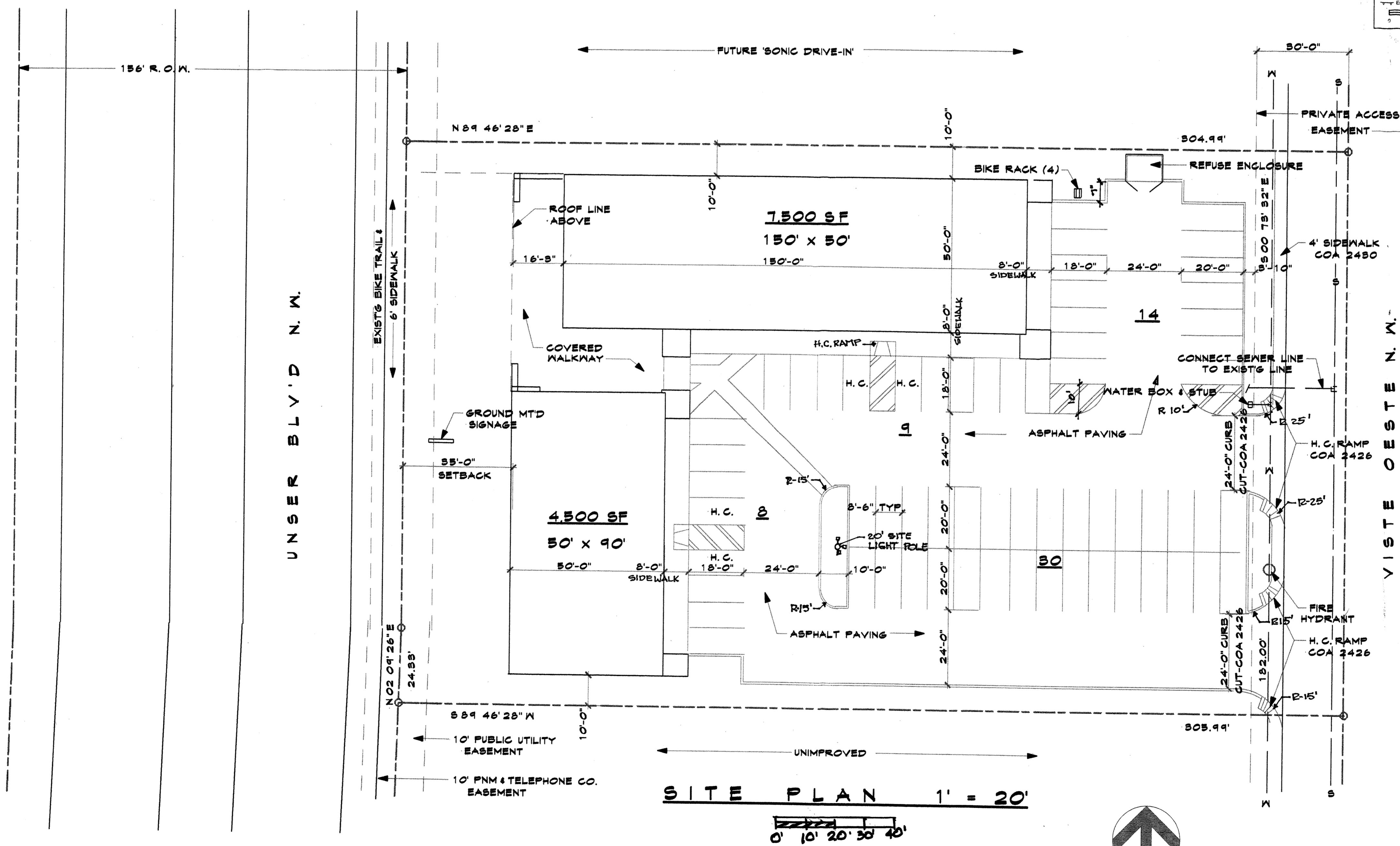
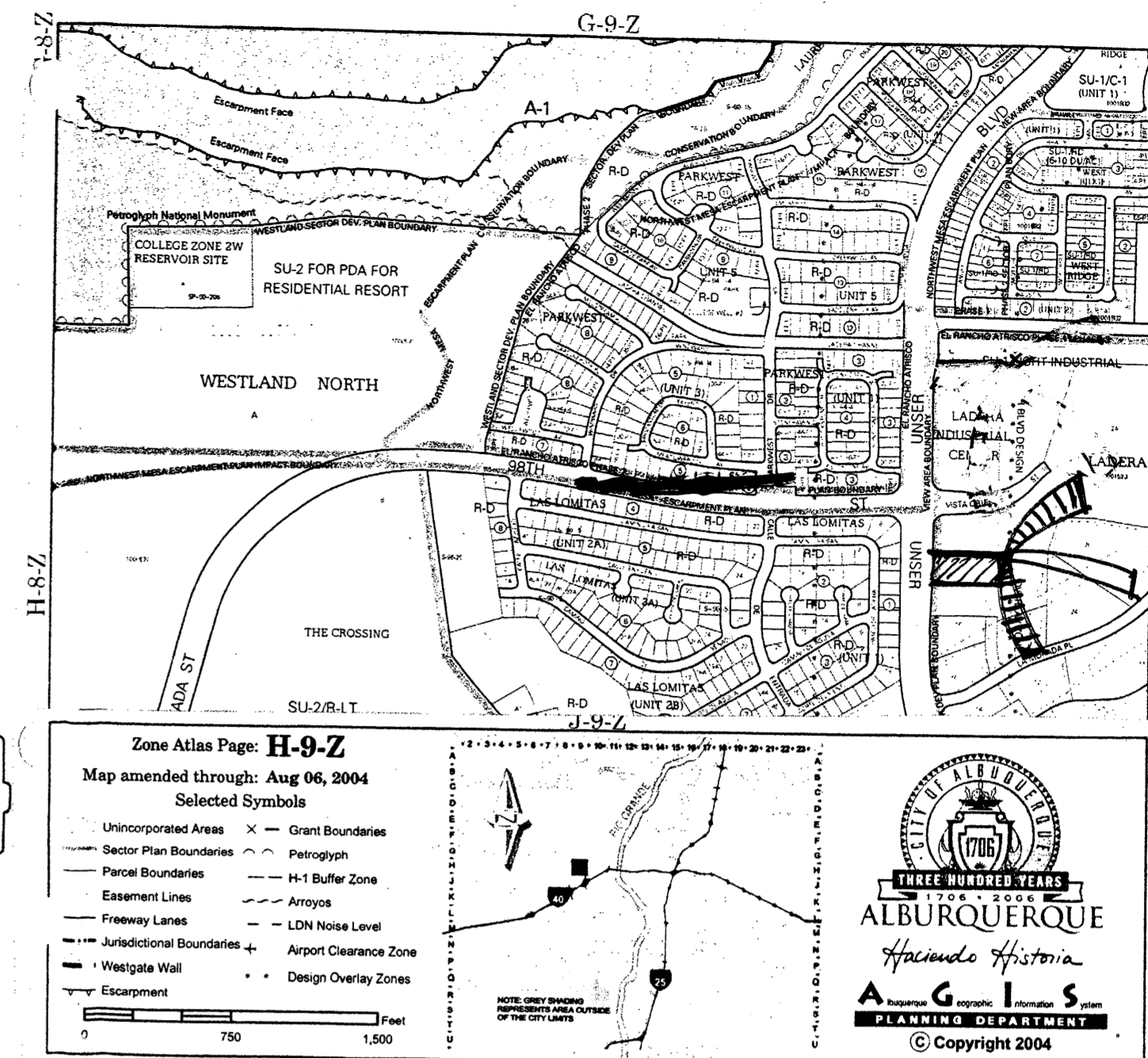


