

PLANT LIST

Broadleaf Deciduous

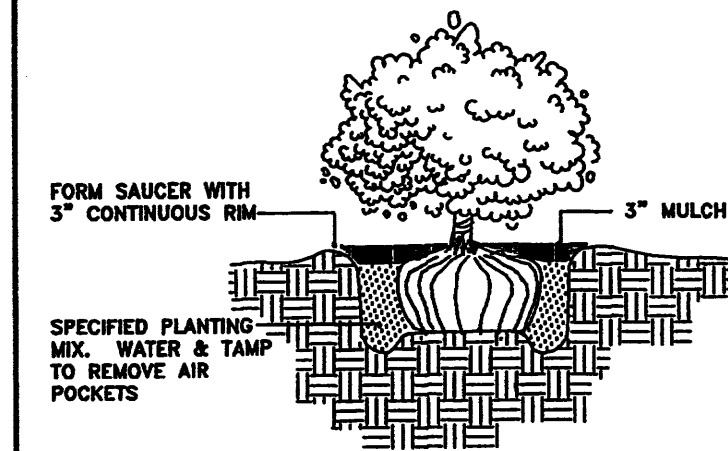
Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
7	☉	<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Ash	FraxPat	2"-Cal

Conifer Evergreen

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
19	⊗	<i>Juniperus sabina</i> 'Scandia'	Scandia Juniper	JunScan	5-Gal
8	⊙	<i>Juniperus scopulorum</i>	Rocky Mountain juniper	Jusc	6'-8'

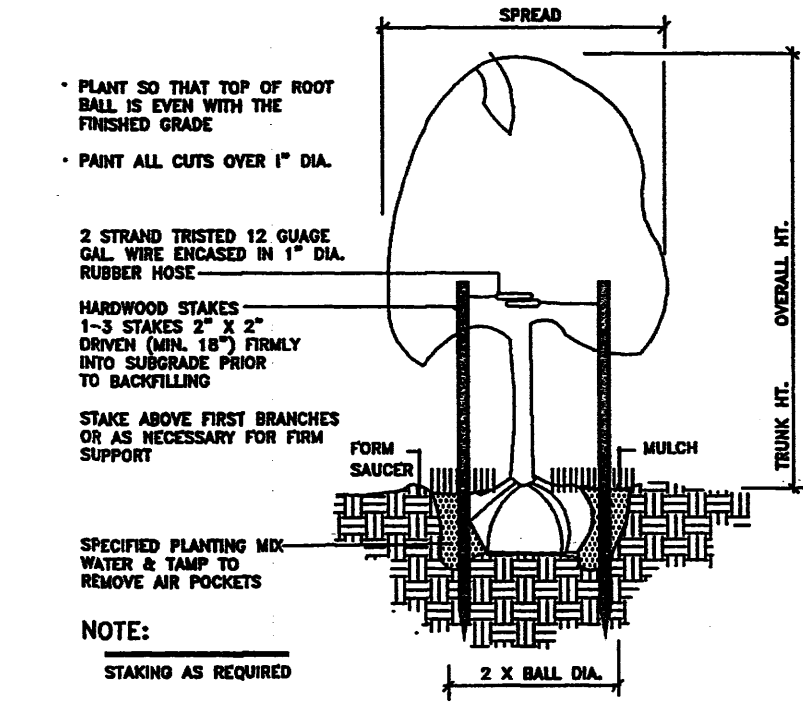
Shrub

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
11	⊗	<i>Buddleja davidii</i> 'Pink Delight'	Pink Butterfly Bush	BudPiink	5-Gal
21	○	<i>Perovskia atriplicifolia</i>	Russian Sage	PerRus	5-Gal
13	⊗	<i>Potentilla fruticosa</i> 'McKay's White'	McKay's White Potentilla	PotWhit	5-Gal



SHRUB PLANTING

SCALE: NOT TO SCALE



TREE PLANTING - VERTICAL STAKES

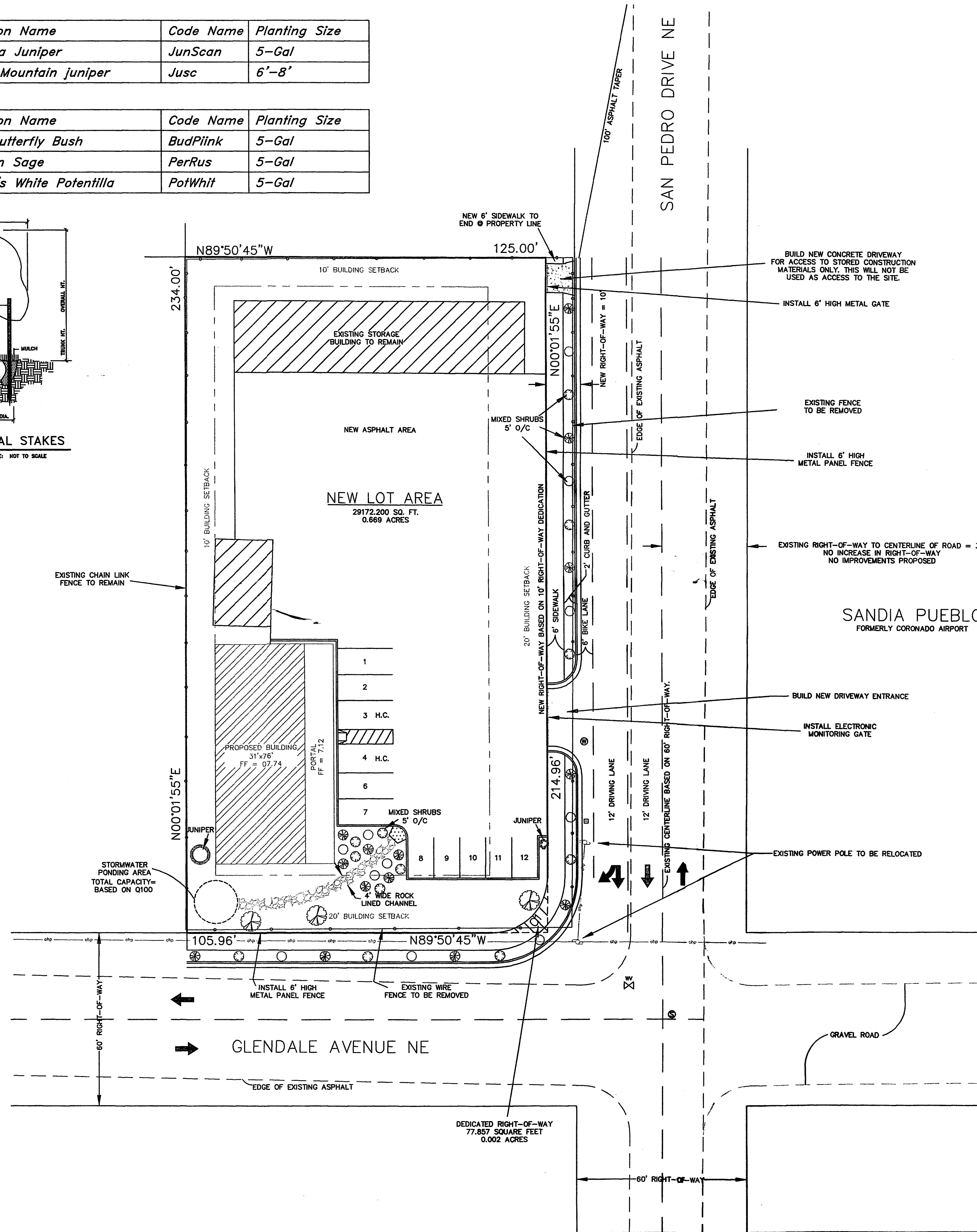
SCALE: NOT TO SCALE

PLANTING SPECIFICATIONS

- All plant material and plant substitutions are subject to approval by Owner and Landscape Architect. Location and orientation of all trees and shrubs shall be approved by Owner or Landscape Architect prior to installation or excavation of planting pits.
- All plant material shall conform to sizes given on the Plant List and shall meet with approval of Landscape Architect or shall be nursery grown in accordance with the 'American Standard for Nursery Stock', latest edition. All planting shall be in accordance with standard American Nurserymen procedures and specifications.
- Contractor shall verify the correct location of all underground utilities in the field prior to installation of an plant material or irrigation system.
- Backfill Mix for shrubs and trees shall consist by volume of: 1 part Back-to-Earth soil amendment (or equal) to 2 parts native soil. Native soil is to be cleared of all stones larger than 1 inch, debris, or other deleterious material. Planters II and Yum Yum Mix to be added per manufacturers recommendation. Add hydrated Broadleaf P-4 Water Storing Granules to soil mix in amount recommended by manufacturer. Mulch area as specified.
- Soil Preparation for Perennial Beds shall consist of placing 4 inches of Back-to-Earth soil amendment (or equal) on top of the plant bed and tilling (double digging) in to a depth of 12 inches. Add Planters II, Yum Yum Mix, and P4 Granules as specified above. Mulch as specified.
- Fertilizer shall be Gro-Power 7 gram tablets. Allow for 6 tablets per five gallon plant, 18 tablets per tree of 2 inch caliper or less, and 24 tablets per tree of 2-1/2" caliper or larger.
- Contractor shall guarantee Plant Material for a period of one year from date of completion of installation.

