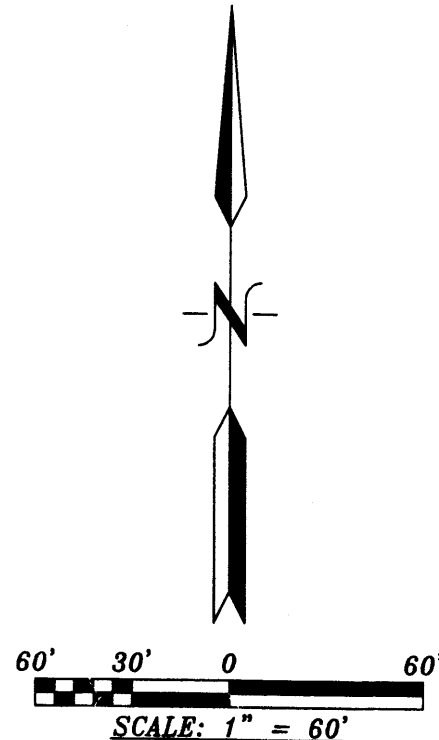


VICINITY MAP No. C-18



CURVE DATA

C1	R = 25.00'
	D = 90°12'44"
	CB = S 45°16'44" W
	CH = 35.42'
	L = 39.36'
C2	R = 25.00'
	D = 89°43'55"
	CB = S 44°41'36" E
	CH = 35.27'
	L = 39.15'

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1 AND 32 INTO ONE (1) LOT, DEDICATE ADDITIONAL STREET RIGHT-OF-WAY AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 2.0023 ACRES.
 - TALOS LOG No. 2006811273
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: JULY 2006
 - CURRENT ZONING: SU-2/M-1

LANDFILL DISCLOSURE STATEMENT

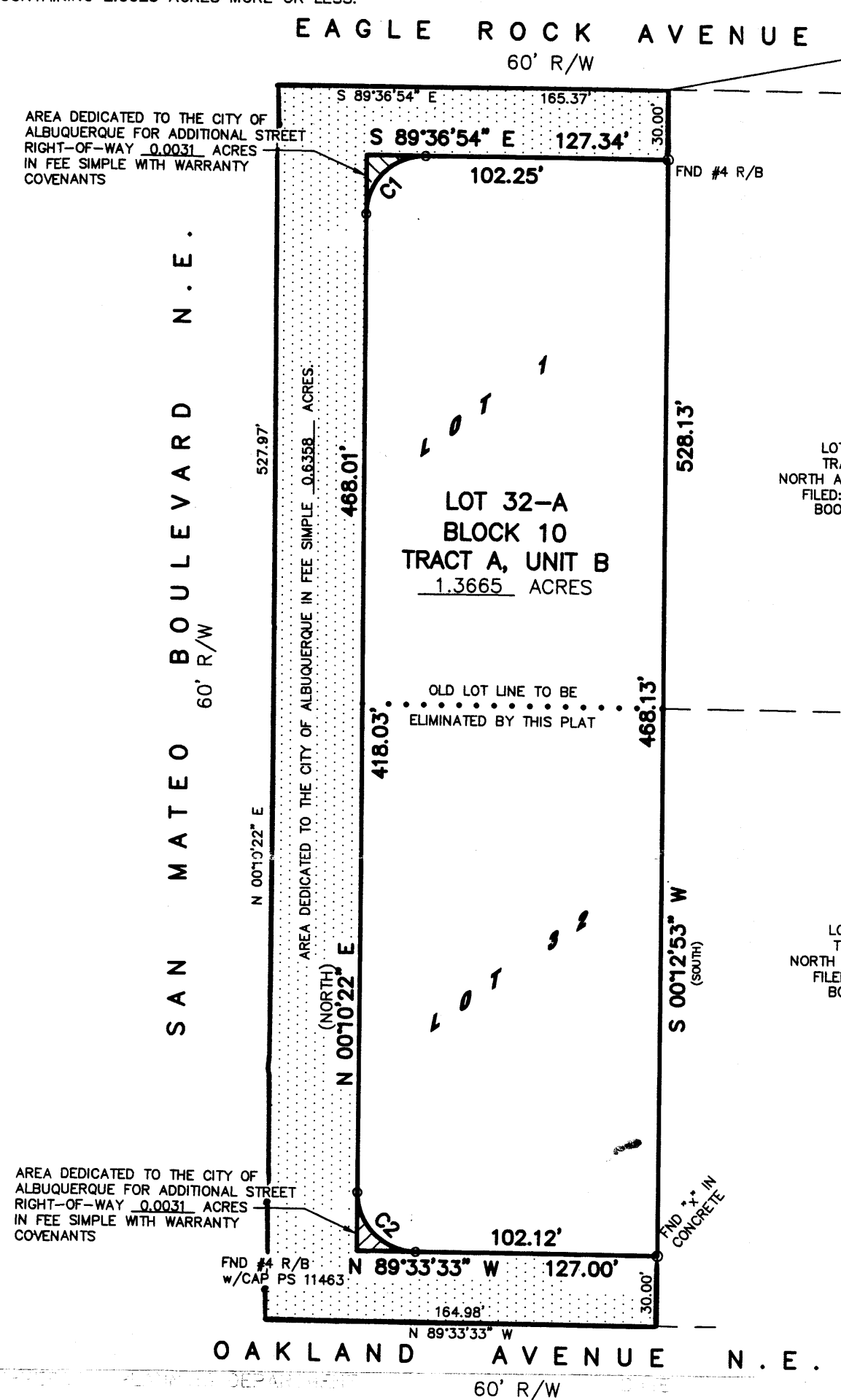
The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendation made by a professional engineer with expertise in land fills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

LEGAL DESCRIPTION:
 LOTS NUMBERED ONE (1) AND THIRTY-TWO (32) OF BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936, IN PLAT BOOK D, PAGE 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 1, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "10-C18" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) x=402,319.45 AND y=1,524,061.42 BEARS N. 79 deg. 34' 16" E., A DISTANCE OF 2,552.70 FEET, RUNNING; THENCE S. 00 deg. 12' 53" W., A DISTANCE OF 528.13 FEET TO THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING A POINT ALONG THE RIGHT-OF-WAY OF OAKLAND AVENUE N.E.; THENCE N. 89 deg. 33' 33" W., A DISTANCE OF 164.98 FEET TO THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING THE INTERSECTION OF OAKLAND AVENUE N.E. AND SAN MATEO BOULEVARD N.E.; THENCE N. 00 deg. 10' 22" E., A DISTANCE OF 527.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE INTERSECTION OF SAN MATEO BOULEVARD N.E. AND EAGLE ROCK AVENUE; THENCE S. 89 deg. 36' 54" E., A DISTANCE OF 165.37 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0023 ACRES MORE OR LESS.