THE SHOPS @ UNSER & 98TH



PARKING:
REQUIRED:
 RETAIL SPACE = 12,000 SQ. FT.
 / 200 = 60 SPACES
PROVIDED:
 14 + 10 + 8 + 30 =
 62 SPACES

SITE PLAN FOR BUILDING PERMIT
 APPLICATION NO. 05DRB-01885
 PROJECT NO. 1004603
 DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineering, Transportation Division	1-5-06 Date
<i>[Signature]</i> Utilities Development	12/21/05 Date
<i>[Signature]</i> Parks and Recreation Department	12/21/05 Date
<i>[Signature]</i> City Engineer	12/21/05 Date
<i>[Signature]</i> Solid Waste Management	12/21/05 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	1-9-06 Date

LEGAL DESCRIPTION:
 TRACT #18, UNIT #2, LADERA
 BUSINESS PARK, CITY OF
 ALBUQUERQUE, BERNALILLO
 COUNTY, NEW MEXICO

JOB NO. _____
 DATE Dec '05
 REVISION JAN '06
 DRAWN BY _____
 CHECKED BY _____

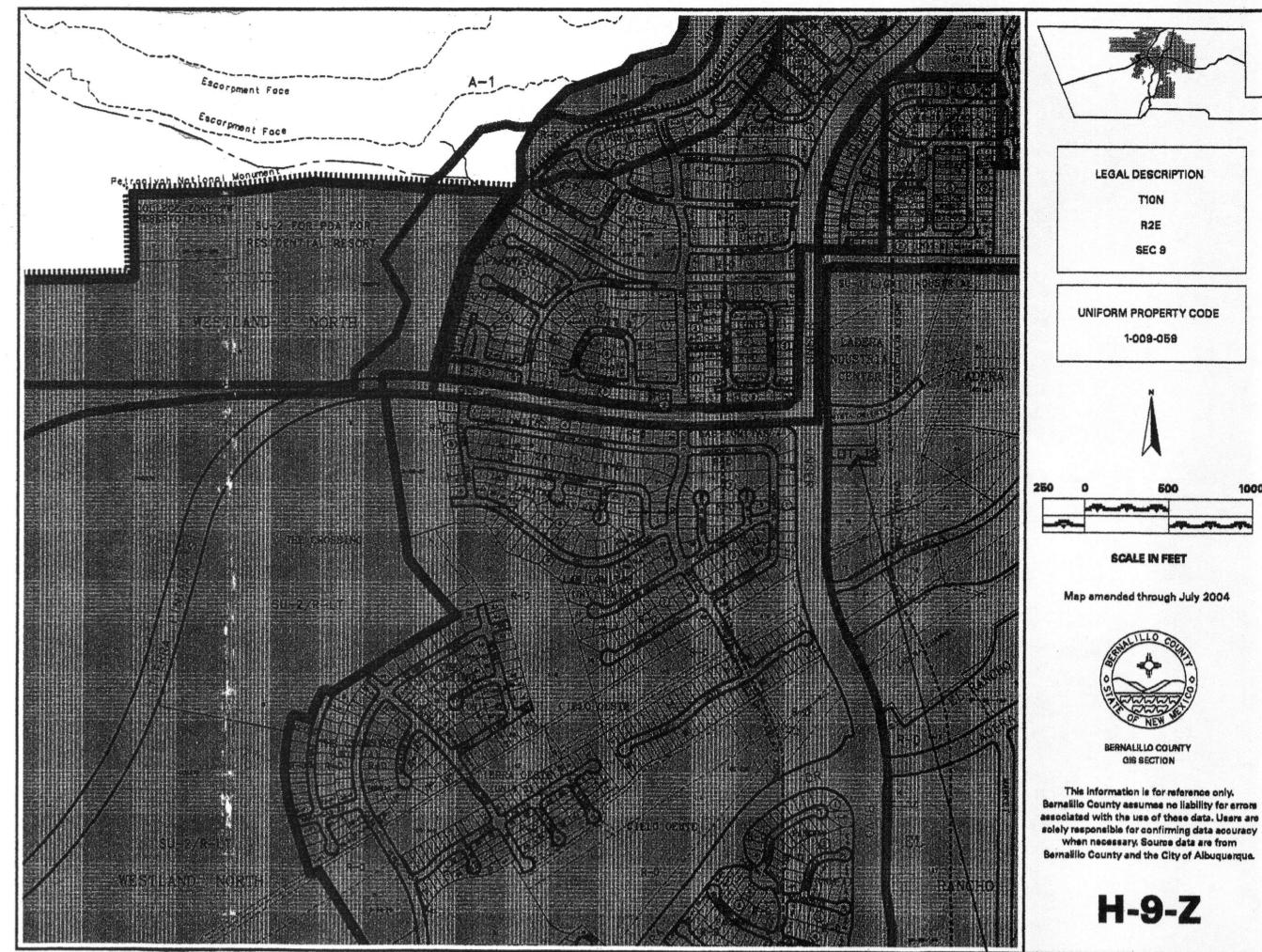
SHEET TITLE: **SITE PLAN, SIGN DETAIL & NOTES**