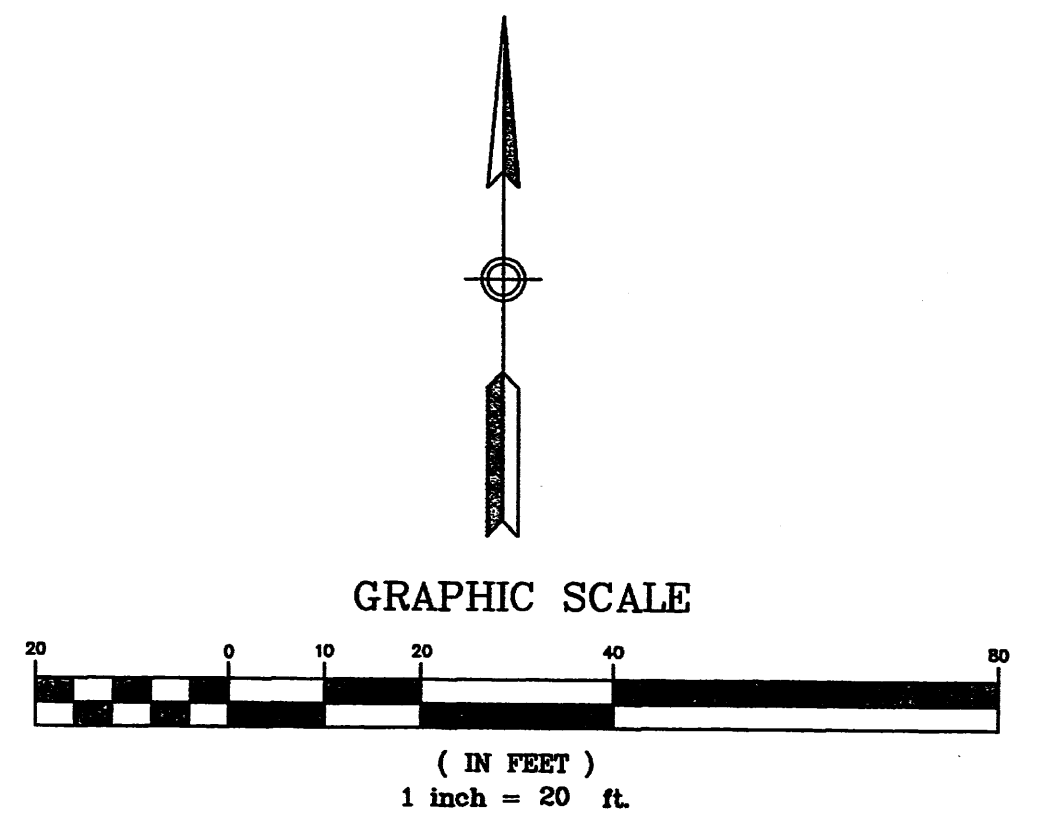
IRRIGATION SYSTEM NOTE

- Contractor shall install an irrigation system for all new plantings. Contractor shall submit a shop drawing of proposed system for review by landscape architect.
- Irrigation Plan shall incorporate all of the Santa Fe County Irrigation System Standards and shall comply with Uniform Building Code as regards backflow prevention and system installation.
- Controller/s shall be automatic, digital, and multi-programmable.
- Irrigation system shall be zoned based of plants having similar water use.

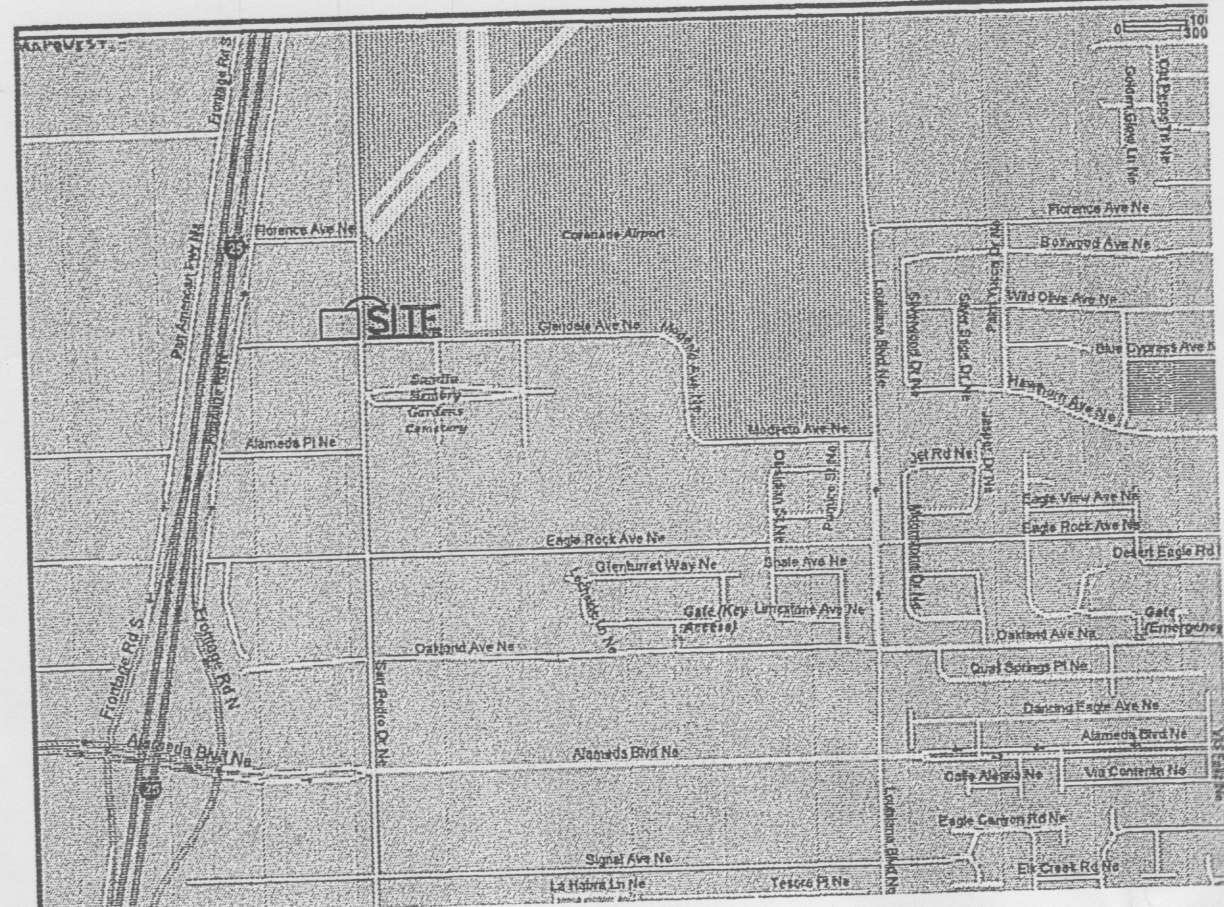


	DENOTES PROPOSED ASPHALT AREA
	DENOTES PROPOSED CONCRETE AREA
	DENOTES PROPOSED BUILDING
	DENOTES EXISTING BUILDING TO REMAIN

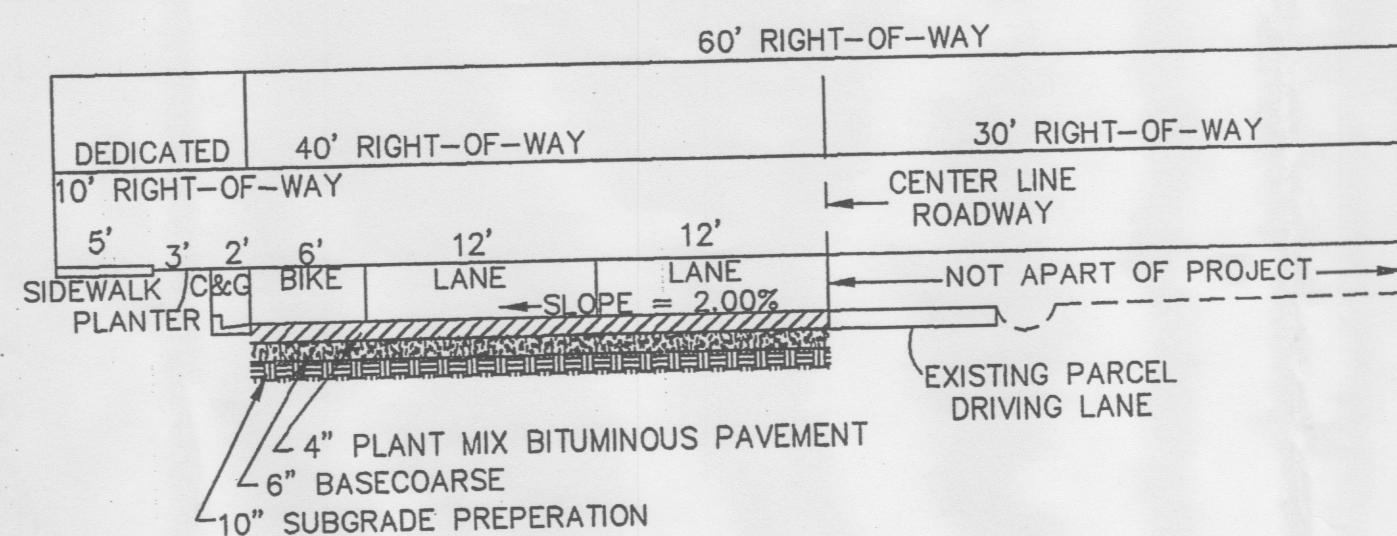
CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	28.89	15.00	S45°00'35"W	28.90	80°02'20"