ACS STATION "10-C18"
 X=402,319.45
 Y=1,524,061.42
 GRID TO GRID=0.9996613
 Δα = -00° 11' 18"
 CENTRAL ZONE, NAD 1927

PLAT OF
LOT 32-A, BLOCK 10
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 13
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2006



PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE

CITY APPROVALS:

[Signature] DATE 10-2-06
 CITY SURVEYOR

*REAL PROPERTY DIVISION (CONDITIONAL) DATE _____
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE _____
 UTILITIES DEVELOPMENT DATE _____
 PARKS AND RECREATION DEPARTMENT DATE _____
 AMAFCA DATE _____
 CITY ENGINEER DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE _____

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 5/16/07

FREE CONSENT
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR 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 FEE SIMPLE TO THE LAND SUBDIVIDED, AND ALSO DOES HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. FOR THE RETURNS LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS AND DOES DEDICATE ADDITION RIGHT-OF-WAY FOR OAKLAND AVENUE, SAN MATEO BOULEVARD AND EAGLE ROCK AVENUE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

[Signature] DATE 9-29-06

ACKNOWLEDGMENT S.S.
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 29th DAY OF Sept. 2006

BY: Scoot C. Haugwitz
 OWNERS NAME

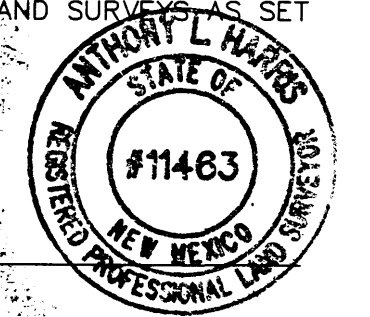
MY COMMISSION EXPIRES: 12/15/08 BY: Denise Sandy
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

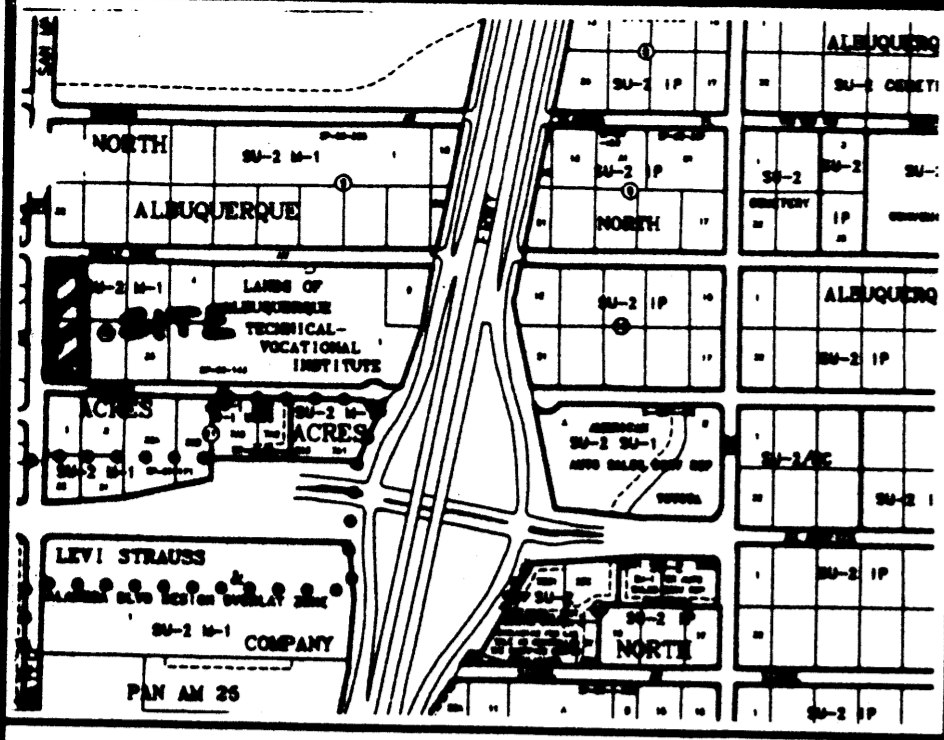
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 29th DAY OF Sept. 2006.

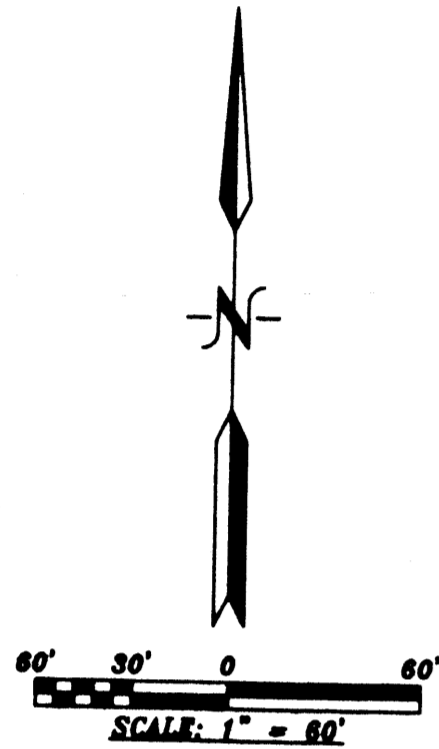
[Signature]
 ANTHONY L. HARRIS, P.S. # 11463



HARRIS SURVEYING, INC.
 2412-D MONROE STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056
 FAX: (505) 889-8645



VICINITY MAP No. C-18



CURVE DATA

C1	R = 25.00'
	D = 80°12'44"
	CB = S 49°16'44" W
	CH = 35.42'
	L = 38.38'
C2	R = 25.00'
	D = 89°43'56"
	CB = S 44°41'38" E
	CH = 35.27'
	L = 38.15'

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1 AND 32 INTO ONE (1) LOT, DEDICATE ADDITIONAL STREET RIGHT-OF-WAY AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 2.0023 ACRES.
- TALOS LOG No. 2006811273
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: JULY, 2006
- CURRENT ZONING: SU-2/M-1

LANDFILL DISCLOSURE STATEMENT

The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendation made by a professional engineer with expertise in land fills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1-019-064-010436-207-01

PROPERTY OWNER OF RECORD: CUNABO LTD. CO.

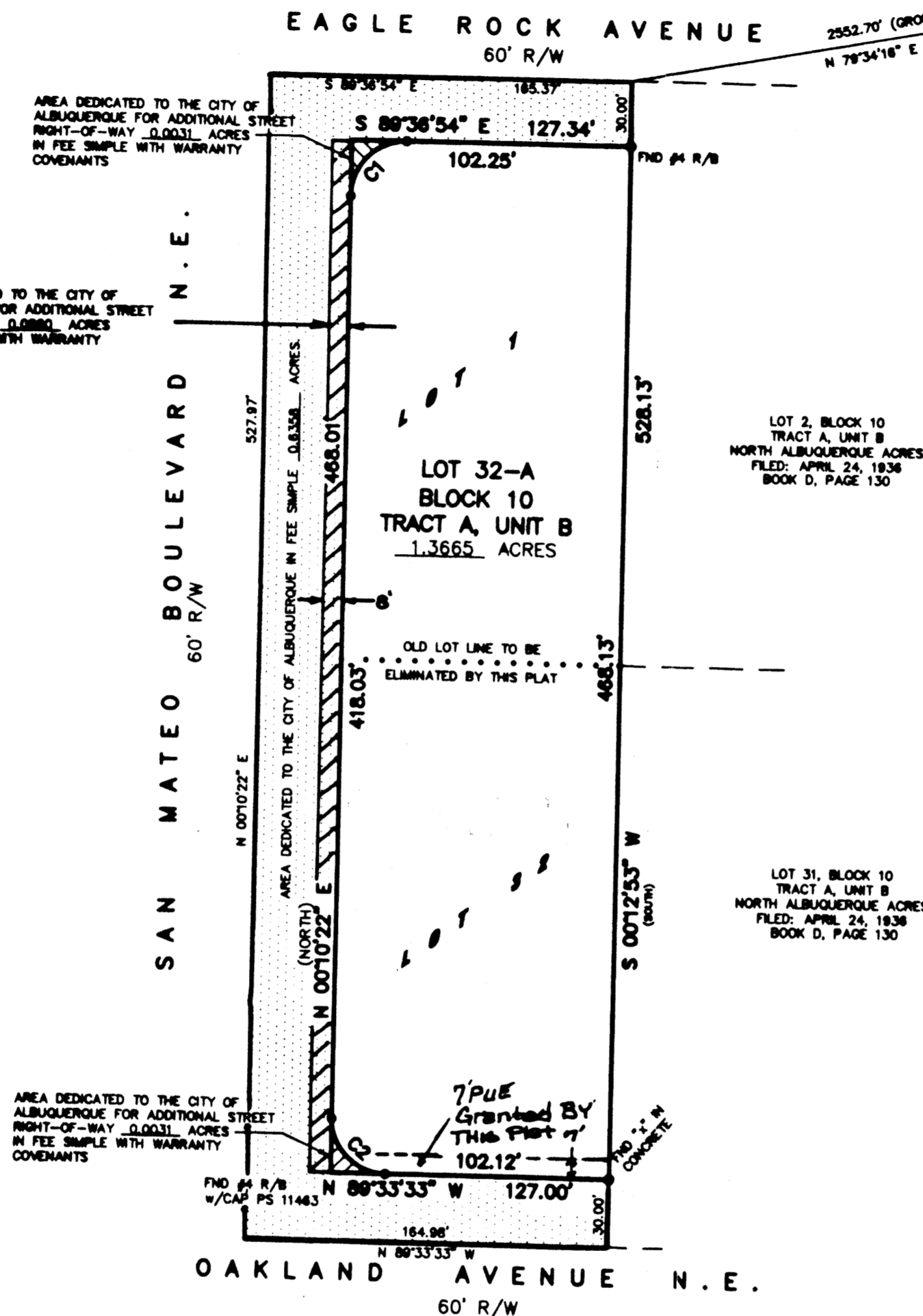
BERNALILLO CO. TREASURER'S OFFICE: Mark Smith DD
3/17/07