MILLER AND ASSOCIATES ARCHITECTS PLANNERS
 5220 SECOND STREET N.W.
 ALBUQUERQUE, NEW MEXICO
 505/545-1312

Project # 1004603

JOB TITLE: **SHOPPING CENTER**
 2115 VISTA OESTE N.W.
 ALBUQUERQUE, NEW MEXICO

SP



PROJECT AREA = 1.14899 ac.
 OFFICE COMPLEX
 ZONE 1
 PRECIPITATION: 360 = 2.20 in.
 1440 = 2.66 in.
 10day = 3.67 in.

EXCESS PRECIPITATION: PEAK DISCHARGE:
 TREATMENT A 0.44 in. 1.29 cfs/ac.
 TREATMENT B 0.67 in. 2.03 cfs/ac.
 TREATMENT C 0.99 in. 2.87 cfs/ac.
 TREATMENT D 1.97 in. 4.37 cfs/ac.

EXISTING CONDITIONS: PROPOSED CONDITIONS:
 AREA AREA
 TREATMENT A 0 ac. 0 ac.
 TREATMENT B 0 ac. 0.26694 ac.
 TREATMENT C 1.14899 ac. 0 ac.
 TREATMENT D 0 ac. 0.88205 ac.

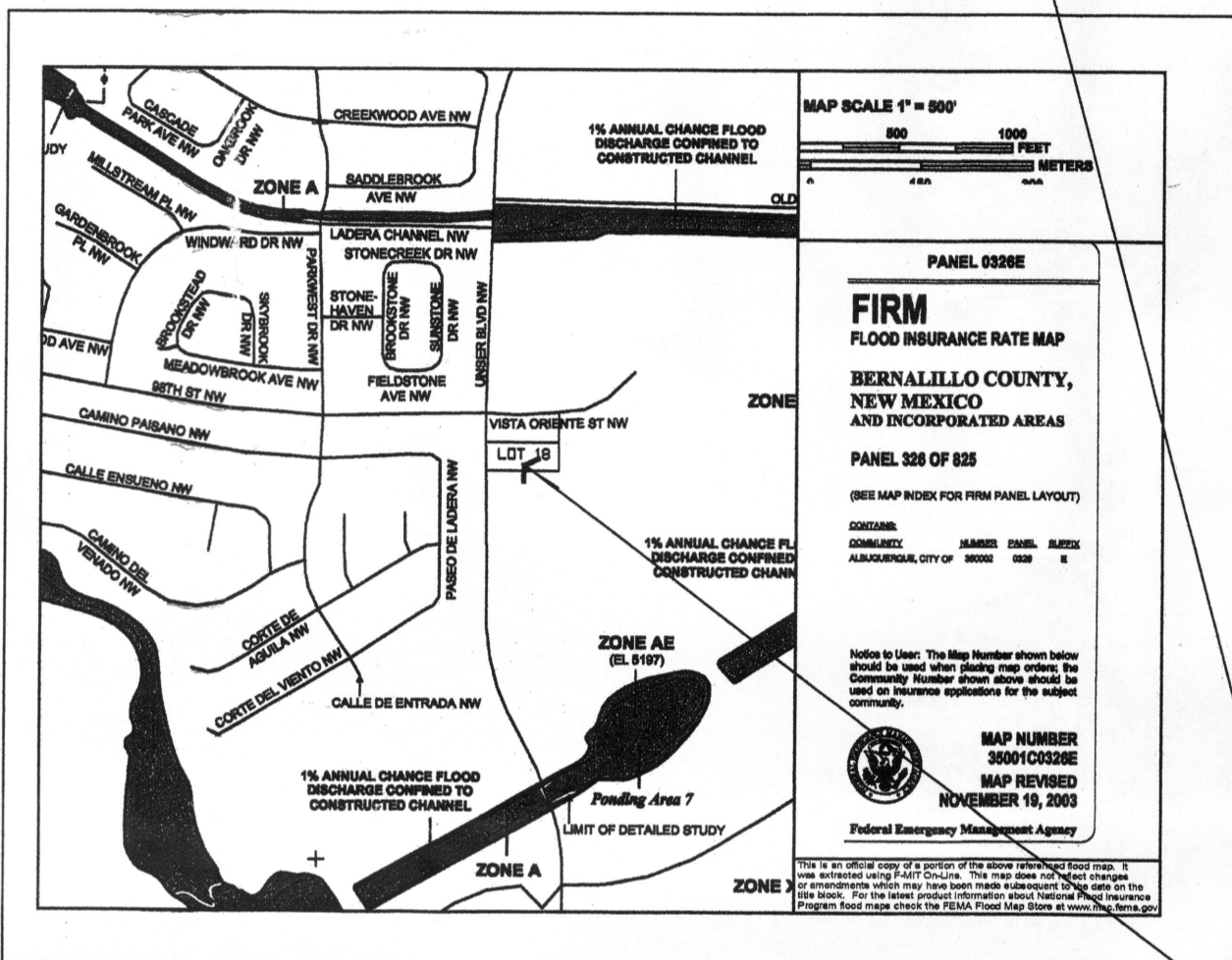
EXISTING EXCESS PRECIPITATION:
 Weighted E = (0.44 x 0.00) + (0.67 x 0.00) + (0.99 x 1.15) + (1.97 x 0.00) / 1.15 ac.
 = 0.99 in.
 V100-360 = (0.99 x 1.15) / 12 = 0.094792 ac-ft = 4129 CF

