

**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. G-14
- 3) GROSS SUBDIVISION AREA: 0.5375 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 1 LOTS
- 5) DRB PROJECT No. \_\_\_\_\_
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: .000
- 7) PROPERTY ZONING: SU-1
- 8) TALOS LOG No. 2006354440

THIS IS TO CERTIFY THAT TAXES ARE CURRENT  
AND PAID ON UPC # 101406044610641107

PROPERTY OWNER OF RECORD ANDERSON PROPERTIES LLC  
*[Signature]* 1/8/07  
BERNALILLO COUNTY TREASURER'S OFFICE

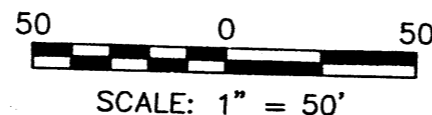
PLAT OF  
**LOT 17-A, BLOCK 2  
MONKBRIDGE ADDITION**  
SITUATE WITHIN  
**PROJECTED SECTION 5  
T.10N., R.3E., N.M.P.M.  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**  
AUGUST 2006

**PROPERTY DESCRIPTION**

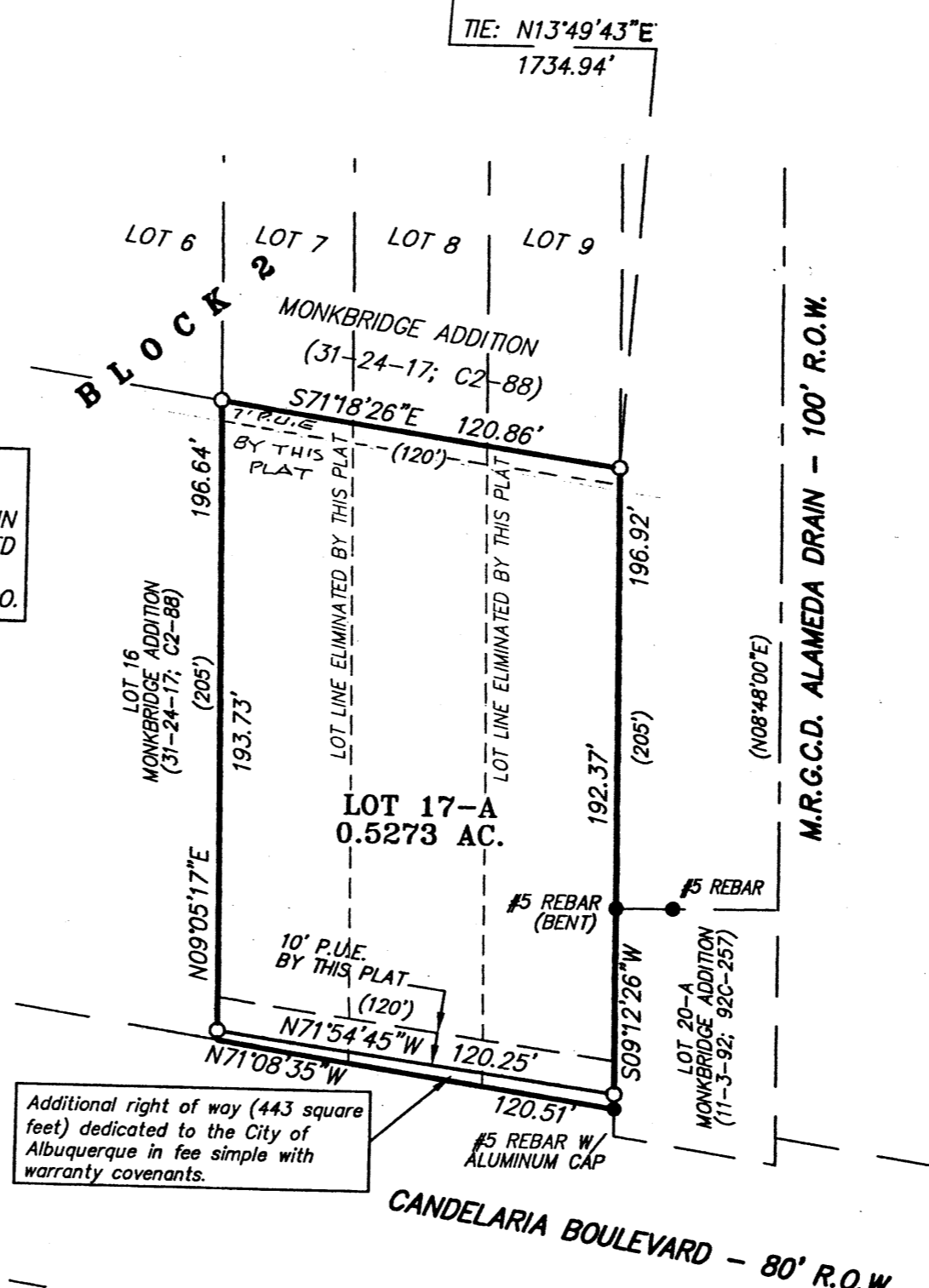
THE REMAINDER PORTION (SEE NOTE 6) OF LOTS 17, 18 AND 19, BLOCK 2 OF MONKBRIDGE, AN ADDITION TO THE CITY OF ALBUQUERQUE AS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION AS FILED ON MARCH 24, 1917, IN VOLUME C2, FOLIO 88 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

**LEGEND**

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MARK AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT



THIS SITE IS AFFECTED BY A NON-SPECIFIC PUBLIC UTILITY EASEMENT GRANTED TO ALBUQUERQUE GAS & ELECTRIC AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH RECORDED 3-22-49 IN BOOK 2, PAGE 554-56 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.



ACS CONTROL STATION "NM47-10"  
X=383387.65  
Y=1500747.69  
ELEV.=4967.496 - NGVD 1929  
CONVERGENCE=-00°13'28"  
COMBINED FACTOR=0.99967781  
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
PROJECT NO. 1004874 APPLICATION NO. 060213-01571

<i>Andrew Garcia</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	1-8-07
<i>[Signature]</i> CITY ENGINEER	11/3/06
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	11-9-06
<i>[Signature]</i> UTILITIES DEVELOPMENT	11-8-06
<i>[Signature]</i> CITY SURVEYOR, CITY OF ALBUQUERQUE	10-17-06
<i>Christina Sandoval</i> PARKS AND RECREATION DEPARTMENT	11/8/06
<i>Bradley J. Bingham</i> A.M.A.F.C.A.	11/8/06
<i>N/A</i> M.R.G.C.D.	11/08/06
<i>Leon G. [Signature]</i> PNM GAS & ELECTRIC SERVICES	11-7-06
<i>[Signature]</i> QUEST COMMUNICATIONS	12/15/06
<i>[Signature]</i> COMCAST CABLE	11-7-06

**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON JUNE 23, 2006, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

*Philip W. Turner*  
PHILIP W. TURNER N.M.P.S. 10204 8-28-2006  
DATE

THE PURPOSE OF THIS PLAT IS COMBINE LOTS 17, 18 AND 19 OF MONKBRIDGE ADDITION INTO A SINGLE PARCEL DESIGNATED LOT 17-A.

**CONSENT AND DEDICATION**

THE UNDERSIGNED, DO HEREBY STATE AND AFFIRM THAT WE ARE THE OWNER(S) AND PROPRIETOR(S) OF THE LANDS SHOWN HEREON AND THAT WE POSSESS COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE THERETO, AND WE DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF OUR FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES AND DO HEREBY GRANT ANY PUBLIC UTILITY EASEMENTS SHOWN INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; IN WITNESS WHEREOF WE HEREBY AFFIX OUR HANDS.

*Kenneth Anderson*  
KENNETH ANDERSON  
*Jeffrey Anderson*  
JEFFREY ANDERSON  
*Andrew Anderson*  
ANDREW ANDERSON

**ACKNOWLEDGMENT**

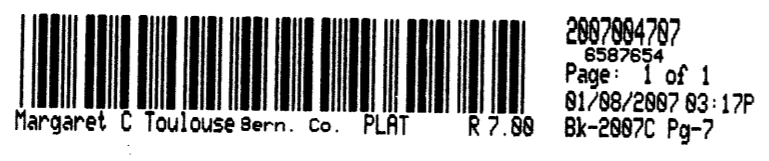
STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS  
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October 2006, BY KENNETH ANDERSON.  
*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 5/16/10

**ACKNOWLEDGMENT**

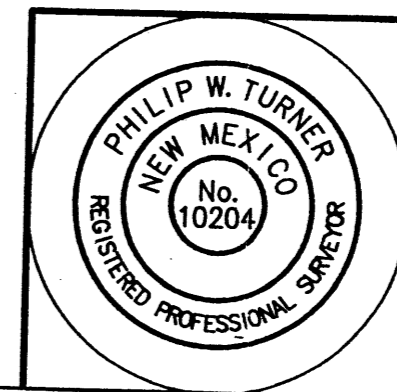
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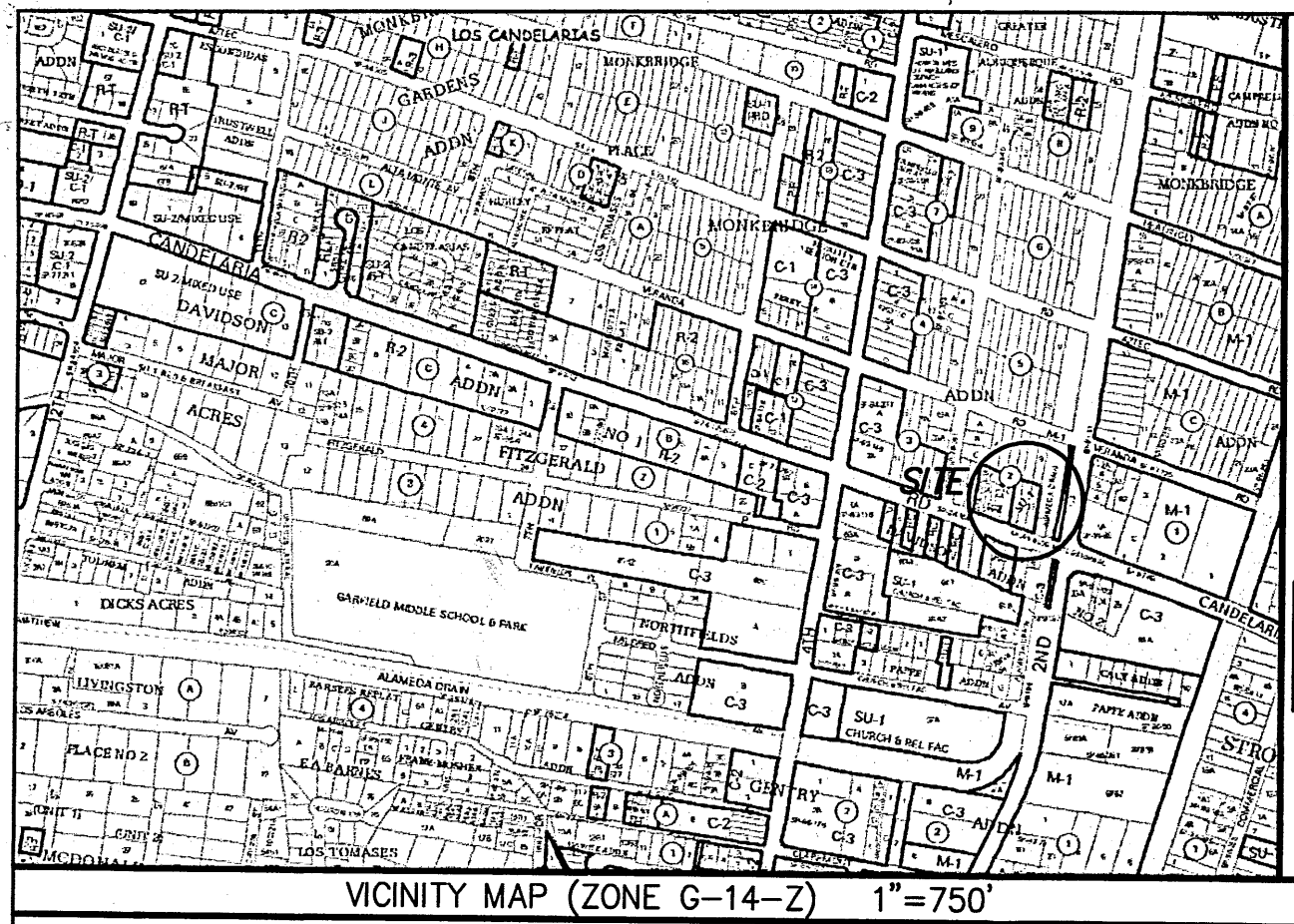
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- NOTES:**
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), GRID BEARINGS AND ARE RECKONED FROM CONVENTIONAL SURVEY OBSERVATIONS ON ALBUQUERQUE CONTROL SURVEY CONTROL STATIONS "NM47-10", "BETA WEST" AND "KOAT". DISTANCES SHOWN ARE GROUND.
  - 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
  - 3) RECORD DATA ARE SHOWN IN PARENTHESES.
  - 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
  - 5) THIS PROPERTY IS CURRENTLY ZONED SU-1.
  - 6) APPROXIMATELY EIGHT FEET (8') WAS TAKEN FROM THE FRONT OF THE SUBJECT PROPERTY BY THE CITY OF ALBUQUERQUE AS RIGHT OF WAY FOR THE CONSTRUCTION OF PAVING DISTRICT NO. 112.



PLAT AND SURVEY BY:  
**TERRAMETRICS  
OF NEW MEXICO**  
P.O. BOX 30192  
ALBUQUERQUE, NEW MEXICO 87190-0192  
PHONE: (505) 881-2903



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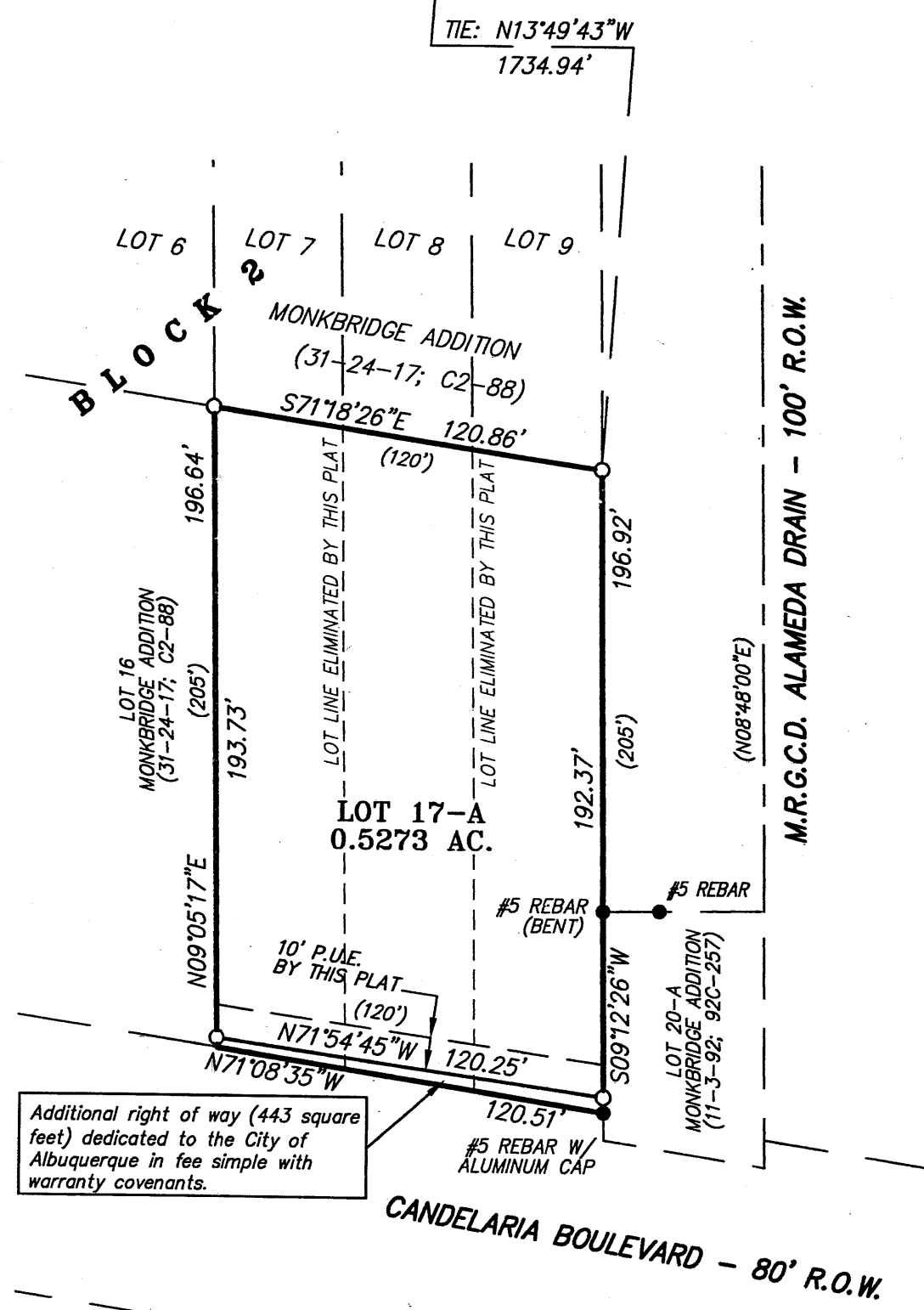
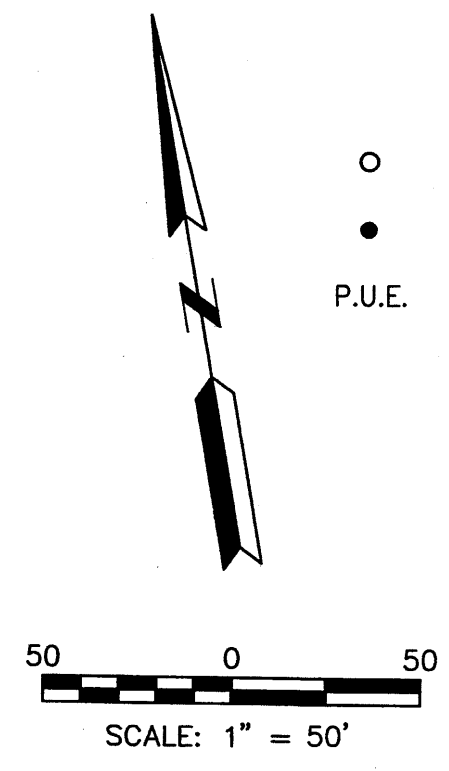
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TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**

