
SHEET TITLE
SITE PLAN

5-24-2006

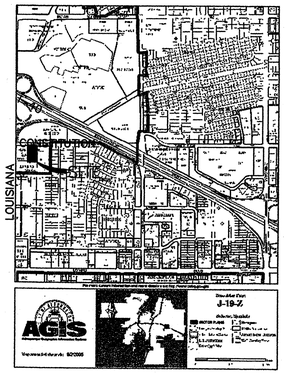
SHEET #1

LOUISIANA PLACE





OVERALL SITE MAP



ZONE ATLAS J-19

LEGEND

- PROPOSED SIDEWALK–SEE ARCH PLANS FOR WIDTHS
- PROPOSED NEW BUILDING
- PROPOSED WATER BLOCK
- DRAINAGE FLOW ARROW
- 5291 — EXISTING MINOR CONTOUR
- 5290 — EXISTING MAJOR CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- X — X — EXISTING FENCE
- OH UT — EXISTING OVERHEAD POWER
- EXISTING POWER POLE
- EXISTING SIGN
- EXISTING LANDSCAPING
- 5295.96 — PROPOSED SPOT ELEVATION, (FLOWLINE UNLESS OTHERWISE NOTED)
- 5292.84 — EXISTING SPOT FLOWLINE ELEVATION

CONSTRUCTION NOTES

1. CONSTRUCT 8' SIDEWALK PER COA STD DWG#2430 – LOCATE PER ARCH PLANS
2. PAINTED CROSSWALK – SEE ARCH PLANS FOR DETAILS
3. CONSTRUCT 6" HEADER CURB PER COA STD DWG#2415B
4. 36" WIDE ROCK LINED SWALE. SEE DETAIL SHEET
5. CONSTRUCT STANDARD C&G PER COA STD DWG#2415A MATCH ALIGNMENT & GRADE WITH EXISTING
6. NEATLY SAWCUT 1' FROM EDGE. REMOVE & DISPOSE EXISTING ASPHALT PROVIDE SMOOTH TRANSITION FROM EXISTING TO NEW
7. DUMPSTER ENCLOSURE PER COA STD DWG – SEE ARCH PLANS FOR DETAILS
8. CONSTRUCT 24" SIDEWALK CULVERT COA STD DWG#2236
9. TRUCK PAVEMENT SECTION DETAILS SHEET COORDINATE PLACEMENT WITH APPROVED TRAFFIC CIRCULATION PLAN
10. PARKING/DRIVEWAY PAVEMENT SECTION DETAILS SHEET COORDINATE PLACEMENT WITH APPROVED TRAFFIC CIRCULATION PLAN
11. REMOVE & DISPOSE EXISTING CURB
12. EXISTING CURB TO REMAIN UNDISTURBED. REMOVE & REPLACE IF DAMAGED DURING CONSTRUCTION
13. EXISTING PERIMETER TO REMAIN UNDISTURBED. REMOVE & REPLACE IF DAMAGED DURING CONSTRUCTION
14. CONSTRUCT 24" WIDE CONCRETE VALLEY GUTTER PER COA STD DWG#2421
15. CONSTRUCT PEDESTRIAN ACCESS AS SHOWN. 6' WIDE MINIMUM. SEE COA STD DWG#2430
16. LANDSCAPING – SEE LANDSCAPE PLANS
17. CONSTRUCT MEDIAN C&G PER COA STD DWG#2415A
18. CONSTRUCT 6" TURN-DOWN SIDEWALK PER ARCH PLANS
19. INSTALL SCUPPER WITH PRE-CAST CONCRETE SPLASH BLOCK AT ROOF DRAIN LOCATOINS (RD) – SEE ARCH PLANS FOR DETAILS
20. 1.5–2' (MAX.) RETAINING WALL – SEE STRUCTURAL PLANS

S.O. 19 REQUIREMENTS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK IN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE SAME TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE. 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

CALCULATIONS

THE FOLLOWING CALCULATIONS WERE DEVELOPED USING THE CITY OF ALBUQUERQUE DPM SECTION 22.2

SITE CHARACTERISTICS:
SITE LOCATION: ZONE 3
PRECIPITATION: P=2.35 inches
TOTAL AREA = 1.67 acre

LAND TREATMENT:
UNCOMPACTED SOIL – TREATMENT A
LANDSCAPE – TREATMENT B
COMPACTED SOIL – TREATMENT C
BUILDINGS & PAVING – TREATMENT D

EXCESS PRECIPITATION:
TREATMENT A E = 0.66 inches
TREATMENT B E = 0.92 inches
TREATMENT C E = 1.29 inches
TREATMENT D E = 2.36 inches

PEAK DISCHARGE:
TREATMENT A = 1.87 cfs/acre
TREATMENT B = 2.60 cfs/acre
TREATMENT C = 3.45 cfs/acre
TREATMENT D = 5.02 cfs/acre
TOTAL AREA = 1.67 AC.

	EXISTING		PROPOSED	
TREATMENT A =	1.59 AC.	= 95.0%	0.08 AC.	= 5.0%
TREATMENT B =	0.00 AC.	= 0.0%	0.08 AC.	= 5.0%
TREATMENT C =	0.00 AC.	= 0.0%	0.25 AC.	= 0.15%
TREATMENT D =	0.08 AC.	= 0.5%	1.25 AC.	= 0.75%

ONSITE – EXCESS PRECIPITATION & VOLUMETRIC RUNOFF:
EXISTING RUNOFF:
WEIGHTED E=[(0.66)(1.59)+(0.92)(0.00)+(1.29)(0.00)+(2.36)(0.08)]/1.67 =0.76 inches
V100-6HR = (0.75)(1.67)/12 = 0.1037acre ft = 4,516 cf

DEVELOPED RUNOFF:
WEIGHTED E =[(0.66)(0.08)+(0.92)(0.08)+(1.29)(0.25)+(2.36)(1.25)]/1.67 = 2.04 inches
V100-6hr = (2.04)(1.67)/12 = 0.2842 acre ft = 12,382cf

ON-SITE – PEAK DISCHARGE
EXISTING DISCHARGE:
Q100 = (1.87)(1.59)+(2.60)(0.08)+(3.45)(0.00)+(5.02)(0.08) = 3.39 cfs
DEVELOPED DISCHARGE:
Q100 = (1.87)(0.08)+(2.60)(0.08)+(3.45)(0.25)+(5.02)(1.25) = 7.53 cfs

RESULTS:
DEVELOPED VOLUMETRIC RUNOFF:
12,382 – 4,516 = 7,866 cf INCREASE IN RUNOFF VOLUME
DEVELOPED PEAK DISCHARGE:
7.53– 3.39 = 4.14 cfs INCREASE IN PEAK DISCHARGE

FLOOD ZONE

PER THE FEMA MAP NUMBER 350002 0030 C DATED OCTOBER 14, 1983 THE SITE IS LOCATED WITHIN FLOOD HAZARD ZONE C.

BENCHMARK

CHISELED "□" IN TOP BACK OF CURB BEHIND FOUND DRILL HOLE ELEV. = 5290.93 ft.

LEGAL DESCRIPTION

TRACT B-1 OF MESA DEL NORTE ADDITION.