EXISTING PEAK DISCHARGE:
 Q100 = (1.29 x 0.00) + (2.03 x 0.00) + (2.87 x 1.15) + (4.37 x 0.00) = 3.30 CFS

PROPOSED EXCESS PRECIPITATION:
 Weighted E = (0.44 x 0.00) + (0.67 x 0.27) + (0.99 x 0.00) + (1.97 x 0.88) / 1.15 ac.
 = 1.67 in.
 V100-360 = (1.67 x 1.15) / 12.0 = 0.159707 ac-ft = 6957 CF

V100-1440 = (0.16) + (0.88 x 2.66 - 2.20) / 12 = 0.193519 ac-ft = 8430 CF
 V100-10day = (0.16) + (0.88 x 3.67 - 2.20) / 12 = 0.267758 ac-ft = 11664 CF

PROPOSED PEAK DISCHARGE:
 Q100 = (1.29 x 0.00) + (2.03 x 0.27) + (2.87 x 0.00) + (4.37 x 0.88) = 4.40 CFS
 INCREASE 4.40 CFS - 3.30 CFS = 1.10 CFS



SITE LOCATION

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING (2115 VISTA OESTE N.W.) TRACT 18, LADERA BUSINESS PARK UNIT 2, ALBUQUERQUE, NEW MEXICO, BERNALILLO COUNTY ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1.14899 ACRES MORE OR LESS AND IS LOCATED SOUTH OF THE INTERSECTION OF VISTA ORIENTE STREET N.W. AND VISTA OESTE N.W. CURRENTLY THE SITE IS VACANT AND SLOPES FROM WEST TO EAST. THERE ARE NO OFF-SITE FLOWS ENTERING THE SITE FROM ANY DIRECTION. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL 0326E, REVISED NOVEMBER 19, 2003, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE, NOR DOES IT CONTRIBUTE TO ANY DOWNSTREAM FLOODING.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF TWO BUILDINGS TOTALLING 12,000 SQ. FT., ALONG WITH ASSOCIATED PAVED PARKING AND LANDSCAPED AREAS. A MASTER DRAINAGE PLAN WAS PREPARED AND APPROVED BY THE CITY HYDROLOGY DEPARTMENT BY MARK GOODWIN AND ASSOCIATES ON NOVEMBER OF 2002, AND ENGINEER CERTIFIED IN AUGUST OF 2004. THE MASTER PLAN ALLOWED FOR FREE DISCHARGE OF THE FLOWS ONTO VISTA OESTE N.W., WHICH EVENTUALLY ENTERS INTO THE MIREHAVEN DIVERSION CHANNEL. THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE RATE OF DISCHARGE AND VOLUME GENERATED.

BENCHMARK

D.G.A. CONTROL BENCHMARK "3-1110" THE STATION IS LOCATED 4.5 MILES NORTHWEST OF DOWNTOWN ALBUQUERQUE, SOUTHWEST OF THE LADERA GOLF COURSE. THE STATION MARK IS A STANDARD ACS BRASS CAP STAMPED "3-1110" SET FLUSH IN THE CONCRETE SURFACE OF THE SPILLWAY. ELEVATION: 5183.26