AUGUST 2006  
**PRELIMINARY PLAT  
APPROVED BY DRB  
ON 11/8/06**

**PROPERTY DESCRIPTION**  
THE REMAINDER PORTION (SEE NOTE 6) OF LOTS 17, 18 AND 19, BLOCK 2 OF MONKBRIDGE, AN ADDITION TO THE CITY OF ALBUQUERQUE AS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION AS FILED ON MARCH 24, 1917, IN VOLUME C2, FOLIO 88 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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- LEGEND**
- SET #5 REBAR WITH CAP "PWT 10204"
  - FOUND SURVEY MARK AS DESCRIBED
  - P.U.E. PUBLIC UTILITY EASEMENT



APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
PROJECT NO. \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE	10-17-06
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
M.R.G.C.D.	DATE
PNM GAS & ELECTRIC SERVICES	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

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*Jeffrey Anderson*  
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*Andrew Anderson*  
ANDREW ANDERSON

**ACKNOWLEDGMENT**  
STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } ss  
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17<sup>th</sup> DAY OF October 2006, BY KENNETH ANDERSON.  
*Notary Public*  
NOTARY PUBLIC  
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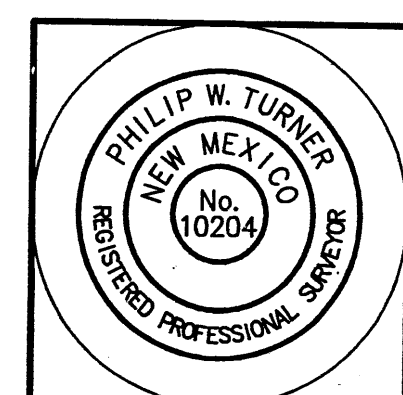
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*Notary Public*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 5/16/10

Additional right of way (443 square feet) dedicated to the City of Albuquerque in fee simple with warranty covenants.

- NOTES:**
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), GRID BEARINGS AND ARE RECKONED FROM CONVENTIONAL SURVEY OBSERVATIONS ON ALBUQUERQUE CONTROL SURVEY CONTROL STATIONS "NM47-10", "BETA WEST" AND "KOAT". DISTANCES SHOWN ARE GROUND.
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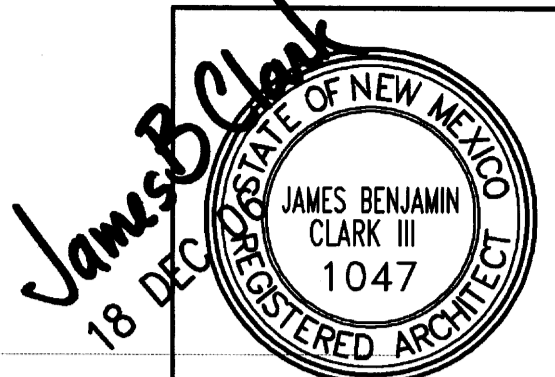
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I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON JUNE 23, 2006, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.  
*Philip W. Turner*  
PHILIP W. TURNER N.M.P.S. 10204 8-28-2006 DATE



PLAT AND SURVEY BY:  
**TERRAMETRICS  
OF NEW MEXICO**  
P.O. BOX 30192  
ALBUQUERQUE, NEW MEXICO 87190-0192  
PHONE: (505) 881-2903

**SITE LIGHTING:**  
 ALL AREA AND SECURITY LIGHTING WILL BE MOUNTED ON THE BUILDING WALLS.  
 ALL LIGHTING WILL BE DOWN LIGHTING AND WILL BE FITTED WITH CUTOFF LENSES AS NEEDED TO PREVENT SHINING ON ADJACENT PROPERTIES.

**PROJECT NUMBER:** #1004874  
**Application Number:** 07DRB-00070 Minor-SiteDev Plan BidPermit/EPC  
 This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated June 15, 2006 and the Findings and Conditions in the Official Notification of Decision are satisfied.  
 Is an Infrastructure List required? ( ) Yes (X) No If yes, then a set of approved DRG plans with work order is required for any construction within Public Right-of-Way or for construction of public improvements.  
**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**  
 Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_  
 Water Utility Department \_\_\_\_\_ Date \_\_\_\_\_  
 Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_  
 City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
 \*Environmental Health Department - (conditional) \_\_\_\_\_ Date 2/6/07  
 Solid Waste Management \_\_\_\_\_ Date \_\_\_\_\_  
 DRB Chairperson, Planning Department MG Date \_\_\_\_\_  
 \*Environmental Health, if necessary



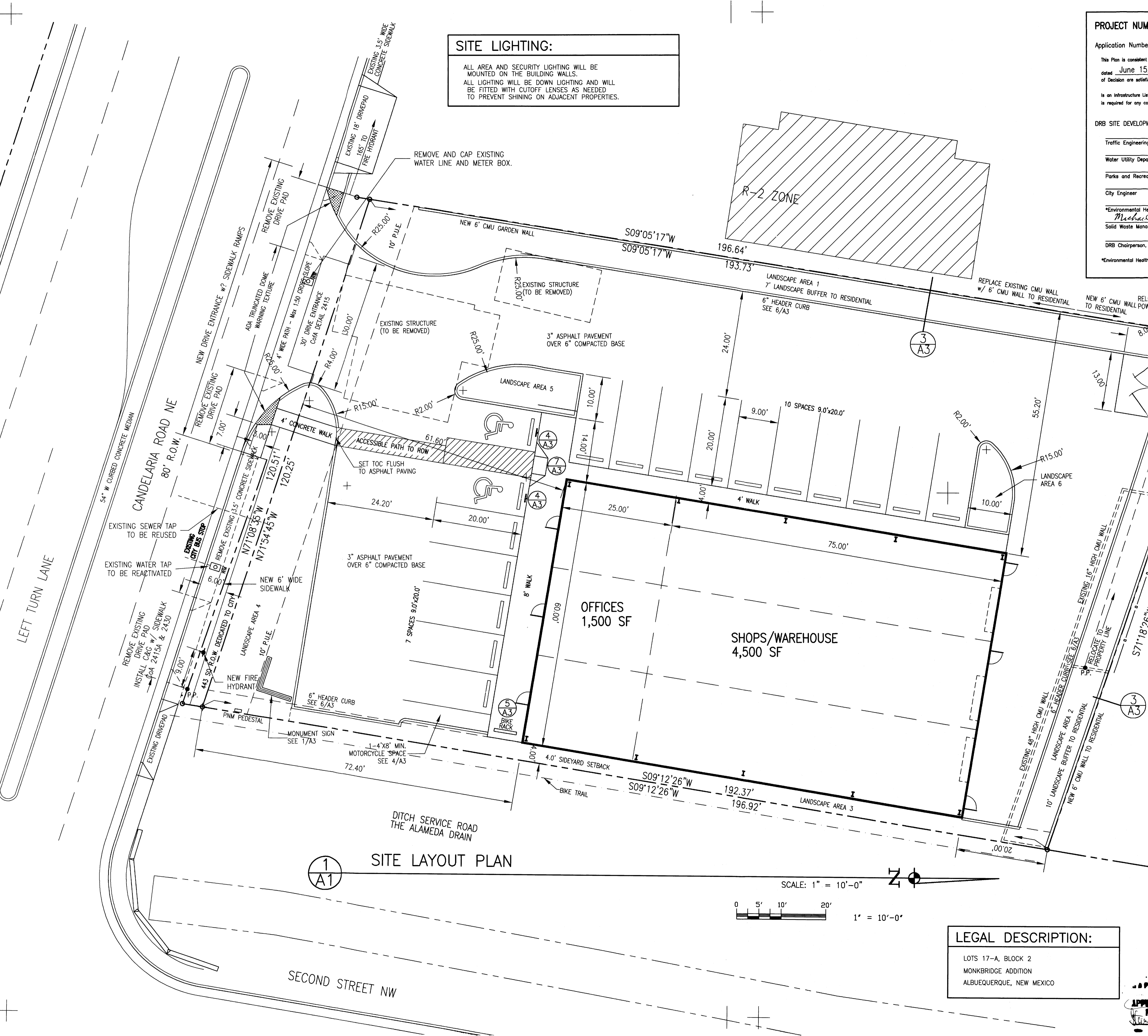
**MASTERWORKS ARCHITECTS, INC**  
 4200 WYOMING BLVD. NE SUITE B-1  
 ALBUQUERQUE, NM 87111 242-1866

FILE # 0628SITEE  
 03 MAY 06  
 03 AUG 06  
 21 SEP 06  
 17 DEC 06  
 01 FEB 07  
 05 FEB 07

A NEW BUILDING FOR  
**ANDERSON PROPERTIES, LLC**  
 203 CANDELARIA ROAD NW  
 ALBUQUERQUE, NEW MEXICO

SITE PLAN FOR BUILDING PERMIT  
**SITE LAYOUT PLAN**  
 LEGAL DESCRIPTION

SHEET  
**A1**  
 OF 06

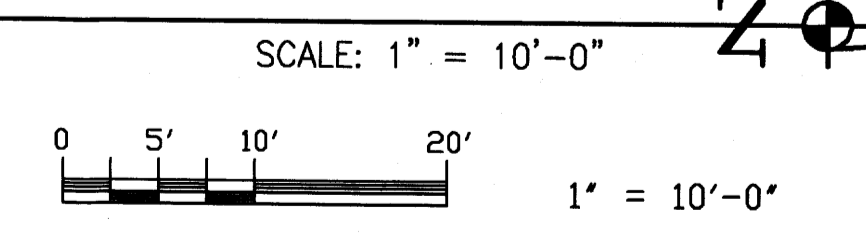


**PARKING CALCULATIONS:**

OFFICE OCCUPANCY BUILDING: 1 SPACE PER 200 SQ FT	1,500 SF = 8 SPACES
WHOLESALE OCCUPANCY BUILDING: 1 SPACE PER 1,000 SQ FT	4,500 SF = 5 SPACES
LESS 10% BUS ROUTE ACCESS	< 1 SPACE >
TOTAL REQUIRED PARKING SPACES	12 SPACES
REQUIRED ACCESSIBLE SPACES (FOR 1-25 TOTAL REQ'D SPACES)	1 SPACE
TOTAL PARKING SPACES PROVIDED	17 SPACES
<b>MOTORCYCLE CALCULATIONS:</b>	
REQUIRED VEHICLE PARKING: TOTAL SPACES	12 SPACES
REQUIRED MOTORCYCLE PARKING: SEE TABLE 14-16-3-1-C-1	1 SPACE
MOTORCYCLE PARKING PROVIDED:	1 SPACE
<b>BICYCLE CALCULATIONS:</b>	
REQUIRED VEHICLE PARKING: TOTAL SPACES	12 SPACES
REQUIRED BICYCLE PARKING: 1 SPACE PER 20 VEHICLE SPACES	1 SPACE
BICYCLE PARKING PROVIDED:	3 SPACES


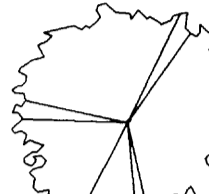



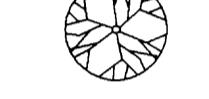


**LEGAL DESCRIPTION:**  
 LOTS 17-A, BLOCK 2  
 MONKBRIDGE ADDITION  
 ALBUQUERQUE, NEW MEXICO

CITY OF ALBUQUERQUE  
 "SOLID WASTE"  
 MANAGEMENT DEPARTMENT  
 APPROVED 2/6/07



1  
A1

**PLANT MATERIALS:**

DECIDUOUS:	
	HONEY LOCUST (GLEDITSIA TRIACANTHOS) 2" CAL. TO 80' H x 30' W
	PURPLE ROBE LOCUST (ROBINIA PSEUDOACIA) 2-2 1/2" CAL. 30' H x 20' W
	INDIAN RICEGRASS (ORYZOPSIS HYMENOIDES) 1 GA., 1-2" H x 4' W
	BROOM DALEA (PSOROTHAMNUS SCOPARIA) 1 GA., 31" H
	CHAMISA (CHRYSOTHAMNUS NAUSEOSUS) 1 GA., 4' H x 6' W
	POTENTILLA (POTENTILLA FRUTICOSA) 2 GA., 4' H x 4' W
	TAM JUNIPER (JUNIPERUS SABINA) 1 GA., 18" H x 10'-20' W
	3/4" MAX. GRAY GRAVEL WITH FILTER FABRIC

**LANDSCAPE NOTES:**

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.  
ALL PLANT MATERIALS WHICH DO NOT SURVIVE SHALL BE REPLACED WITHIN 60 DAYS.  
THE INSTALLED LANDSCAPING IS TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION ORDINANCES. THIS DESIGN IS BASED ON THE PLANTING RESTRICTIONS APPROACH. ALL PLANTS ARE LOW & MEDIUM WATER USE, AND SOD IS LESS THAN 20% OF THE TOTAL LANDSCAPED AREA.  
LANDSCAPE INSTALLATION SHALL BE COMPLETED WITHIN 60 DAYS OF BUILDING OCCUPANCY.

**IRRIGATION NOTES:**

IRRIGATION SYSTEM SHALL BE AN AUTOMATIC CONTROLLED WATERING SYSTEM.  
TREES & SHRUBS:  
TO RECEIVE FIVE 1.0 GPM DRIP EMITTERS  
SHRUBS AND CLUMP GRASSES TO RECEIVE ONE 1.0 GPM DRIP TYPE EMITTER  
RUN TIME PER EMITTER TO BE APPROXIMATELY 15 MINUTES AS ADJUSTED FOR INDIVIDUAL PLANT REQUIREMENTS.