SURVEY

SURVEY WAS PERFORMED BY HUITT-ZOLLARS, INC DATED SEPTEMBER 2005

ARCHITECTS
Fanning Bard Tatum Architects AIA, Ltd.
6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110
Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com

CONSULTANT

Designed by HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-5259

SCOTT N. ERDLAND 12856 REGISTERED PROFESSIONAL ENGINEER

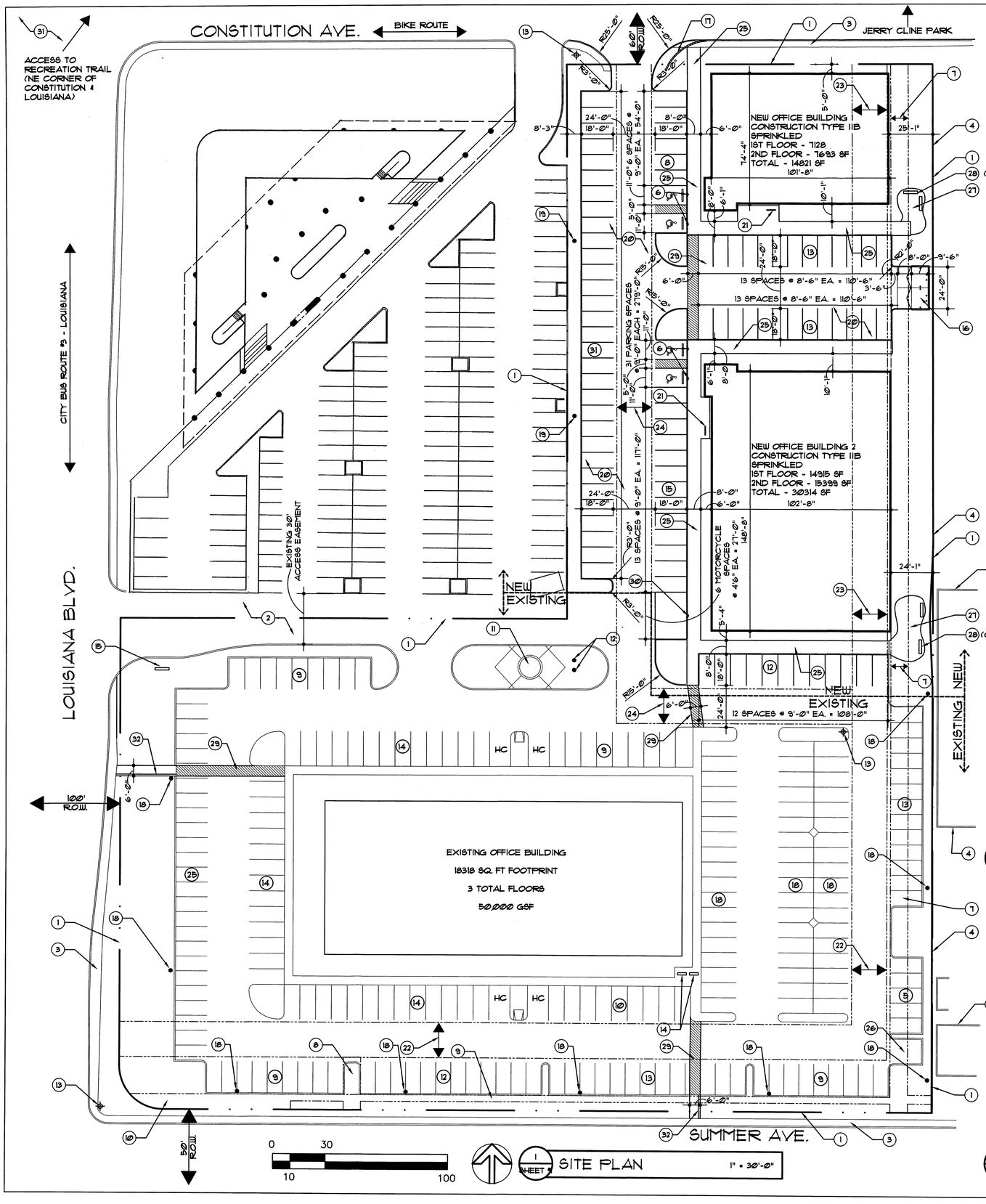
MARK	DATE	DESCRIPTION

SHEET TITLE

LOUISIANA PLACE GRADING AND DRAINAGE PLAN

C101

LOUISIANA PLACE



1 SHEET SITE PLAN 1" = 30'-0"

KEYED NOTES

1. PORPERTY LINE.
2. EXISTING SHARED ACCESS TO SITE.
3. EXISTING CONCRETE SIDEWALK.
4. EXISTING 6' HIGH PAINTED (GREY) CMU WALL.
5. COVERED PARKING FOR ADJACENT APARTMENTS.
6. H.C. PARKING SIGN TYPICAL ALL H.C. PARKING SPACES. SEE DETAIL #2 THIS SHEET.
7. 10' UTILITY EASEMENT.
8. 10' PNM EASEMENT.
9. 5' PNM EASEMENT.
10. 10' PUBLIC G.S. EASEMENT
11. EXISTING FOUNTAIN.
12. EXISTING FLAGPOLE.
13. EXISTING FIRE HYDRANT.
14. EXISTING 5-BIKE RACKS (2) (QTY 2)
15. EXISTING MONUMENT SIGN
16. DOUBLE CONTAINER REFUSE ENCLOSURE AS PER CITY OF ALBUQUERQUE STANDARD.
17. EXISTING CURB CUT TO BE RELOCATED.
18. EXISTING PARKING LOT LIGHTING: HPS FIXTURES ON 20'-0" POLES.
19. NEW PARKING LOT LIGHTING TO MATCH EXISTING FIXTURE TYPE AND POLES. SEE DETAIL #4 THIS SHEET.
20. NEW CONCRETE ASPHALT PAVING.
21. BICYCLE PARKING RACK FOR 5 BICYCLES. SEE DETAIL #3 THIS SHEET.
22. 20'-0" WATERLINE EASEMENT TO REMAIN.
23. 20'-0" WATERLINE EASEMENT TO BE RELOCATED.
24. RELOCATED 20'-0" WATERLINE EASEMENT.
25. NEW CONCRETE SIDEWALK.
26. EXISTING REFUSE CONTAINER ENCLOSURE.
27. PUBLIC/EMPLOYEE OUTDOOR SPACE.
28. SEATING AREA. SEE BENCH DETAIL #5 THIS SHEET. (QTY. 2)
29. 6' WIDE PEDESTRIAN WALKWAY.
30. MOTORCYCLE PARKING SIGN. (SEE DETAIL #2 THIS SHEET)
31. 4-WAY TRAFFIC SIGNAL @ INTERSECTION.
32. WIDEN EXISTING SIDEWALK TO 6'-0" MINIMUM.

☐ OWNER:
ABHCRAFT REAL ESTATE & DEVELOPMENT CORP.
1850 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87109

☐ LEGAL DESCRIPTION:
TRACT B-1 OF MESA DEL NORTE ADDITION.

☐ SEIZMIC ZONE: 2B

☐ ZONING:
SU-2, R-2, 0-1

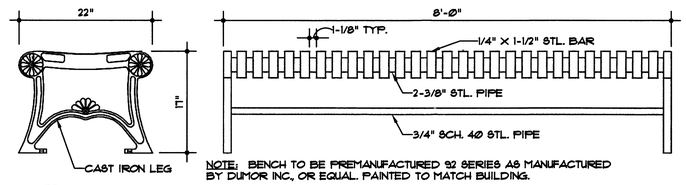
☐ LOT SIZE:
PHASE 1 = 2.859 ACRES
PHASE 2 = 1.669 ACRES

TOTAL SITE = 4.528 ACRES

☐ BUILDING HEIGHT:
26' AT ANY LOCATION OR WITHIN 45 DEGREE PLANE FROM CENTERLINE OF ADJACENT R.O.W. PROPOSED BUILDINGS FALL WITHIN THESE RESTRICTIONS

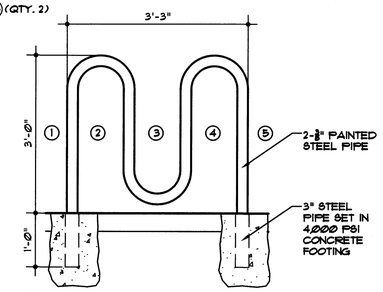
☐ PARKING:

PHASE 1:	
1ST FLOOR (13,950 NLSF)/200 =	70
2ND FLOOR (14,900 NLSF)/300 =	49
3RD FLOOR (11,221 NLSF)/300 =	38
TOTAL PHASE 1 =	157
PHASE 2:	
1ST FLOOR (18,000 NLSF)/200 =	90
2ND FLOOR (18,000 NLSF)/300 =	60
TOTAL PHASE 2 =	150
TOTAL PARKING REQUIRED (PHASE 1 & 2)	307
10% TRANSIT REDUCTION =	(30)
TOTAL PARKING REQUIRED W/REDUCTION	277
TOTAL PARKING PROVIDED (PHASE 1 & 2)	299
REQUIRED ACCESSIBLE PARKING	8
PROVIDED	8
VAN ACCESSIBLE REQUIRED	1
PROVIDED	4
REQUIRED MOTORCYCLE PARKING	6
PROVIDED	6
BICYCLE PARKING:	
REQUIRED (ENTIRE SITE)	14
PROVIDED (ENTIRE SITE)	20

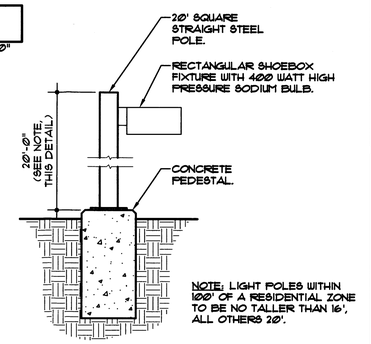


NOTE: BENCH TO BE PREMANUFACTURED 92 SERIES AS MANUFACTURED BY DUMOR INC., OR EQUAL. PAINTED TO MATCH BUILDING.

5 SHEET BENCH DETAIL 1" = 1'-0"

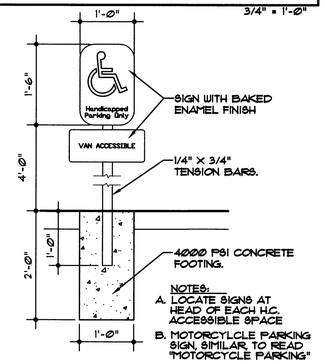


3 SHEET BICYCLE RACK DETAIL 3/4" = 1'-0"



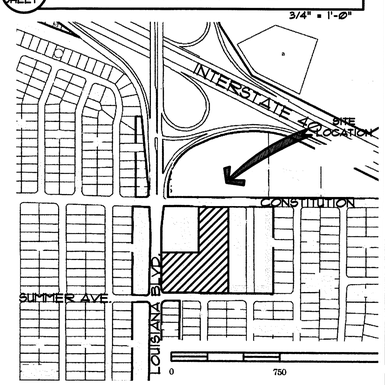
NOTE: LIGHT POLES WITHIN 100' OF A RESIDENTIAL ZONE TO BE NO TALLER THAN 16', ALL OTHERS 20'.

4 SHEET LIGHT POLE DETAIL 3/4" = 1'-0"



NOTES:
A. LOCATE SIGNS AT HEAD OF EACH H.C. ACCESSIBLE SPACE
B. MOTORCYCLE PARKING SIGN, SIMILAR, TO READ "MOTORCYCLE PARKING"

2 SHEET ACCESSIBLE PARKING SIGN 3/4" = 1'-0"



VICINITY MAP

ARCHITECTS

Fanning Bard Tatum Architects AIA, Ltd.

6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110

Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com

CONSULTANT

PRELIMINARY PLAT
APPROVED BY DRB
ON 6/21/06

MARK	DATE	DESCRIPTION

LOUISIANA PLACE

EPC CASE NO:1004532/05EPC-01693

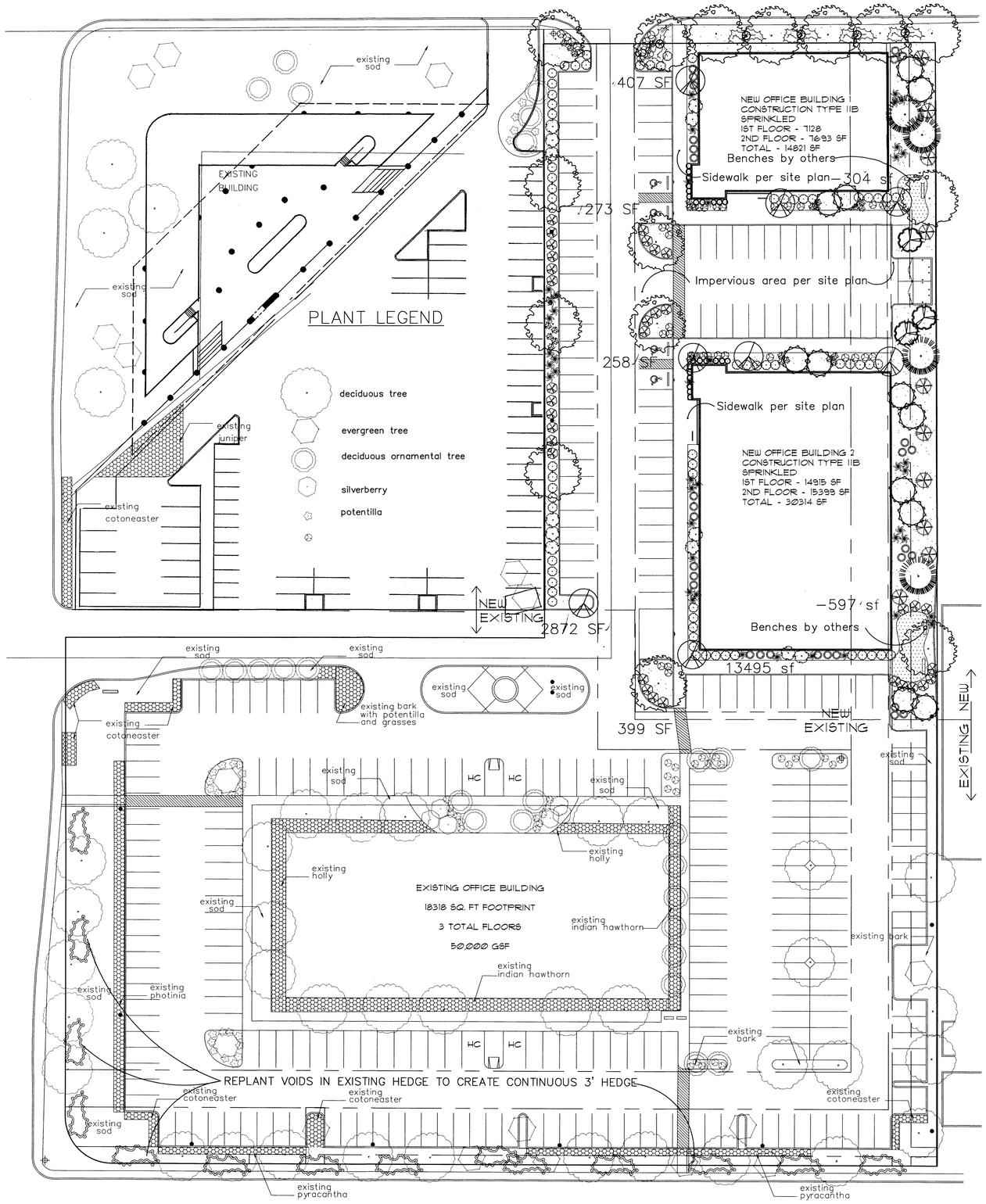
ORIGINAL EPC CASE NO. Z-88-9
TRACT B-1, MESA DEL NORTE ADDITION
SOUTHEAST CORNER
LOUISIANA AND CONSTITUTION NE