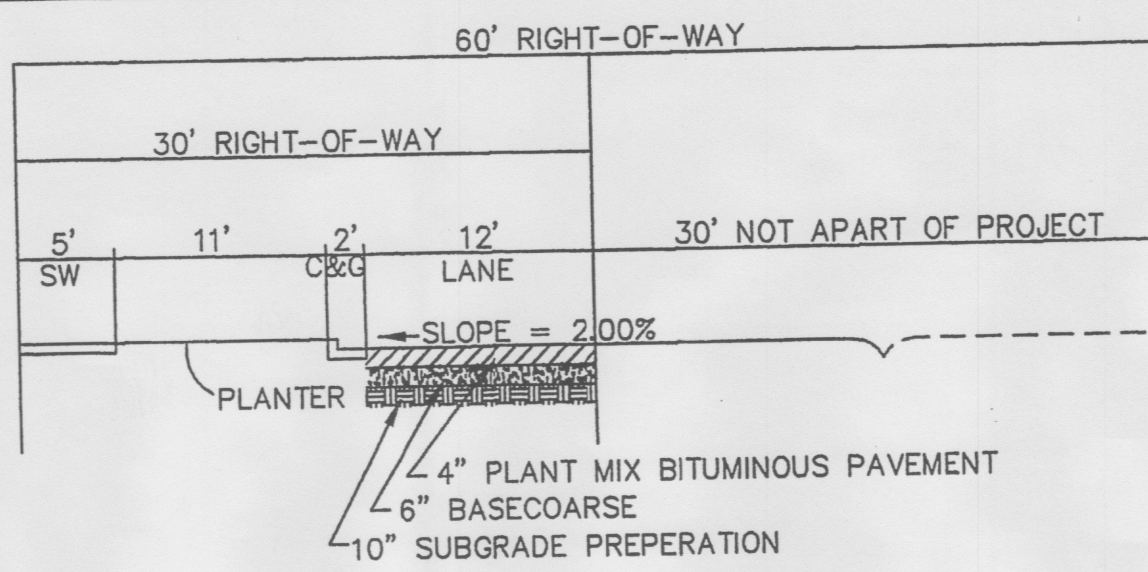
LAND DEVELOPMENT CONSULTANTS, LLC.				
City of Albuquerque	Reviewed By	Date	PROJECT FOR: KENYON CONSTRUCTION INC. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO	
			Title: SITE PLAN	
			Design: LAND DEVELOPMENT CONSULTANTS, LLC 5620 B. MODESTO AVENUE NE, ALBUQUERQUE, NM. 87113	
			Scale: 1" = 20'	Drawn By: D.V.
MAP NO.			Sheet No.	Date: Apr. 2006



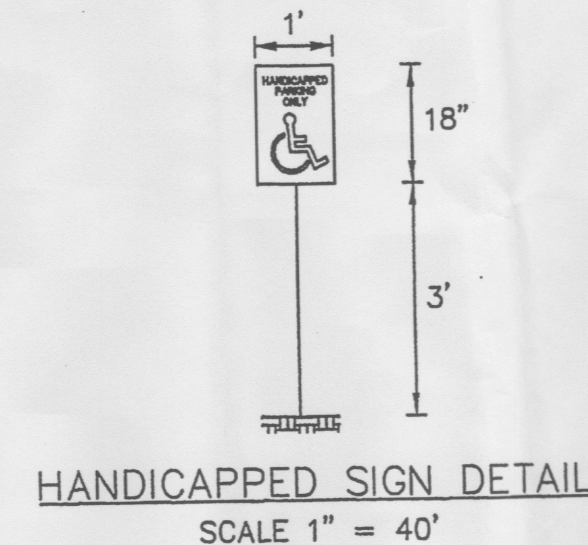
VICINITY MAP



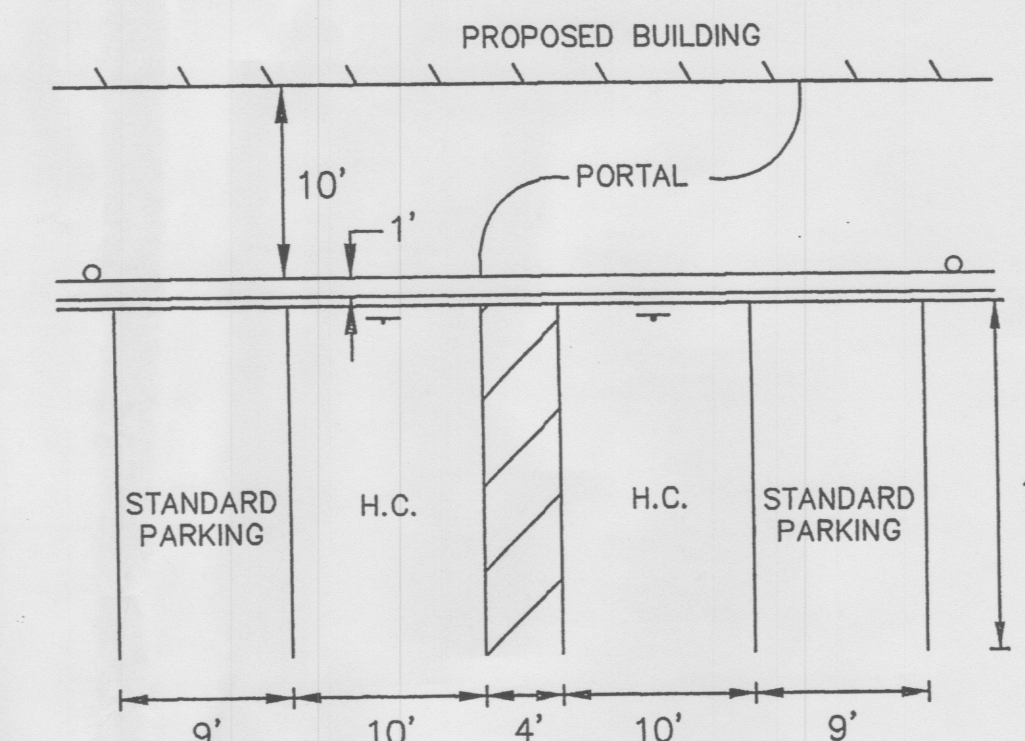
TYPICAL ROADWAY SECTION
SUB COLLECTOR ROAD WITH A MODIFIED RIGHT-OF-WAY
SAN PEDRO DRIVE NE
SCALE 1" = 10'



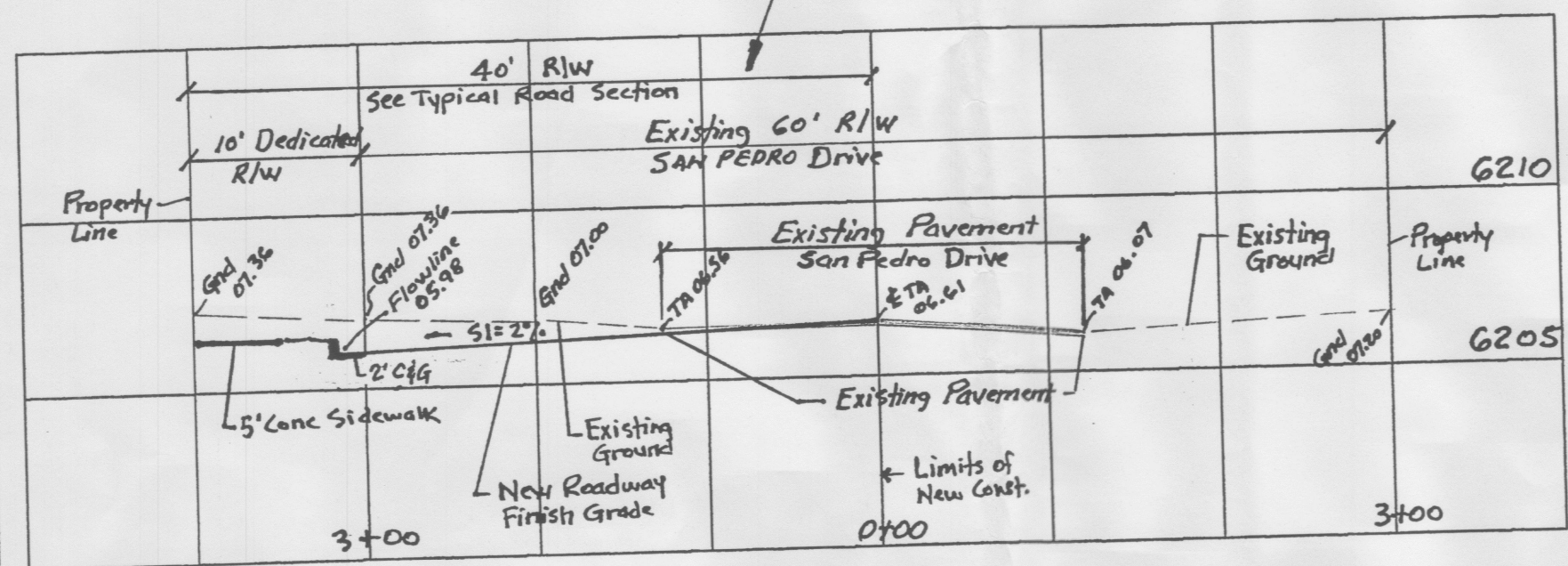
TYPICAL ROADWAY SECTION
ARTERIAL STREET
GLENDALE AVENUE NE
SCALE 1" = 10'