T.B.M.: SOUTHEAST CORNER OF PROPERTY TOP OF CURB SEE PLAN DRAWING ELEVATION: 5185.45

LEGAL DESCRIPTION

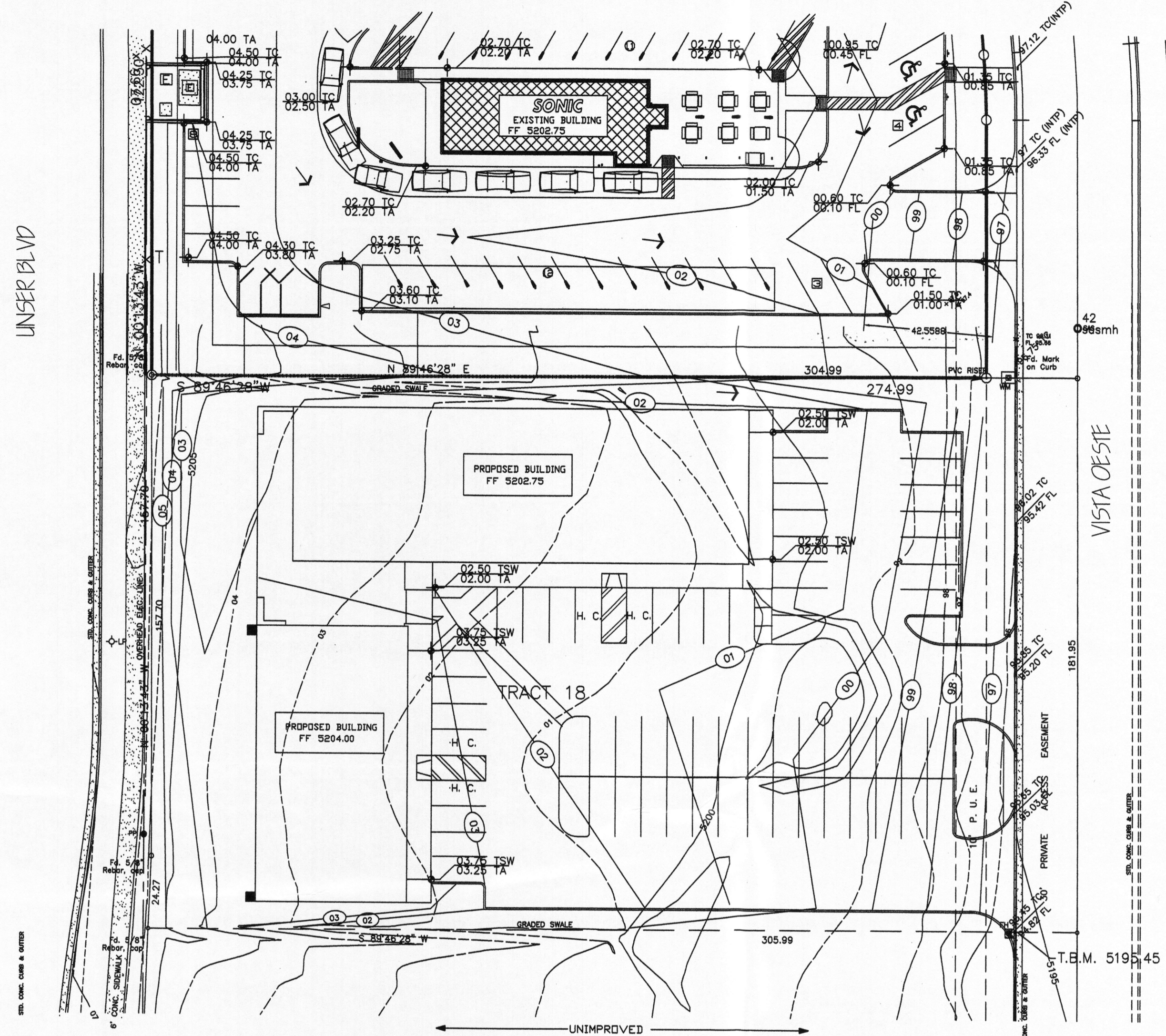
TRACT 18 LADERA BUSINESS PARK UNIT 2

EROSION CONTROL MEASURES

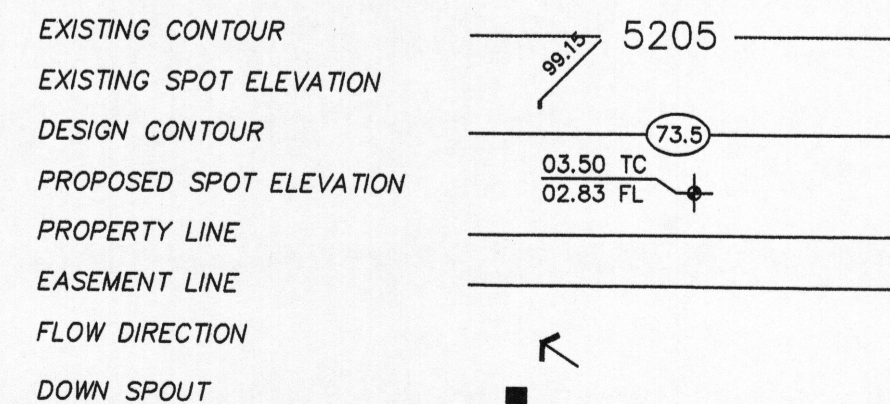
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE:
 - ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
 - ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

NOTE TO CONTRACTOR:

- An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
- All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Standard Specification for Public Works Construction.
- Two working days prior to any excavation, contractor must contact line locating Services (780-1990) for locating existing sub-surface utilities.
- Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all potential constructions; Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay to the subject project.
- Backfill compaction shall be according to commercial use or soils report(s) recommendations.
- All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.
- Maintenance of this facilities shall be the responsibility of the owner of the property it serves