**LANDSCAPE CALCULATIONS:**

REQUIRED LANDSCAPED AREA:	
GROSS LOT AREA:	24,887.9 SF
BUILDING FOOTPRINT:	6,000.0 GSF
NET LOT AREA:	30,297.1 SF
	x 15 %
REQUIRED AREA:	4,633.2 GSF
LANDSCAPE PROVIDED:	
PLANTING AREA 1 =	1,450.5 SF
PLANTING AREA 2 =	961.3 SF
PLANTING AREA 3 =	791.0 SF
PLANTING AREA 4 =	1,139.5 SF
PLANTING AREA 5 =	251.4 SF
PLANTING AREA 6 =	144.7 SF
TOTAL PROVIDED	4,738.4 GSF

**BICYCLE CALCULATIONS:**

REQUIRED VEHICLE PARKING:	
TOTAL SPACES	12 SPACES
REQUIRED BICYCLE PARKING:	
1 SPACE PER 20 VEHICLE SPACES	1 SPACE
BICYCLE PARKING PROVIDED:	3 SPACES

**MOTORCYCLE CALCULATIONS:**

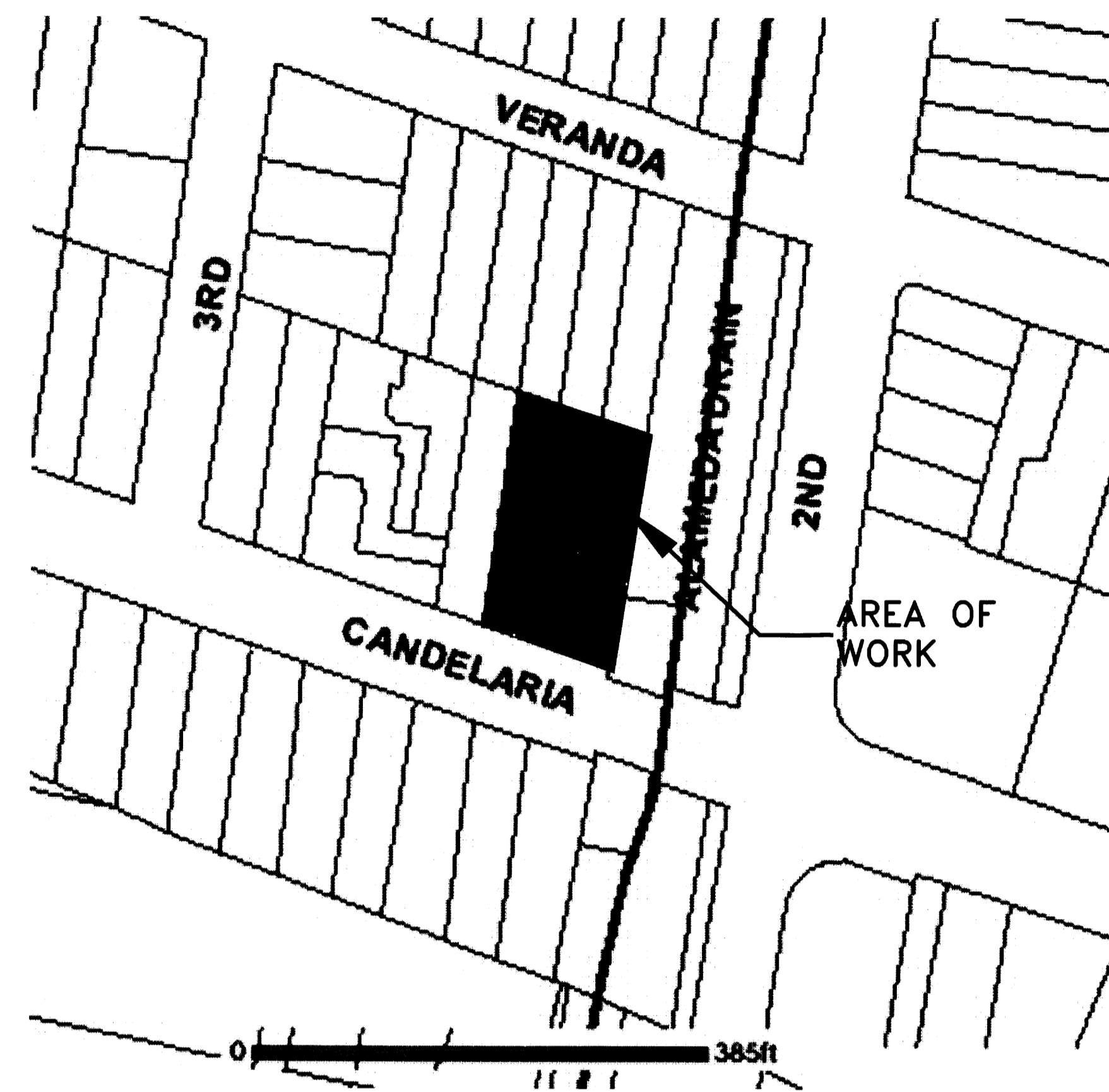
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REQUIRED ACCESSIBLE SPACES (FOR 1-25 TOTAL REQD. SPACES)		1 SPACE
TOTAL PARKING SPACES PROVIDED		17 SPACES

**SITE LIGHTING:**

ALL AREA AND SECURITY LIGHTING WILL BE MOUNTED ON THE BUILDING WALLS.  
ALL LIGHTING WILL BE DOWN LIGHTING AND WILL BE FITTED WITH CUTOFF LENSES AS NEEDED TO PREVENT SHINING ON ADJACENT PROPERTIES.

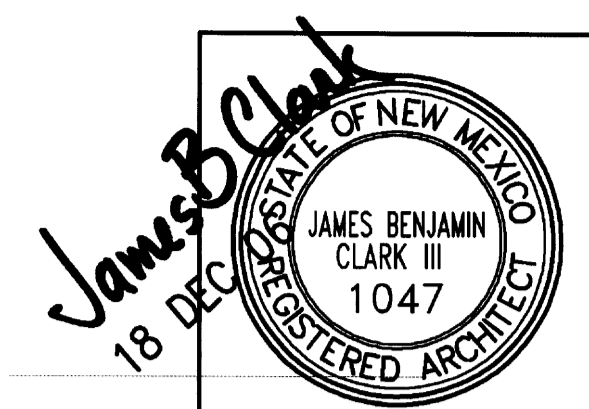


1 VICINITY MAP  
A1a

NO SCALE

**BUILDING CODE REQUIREMENTS - IBC 2003**

<b>OCCUPANCY TYPE:</b>		
SHELL ONLY CONSTRUCTION TENANT IMPROVEMENTS UNDER SEPARATE PERMIT		
<b>BUILDING TYPES AND AREAS:</b>		
CONSTRUCTION TYPE II-N - NON-COMBUSTIBLE CONSTRUCTION		
ALLOWABLE BUILDING AREA:	23,000 GSF	4 Stories (BASED ON B OCCUPANCY) (Table 503)
ACTUAL BUILDING AREA:	6,000 GSF	1 Story
<b>FIRE RESISTANCE RATINGS:</b>		
BUILDING ELEMENT(S) (Table 601)	STRUCTURAL FRAME	REQUIRED RATINGS: -0-
	BEARING WALLS	-0-
	NON-BEARING WALLS	-0-
EXTERIOR WALLS (Table 602)	OCCUPANCY GROUP - M	SEPARATION DISTANCE - >10 FT -0-
OPENING PROTECTION (Table 704.8)	UNPROTECTED OPENINGS	SEPARATION DISTANCE - 10 TO 15 FT UNLIMITED (Footnote g)
<b>FIRE PROTECTION SYSTEMS:</b>		
OCCUPANCY: M - LESS THAN 12,000 SF	REQUIRED:	PROVIDED:
FIRE SPRINKLERS:	NONE	NONE
STANDPIPES:	NONE	NONE
PORTABLE EXTINGUISHERS:	1 per 3000 SF	2 EACH
ALARM SYSTEM:	NONE	NONE
<b>STRUCTURAL DESIGN CRITERIA:</b>		
IBC SEISMIC SITE CLASSIFICATION - D		
ROOF & SNOW: 20 PSF NON-REDUCEABLE		
SOIL BEARING: 2,000 PSF		
WIND LOADING: BASIC SPEED 90 MPH / EXPOSURE B		
<b>PLUMBING FIXTURES:</b>		
SHELL ONLY CONSTRUCTION TENANT IMPROVEMENTS UNDER SEPARATE PERMIT		



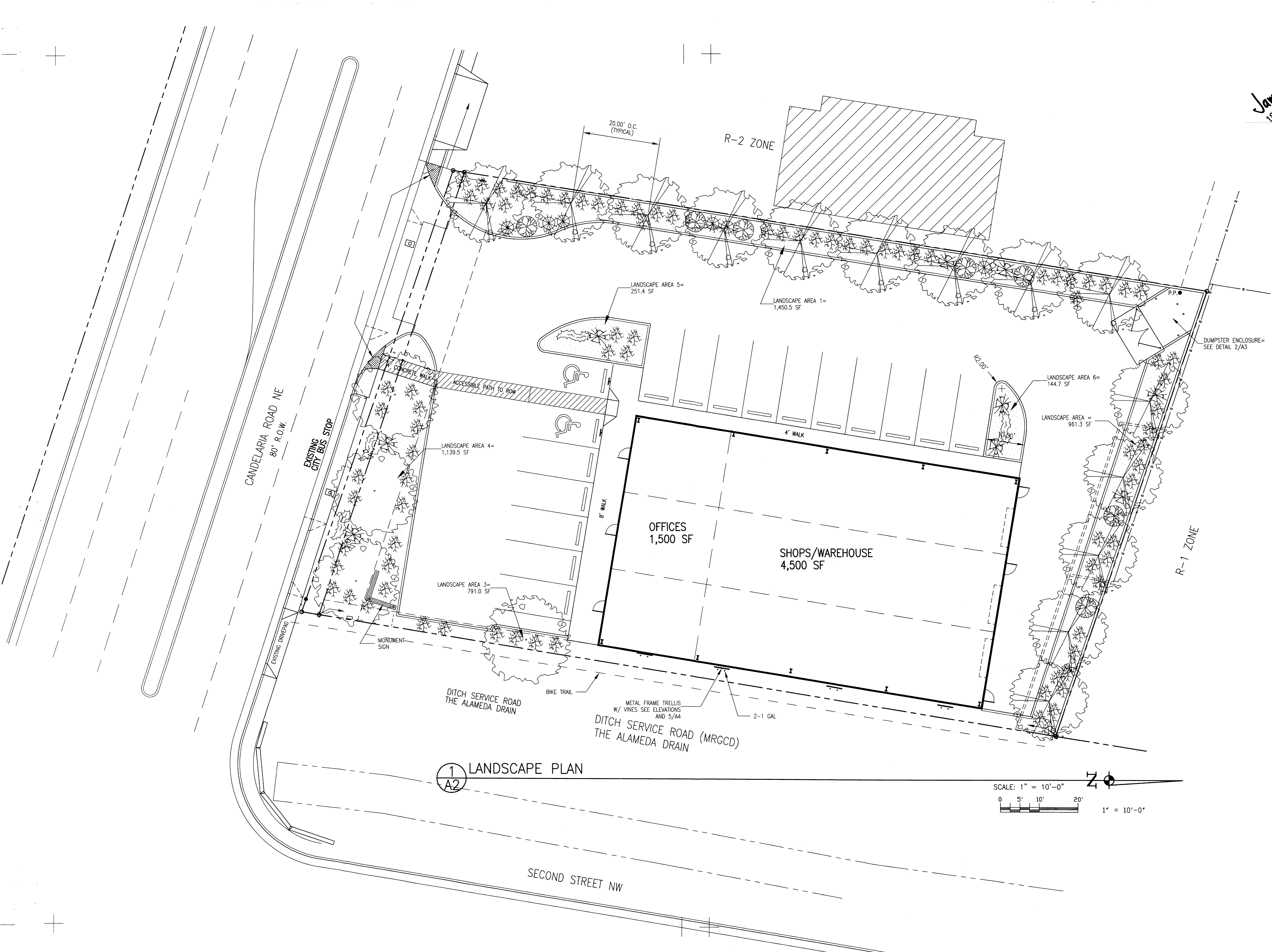
**MASTERWORKS ARCHITECTS, INC**  
4200 WYOMING BLVD., NE SUITE B-1  
ALBUQUERQUE, NM 87111 242-1866

FILE # 0628SITEE  
03 MAY 06  
03 AUG 06  
21 SEP 06  
17 DEC 06

A NEW BUILDING FOR  
**ANDERSON PROPERTIES, LLC**  
203 CANDELARIA ROAD NW  
ALBUQUERQUE, NEW MEXICO

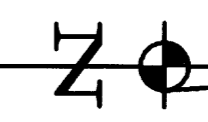
VICINITY MAP  
CODE ANALYSIS  
SITE CALCS

SHEET  
**A1a**  
OF 06



1 LANDSCAPE PLAN  
A2

SCALE: 1" = 10'-0"  
0 5' 10' 20'  
1" = 10'-0"



James B. Clark  
18 DEC 2006  
STATE OF NEW MEXICO  
JAMES BENJAMIN CLARK III  
1047  
REGISTERED ARCHITECT

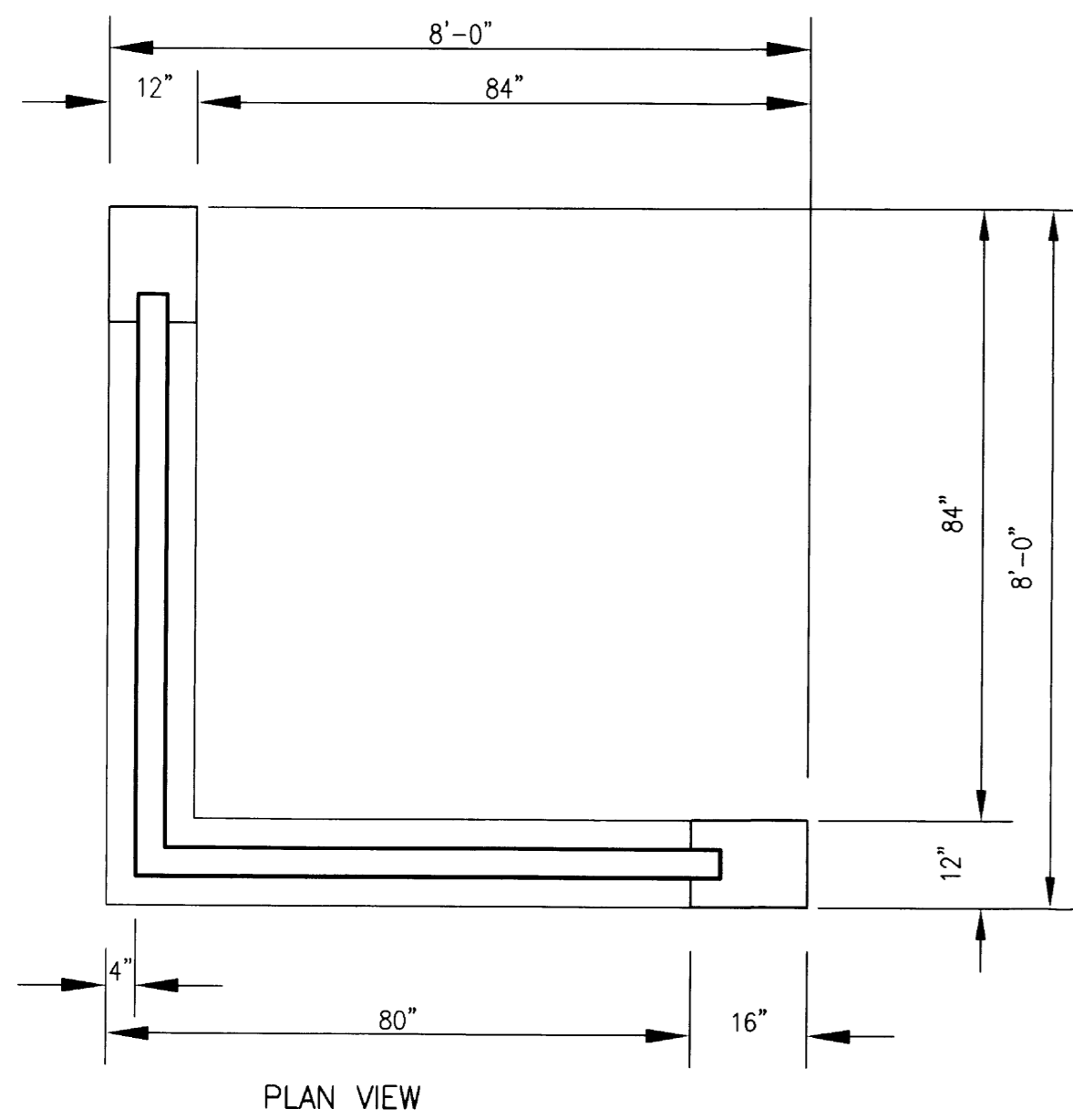
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4200 WYOMING BLVD. NE SUITE B-1  
ALBUQUERQUE, NM 87111 242-1866