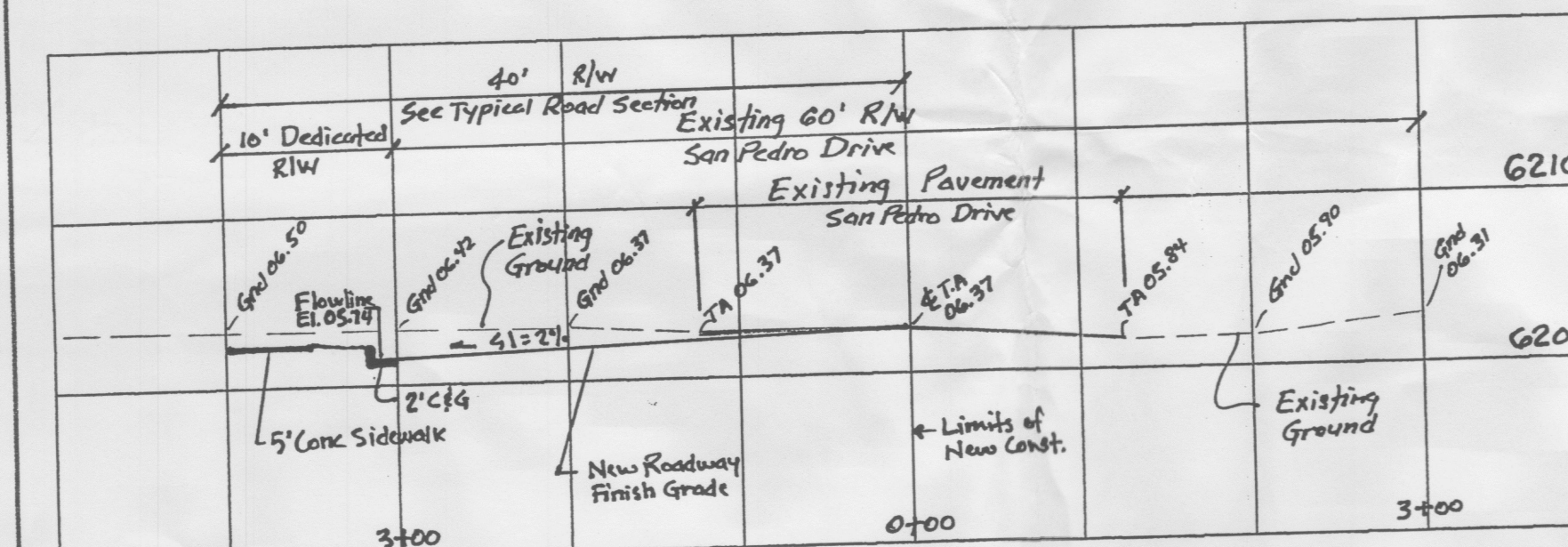
HANDICAPPED SIGN DETAIL
SCALE 1" = 40'



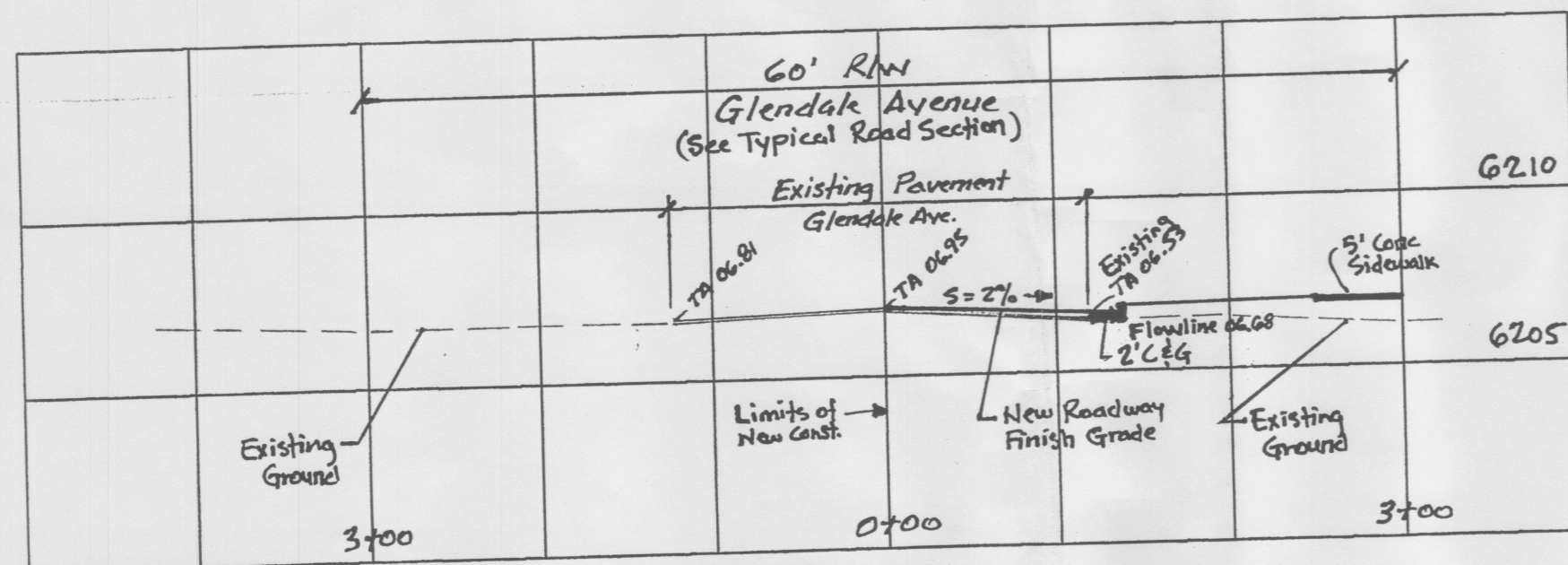
STANDARD PARKING DETAIL
SCALE 1" = 10'



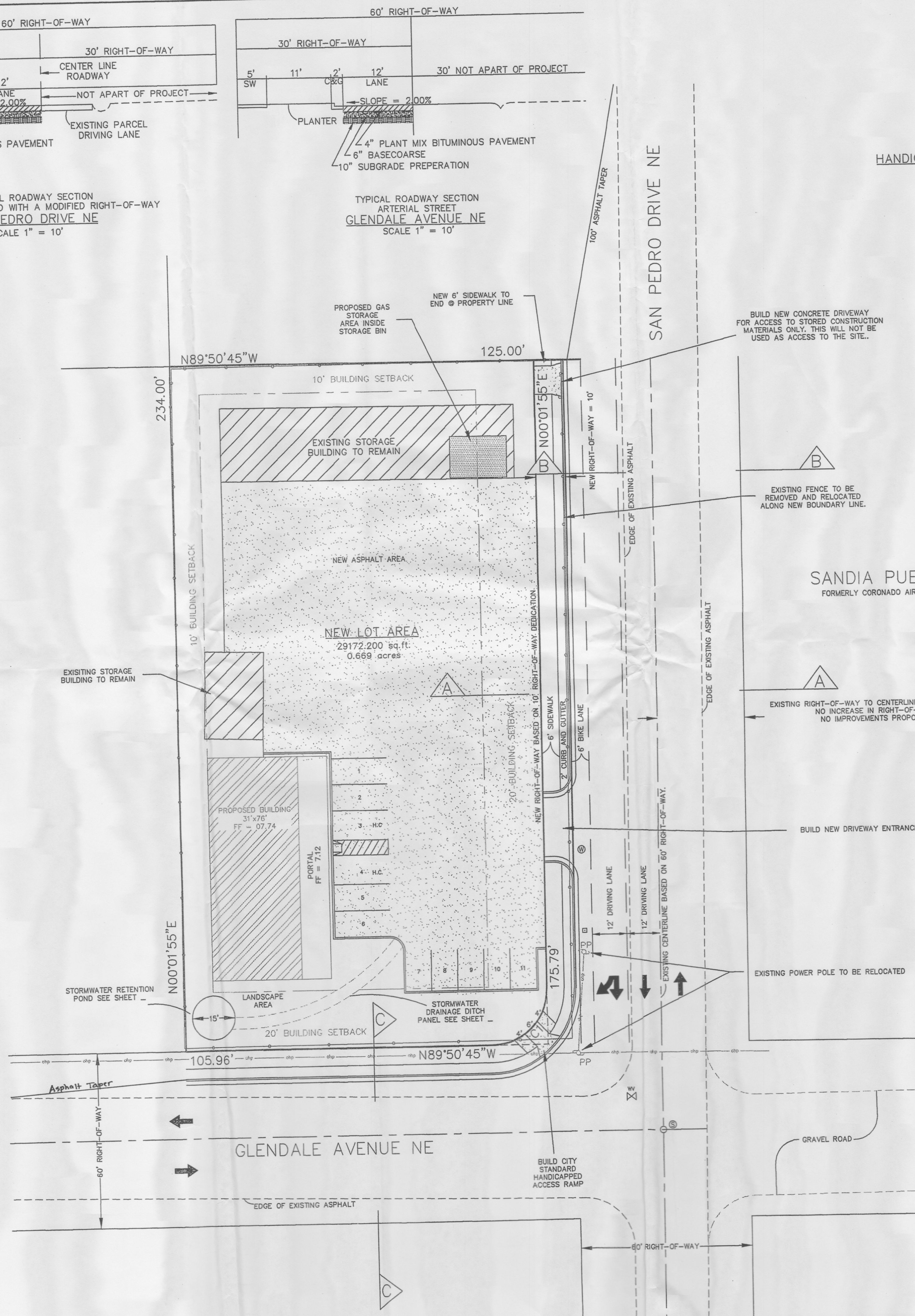
SECTION A-A
STA 1+50
SAN PEDRO DRIVE NE
SCALE 1" = 5' VERT.
1" = 10' HORIZ.



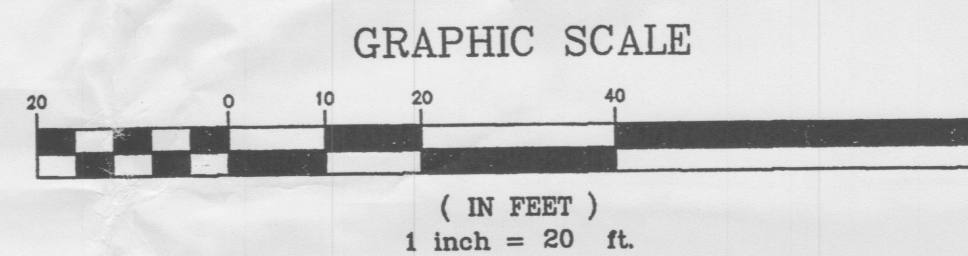
SECTION B-B
STA 2+25
SAN PEDRO DRIVE NE
SCALE 1" = 5' VERT.
1" = 10' HORIZ.