SYMBOL LEGEND



ABBREVIATION LEGEND

TOP OF CONC APRON	- TC
TOP OF CURB	- TA
TOP OF ASPHALT	- TB
TOP OF BERM	- TP
BOTTOM OF POND	- BP
FINISHED FLOOR	- FF

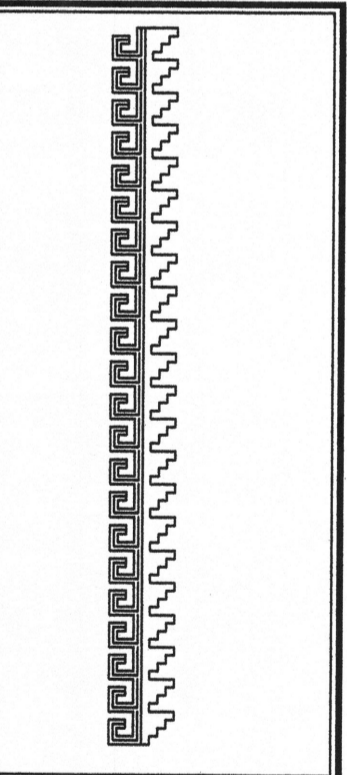
CONCEPTUAL GRADING & DRAINAGE PLAN

Scale 1"=50'-0"



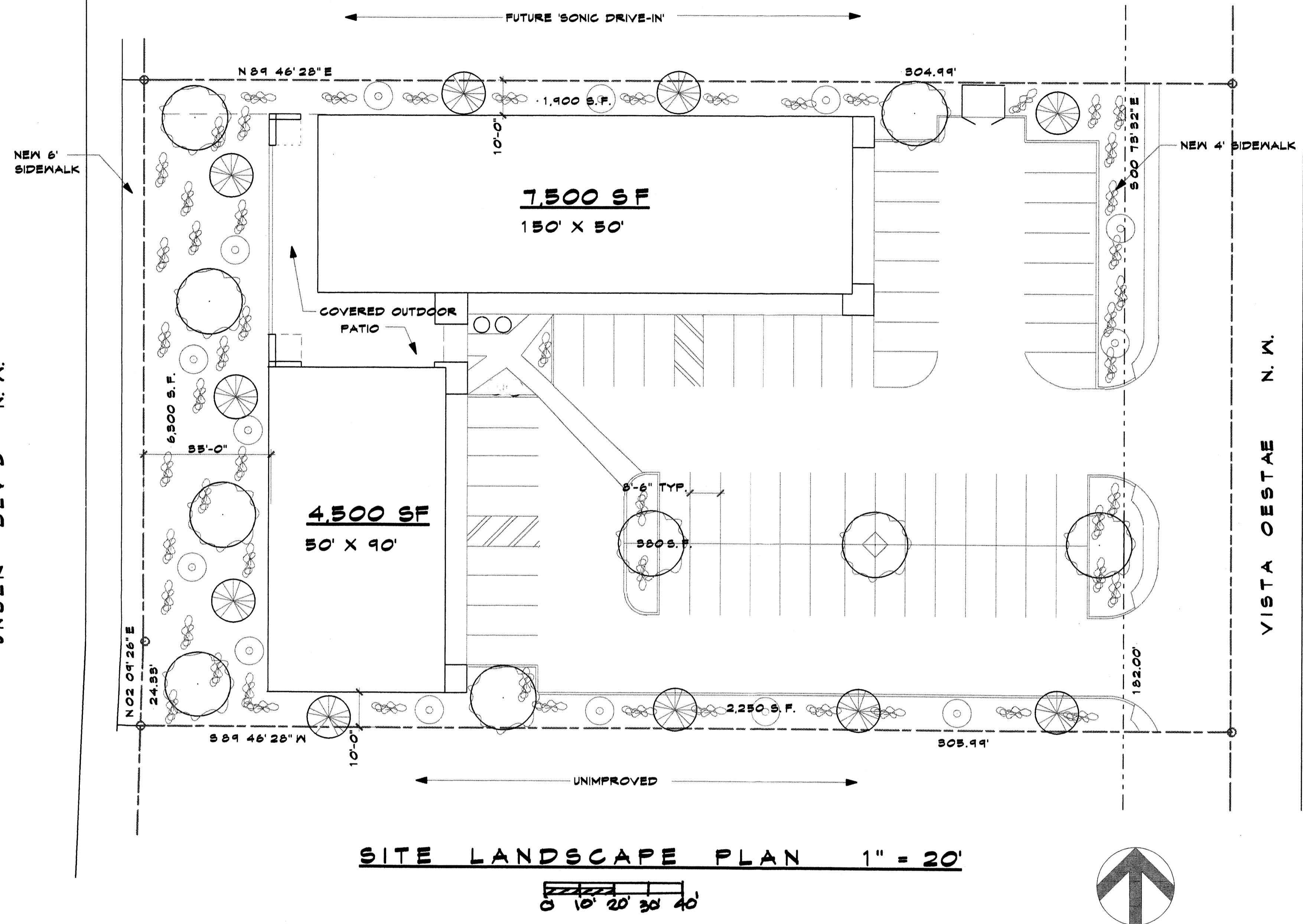
JOB NO:	XXXXXX
DATE:	DECEMBER 2005
REVISIONS:	

Sheet Title
GRADING & DRAINAGE PLAN
 Drawn By: HTH & BJM Checked By: ES

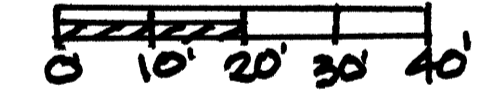


Job Title
 OFFICE BUILDING FACILITY
 2115 VIST A OESTE N.W.
 ALBUQUERQUE, NEW MEXICO







SHEET NO.
 01



SITE LANDSCAPE PLAN 1" = 20'



LANDSCAPE LEGEND:

-  CHINESE PISTACHE - 2" CALIPHER (MODERATE WATER USE) (9 PLANTS)
-  AUSTRIAN PINE - 2" CALIPHER (MODERATE WATER USE) (10 PLANTS)
-  SPANISH BROOM - 5 GAL (13 PLANTS)
-  CHAMISA - 5 GAL (MODERATE WATER USE)
-  HONEYSUCKLE - 1 GAL (54 PLANTS)
-  SAGE - 1 GAL (MODERATE WATER USE)

GROUND COVER - 3/4" GRAVEL 'SANTA FE TAN'
 GRASS SOD - 'ALBUQUERQUE BLEND'
 IRRIGATION BY DRIP IRRIGATION SYSTEM
 MAINTENANCE BY OWNER

LANDSCAPE REQUIRED:

LAND AREA = 55,520 - 12,000 S.F.
 X 15% = 6,528 SQ. FT.