SHEET TITLE
SITE PLAN

5-26-2006

SHEET #1

LOUISIANA PLACE



PLANT LEGEND

CHINESE PISTACHE (M) 15 Pistachia chinensis 2" Cal.	AUSTRIAN PINE (M)✱ 4 Pinus nigra 6'–8'	
PURPLE–LEAF PLUM (M) 3 Prunus spp. 1 1/2" Cal.	FLOWERING PEAR (M+) 8 Pyrus calleryana 2" Cal.	
LEYLAND CYPRESS (M) ✱ 10 Cupressocyparis leylandii 15 Gal.	ARP ROSEMARY (M) ✱ 30 Rosmarinus officianalis 2 Gal. 9sf	
DESERT WILLOW (L) 12 Chilopsis linearis 15 Gal. 225sf	LAVENDER (M) ✱ 23 Lavandula angustifolia 1 Gal. 9sf	
BIRD OF PARADISE (L) 6 Caesalpinia gilliesii 5 Gal. 100sf and BUTTERFLY BUSH (M) 6 Buddleia davidii 5 Gal. 100sf	WILDFLOWER 38 1 Gal. 4sf	
	THREADGRASS (M) 29 Stipa tennuisima 1 Gal. 4sf	
PHOTINIA (M+)✱ 67 Photinia serrulata 5 Gal. 100sf	CREEPING ROSEMARY (L) ✱ 15 Rosmarinus officinalis 'Prostrata' 1 Gal. 36sf Symbol indicates 3 plants	
MAIDENGRASS (M) 43 Miscanthus sinensis 5 Gal. 16sf	COTONEASTER (M) ✱ 42 Cotoneaster spp. 5 Gal. 81sf Symbol indicates 3 plants (to fill in existing hedge)	
INDIAN HAWTHORN (M)✱ 33 Raphiolepis indica 5 Gal. 36sf		
SANTA FE BROWN GRAVEL WITH FILTER FABRIC	INDICATES EVERGREEN MATERIAL	
COMPACTED GREY CRUSHERFINES WITH FILTER FABRIC		

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

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

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

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

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

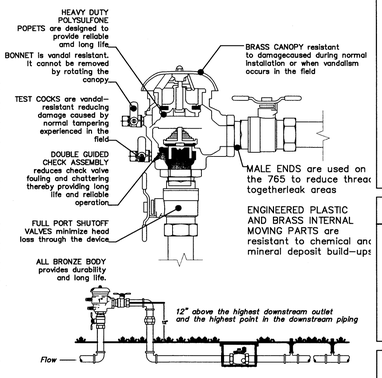
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

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

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	72752	square feet
TOTAL BUILDINGS AREA	22043	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	50709	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	7606	square feet
TOTAL BED PROVIDED	16803	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	12602	square feet
TOTAL GROUNDCOVER PROVIDED	13761 (81%)	square feet
TOTAL LANDSCAPE PROVIDED	16803	square feet
OFFSITE LANDSCAPE	3402	square feet



FEBCO MODEL 765
Pressure Vacuum Breaker
Outside Installation

ARCHITECTS
Fanning Bard Tatum Architects AIA, Ltd.
6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110
Phone 505/883.8200
Facsimile 505/884.5390
Web www.fbtarch.com

CONSULTANT

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Fax (505) 898–7737
cjohnson@hilltoplandscaping.com

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MARK	DATE	DESCRIPTION

LOUISIANA PLACE

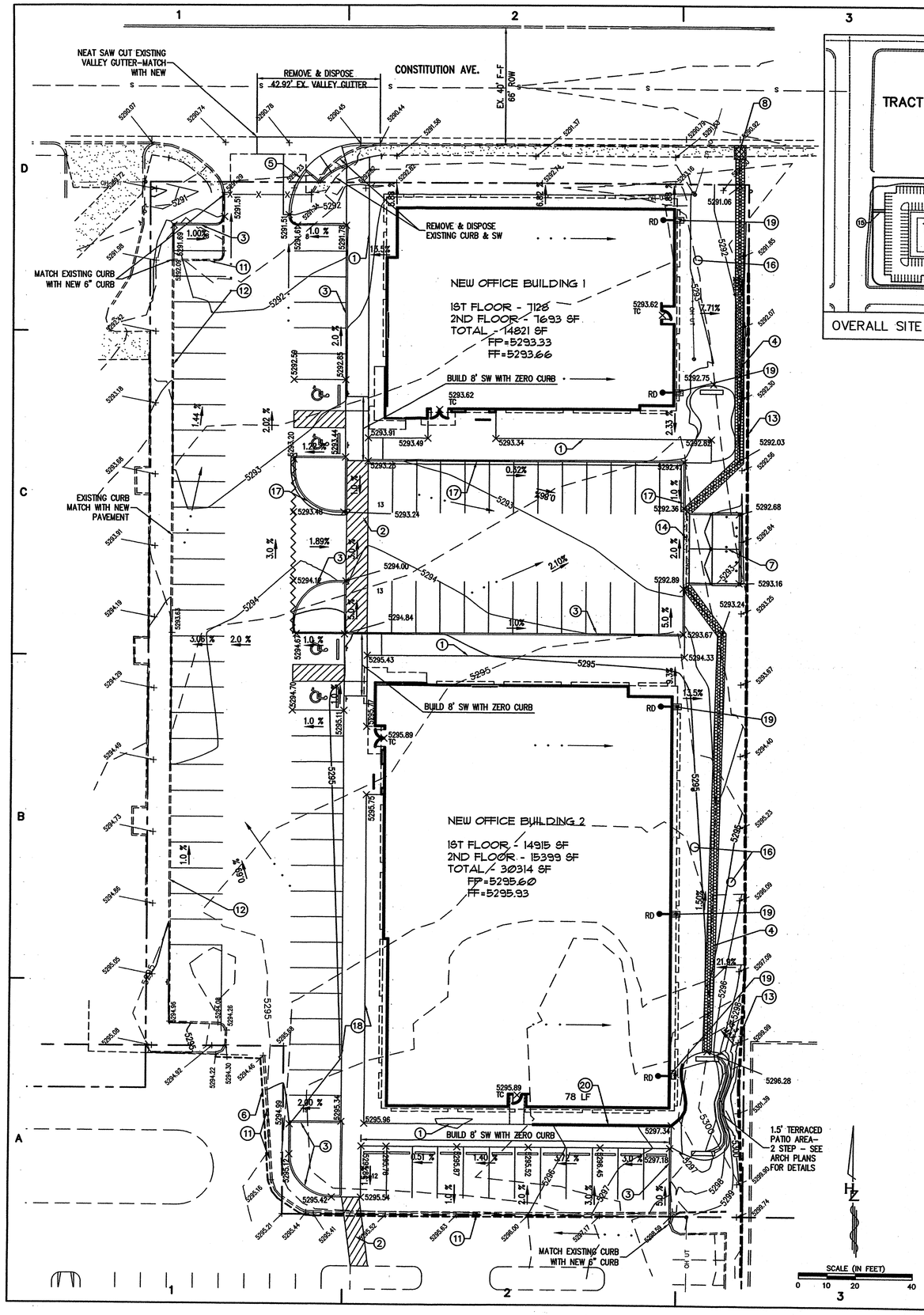
GRAPHIC SCALE
30 15 0 15 30
SCALE: 1"=30'