SECTION C-C
STA 1+50
GLENDALE AVENUE NE
SCALE 1" = 5' VERT.
1" = 10' HORIZ.



SANDIA PUEBLO
FORMERLY CORONADO AIRPORT



LOT 17, BLOCK 7, NORTH ALBUQUERQUE
ACRES. TOTAL LOT AREA 0.6715 ACRES OR
29,250.0664 SQUARE FEET.

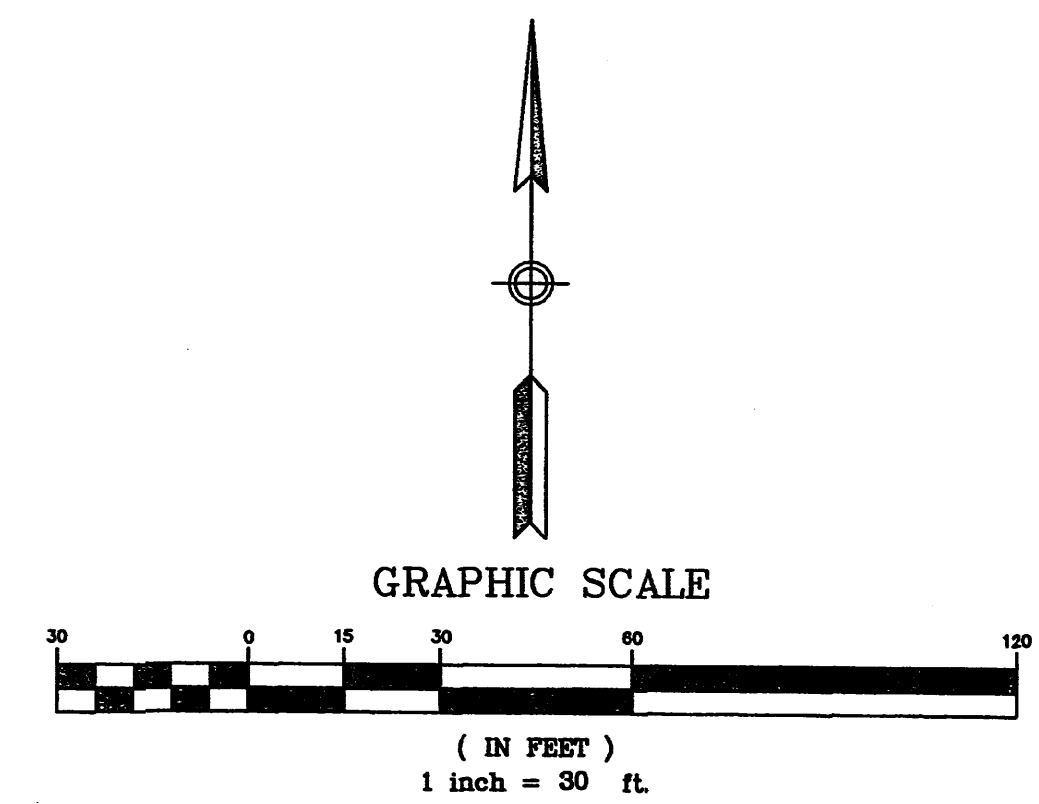
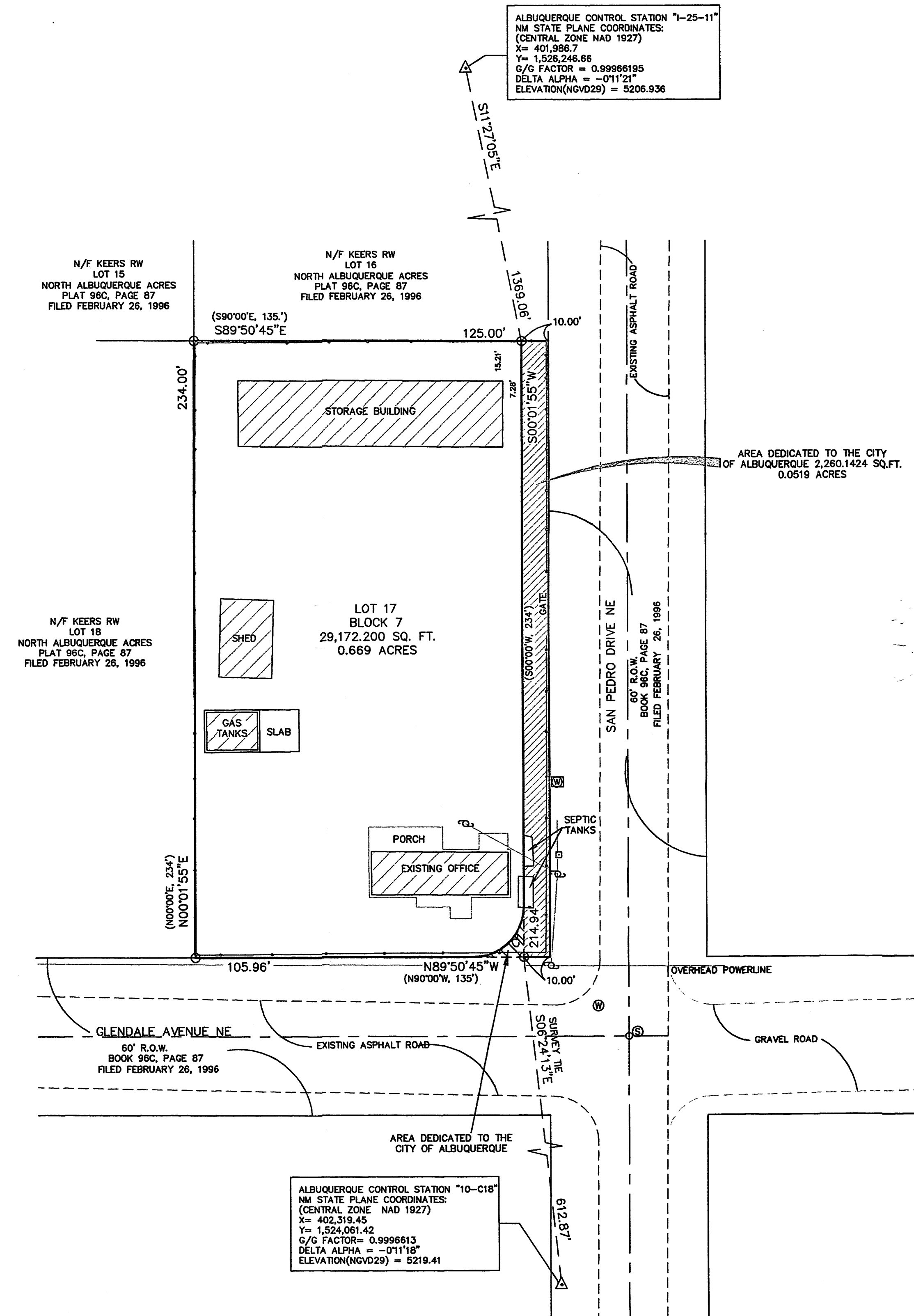
BUILDING SETBACKS
FRONT (15') FIFTEEN FOOT
REAR (10') TEN FOOT
SIDE (10') TEN FOOT
PER NORTH ALBUQUERQUE CORRIDOR PLAN
FOR SU-2 ZONING.

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
CT	29.89	19.00	S45°05'35"W	26.90	90°07'20"

- DENOTES PROPOSED ASPHALT AREA
- DENOTES PROPOSED CONCRETE AREA
- DENOTES PROPOSED BUILDING
- DENOTES EXISTING BUILDING TO REMAIN

LAND DEVELOPMENT CONSULTANTS, LLC.			
City of Albuquerque	Reviewed By	Date	PROJECT FOR: KENYON CONSTRUCTION INC. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
			Title: SITE PLAN
			Design: LAND DEVELOPMENT CONSULTANTS, LLC 5620 B. MODESTO AVENUE NE, ALBUQUERQUE, NM. 87113
			Scale: 1" = 20'
			Drawn By: D.V.
MAP NO.			Sheet No.
			Date: Apr. 2006