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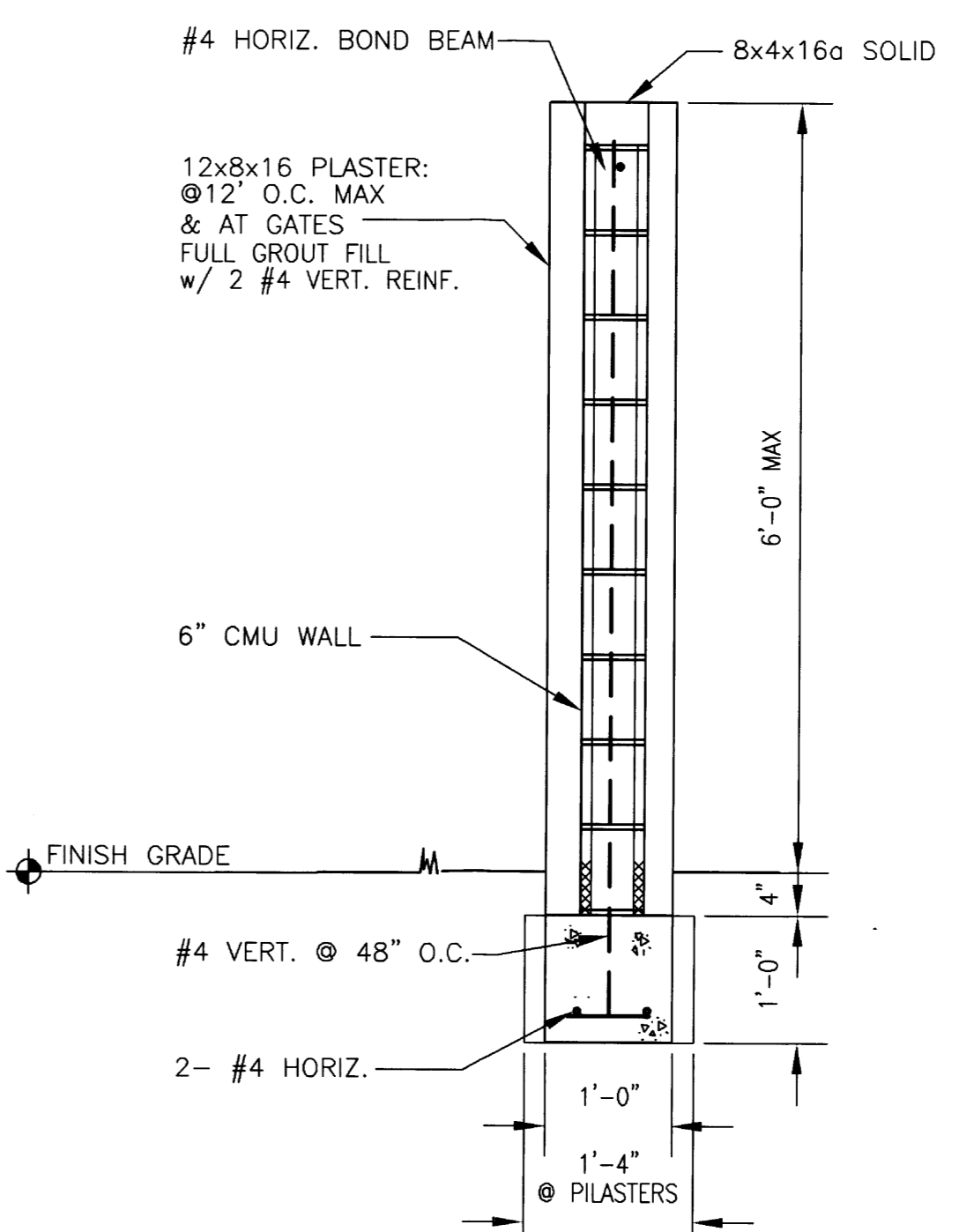
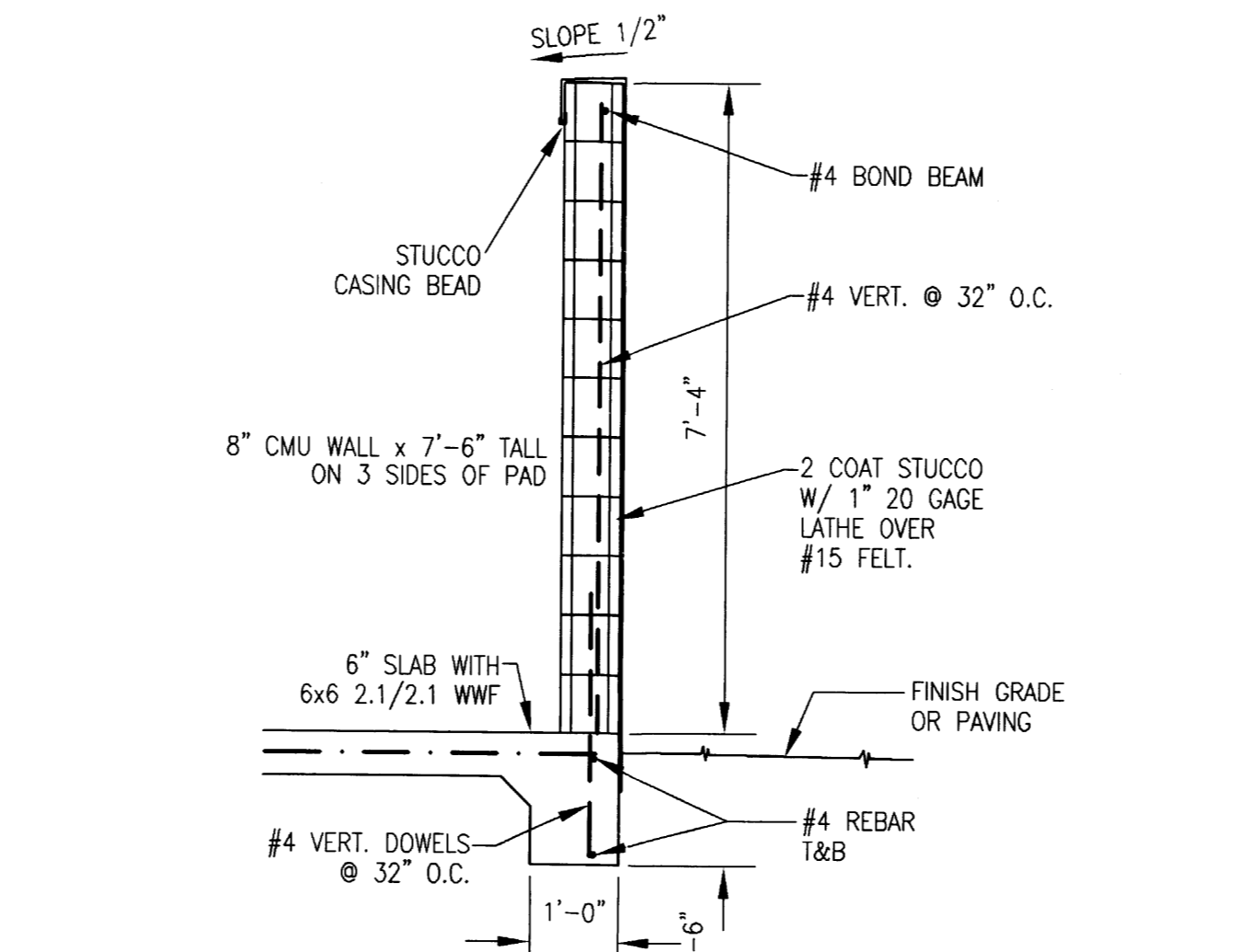
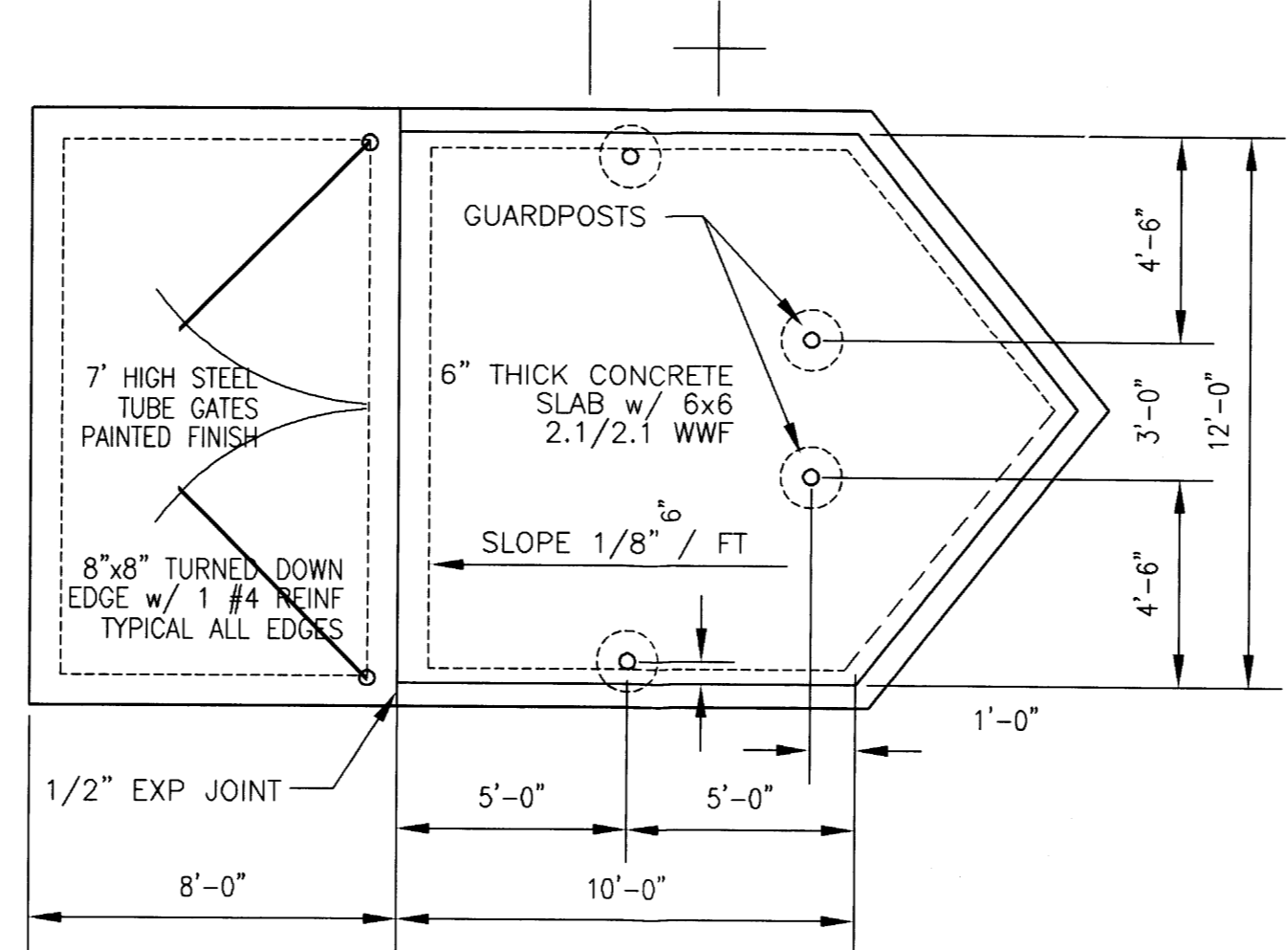
A NEW BUILDING FOR  
ANDERSON PROPERTIES, LLC  
203 CANDELARIA ROAD NW  
ALBUQUERQUE, NEW MEXICO

LANDSCAPE PLAN  
AND NOTES

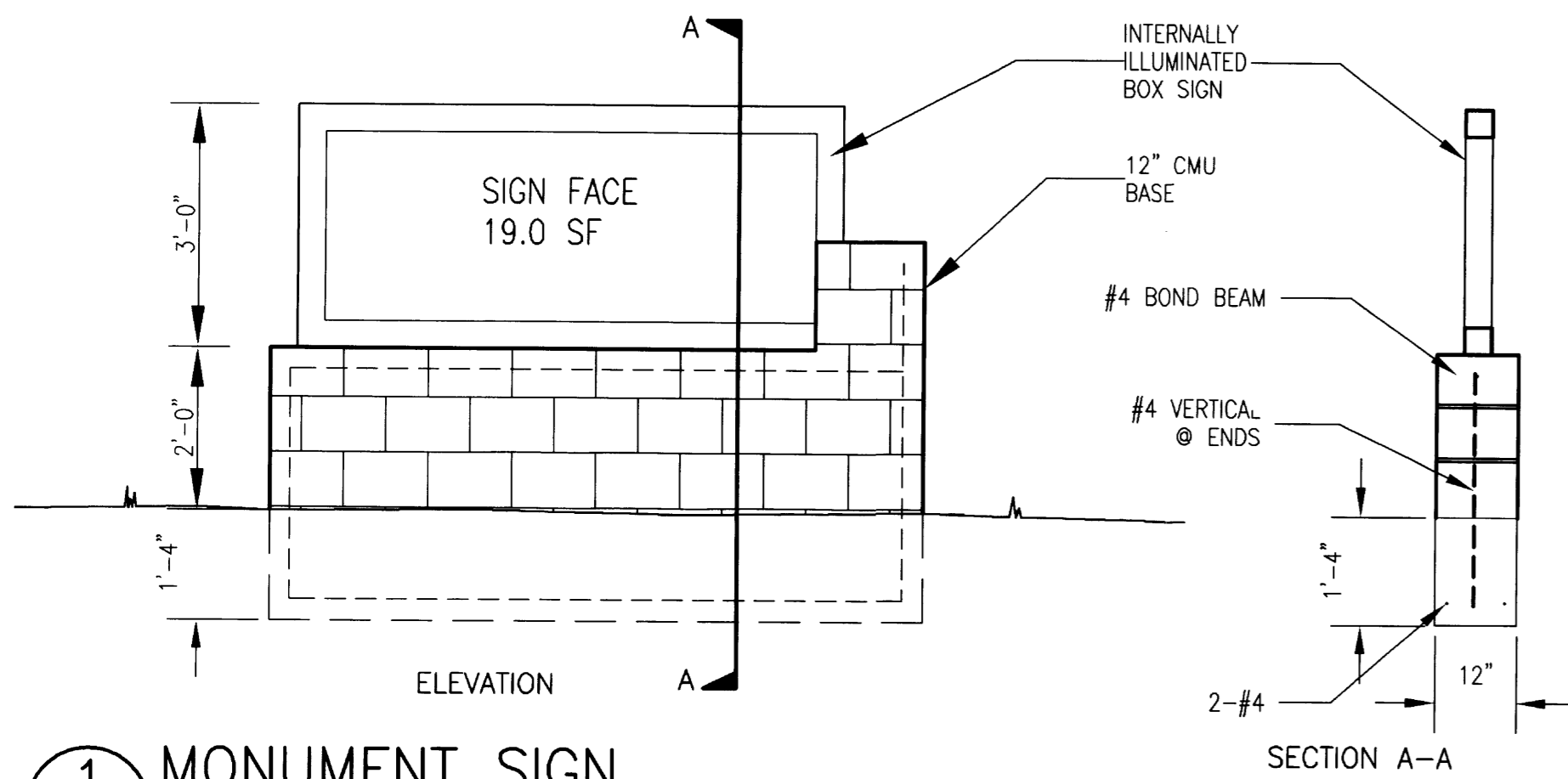
SHEET  
A2  
OF 06



PLAN VIEW

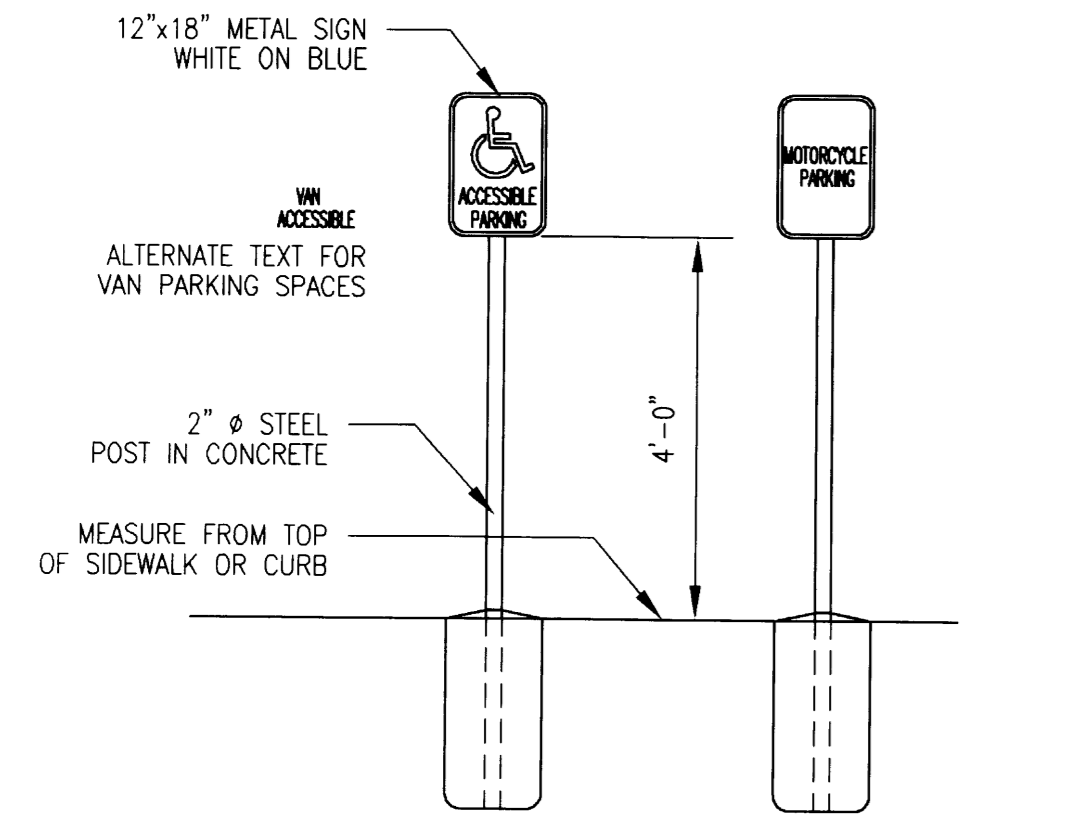


3 6' GARDEN WALL  
SCALE: 3/8" = 1'-0"