LEGAL DESCRIPTION:

LOTS NUMBERED ONE (1) AND THIRTY-TWO (32) OF BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936, IN PLAT BOOK D, PAGE 130, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 1, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "10-C18" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) X=402,319.45 AND Y=1,524,061.42 BEARS N. 79 DEG. 34' 18" E., A DISTANCE OF 2,552.70 FEET, RUNNING; THENCE S. 00 DEG. 12' 53" W., A DISTANCE OF 528.13 FEET TO THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING A POINT ALONG THE RIGHT-OF-WAY OF OAKLAND AVENUE N.E.; THENCE N. 89 DEG. 33' 33" W., A DISTANCE OF 164.98 FEET TO THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING THE INTERSECTION OF OAKLAND AVENUE N.E. AND SAN MATEO BOULEVARD N.E.; THENCE N. 00 DEG. 10' 22" E., A DISTANCE OF 527.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE INTERSECTION OF SAN MATEO BOULEVARD N.E. AND EAGLE ROCK AVENUE; THENCE S. 89 DEG. 36' 54" E., A DISTANCE OF 165.37 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0023 ACRES MORE OR LESS.

ACS STATION "10-C18"
X=402,319.45
Y=1,524,061.42
GRD TO GRD=0.9996613
ΔC = -00' 11' 18"
CENTRAL ZONE, NAD 1927

PLAT OF
LOT 32-A, BLOCK 10
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 13
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2006



PROJECT NUMBER:	<u>1005123</u>
APPLICATION NUMBER:	<u>06DRB-01550</u>
UTILITY APPROVALS:	
PNM ELECTRIC SERVICES	<u>Leif 91 Mack</u> 5-11-07 DATE
PNM GAS SERVICES	<u>Leif 91 Mack</u> 5-11-07 DATE
QWEST TELECOMMUNICATIONS	<u>Danette Reibel</u> 5/10/07 DATE
COMCAST	<u>Gene Talan</u> 5-16-07 DATE
NEW MEXICO UTILITIES	<u>NA</u> DATE
CITY APPROVALS:	
CITY SURVEYOR	<u>NA</u> 10-2-06 DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	<u>Chanda Metten</u> 10/27/06 DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	<u>NA</u> DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>NA</u> 5-16-07 DATE
UTILITIES DEVELOPMENT	<u>Roger J. Hean</u> 5/16/07 DATE
PARKS AND RECREATION DEPARTMENT	<u>Christina Sandoval</u> 5/16/07 DATE
AMAFCA	<u>Bradley S. Bish</u> 5/16/07 DATE
CITY ENGINEER	<u>Bradley S. Bish</u> 5/16/07 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>Andrew Garcia</u> 5/17/07 DATE

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR 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 FEE SIMPLE TO THE LAND SUBDIVIDED, AND ALSO DOES HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS, FOR THE RETURNS LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS AND DOES DEDICATE ADDITION RIGHT-OF-WAY FOR OAKLAND AVENUE, SAN MATEO BOULEVARD AND EAGLE ROCK AVENUE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Scott C. Haugwitz 9-29-06 DATE

ACKNOWLEDGMENT S.S.
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC ON THIS 29th DAY OF Sept. 2006

BY: Scott C. Haugwitz
OWNERS NAME

MY COMMISSION EXPIRES: 12/15/08



NOTARY PUBLIC



2007872956
6655993
Page: 1 of 1
05/17/2007 12:58P
Bk-2867C Pg-125

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEY AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 29th DAY OF Sept. 2006.

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463



HARRIS SURVEYING, INC.
4112-D MONROE STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-0066
FAX: (505) 889-0045

SITE DATA

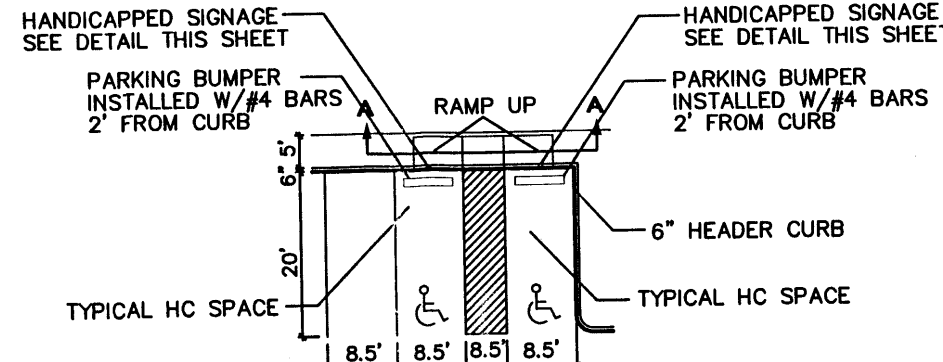
PROPOSED USAGE:	OFFICE/WAREHOUSE	
LOT AREA:	59,256.70 S.F. (1.3603 ACRE)	
OFFICE AREA:	16,500.00 S.F.	
WAREHOUSE AREA:	3,600.00 S.F.	
TOTAL BUILDING AREA:	21,700.00 S.F.	
LANDSCAPE CALCULATIONS:		
NET LOT AREA	37,556.70 SF ±	
LANDSCAPING REQUIRED:	5,633.51 SF ±	
15% OF 54,919 SF		
LANDSCAPE PROVIDED	8,627.00 SF ±	
PARKING CALCULATIONS:		
PARKING REQUIRED:		
OFFICES	16,500 GSF / 200 GSF	83 SPACES
WAREHOUSE	3,600 GSF / 2,000 GSF	2 SPACES
TOTAL		85 SPACES
TOTAL PARKING PROVIDED:		88 SPACES
HC PARKING REQUIRED	3 SPACES (1 VAN)	
HC PARKING PROVIDED	4 SPACES (1 VAN)	
BICYCLE SPACES REQUIRED:	4 SPACES	
BICYCLE SPACES PROVIDED:	4 SPACES	

C1
R = 25.00'
D = 90°12'44"
CB = S 45°16'44" W
CH = 35.42'
L = 39.36'

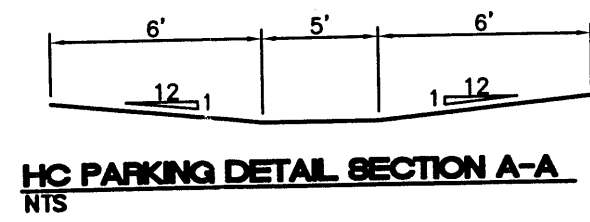
C2
R = 25.00'
D = 89°43'55"
CB = S 44°41'36" E
CH = 35.27'
L = 39.15'