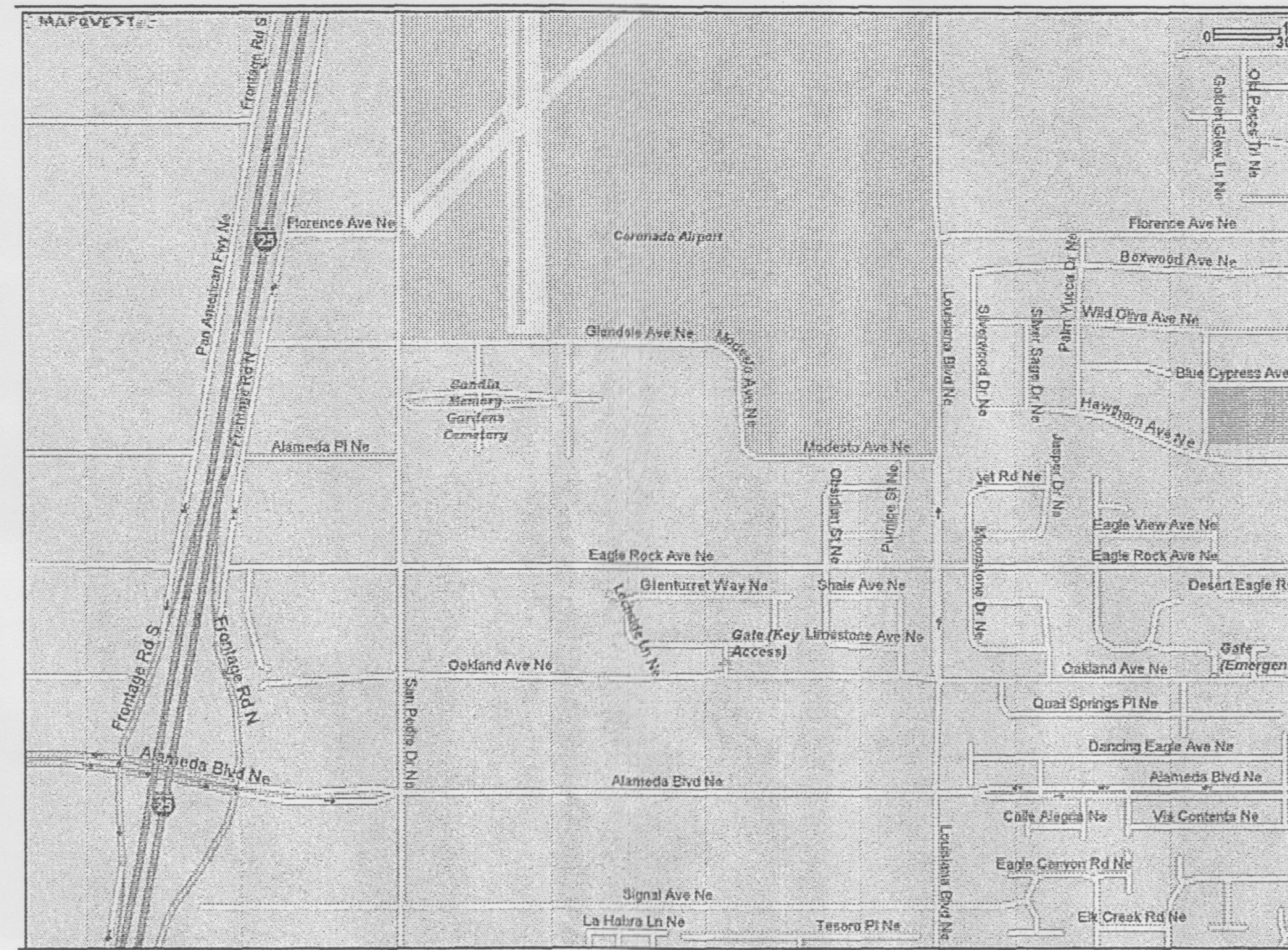
PLAT OF
 LOT 17, BLOCK 7
 NORTH ALBUQUERQUE ACRES
 TRACT A - UNIT B
 WITHIN SECTION 12, TOWNSHIP 11 NORTH,
 RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO
 MARCH 2006



- LEGEND**
- DESIGNATES 5/8" REBAR WITH YELLOW CAP MARKED RPLS 7429 SET THIS SURVEY
 - DESIGNATES 1/2" REBAR YELLOW CAP MARKED 7429 UNLESS OTHERWISE SHOWN
 - △ DESIGNATES ALBUQUERQUE CONTROL STATION MONUMENT
 - ⊙ DESIGNATES SANITARY SEWER MANHOLE
 - ⊕ DESIGNATES ELECTRIC METER
 - ⊗ DESIGNATES GAS METER
 - ⊞ DESIGNATES TELEPHONE PEDESTAL
 - ⊚ DESIGNATES WATER METER
 - ⊛ DESIGNATES POWER/UTILITY POLE

LAND DEVELOPMENT CONSULTANTS, LLC.

City of Albuquerque	Reviewed By	Date	PROJECT FOR: KENYON CONSTRUCTION INC. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
			Design: LAND DEVELOPMENT CONSULTANTS, LLC 5620 B. MODESTO AVENUE NE, ALBUQUERQUE, NM. 87113
			Scale: 1" = 20'
			Drawn By: D.V.
MAP NO.			Sheet No. 3 OF 9
			Date: Apr. 2006



VICINITY MAP

LEGAL DESCRIPTION

LOT 17, BLOCK 7, NORTH ALBUQUERQUE ACRES, TRACT A-UNIT B AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936 IN MAP BOOK 96C, PAGE 87.

FREE CONSENT

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

GENERAL MANAGER BY POWER OF ATTORNEY:

WILLIE MARTINEZ

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 2006, BY JESUS AND CINDY FRAIRE (HUSBAND AND WIFE).

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PUBLIC UTILITY EASEMENTS:

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

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

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE, OR WOOD POOL DECKING; OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**PLAT OF
LOT 17, BLOCK 7
NORTH ALBUQUERQUE ACRES
TRACT A - UNIT B**

WITHIN SECTION 12, TOWNSHIP 11 NORTH,
RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
MARCH 2006

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
* ENVIROMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
* ENVIROMENTAL HEALTH, IF NECESSARY	

DISCLOSURE STATEMENT:

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE.

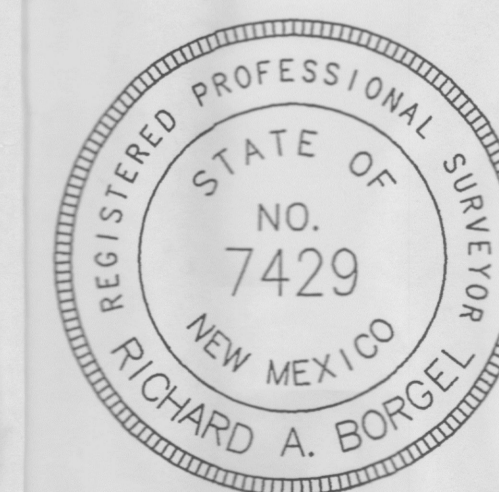
GENERAL NOTES:

1. PLAT OF SURVEY ENTITLED "NORTH ALBUQUERQUE ACRES, TRACT A-UNIT B" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO MAY, SITUATED IN SAN JOSE PRECINCT, NO. 1..." FILED IN THE MEXICO IN PLAT BOOK 96C, PAGE 87.
2. WARRANTY DEED FROM PREMIER PLASTERING, INC. TO KENYON CONSTRUCTION, INC. FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN BOOK 9627, PAGE 6924.
3. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO LOT 17, BLOCK 7, TRACT A-UNIT B NORTH ALBUQUERUE ACRES, MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.
4. UNLESS NOTED NO. 5 REBAR WITH YELLOW CAP STAMPED RPLS 7429 WERE SET AT ALL PROPERTY CORNERS.
5. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
6. TOTAL AREA OF PROPERTY: 0.7252 ACRES.
7. TALOS LOG NO. 2006141744
8. BASIS OF BEARING IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
9. DISTANCES ARE GROUND BEARINGS ARE GRID.
10. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
11. DATE FIELD WORK: MARCH 2, 2006
12. CURRENT ZONING: SU-2 IP

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

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURES OFFICE: _____



SURVEYORS CERTIFICATE

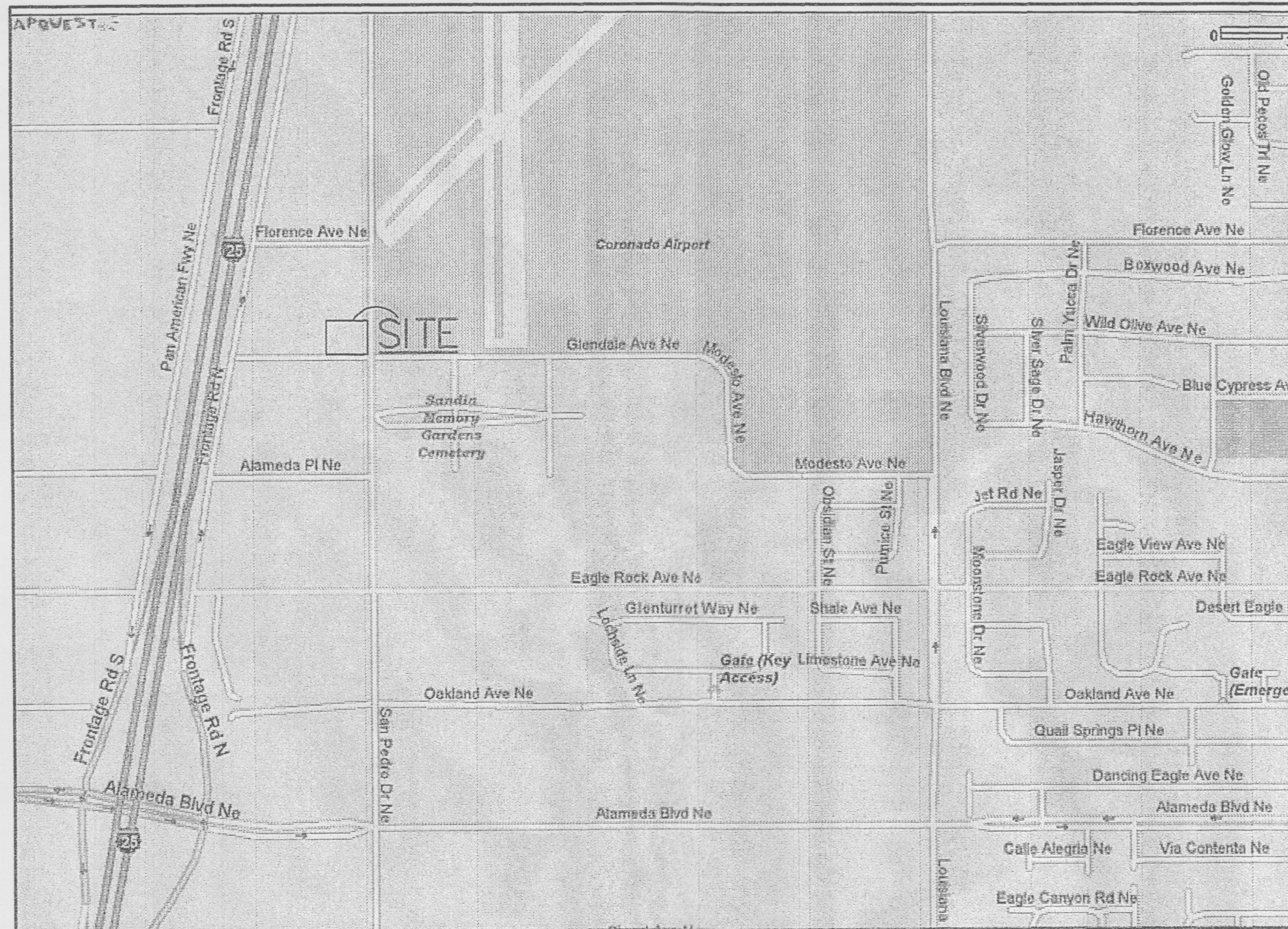
I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL FIELD SURVEY BY ME OR UNDER MY DIRECT SUPERVISION MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STANDARDS FOR LAND SURVEYS OF THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL EXISTING IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

RICHARD A. BORGEL
N.M.R.P.L.S. NO. 7429

DATE

LAND DEVELOPMENT CONSULTANTS, LLC.