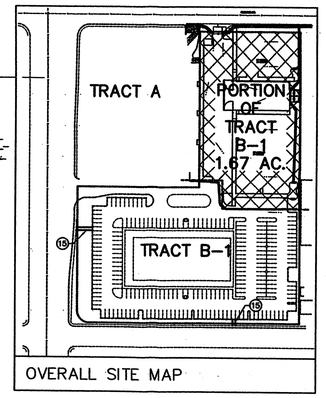
SHEET TITLE

5-26-2006

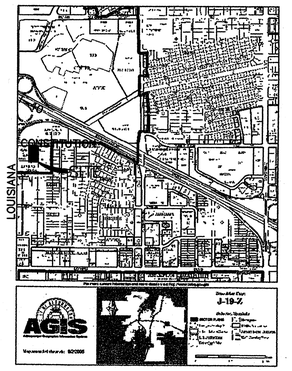
L 1

LOUISIANA PLACE





OVERALL SITE MAP



ZONE ATLAS J–19

LEGEND

- PROPOSED SIDEWALK–SEE ARCH PLANS FOR WIDTHS
- PROPOSED NEW BUILDING
- PROPOSED WATER BLOCK
- DRAINAGE FLOW ARROW
- 5291 — EXISTING MINOR CONTOUR
- 5290 — EXISTING MAJOR CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- X — X — EXISTING FENCE
- OH UT — EXISTING OVERHEAD POWER
- EXISTING POWER POLE
- EXISTING SIGN
- EXISTING LANDSCAPING
- 5295.96 — PROPOSED SPOT ELEVATION, (FLOWLINE UNLESS OTHERWISE NOTED)
- 5292.84 — EXISTING SPOT FLOWLINE ELEVATION

CONSTRUCTION NOTES

1. CONSTRUCT 8' SIDEWALK PER COA STD DWG#2430 – LOCATE PER ARCH PLANS
2. PAINTED CROSSWALK – SEE ARCH PLANS FOR DETAILS
3. CONSTRUCT 6" HEADER CURB PER COA STD DWG#2415B
4. 36" WIDE ROCK LINED SWALE. SEE DETAIL SHEET
5. CONSTRUCT STANDARD C&G PER COA STD DWG#2415A MATCH ALIGNMENT & GRADE WITH EXISTING
6. NEATLY SAWCUT 1' FROM EDGE. REMOVE & DISPOSE EXISTING ASPHALT PROVIDE SMOOTH TRANSITION FROM EXISTING TO NEW
7. DUMPSTER ENCLOSURE PER COA STD DWG – SEE ARCH PLANS FOR DETAILS
8. CONSTRUCT 24" SIDEWALK CULVERT COA STD DWG#2236
9. TRUCK PAVEMENT SECTION DETAILS SHEET COORDINATE PLACEMENT WITH APPROVED TRAFFIC CIRCULATION PLAN
10. PARKING/DRIVEWAY PAVEMENT SECTION DETAILS SHEET COORDINATE PLACEMENT WITH APPROVED TRAFFIC CIRCULATION PLAN
11. REMOVE & DISPOSE EXISTING CURB
12. EXISTING CURB TO REMAIN UNDISTURBED. REMOVE & REPLACE IF DAMAGED DURING CONSTRUCTION
13. EXISTING PERIMETER TO REMAIN UNDISTURBED. REMOVE & REPLACE IF DAMAGED DURING CONSTRUCTION
14. CONSTRUCT 24" WIDE CONCRETE VALLEY GUTTER PER COA STD DWG#2421
15. CONSTRUCT PEDESTRIAN ACCESS AS SHOWN. 6' WIDE MINIMUM. SEE COA STD DWG#2430
16. LANDSCAPING – SEE LANDSCAPE PLANS
17. CONSTRUCT MEDIAN C&G PER COA STD DWG#2415A
18. CONSTRUCT 6" TURN–DOWN SIDEWALK PER ARCH PLANS
19. INSTALL SCUPPER WITH PRE–CAST CONCRETE SPLASH BLOCK AT ROOF DRAIN LOCATOINS (RD) – SEE ARCH PLANS FOR DETAILS
20. 1.5–2' (MAX.) RETAINING WALL – SEE STRUCTURAL PLANS

S.O. 19 REQUIREMENTS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK IN THE CITY RIGHT–OF–WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE SAME TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765–1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE. 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
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CALCULATIONS

THE FOLLOWING CALCULATIONS WERE DEVELOPED USING THE CITY OF ALBUQUERQUE DPM SECTION 22.2

SITE CHARACTERISTICS:

SITE LOCATION: ZONE 3
PRECIPITATION: P=2.35 inches
TOTAL AREA = 1.67 acre

LAND TREATMENT:
UNCOMPACTED SOIL – TREATMENT A
LANDSCAPE – TREATMENT B
COMPACTED SOIL – TREATMENT C
BUILDINGS & PAVING – TREATMENT D

EXCESS PRECIPITATION:
TREATMENT A E = 0.66 inches
TREATMENT B E = 0.92 inches
TREATMENT C E = 1.29 inches
TREATMENT D E = 2.36 inches

PEAK DISCHARGE:
TREATMENT A = 1.87 cfs/acre
TREATMENT B = 2.60 cfs/acre
TREATMENT C = 3.45 cfs/acre
TREATMENT D = 5.02 cfs/acre
TOTAL AREA = 1.67 AC.

	EXISTING		PROPOSED	
TREATMENT A =	1.59 AC.	= 95.0%	0.08 AC.	= 5.0%
TREATMENT B =	0.00 AC.	= 0.0%	0.08 AC.	= 5.0%
TREATMENT C =	0.00 AC.	= 0.0%	0.25 AC.	= 0.15%
TREATMENT D =	0.08 AC.	= 0.5%	1.25 AC.	= 0.75%

ONSITE – EXCESS PRECIPITATION & VOLUMETRIC RUNOFF:
EXISTING RUNOFF:
WEIGHTED E=[(0.66)(1.59)+(0.92)(0.00)+(1.29)(0.00)+(2.36)(0.08)]/1.67 =0.76 inches
V100–6HR = (0.75)(1.67)/12 = 0.1037acre ft = 4,516 cf

DEVELOPED RUNOFF:
WEIGHTED E =[(0.66)(0.08)+(0.92)(0.08)+(1.29)(0.25)+(2.36)(1.25)]/1.67 = 2.04 inches
V100–6hr = (2.04)(1.67)/12 = 0.2842 acre ft = 12,382cf

ON–SITE – PEAK DISCHARGE
EXISTING DISCHARGE:
Q100 = (1.87)(1.59)+(2.60)(0.08)+(3.45)(0.00)+(5.02)(0.08) = 3.39 cfs
DEVELOPED DISCHARGE:
Q100 = (1.87)(0.08)+(2.60)(0.08)+(3.45)(0.25)+(5.02)(1.25) = 7.53 cfs

RESULTS:
DEVELOPED VOLUMETRIC RUNOFF:
12,382 – 4,516 = 7,866 cf INCREASE IN RUNOFF VOLUME
DEVELOPED PEAK DISCHARGE:
7.53– 3.39 = 4.14 cfs INCREASE IN PEAK DISCHARGE

FLOOD ZONE

PER THE FEMA MAP NUMBER 350002 0030 C DATED OCTOBER 14, 1983 THE SITE IS LOCATED WITHIN FLOOD HAZARD ZONE C.

BENCHMARK

CHISELED "□" IN TOP BACK OF CURB BEHIND FOUND DRILL HOLE ELEV. = 5290.93 ft.

LEGAL DESCRIPTION

TRACT B–1 OF MESA DEL NORTE ADDITION.