LEGEND

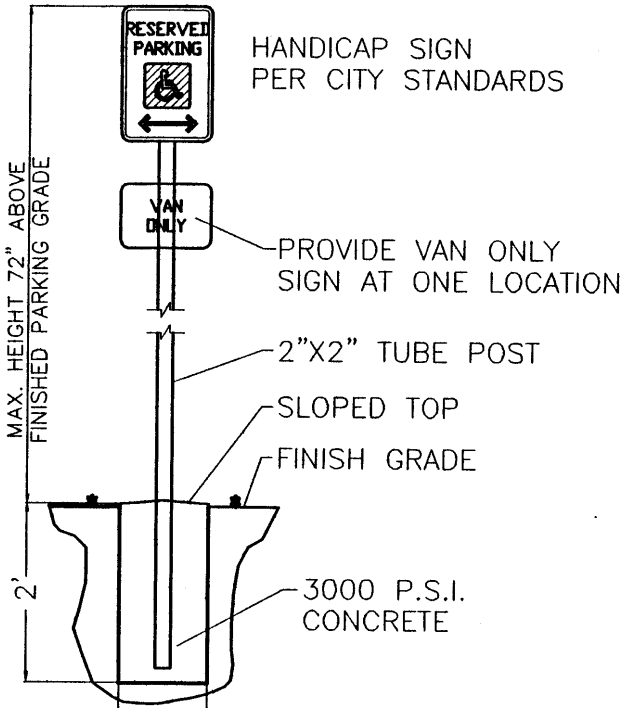
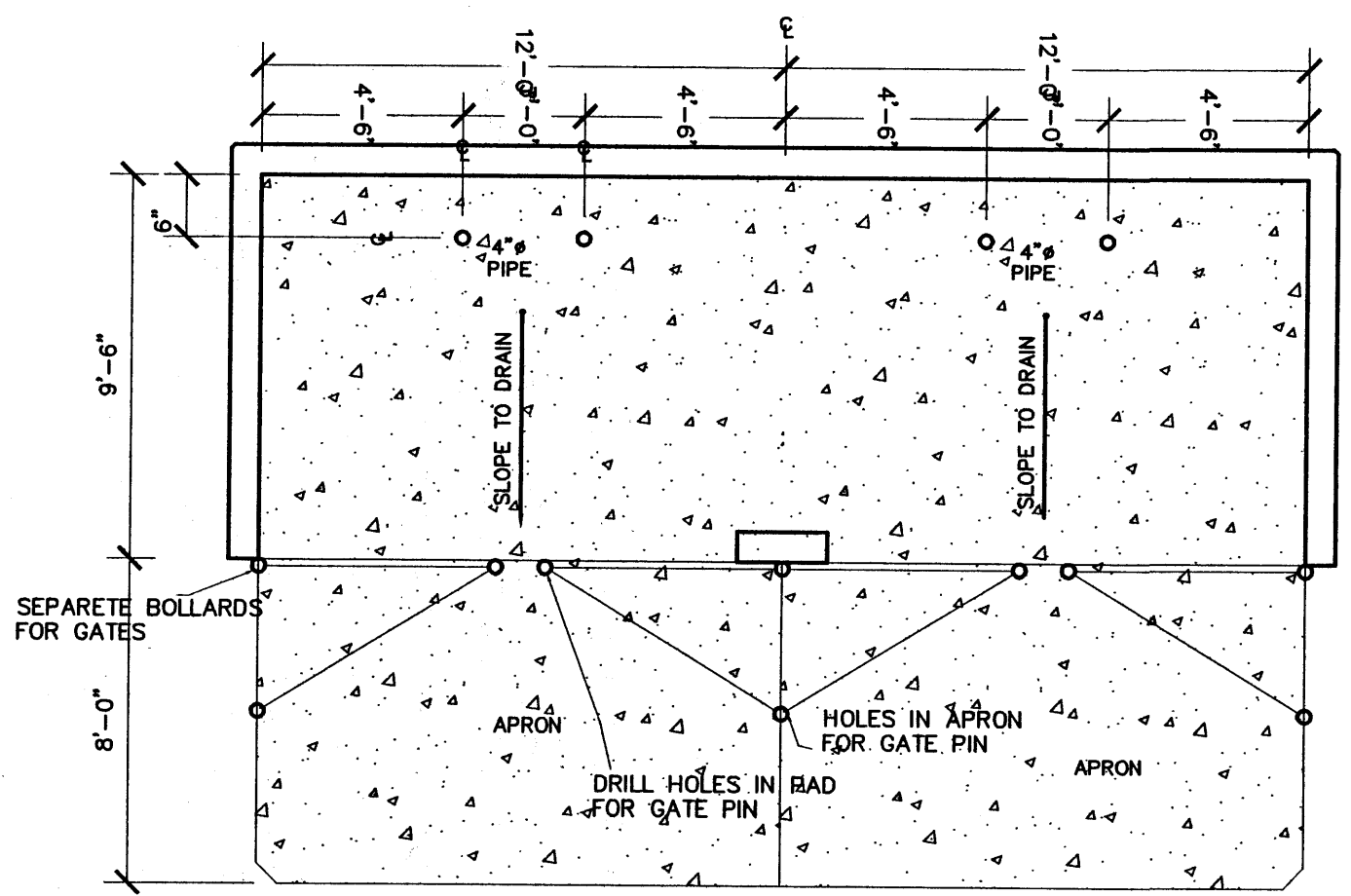
()	EXISTING SAS MANHOLE
(M)	EXISTING METER
(V)	EXISTING VALVE W/BOX
(F)	EXISTING FIRE HYDRANT
---	EX. 8" SAS
---	EXISTING SANITARY SEWER LINE
---	EX. 16" WL
---	EXISTING WATER LINE
---	EXISTING CURB & GUTTER
---	PROPOSED CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
X-X	EXISTING FENCE
*	EXISTING STREET LIGHT
()	EXISTING ANCHOR
()	EXISTING POWER POLE
()	EXISTING TEL RISER
()	EXISTING ELEC METER