City of Albuquerque	Reviewed By	Date	PROJECT FOR: KENYON CONSTRUCTION INC. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
			Title:
			Design: LAND DEVELOPMENT CONSULTANTS, LLC 5620 B. MODESTO AVENUE NE, ALBUQUERQUE, NM. 87113
			Scale: 1" = 20'
			Drawn By: D.V.
MAP NO.			Sheet No. 2 OF 9
			Date: Apr. 2006



VICINITY MAP



ENGINEERING DEVELOPMENT PLAN

PREPARED FOR

KENYON PLASTERING

9601 SAN PEDRO AVE. NE
 LOT #17, TRACT A; UNIT B, NORTH ALBUQUERQUE
 ALBUQUERQUE, NEW MEXICO

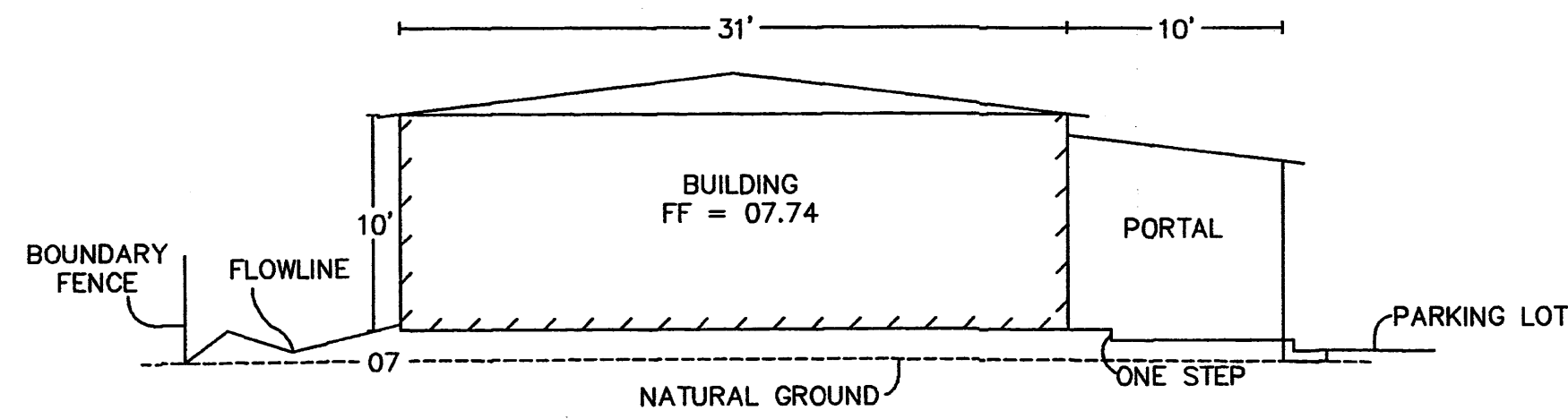
INDEX OF SHEETS

NO. TITLE

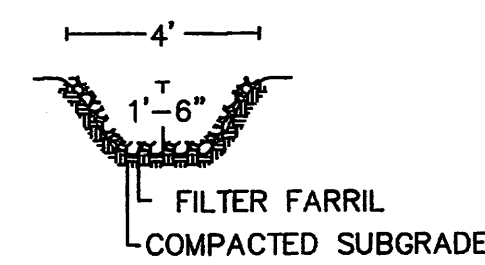
1. COVER SHEET
- 2-3. BOUNDARY SURVEY
4. EXISTING TOPOGRAPHY/ SITE CONDITIONS
5. DEVELOPMENT PLAN
6. GRADING AND DRAINAGE
7. RIGHT OF WAY IMPROVEMENTS

PREPARED FOR:
 KENYON PLASTERING
 9601 SAN PEDRO AVE. NE
 ALBUQUERQUE, NEW MEXICO

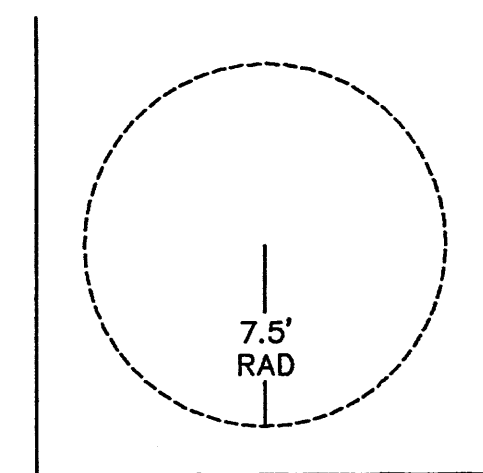
LAND DEVELOPMENT CONSULTANTS, LLC.			
County of Santa Fe	Reviewed By	Date	PROJECT FOR: KENYON PLASTERING CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
			Title: SITE DEVELOPMENT PLAN
			Design: LAND DEVELOPMENT CONSULTANTS, LLC 5620 B.MODESTO AVE. NE, ALBUQUERQUE, NM 87113
			Scale: Drawn By: D.V.
MAP NO.	SHEET NO. 1 OF 9		DATE: JULY 2006



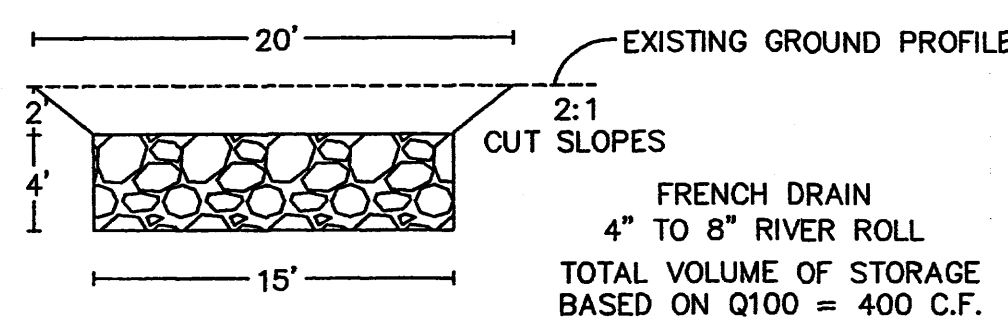
OFFICE FINISH CROSS SECTION
SCALE 1"=8'