LANDSCAPE PROVIDED:

1,900 + 6,300 + 2,250 + 380 =
 10,830 SQ. FT.

LANDSCAPE TO PROPERTY RATIO:

$10,830 / 43,520 = 25\%$

LANDSCAPE NOTES:

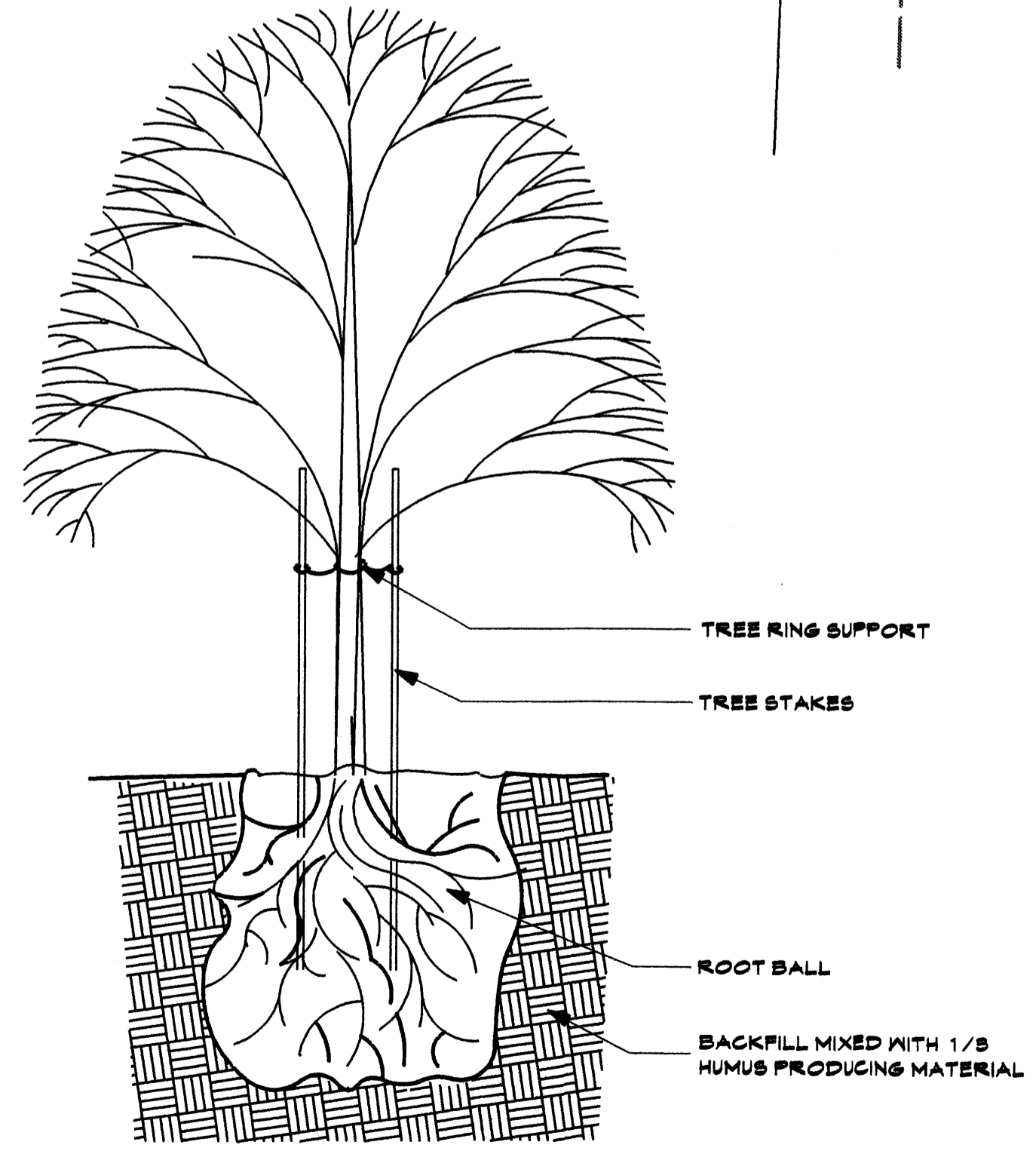
IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. 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. SFB 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 (3) & SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP & BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE W/FLUSH CAPS AT EACH END. RUN TIME PER EACH TRIP WILL BE APPROXIMATELY 15 MINUTE PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.

ALL LANDSCAPING WILL BE IN CONFORMANCE W/CITY OF ALBUQ. ZONING CODE, STREET TREE ORD POLLEN, WASTE WATER & WATER CONSERVATION LANDSCAPE ORDINANCES



TREE PLANTING DETAIL

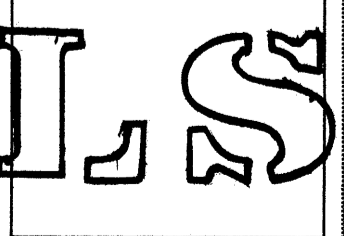
SCALE: 3/8" = 1'-0"

JOB NO:	881
DATE:	8/28/2011
REVISION:	NO. BY DATE
DRAWN BY:	JWA
CHECKED BY:	J.W.M.