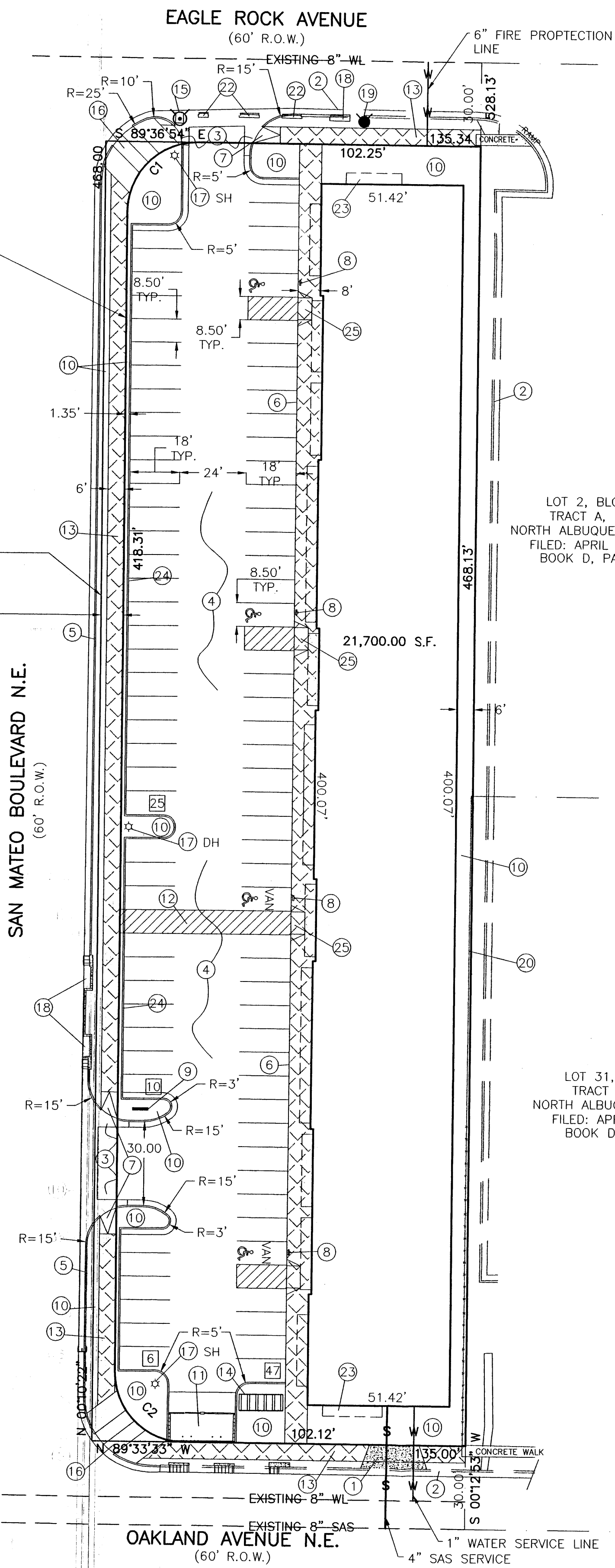
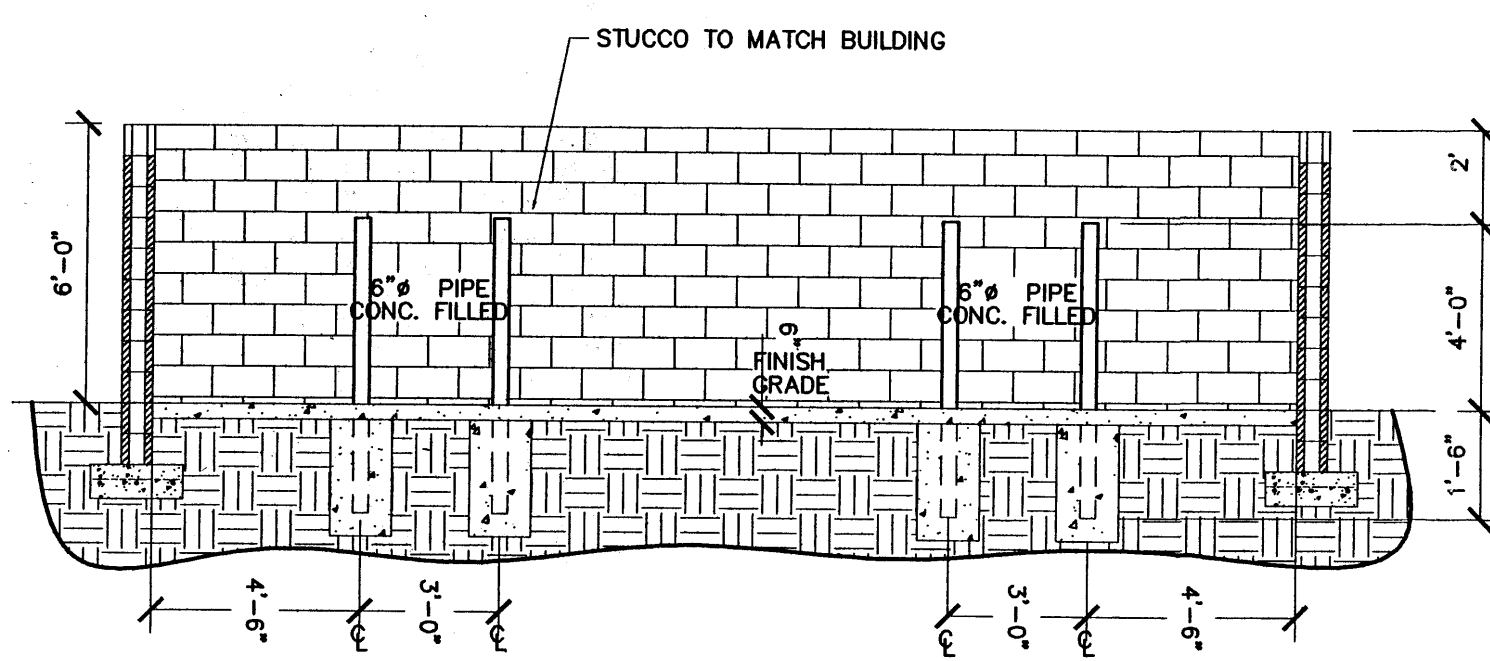
HC PARKING DETAIL
NTS