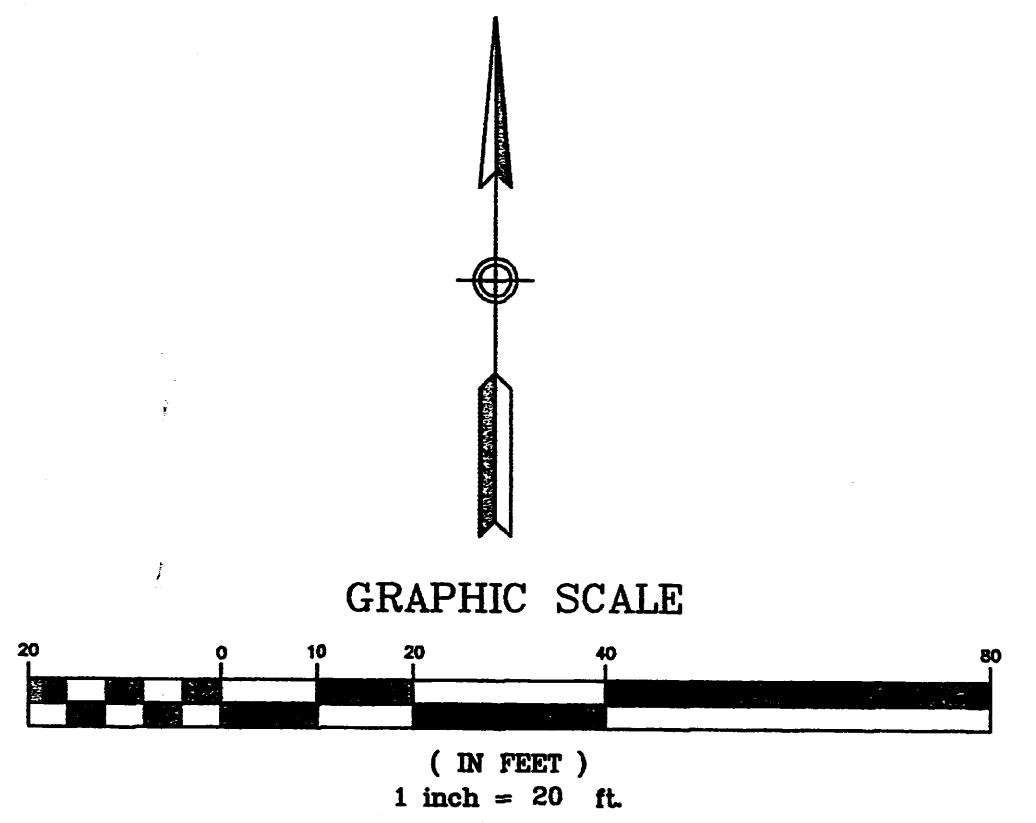
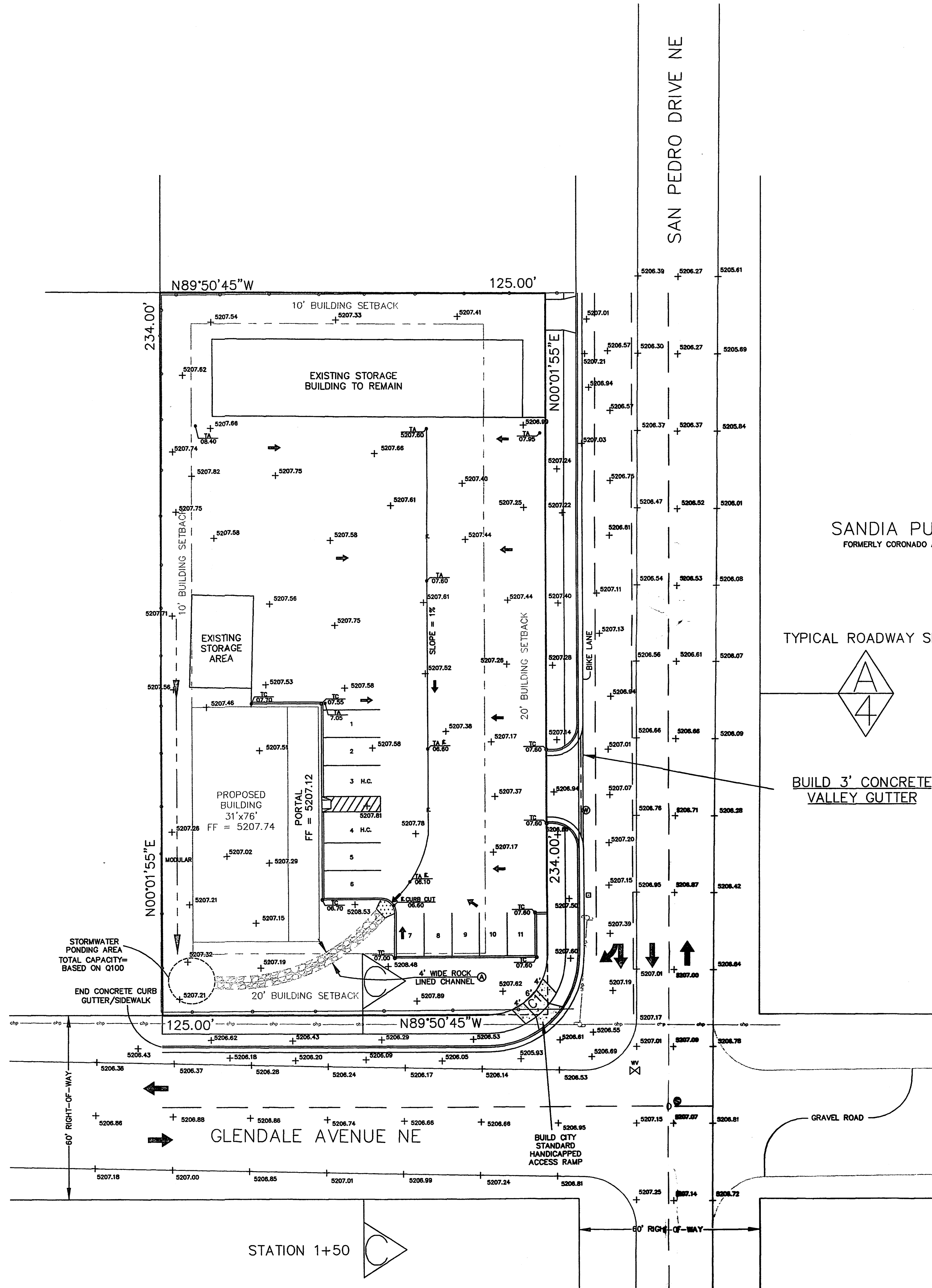
DRAINAGE CHANNEL AREA
SCALE 1"=4'



SITE BLOW UP
PONDING AREA
SCALE 1"=8'



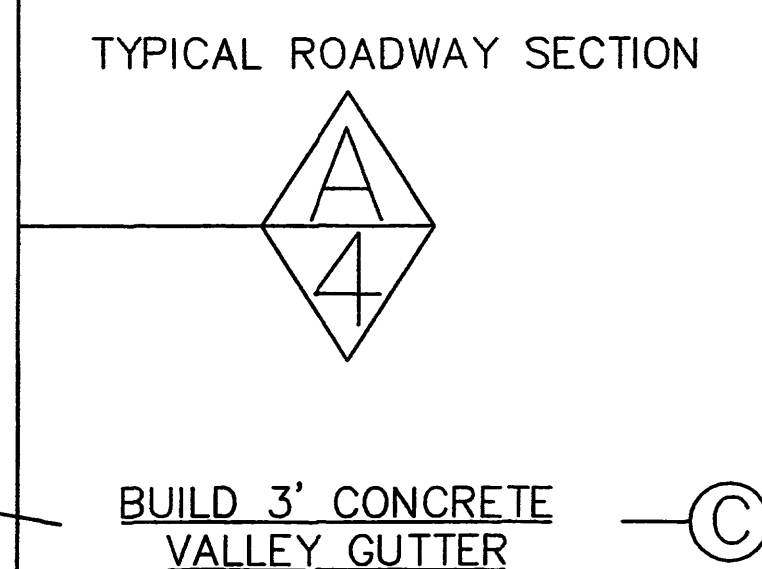
CROSS SECTION PONDING AREA
SCALE 1"=8'



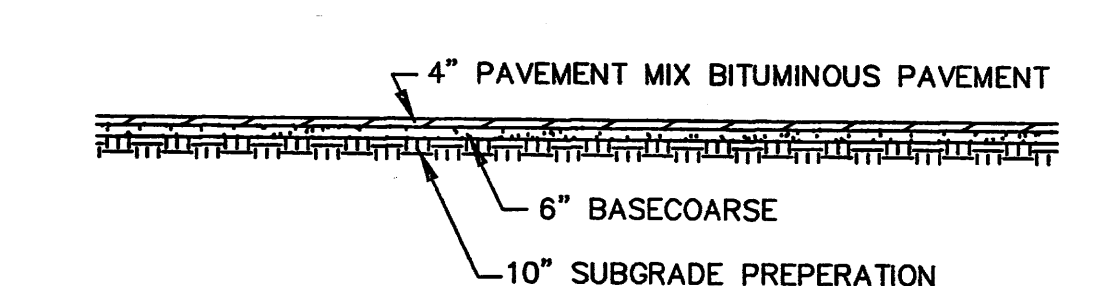
LEGEND

- + 5207.58 DESIGNATES EXISTING GROUND ELEVATIONS
- 5207.21 DESIGNATES TOP OF CURB ELEVATIONS
- 5206.57 DESIGNATES TOP OF ASPHALT FINISH GRADE ELEVATIONS
- 5206.01 DESIGNATES FLOW LINE TOP ASPHALT ELEVATIONS

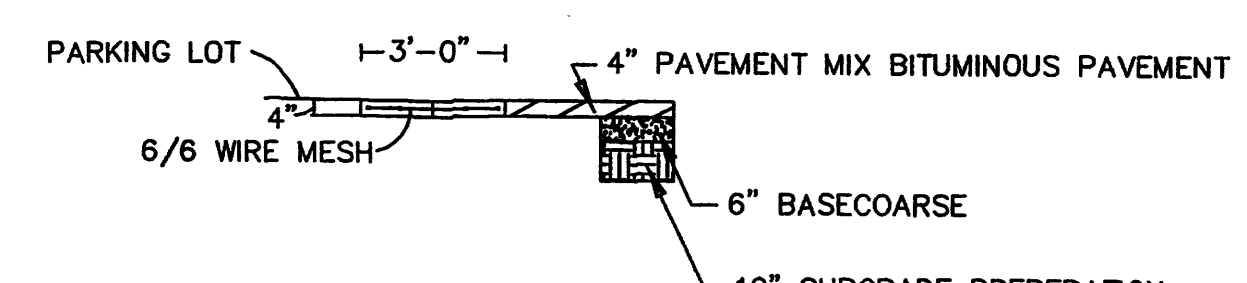
CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	29.89	19.00	S45°05'35"W	26.90	90°07'20"



BUILD 3' CONCRETE VALLEY GUTTER



TYPICAL ASPHALT PARKING LOT
SCALE 1"=8'



VALLEY GUTTER
SCALE 1"=4'

LAND DEVELOPMENT CONSULTANTS, LLC.			
City of Albuquerque	Reviewed By	Date	PROJECT FOR:
			KENYON CONSTRUCTION INC. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
			Title: EXISTING TOPOGRAPHY AND NEW SITE LAYOUT
			Design: LAND DEVELOPMENT CONSULTANTS, LLC 5620 B. MODESTO AVENUE NE, ALBUQUERQUE, NM. 87113
			Scale: 1" = 20'
			Drawn By: D.V.
MAP NO.			Sheet No. OF Date: Apr. 2006