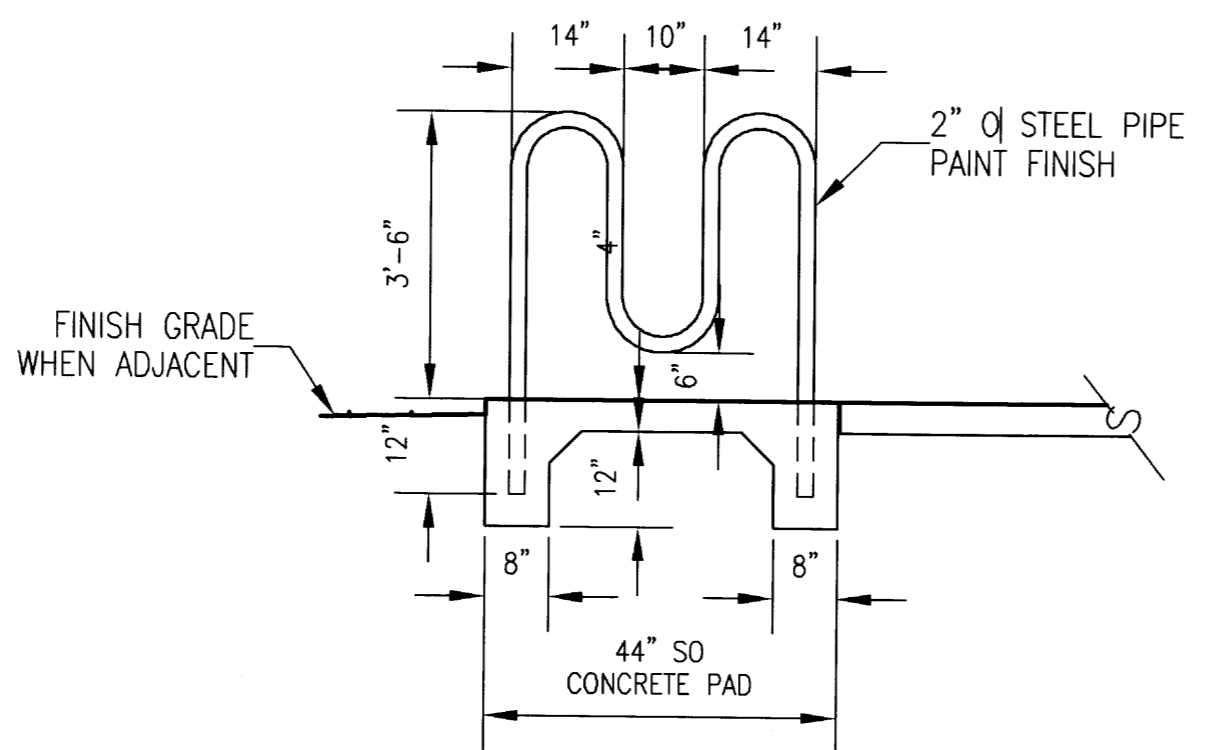


1 MONUMENT SIGN  
SCALE: 1/2" = 1'-0"

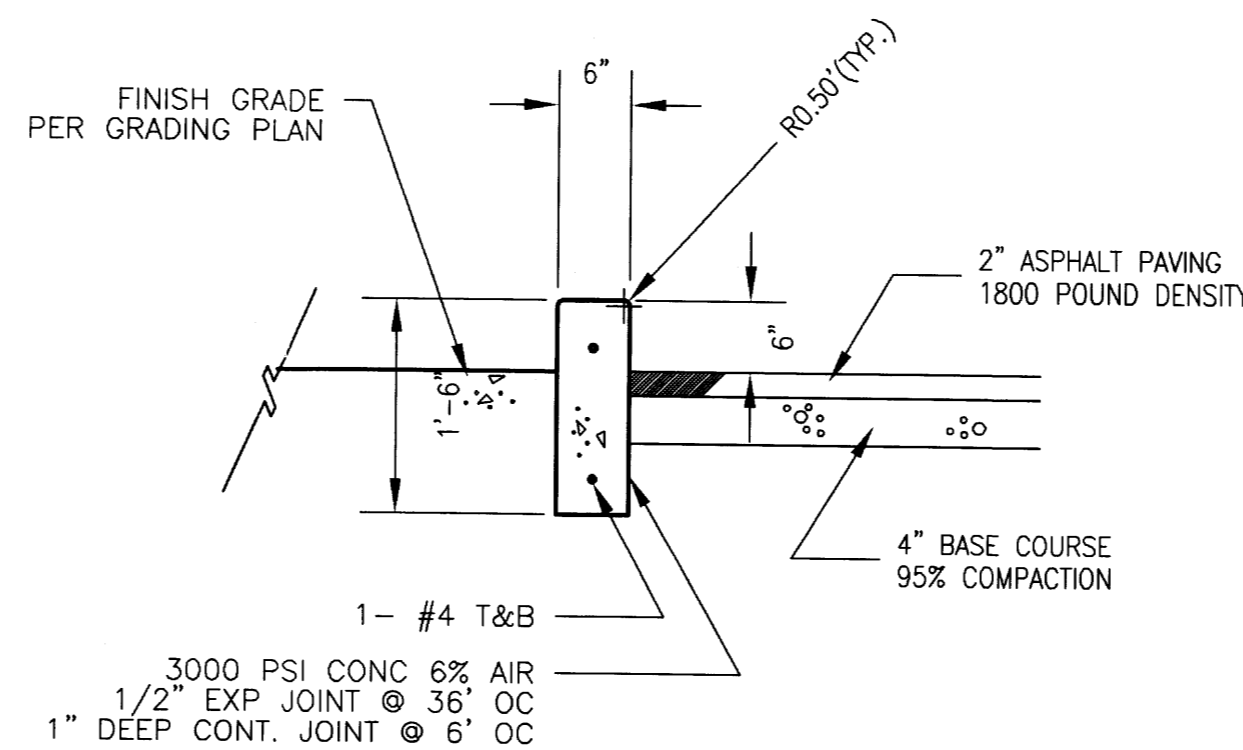
2 DUMPSTER ENCLOSURE  
SCALE: 1/2" & 1/4" = 1'-0"



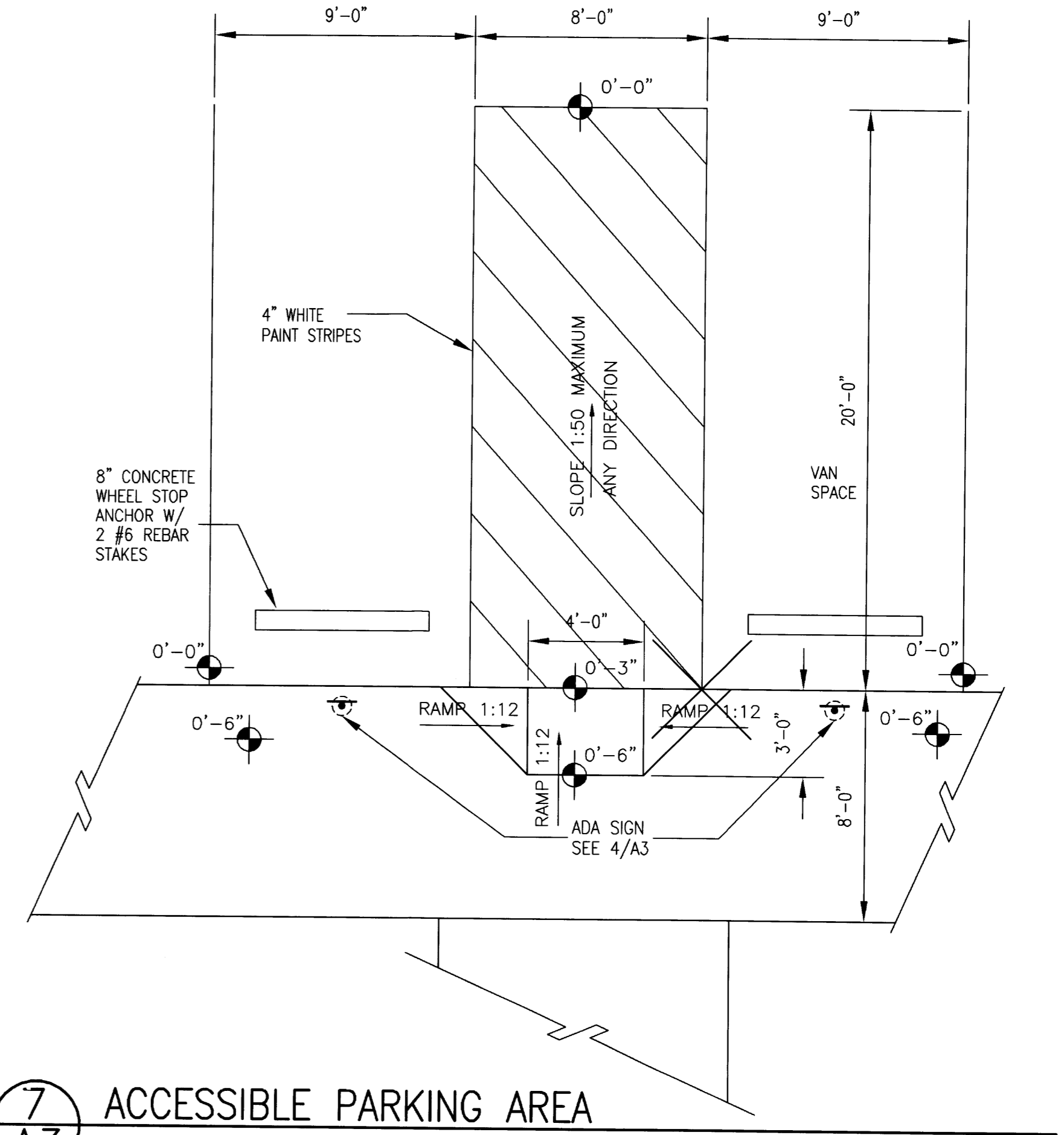
4 PARKING SIGNS  
SCALE: 1/2" = 1'-0"



5 BIKE RACK  
SCALE: 1/2" = 1'-0"



6 HEADER CURB  
SCALE: 3/4" = 1'-0"



7 ACCESSIBLE PARKING AREA  
SCALE: 1/4" = 1'-0"

James B. Clark  
18 DEC 1888  
REGISTERED ARCHITECT  
STATE OF NEW MEXICO  
JAMES BENJAMIN CLARK III  
1047

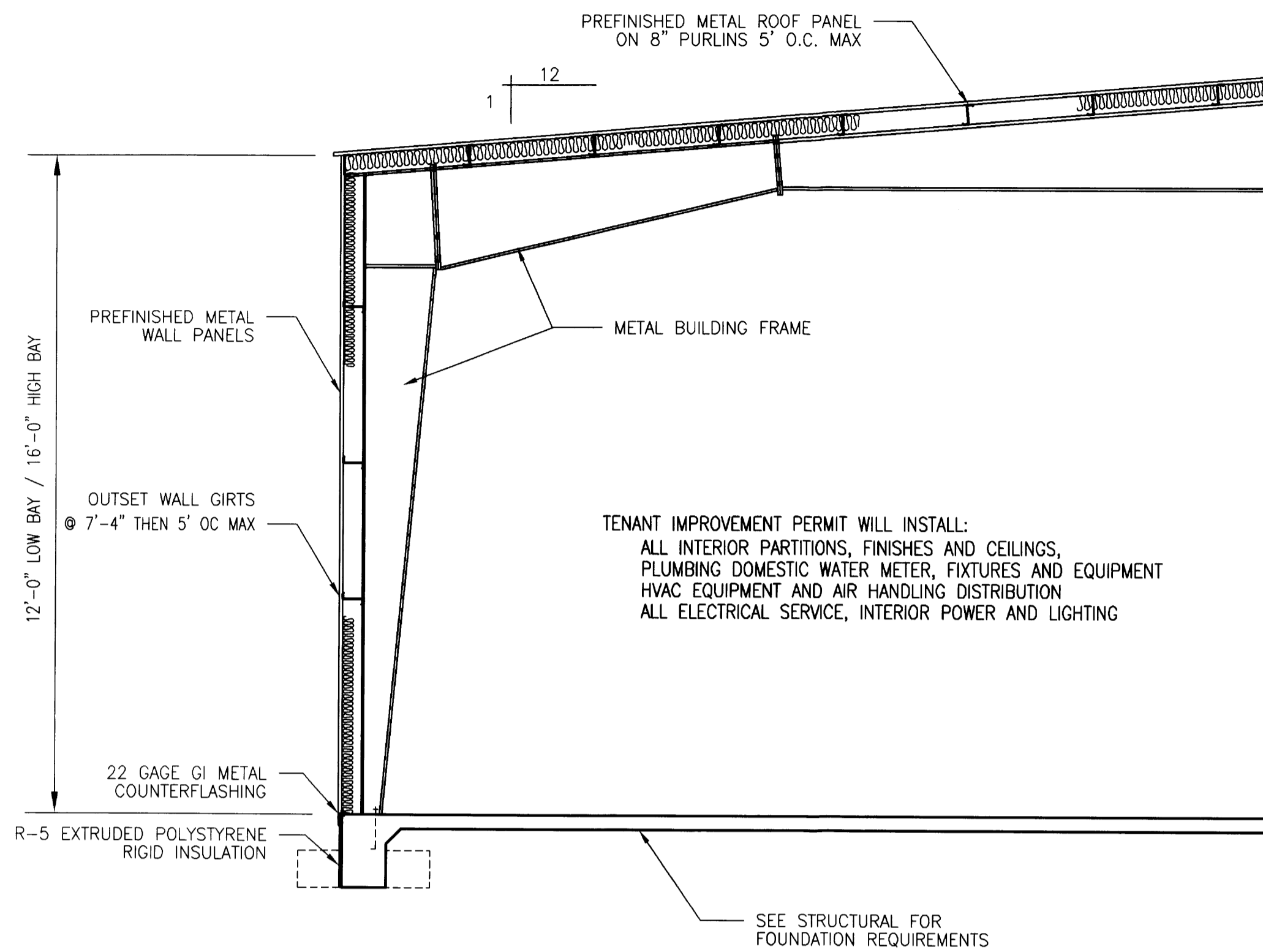
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4200 WYOMING BLVD. NE SUITE B-1  
ALBUQUERQUE, NM 87111 242-1866