SHEET TITLE
LANDSCAPE PLAN, LEGEND, NOTES & DETAILS

ARCHITECTS
MILLER AND ASSOCIATES PLANNERS
 5220 SECOND STREET N.W.
 ALBUQUERQUE, NEW MEXICO
 PHONE 505 242-1212

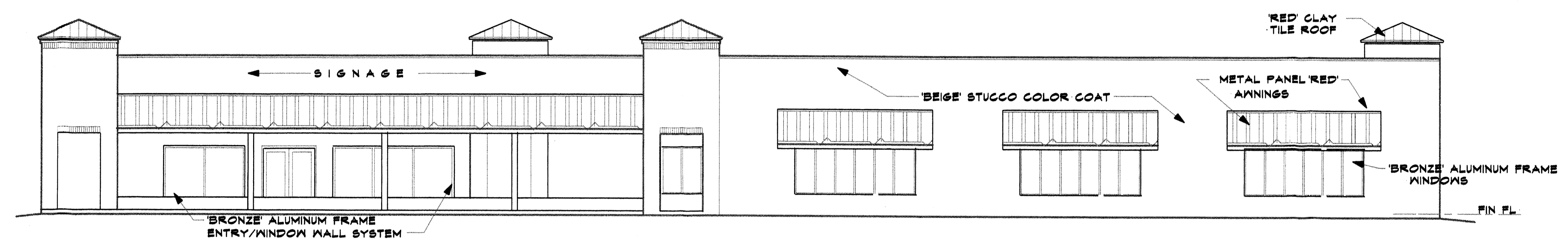
THE SHOPS @ UNSER & 98TH
 2115 VISTA OESTA N.W.
 ALBUQUERQUE, NEW MEXICO

JOB TITLE


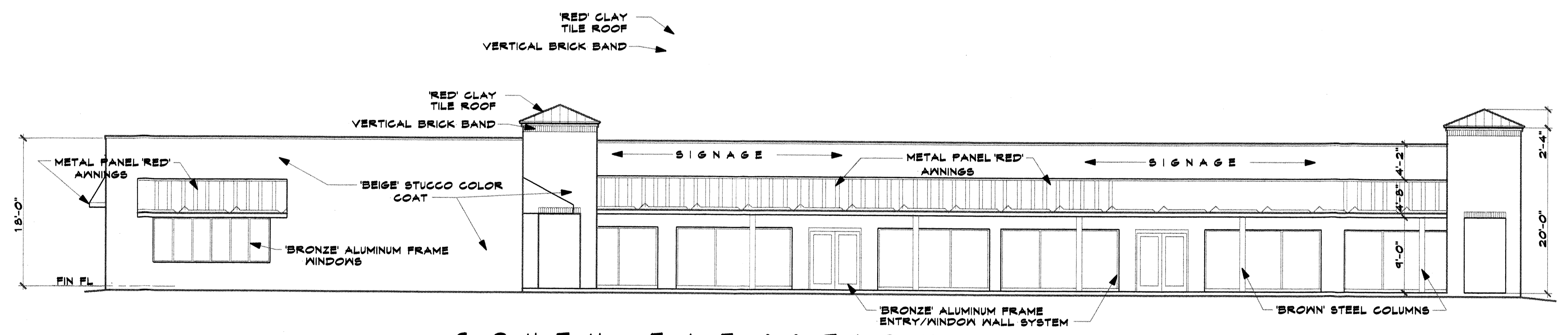
JOB NO.
DATE Dec '05'
REVISION
DRAWN BY
CHECKED BY



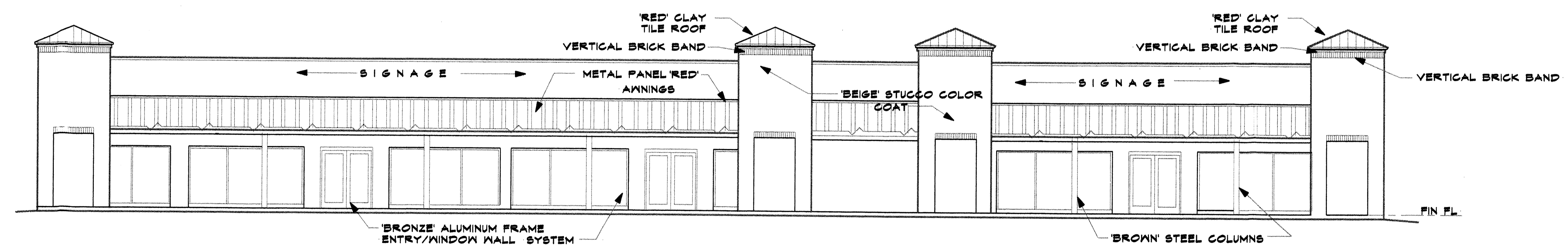
NORTH ELEVATION 1/8" = 1'-0"



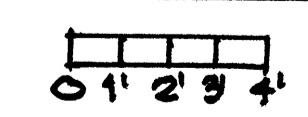
WEST ELEVATION 1/8" = 1'-0"



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



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



SHEET TITLE
BUILDING ELEVATIONS

MILLER AND ASSOCIATES
 ARCHITECTS PLANNERS
 5220 SECOND STREET N.W.
 ALBUQUERQUE, NEW MEXICO
 805) 948-1912

JOB TITLE
SHOPPING CENTER
2115 VISTA OSTA N.W.
ALBUQUERQUE, NEW MEXICO