SURVEY

SURVEY WAS PERFORMED BY HUITT–ZOLLARS, INC DATED SEPTEMBER 2005

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Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-9259

REGISTERED PROFESSIONAL ENGINEER 12856

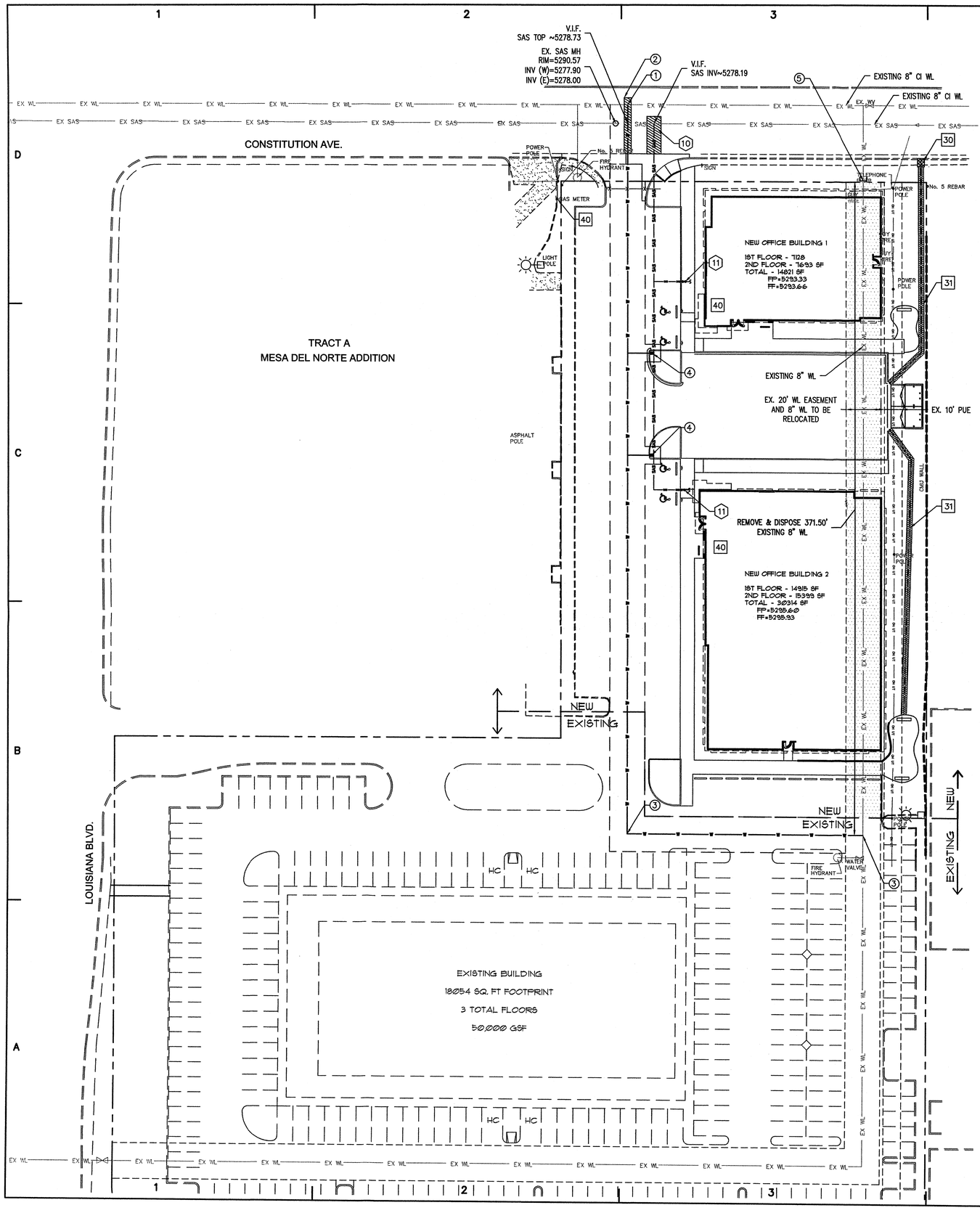
MARK	DATE	DESCRIPTION

SHEET TITLE

LOUISIANA PLACE GRADING AND DRAINAGE PLAN

C101

LOUISIANA PLACE



GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

	PROPOSED BUILDING
	EXISTING CURB & GUTTER and EXISTING SIDEWALK
	EXISTING SAS MANHOLE
EX SAS — EX SAS — EX SAS	EXISTING 8" PVC SANITARY SEWER
	EXISTING FH
EX WL — EX WL — EX WL	EXISTING 14" PVC WATERLINE
OH UT — OH UT — OH UT	EXISTING OVERHEAD POWER
	EXISTING POWER POLE
	EXISTING SIGN
	PROPOSED FIRE HYDRANT WITH VALVE
EX WL — EX WL — EX WL	PROPOSED FIRELINE
W — W — W	PROPOSED WATER SERVICE LINE
	PROPOSED WATER METER
SAS — SAS — SAS	PROPOSED SANITARY SEWER SERVICE
	PROPOSED SANITARY SEWER DOUBLE CLEANOUT

BUILD NOTES

WATER

1. 8"x8"x8" MJ TEE FULLY RESTRAINED
   6" GATE VALVE WITH BOX & LID
   COA STD DWG#2326
   416 LF 8" PVC C-900
2. 4'x32' NEAT CUT – COA STD DWG#2465
   REMOVE & REPLACE EXISTING PAVEMENTT
3. INSTALL 8" 90° MJ BEND
   FULLY RESTRAINED
4. INSTALL 1-1/2" SERVICE LINE
   AND METER PER COA STD DWG#2363
   SERVICE CONNECTION TO BLDG NOT
   A PART
5. INSTALL 8" CAP AT
   PROPERTY LINE

SEWER

10. 8'x22' NEAT CUT
    COA STD DWG#2465
    REMOVE & REPLACE EXISTING PAVEMENT
    SANITARY SEWER TAPPING TEE
    250 LF 6" SAS SCH. 40
    COA STD DWG#2125
11. 6" SAS SERVICE LINE WITH
    DOUBLE CLEAN OUT

STORM

30. SIDEWALK CULVERT PER COA STD DWG#2236
31. ROCK LINED SWALE–SEE GRADING PLAN

GAS

40. COORDINATE WITH PNM TO EXTEND GAS SERVICE TO BUILDING.
    BORE GASLINE UNDER SAN PEDRO

UTILITY COMPANIES

PUBLIC SERVICE COMPANY OF NEW MEXICO (GAS SERVICES & GAS LINES) – 241-7771 – (JOE DUNLOP)
PUBLIC SERVICE COMPANY OF NM (ELECTRICAL SERVICES & ELECTRIC LINES) – 241-3581 – (JIM HALL)
Qwest/US WEST (TELEPHONE SERVICES) – 245-8706 – (DAVID MULLER)
AT&T (TELEPHONE SERVICES) – 842-2911 – (DAVID CROWEL)
MCI WORLDCOM (TELEPHONE SERVICES) – 346-4470 – (ANDY DARNELL)
CITY NET TELECOMMUNICATIONS (TELEPHONE SERVICES) – 328-0848 – (MONICO SALGADO)
COMCAST (CABLE TELEVISION) – 761-6235 (RITA ERICKSON)
TIME WARNER TELECOM (CABLE TELEVISION) – 938-7339 (ROYAL HARRISON)
CITY OF ALBUQUERQUE (UTILITY DEVELOPMENT) – 768-2729 – (NANCY MUSINSKI)
XSPEDIUS MANAGEMENT CO. – 998-2220 – (STEVE BENJAMIN)
McLEOD USA – 244-3161 – (RICK MUELLER)
OSO GRANDE TECHNOLOGIES, INC. – 345-6555 – (BUD LENSING)