FILE # 0628SITE  
03 MAY 06  
03 AUG 06  
21 SEP 06  
17 DEC 06

A NEW BUILDING FOR  
ANDERSON PROPERTIES, LLC  
203 CANDELARIA ROAD NW  
ALBUQUERQUE, NEW MEXICO

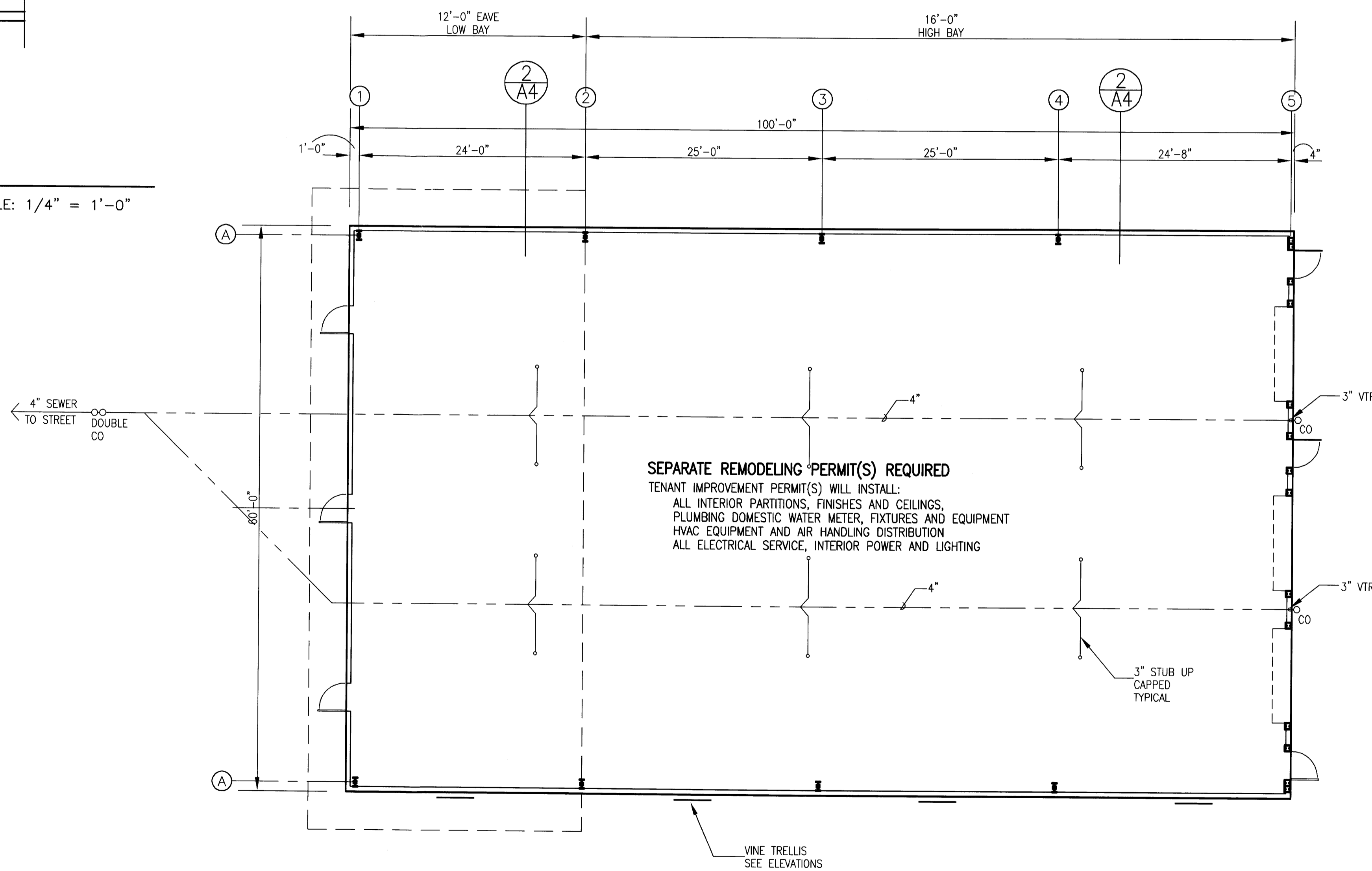
SITE DETAILS

SHEET  
A3  
OF 06



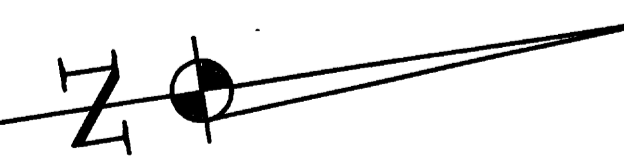
2  
A4 TYPICAL WALL SECTION

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



1  
A4 FLOOR PLAN

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



James B. Clark  
18 DEC 06  
STATE OF NEW MEXICO  
REGISTERED ARCHITECT  
JAMES BENJAMIN CLARK III  
1047

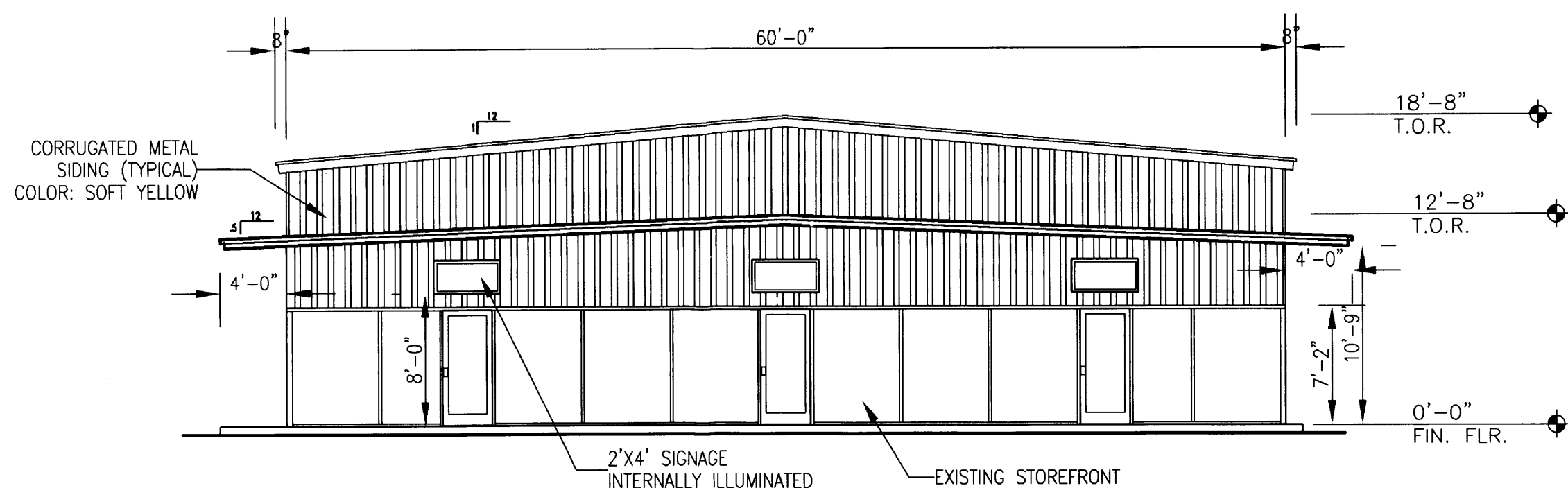
MASTERWORKS ARCHITECTS, INC  
4200 WYOMING BLVD. NE SUITE B-1  
ALBUQUERQUE, NM 87111 242-1866