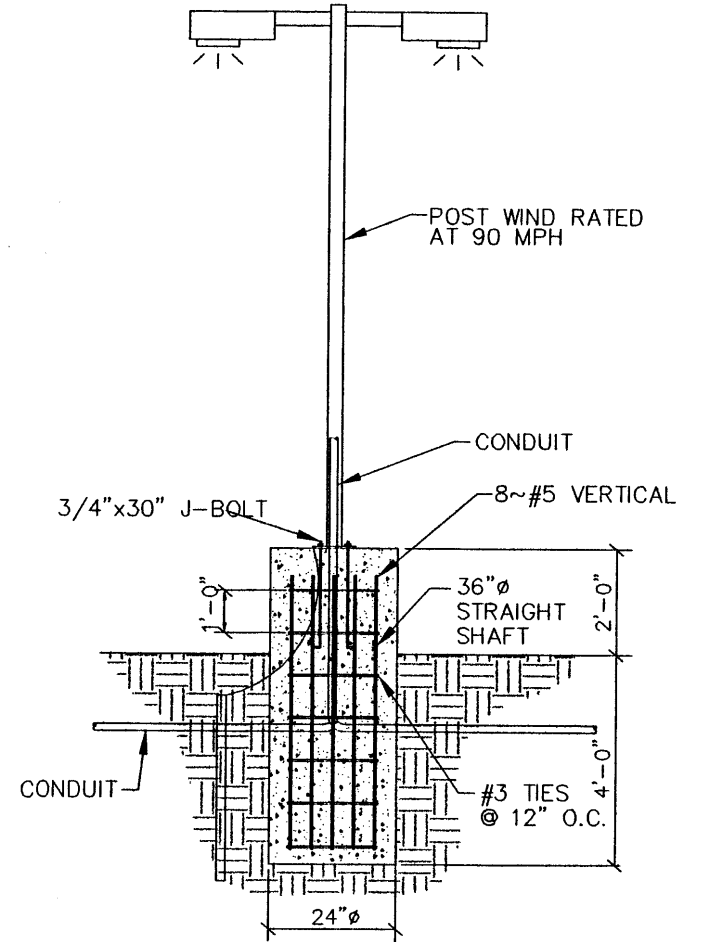
HC PARKING DETAIL SECTION A-A
NTS



HANDICAP SIGN DETAIL
NTS

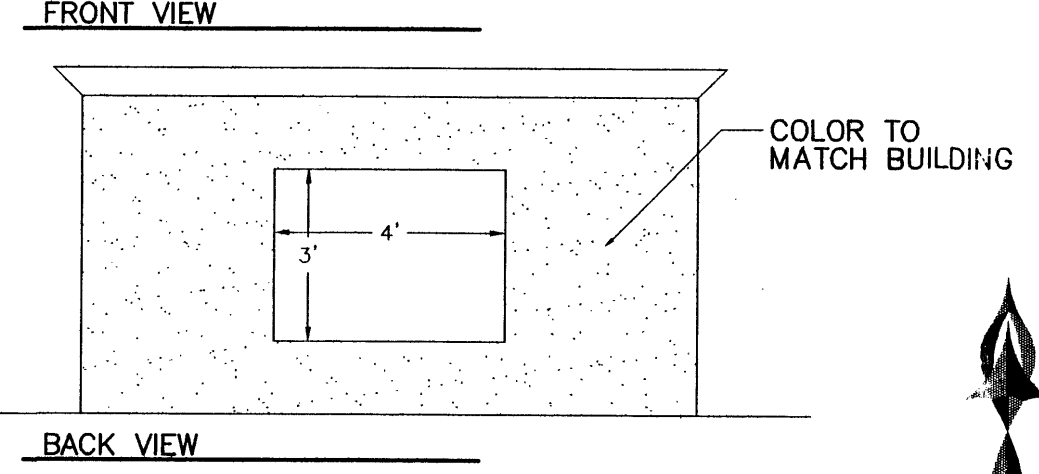
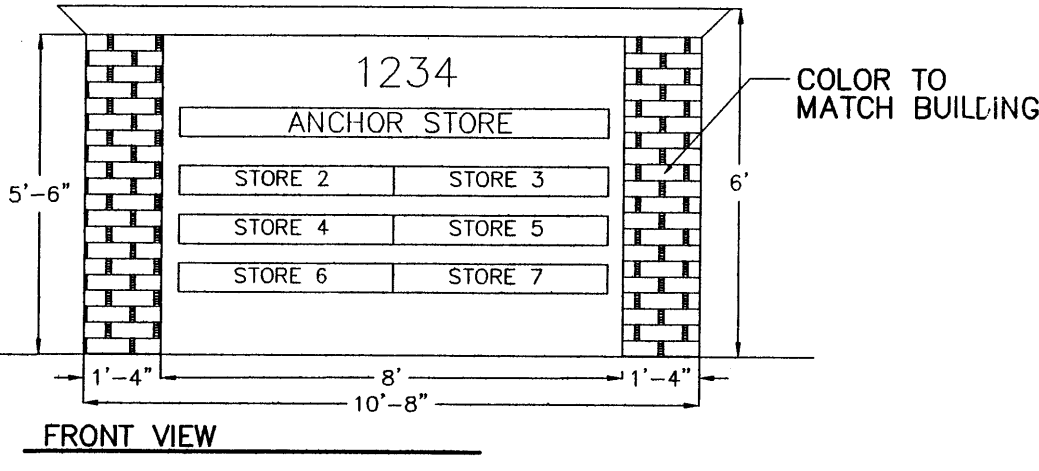


- NOTES:**
- EXISTING DRIVEPAD.
 - EXISTING CURB AND GUTTER.
 - NEW ENTRANCE PER COA STANDARD DRAWING #2426.
 - NEW ASPHALT PAVING AREA.
 - NEW STANDARD CURB AND GUTTER PER COA STANDARD DRAWING #2415A.
 - NEW TURNDOWN SIDEWALK.
 - NEW UNIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. #2441 & #2418.
 - HANDICAP SIGN SEE DETAIL THIS SHEET.
 - MONUMENT SIGN SEE DETAIL THIS SHEET.
 - LANDSCAPED AREA.
 - TRASH ENCLOSURE SEE DETAIL THIS SHEET.
 - 8.50' WIDE TEXTURED CONCRETE PEDESTRIAN CROSSING.
 - NEW 6" SIDEWALKS PER COA STANDARD DRAWING 2430.
 - BICYCLE RACK.
 - RELOCATE EXISTING FIRE HYDRANT
 - NEW PUBLIC PUBLIC WALK ACCESS RAMP PER COA STANDARD DRAWING #2440.
 - NEW LIGHT POLE SEE DETAIL THIS SHEET. (DOUBLEHEAD, DH OR SINGLE, SH)
 - EXISTING DROP INLETS.
 - RELOCATED FIRE HYDRANT.
 - EXISTING CHAINLINK FENCE.
 - 8.50' PEDESTRIAN CROSSING.
 - EXISTING DROP INLETS TO BE RELOCATED OR MODIFIED.
 - BENCHES.
 - MEDIAN CURB OR TYPE II PINNED CURB PER COA STANDARD DRAWING #2415B.
 - HANDICAMP RAMP SEE DETAIL THIS SHEET.

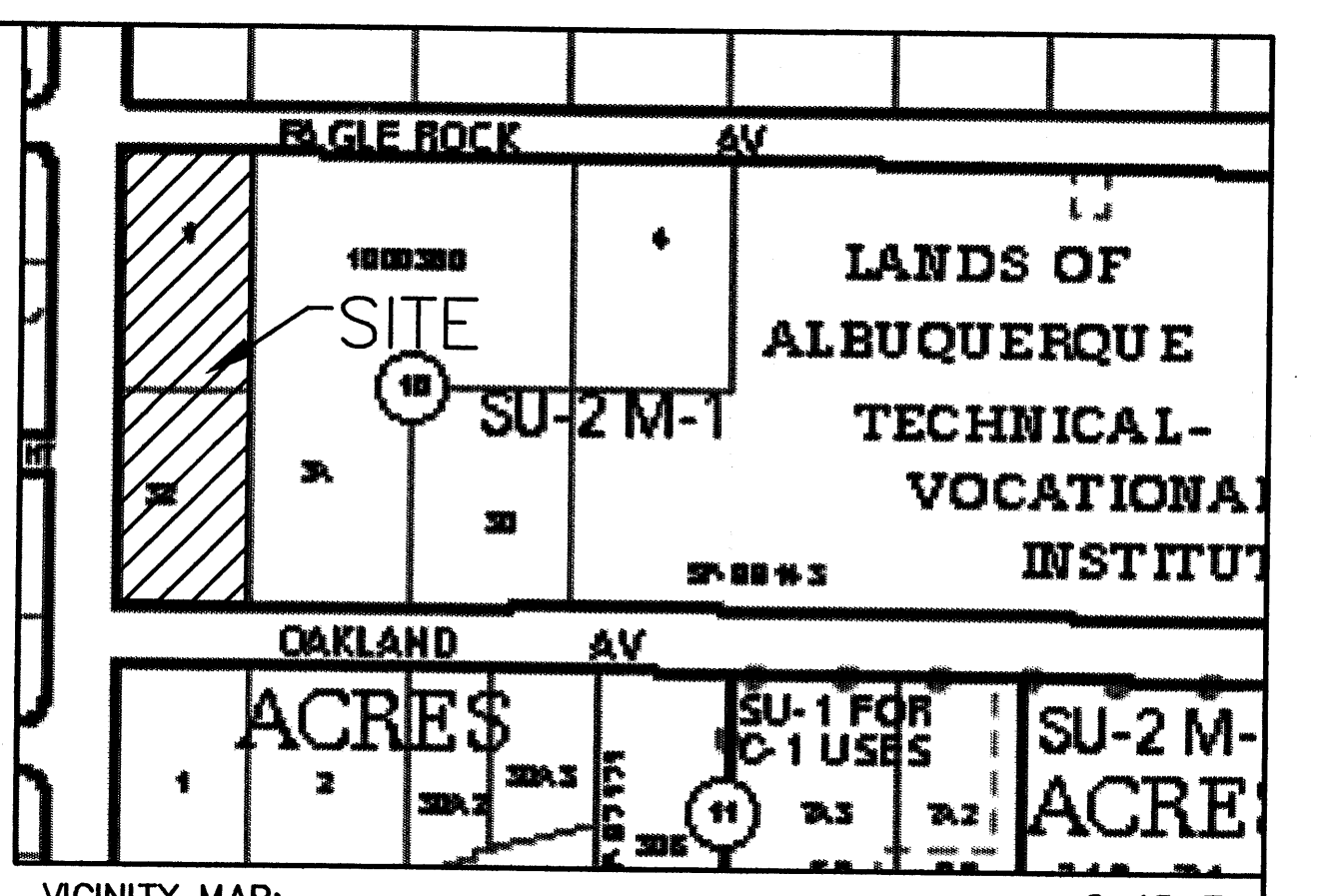


TYPICAL AREA DOUBLE HEAD LIGHT DETAIL

SCALE: NONE
PLEASE SEE SITE PLAN FOR NUMBER OF HEADS



COMPANY SIGN ELEVATION
MONUMENT SIGN FOR CUNADO CONSTRUCTED OUT OF STRUCTURAL STEEL AND CONCRETE SLAB SIMILAR TO BUILDING. COLOR TO MATCH BUILDING COLOR.