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SCOTT A. EDDINGS
NEW MEXICO
12858
REGISTERED PROFESSIONAL ENGINEER

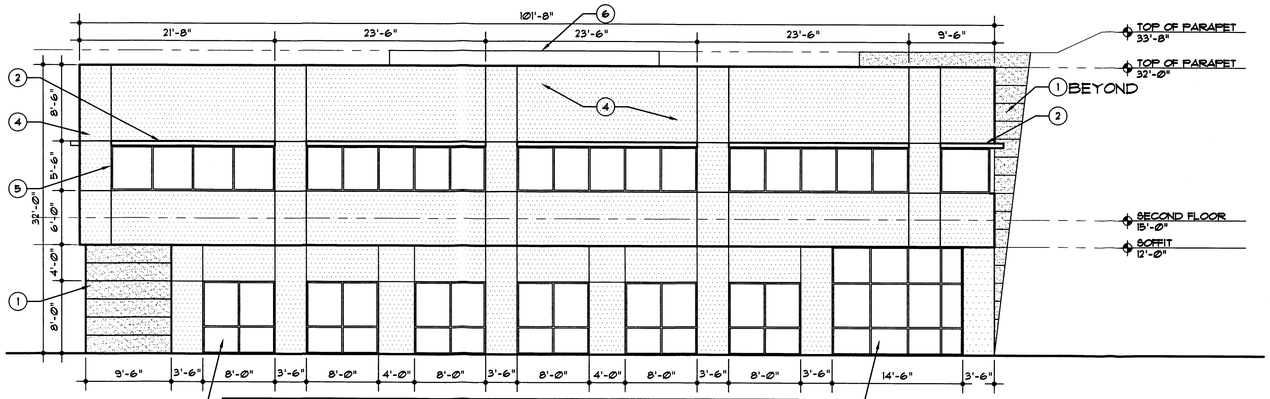
MARK	DATE	DESCRIPTION
	XX/XX/XX	

SHEET TITLE

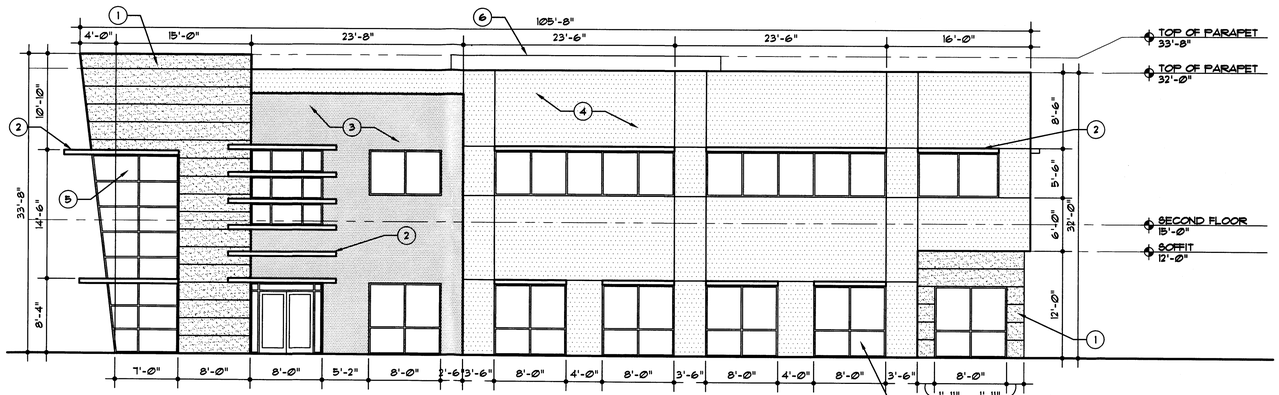
LOUISIANA PLACE CONCEPTUAL UTILITY PLAN

SHEET #4

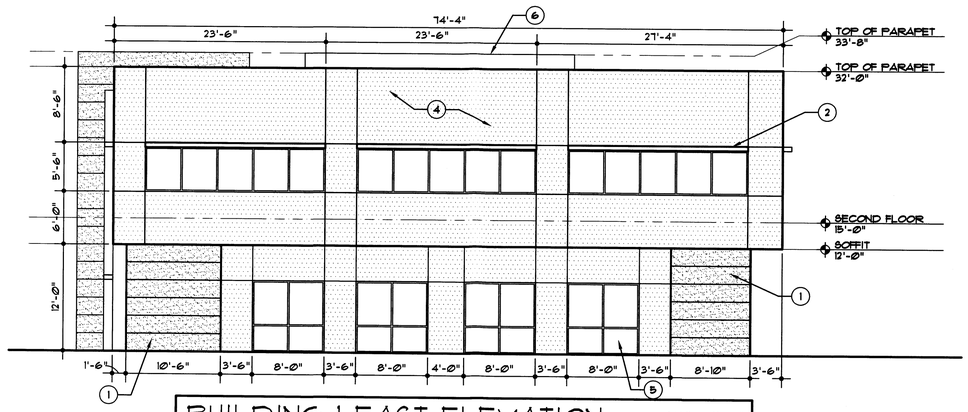
LOUISIANA PLACE



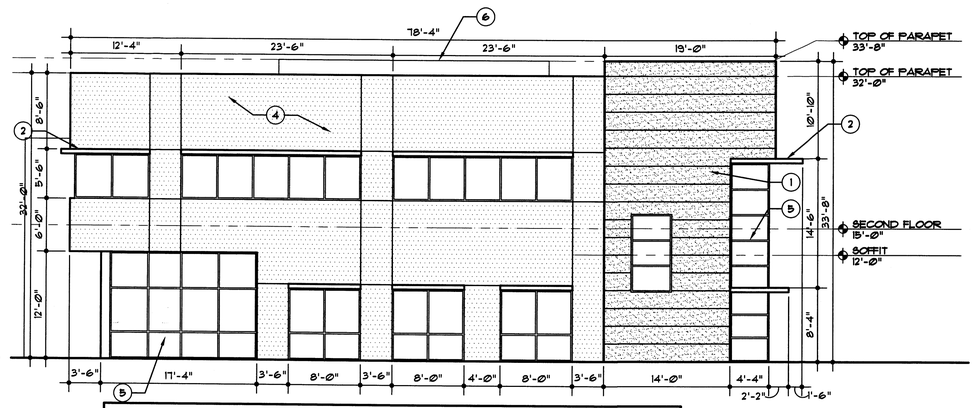
BUILDING 1 NORTH ELEVATION 1/8" = 1'-0"



BUILDING 1 SOUTH ELEVATION 1/8" = 1'-0"



BUILDING 1 EAST ELEVATION 1/8" = 1'-0"



BUILDING 1 WEST ELEVATION 1/8" = 1'-0"

KEYED NOTES

1. GRANITE VENEER TYP. MATCH EXISTING BUILDING.
2. METAL SUNSHADE TYP.
3. LIGHT BROWN STUCCO TYP.
4. LIGHT GREY STUCCO TYP.
5. ALUMINUM WINDOW WITH INSULATED GLAZING WITH SMOKEY GREY TINT TYP.
6. ROOF TOP EQUIPMENT TO BE SCREENED FROM VIEW WITH SCREEN WALL CONSTRUCTED OF PERFORATED METAL PANEL. COLOR TO MATCH COLOR OF BUILDING SUNSHADES.