FILE # 0628ARCH  
18 DEC 06

A NEW BUILDING FOR  
ANDERSON PROPERTIES, LLC  
203 CANDELARIA ROAD NW  
ALBUQUERQUE, NEW MEXICO

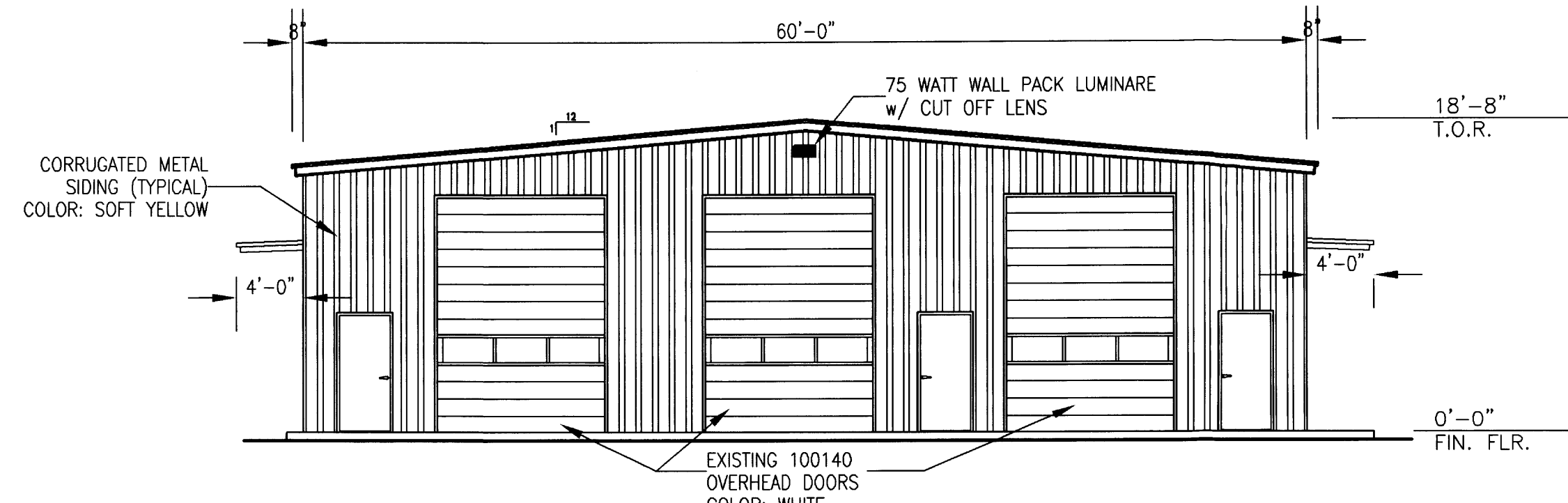
FLOOR PLAN  
TYPICAL WALL SECTION

SHEET  
A4  
OF 06



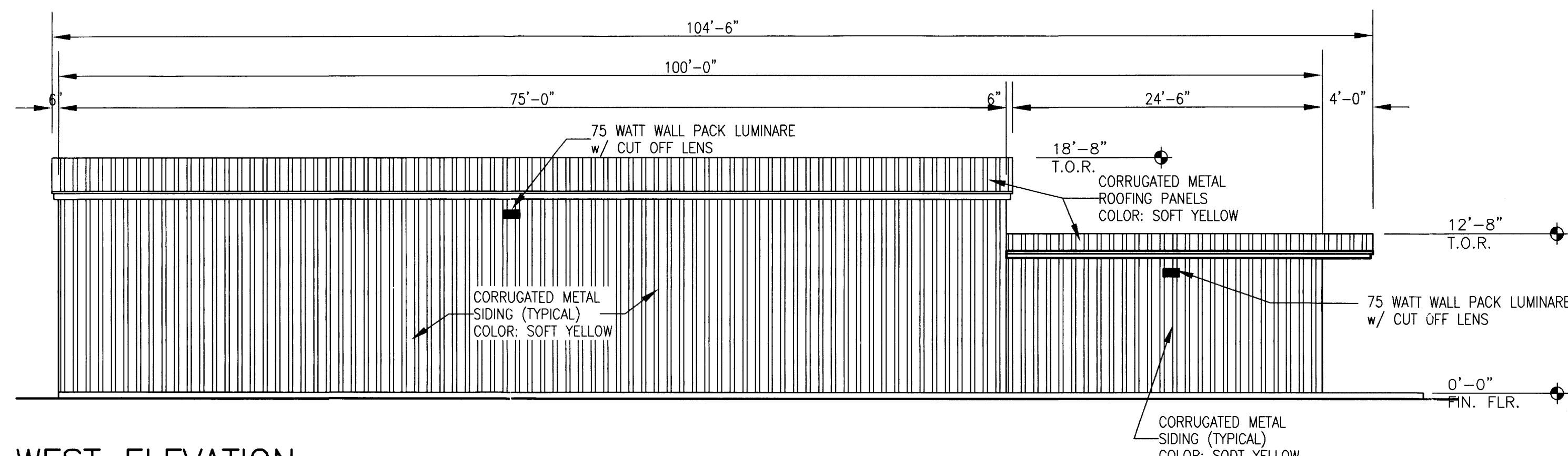
1 SOUTH ELEVATION  
A5

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



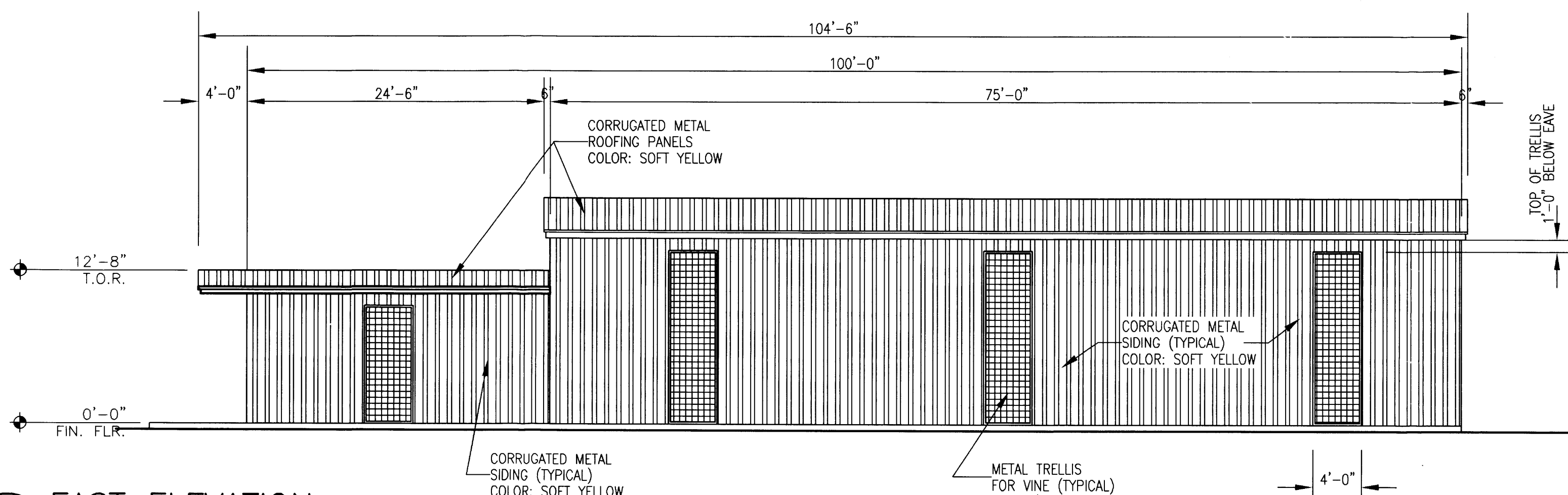
2 NORTH ELEVATION  
A5

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



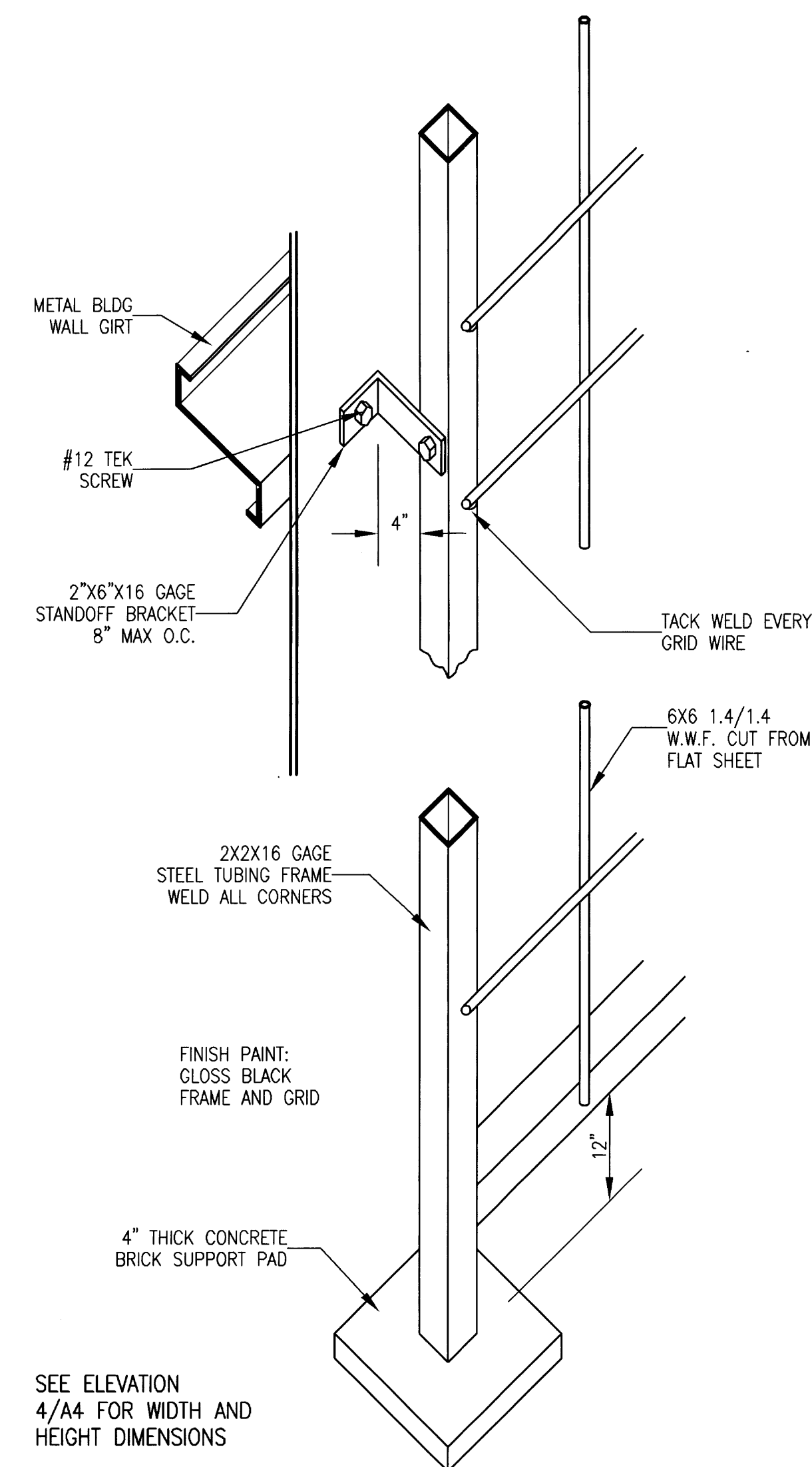
3 WEST ELEVATION  
A5

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



4 EAST ELEVATION  
A5

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



5 METAL TRELLIS DETAIL  
A5

NO SCALE

James B. Clark  
18 DEC 06  
STATE OF NEW MEXICO  
REGISTERED ARCHITECT  
JAMES BENJAMIN CLARK III  
1047

MASTERWORKS ARCHITECTS, INC  
4200 WYOMING BLVD. NE SUITE B-1  
ALBUQUERQUE, NM 87111 242-1866

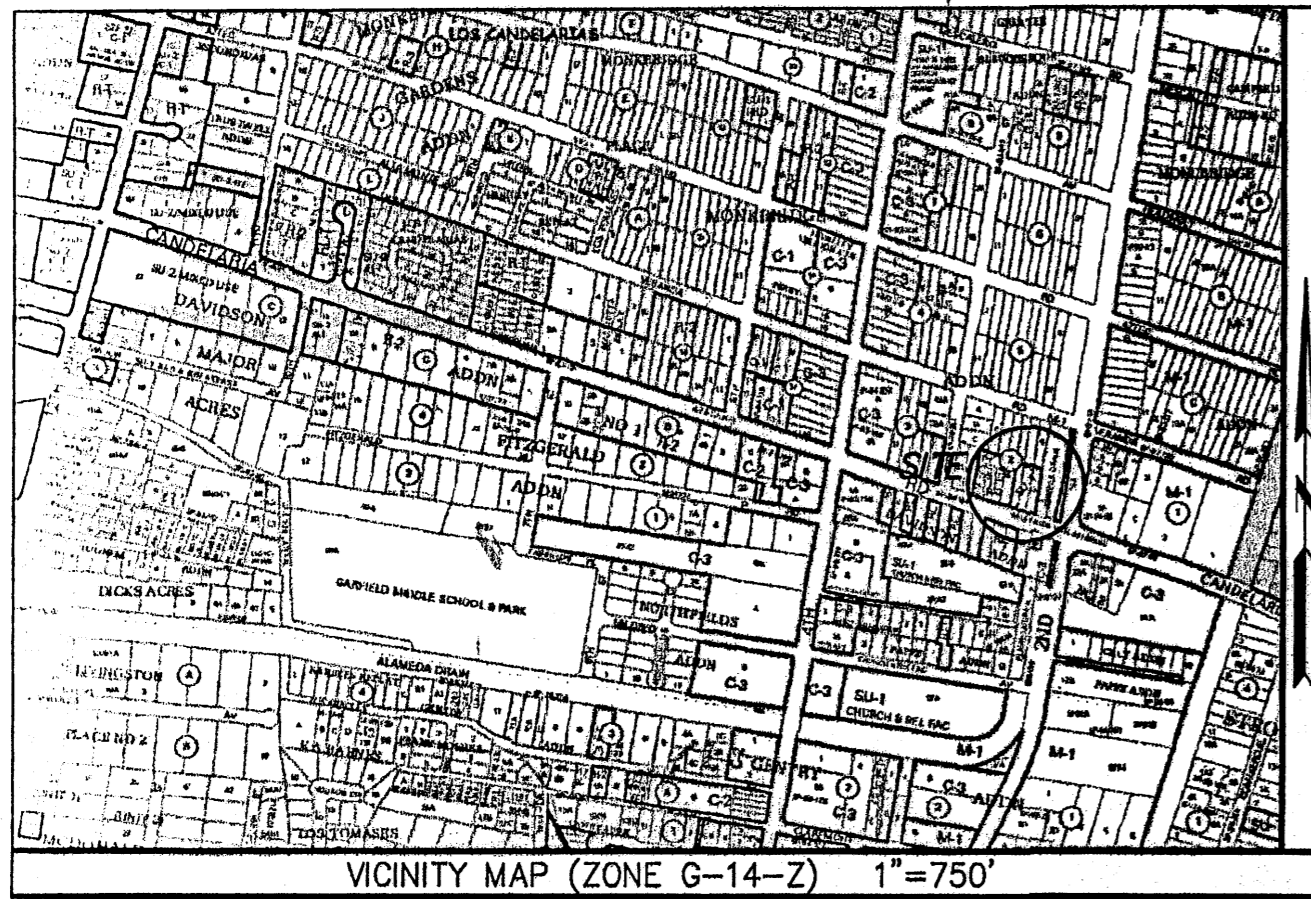
FILE # 0628ARCH  
18 DEC 06

A NEW BUILDING FOR  
ANDERSON PROPERTIES, LLC  
203 CANDELARIA ROAD NW  
ALBUQUERQUE, NEW MEXICO

EXTERIOR ELEVATIONS  
VINE TRELLIS DETAIL

SHEET  
A5  
OF 06





**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. G-14
- 3) GROSS SUBDIVISION AREA: 0.5375 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 1 LOTS
- 5) DRB PROJECT No. \_\_\_\_\_
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: .000
- 7) PROPERTY ZONING: SU-1
- 8) TALOS LOG No. 2006354440

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # 101406044610641107

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE

**PLAT OF  
LOT 17-A, BLOCK 2  
MONKBRIDGE ADDITION**

SITUATE WITHIN  
**PROJECTED SECTION 5  
T.10N., R.3E., N.M.P.M.  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**

AUGUST 2006

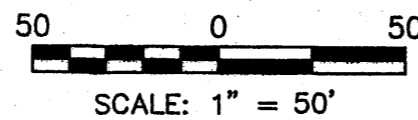
**PROPERTY DESCRIPTION**

THE REMAINDER PORTION (SEE NOTE 6) OF LOTS 17, 18 AND 19, BLOCK 2 OF MONKBRIDGE, AN ADDITION TO THE CITY OF ALBUQUERQUE AS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION AS FILED ON MARCH 24, 1917, IN VOLUME C2, FOLIO 88 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

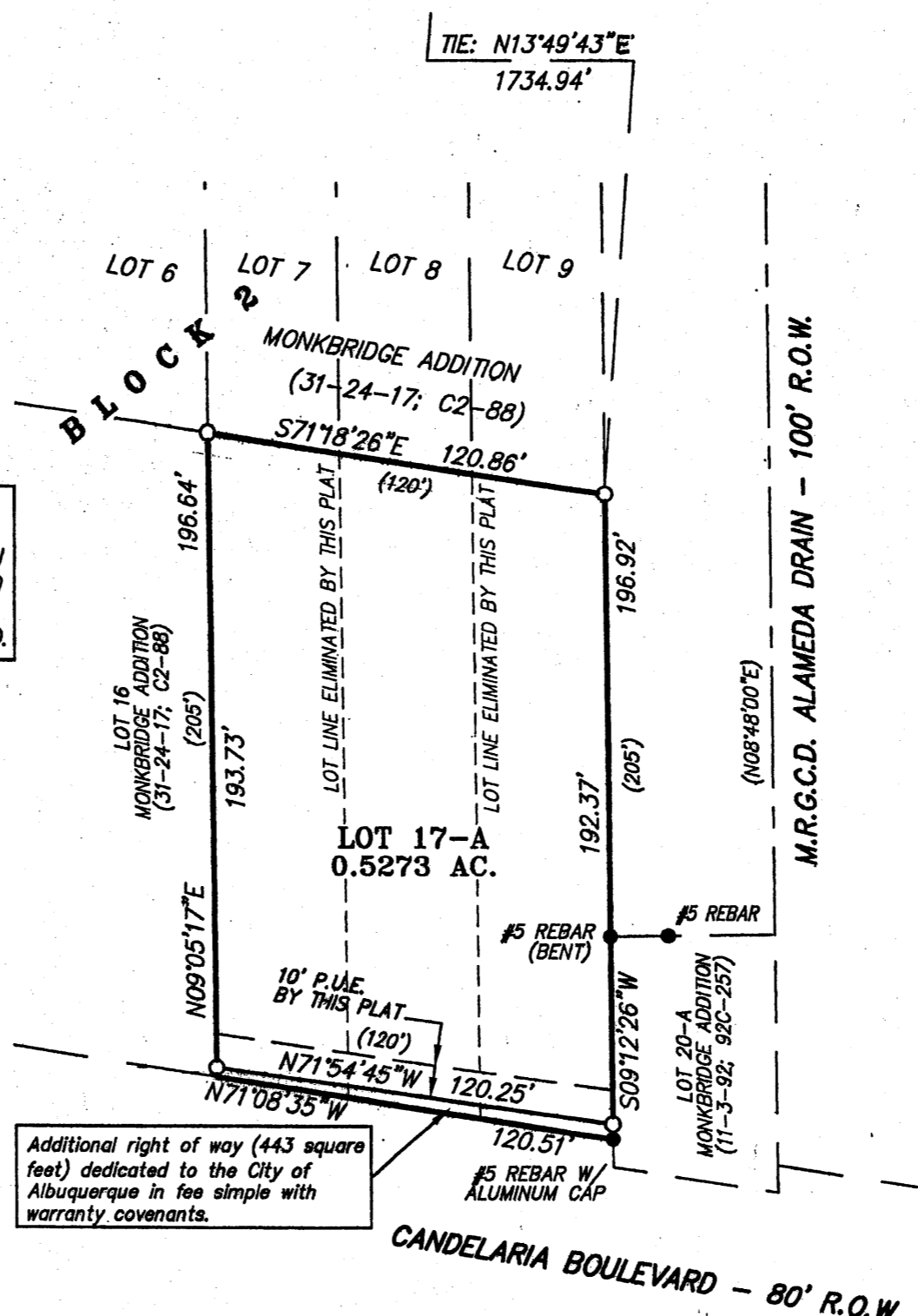
ACS CONTROL STATION "NM47-10"  
X=383397.65  
Y=1800747.89  
ELEV.=4967.496 - NGVD 1929  
CONVERGENCE=-00'13"28"  
COMBINED FACTOR=0.99967781  
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

**LEGEND**

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MARK AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT



THIS SITE IS AFFECTED BY A NON-SPECIFIC PUBLIC UTILITY EASEMENT GRANTED TO ALBUQUERQUE GAS & ELECTRIC AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH RECORDED 3-22-49 IN BOOK 2, PAGE 554-56 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.



THE PURPOSE OF THIS PLAT IS COMBINE LOTS 17, 18 AND 19 OF MONKBRIDGE ADDITION INTO A SINGLE PARCEL DESIGNATED LOT 17-A.

**CONSENT AND DEDICATION**

THE UNDERSIGNED, DO HEREBY STATE AND AFFIRM THAT WE ARE THE OWNER(S) AND PROPRIETOR(S) OF THE LANDS SHOWN HEREON AND THAT WE POSSESS COMPLETE AND INFEASIBLE TITLE IN FEE SIMPLE THERETO, AND WE DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF OUR FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES AND DO HEREBY GRANT ANY PUBLIC UTILITY EASEMENTS SHOWN INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; IN WITNESS THEREOF WE HEREBY AFFIX OUR HANDS:

Kenneth Anderson  
KENNETH ANDERSON  
Jeffrey Anderson  
JEFFREY ANDERSON  
Andrew Anderson  
ANDREW ANDERSON

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } ss

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October 2006, BY KENNETH ANDERSON.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES 5/16/10

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } ss

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October 2006, BY JEFFREY ANDERSON.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES 5/16/10

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } ss

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October 2006, BY ANDREW ANDERSON.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES 5/16/10

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
PROJECT NO. 1004874 APPLICATION NO. 0602B-01571

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<u>[Signature]</u>	11/8/06
CITY ENGINEER	DATE
<u>[Signature]</u>	11-9-06
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<u>[Signature]</u>	11-8-06
UTILITIES DEVELOPMENT	DATE
<u>[Signature]</u>	10-17-06
CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE
<u>[Signature]</u>	11/8/06
CHRISTINA SANDORAL PARKS AND RECREATION DEPARTMENT	DATE
<u>[Signature]</u>	11/8/06
A.M.A.F.C. AG	DATE
<u>[Signature]</u>	11/08/06
M.R.G.C.D.	DATE
<u>[Signature]</u>	11-7-06
PNM GAS & ELECTRIC SERVICES	DATE
QUEST COMMUNICATIONS	DATE
<u>[Signature]</u>	11-7-06
CONCAST CABLE	DATE

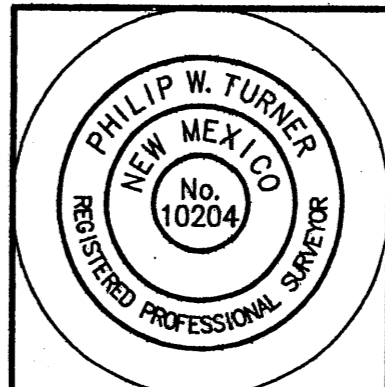
**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON JUNE 23, 2006, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

[Signature] 8-28-2006  
PHILIP W. TURNER N.M.P.S. 10204 DATE

**NOTES:**

- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), GRID BEARINGS AND ARE RECKONED FROM CONVENTIONAL SURVEY OBSERVATIONS ON ALBUQUERQUE CONTROL SURVEY CONTROL STATIONS "NM47-10", "BETA WEST" AND "KOAT". DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- 5) THIS PROPERTY IS CURRENTLY ZONED SU-1.
- 6) APPROXIMATELY EIGHT FEET (8') WAS TAKEN FROM THE FRONT OF THE SUBJECT PROPERTY BY THE CITY OF ALBUQUERQUE AS RIGHT OF WAY FOR THE CONSTRUCTION OF PAVING DISTRICT NO. 112.