VICINITY MAP: C-18-Z

LEGAL DESCRIPTION:
EXISTING: LOT 1 AND 32, BLOCK 10, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES CONTAINING 1.3603 ACRES
FUTURE: LOT 32-A, BLOCK 10, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
ZONING: SU-2 FOR M1

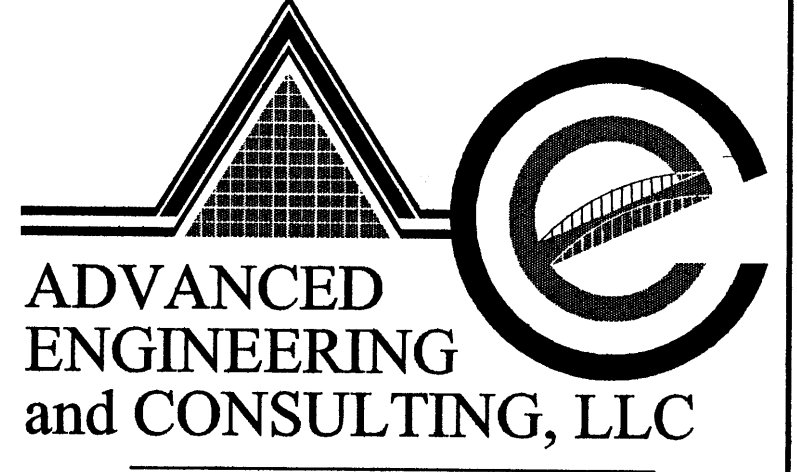
- SHEET INDEX**
- SITE PLAN
 - LANDSCAPING PLAN
 - CONCEPTUAL GRADING AND DRAINAGE PLAN
 - ELEVATION PLAN

LANDFILL DISCLOSURE STATEMENT
THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

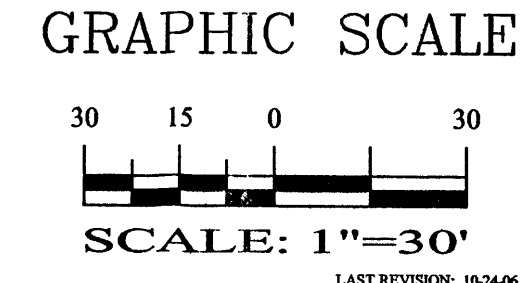
PROJECT NUMBER: 1005123
APPLICATION NUMBER: _____
IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITIES DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE

1005123
Planning
11/1/06
Seto Plan

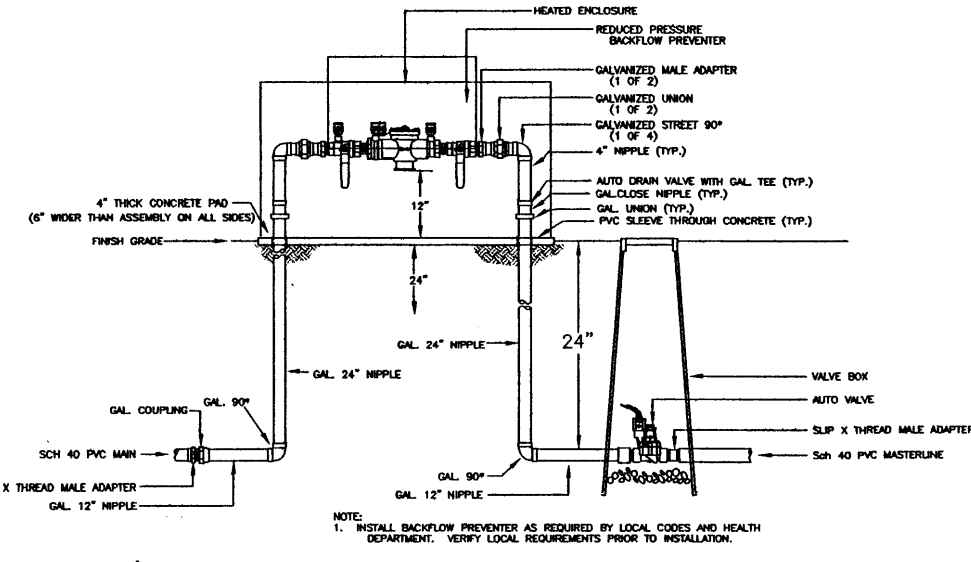


ADVANCED ENGINEERING and CONSULTING, LLC
SHAHAB BIAZAR P.E. #13479
4416 ANAHEIM AVE. NE ALBUQUERQUE, NEW MEXICO 87113 (505)999-5570



CUNADO RETAIL CENTER SITE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200664-ST.DWG	JT	10-14-06	1 OF 4



Mastervalue w/RPBA

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use
Trees				
6	⊕	<i>Crataegus phaenopynum</i> Washington Hawthorn	2" B&B	Medium+
3	⊙	<i>Forestiera neomexicana</i> New Mexico Olive	15-Gal	Medium
16	⊕	<i>Fraxinus velutina</i> 'Modesto' Modesto Ash	2" B&B	Medium +
2	⊙	<i>Pinus nigra</i> Austrian Pine	5'-6'	Medium
5	⊕	<i>Pryus calleryana</i> Flowering Pear	2" B&B	Medium +
Shrubs/Groundcovers				
11	⊕	<i>Caryopteris clandonensis</i> Blue Mist	1-Gal	Medium
21	⊕	<i>Fallugia paradoxa</i> Apache Plume	1-Gal	Low
15	✱	<i>Hesperaloe parviflora</i> Red Yucca	5-Gal	Low+
21	⊕	<i>Nepeta mussini</i> Giant Catmint	1-Gal	Medium
13	⊕	<i>Penstemon pinifolius</i> Pineleaf Penstemon	1-Gal	Low+
6	⊕	<i>Prunus besseyi</i> Western Sand Cherry	5-Gal	Medium
20	⊕	<i>Rhaphiolepis indica</i> India Hawthorn	5-Gal	Medium
18	⊕	<i>Rhus trilobata</i> Three-leaf Sumac	1-Gal	Low+
18	✱	<i>Rosmarinus officinalis</i> Rosemary	5-Gal	Low +
Ornamental Grasses				
20	✱	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	5-Gal	Medium
11	✱	<i>Nolina microcarpa</i> Bear Grass	1-Gal	Low +

SITE DATA

GROSS LOT AREA	59,256.70 SF
LESS BUILDING(S)	21,700.00 SF
NET LOT AREA	37,556.70 SF
REQUIRED LANDSCAPE	5,633.51 SF
15% OF NET LOT AREA	5,633.51 SF
PROPOSED LANDSCAPE	8,627.00 SF
PERCENT OF NET LOT AREA	23%