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LOUISIANA PLACE

1 0 5 10 15
SCALE IN FEET

EPC CASE NO:1004532/05EPC-01693

ORIGINAL EPC CASE NO. Z-88-9
TRACT B-1, MESA DEL NORTE ADDITION
SOUTHEAST CORNER
LOUISIANA AND CONSTITUTION NE

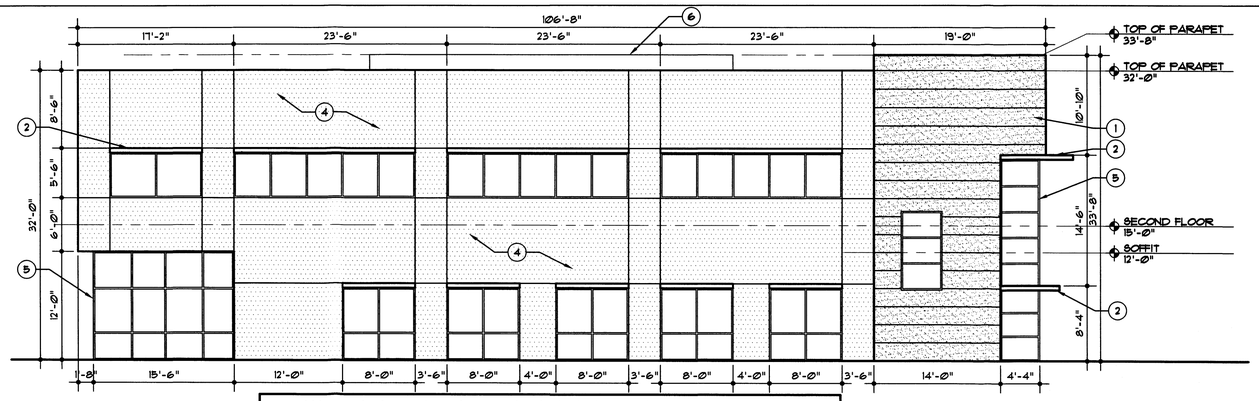
SHEET TITLE

BUILDING ELEVATIONS
NORTH BUILDING

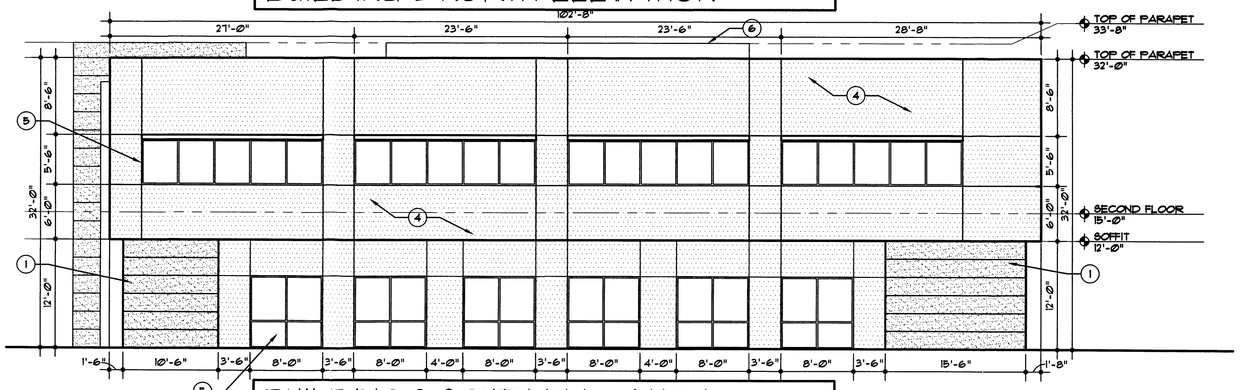
5-26-2006

SHEET #5

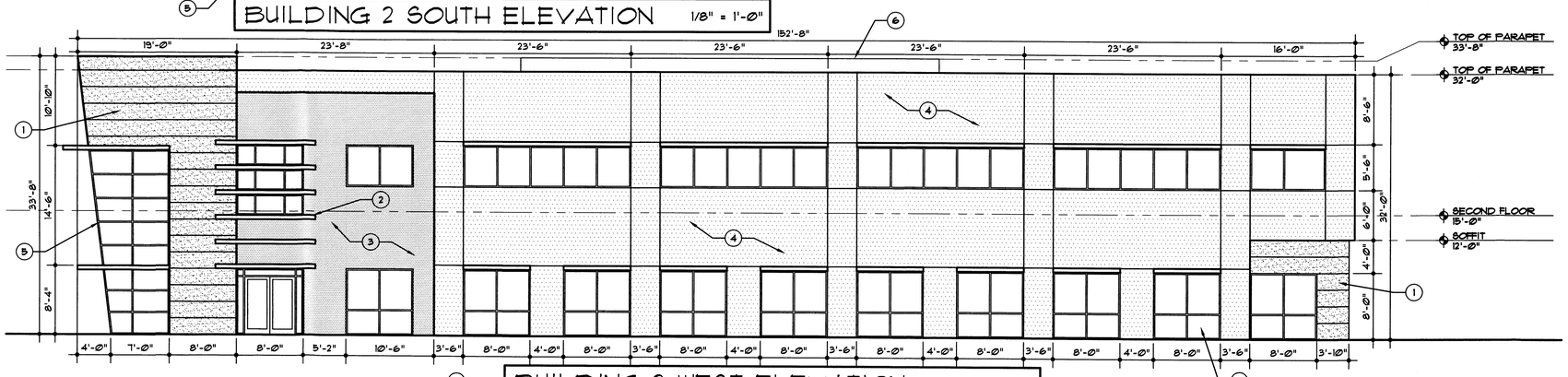
LOUISIANA PLACE



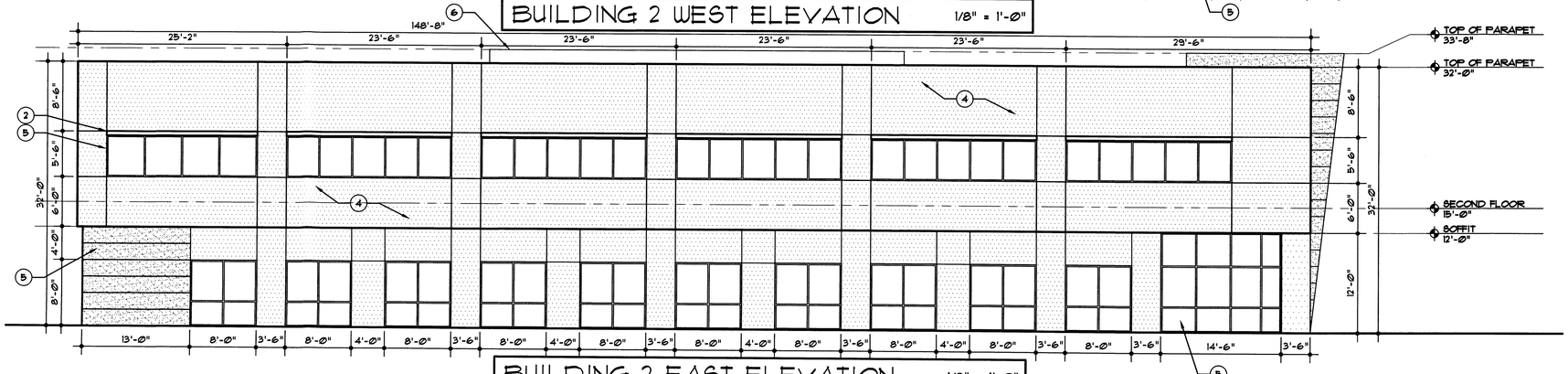
BUILDING 2 NORTH ELEVATION 1/8" = 1'-0"



BUILDING 2 SOUTH ELEVATION 1/8" = 1'-0"



BUILDING 2 WEST ELEVATION 1/8" = 1'-0"



BUILDING 2 EAST ELEVATION 1/8" = 1'-0"

KEYED NOTES

1. GRANITE VENEER TYP. MATCH EXISTING BUILDING.
2. METAL SUNSHADE TYP.
3. LIGHT BROWN STUCCO TYP.
4. LIGHT GREY STUCCO TYP.
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LOUISIANA PLACE

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LOUISIANA AND CONSTITUTION NE

SHEET TITLE

BUILDING ELEVATIONS SOUTH BUILDING

5-26-2006

SHEET #6

LOUISIANA PLACE