PLAT AND SURVEY BY:  
**TERRAMETRICS  
OF NEW MEXICO**  
P.O. BOX 30192  
ALBUQUERQUE, NEW MEXICO 87190-0192  
PHONE: (505) 881-2903

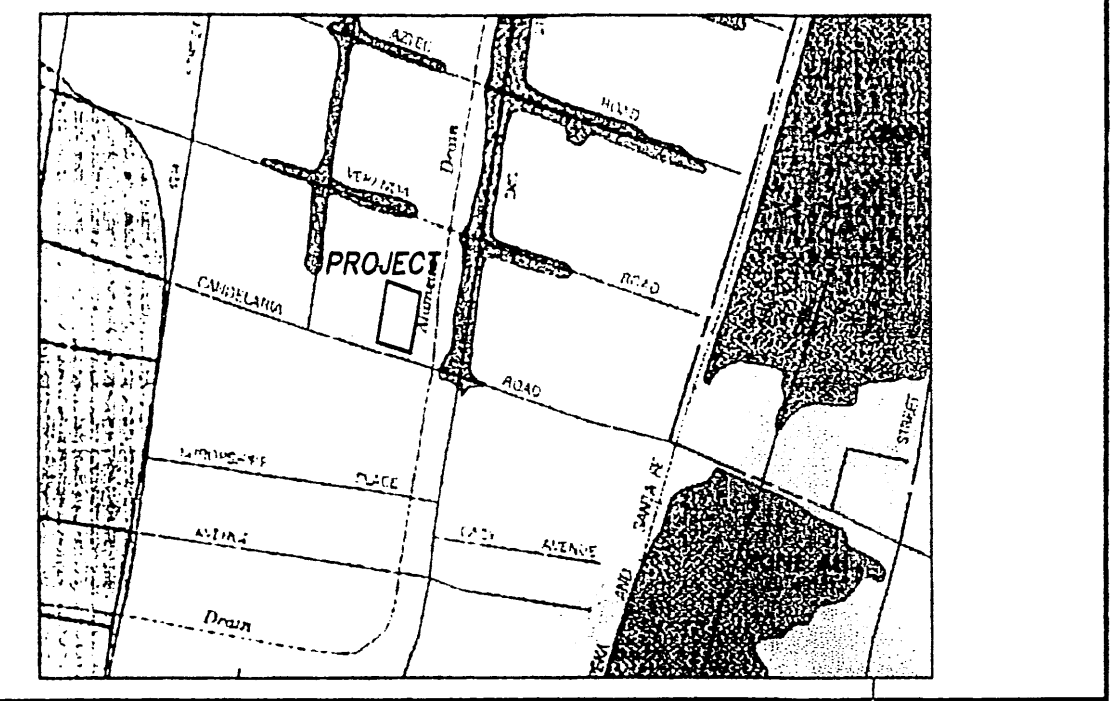
# GRADING & DRAINAGE PLAN

THE PROPOSED COMMERCIAL PROJECT IS LOCATED IN THE NORTHWEST VALLEY AREA OF THE CITY OF ALBUQUERQUE. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

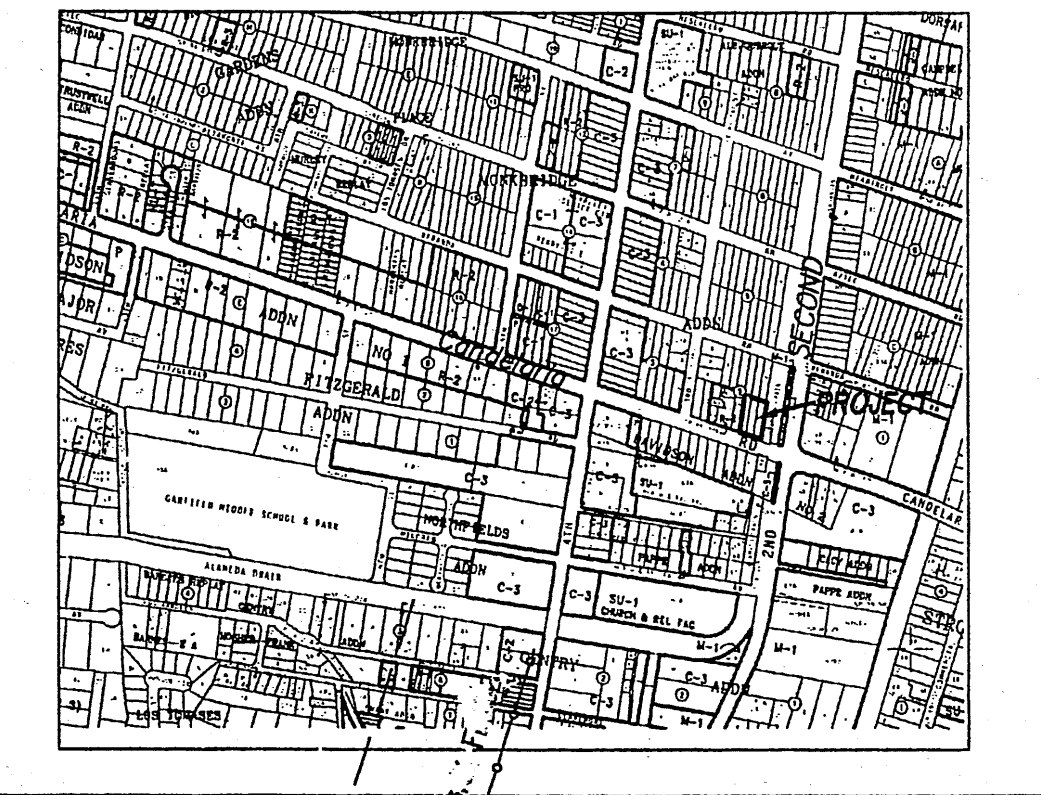
- EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS, AND STRUCTURES TO BE REMOVED.
- PROPOSED IMPROVEMENTS: A 6000 SF METAL BUILDING, PRIVATE ASPHALT DRIVEWAY AND PARKING, NEW GRADE ELEVATIONS, AND LANDSCAPING.
- CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
- QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO THE EXISTING FLOWS.

PRESENTLY, THE SITE IS PRIMARILY A DIRT, GRADED SURFACE WITH MINIMAL VEGETATION. THE SITE IS BOUNDED BY A DEVELOPED MRCO DRAINAGE CANAL ON THE EAST, SIMILARLY ZONED R-1, SINGLE FAMILY RESIDENTIAL HOME EXIST ON THE NORTH. CANDELARIA ROAD ON THE SOUTH IS A 66 FEET WIDE PAVED CITY MAINTAINED MINOR ARTERIAL. THE SITE TERRAIN SLOPES FROM EAST TO WEST AT 1-2%.

THE SITE IS NOT WITHIN OR ADJACENT TO A DESIGNATED FEMA FLOOD HAZARD ZONE. DEVELOPED LOT RUNOFF WILL BE PERMITTED TO DRAIN TO CANDELARIA THROUGH THE PROPOSED DRIVEPAD. HISTORICAL OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH DEVELOPMENT. FREE DISCHARGE OF PROJECT RUNOFF IS ACCEPTABLE SINCE DOWNSTREAM DRAINAGE FACILITIES EXIST. A PORTION OF SITE RUNOFF IS ROUTED THROUGH PROPOSED LANDSCAPING AS POINT RAINFALL.



FIRM MAP PANEL # 332 F



VICINITY MAP ZONE G-14

## CALCULATIONS

**DESIGN CRITERIA**  
 HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPH) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO  
 DISCHARGE RATE:  $Q = Q_{PEAK} \times AREA$ , "Peak Discharge Rates For Small Watersheds"  
 VOLUMETRIC DISCHARGE:  $VOLUME = E_{WEIGHTED} \times AREA$   
 $PI100 = 2.35$  inches, Zone 2 Time of Concentration,  $TC = 10$  Minutes  
 DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [ ] = 10 YEAR VALUES

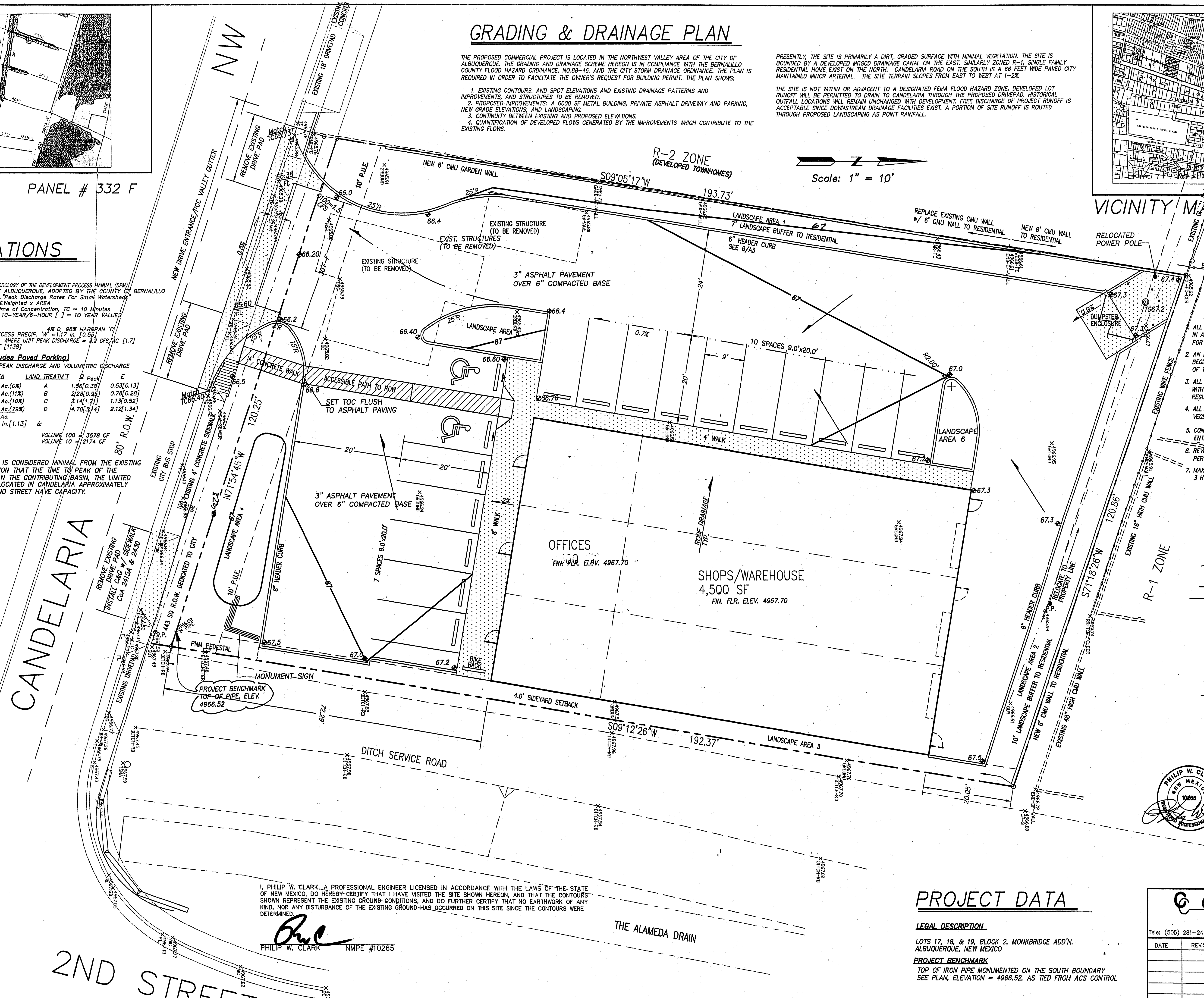
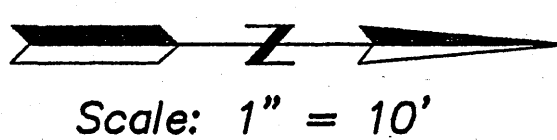
**EXISTING CONDITIONS**  
 LOT AREA = 0.53 ACRES, WHERE EXCESS PRECIP.  $\frac{1}{4}$  D, 98% HARDPAN "C"  
 PEAK DISCHARGE,  $Q100 = 1.7$  CFS [0.9] WHERE UNIT PEAK DISCHARGE = 3.2 CFS/AC. [1.7]  
 THEREFORE:  $VOLUME 100 = 2421$  CF [1138]

**DEVELOPED CONDITIONS (Includes Paved Parking)**  
 DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

AREA	LAND TREATMENT	Q Peak	E
UNDEVELOPED	0.00 Ac.(0%)	1.46[0.38]	0.53[0.13]
LANDSCAPING/POND	0.05 Ac.(11%)	2.28[0.95]	0.78[0.28]
GRAVEL & COMPACTED SOIL	0.05 Ac.(10%)	3.14[1.7]	1.13[0.52]
ROOF - PAVEMENT	0.42 Ac.(78%)	4.70[3.14]	2.12[1.34]

THEREFORE:  $E_{WEIGHTED} = 1.86$  in.[1.13] &  
 $Q100 = 2.2$  CFS VOLUME 100 = 3578 CF  
 $Q10 = 1.5$  CFS VOLUME 10 = 2174 CF

**DOWNSTREAM ANALYSIS**  
 THE INCREASE OF RUNOFF RATE IS CONSIDERED MINIMAL FROM THE EXISTING CONDITIONS (0.5 CFS). IN ADDITION THAT THE TIME TO PEAK OF THE PROJECT IS MUCH SMALLER THAN THE CONTRIBUTING BASIN, THE LIMITED (18" DIAMETER) STORM SEWER LOCATED IN CANDELARIA APPROXIMATELY 200 FEET WEST OF THE SITE AND STREET HAVE CAPACITY.

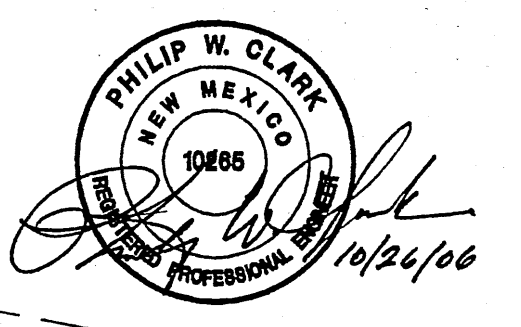


## NOTES

- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/ UPDATES.
- AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
- 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.
- ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL.
- CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
- REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
- MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1.

## LEGEND

- +24.0 EXIST. SPOT ELEVATION
- 10 EXIST. CONTOUR
- 24.0 NEW SPOT ELEVATION
- 54 NEW CONTOUR
- NEW SWALE
- DRAINAGE DIRECTION, EXISTING
- FL FLOWLINE
- PP EXISTING POWER POLE
- NG NATURAL GROUND, EXISTING
- TB TOP OF BERM, EXISTING
- R/C REBAR AND CAP, EXISTING
- CLF CHAIN LINK FENCE, EXISTING
- NEW P.C.C., CONCRETE
- TG TOP OF GRATE (W/ ELEV.)



I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

*Philip W. Clark*  
 PHILIP W. CLARK NMPE #10265

## PROJECT DATA

**LEGAL DESCRIPTION**  
 LOTS 17, 18, & 19, BLOCK 2, MONKBRIDGE ADD'N. ALBUQUERQUE, NEW MEXICO

**PROJECT BENCHMARK**  
 TOP OF IRON PIPE MONUMENTED ON THE SOUTH BOUNDARY SEE PLAN, ELEVATION = 4966.52, AS TIED FROM ACS CONTROL

**TOPOGRAPHIC DESIGN SURVEY**  
 PERFORMED BY TERRAMETRICS OF NEW MEXICO 5/18/06

**Clark Consulting Engineers**  
 19 Ryan Road  
 Edgewood, New Mexico 87015  
 Tele: (505) 281-2444 Fax: (505) 281-2444

DATE	REVISION

LOTS 17-19, BLOCK 2, MONKBRIDGE ADDITION ALBUQUERQUE, NEW MEXICO  
**Anderson Glass**  
**Grading & Drainage Plan**

DESIGNED BY: PWC DRAWN BY: CCE JOB #: Anderson\_g  
 CHECKED BY: PWC DATE: 5/22/06 FILE #: G/D 1 OF 1