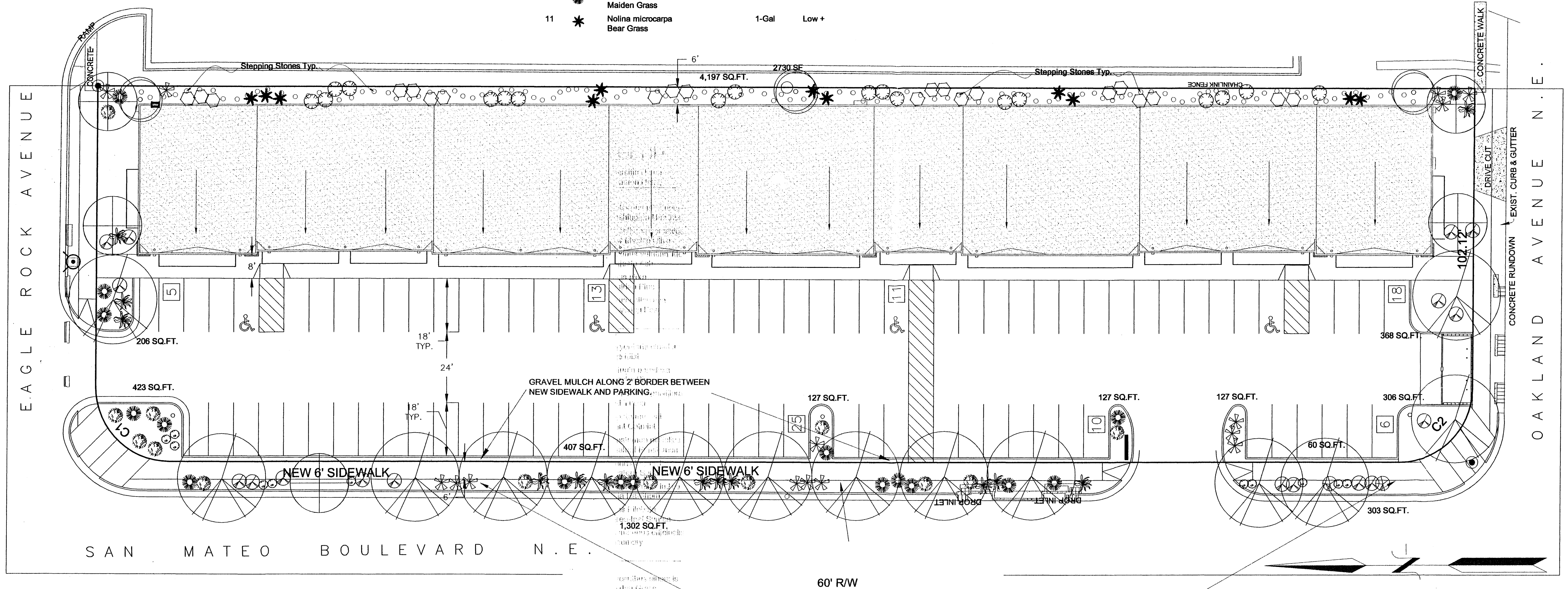
REQUIRED STREET TREES
PROVIDED AT 30' O.C. SPACING ALONG STREET 23
REQUIRED PARKING LOT TREES
PROVIDED AT 1 PER 10 SPACES (90 SPACES/10) 9

PLANTING RESTRICTIONS APPROACH

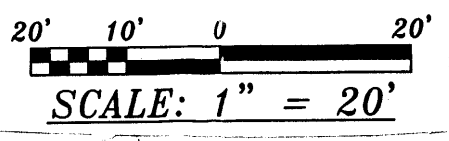
A MINIMUM OF 80% OF THE PLANTINGS TO BE
LOW OR MEDIUM WATER USE PLANTS
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE
HIGH WATER USE TURF

NOTE

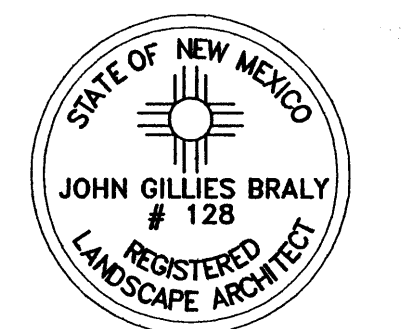
MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH OVER FILTER FABRIC
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
NO PARKING SPACE SHALL BE MORE THEN 50' FROM A TREE (NORTH I-25 SECTOR DEV. PLAN)



36% (2,879 SQ.FT.) OF TOTAL LANDSCAPING ON SITE LOCATED WITHIN RIGHT-OF-WAY DEDICATED TO CITY OF ALBUQUERQUE



Growing Better Up
Heads
LANDSCAPE CONTRACTORS
www.headsuplandscape.com
P.O. BOX 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com



KCC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

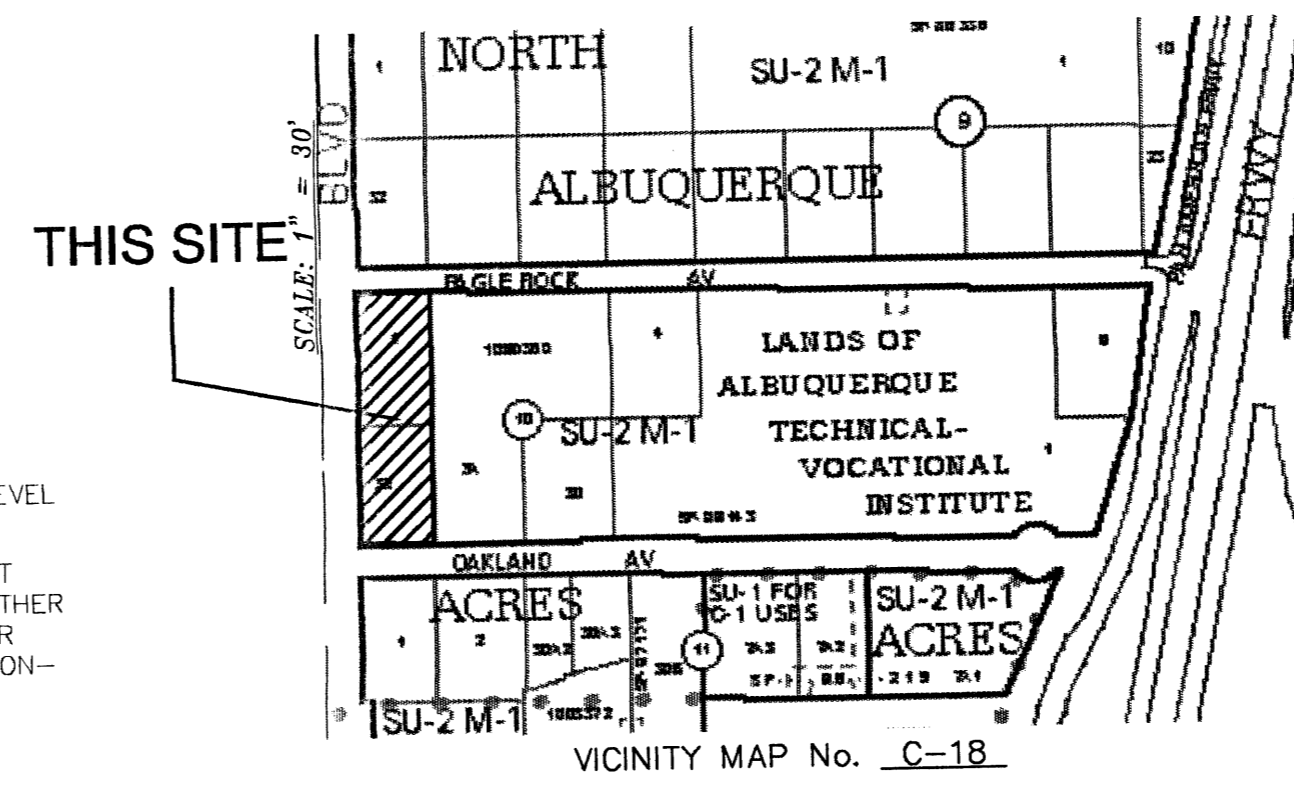
JOB TITLE: CUNADO RETAIL CENTER			
REVISION: 10/19/06	FILE NAME	JOB NO.	DATE 7/11/06
SHEET TITLE: LANDSCAPE PLAN			DRAWN BY: J.C.

ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF AND OWNED BY KCC DESIGN COLLABORATIVE WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY WERE CREATED, EVOLVED, DEVELOPED AND PRODUCED FOR THE SOLE USE OF AND IN CONNECTION WITH THIS PROJECT AND NONE OF THE ABOVE MAY BE DISCLOSED OR GIVEN OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER, INCLUDING ANY OTHER PROJECT, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF KCC DESIGN COLLABORATIVE.

A.L.T.A / A.C.S.M. LAND TITLE SURVEY
with TOPOGRAPHY
OF
LOT 32A, BLOCK 10
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2006

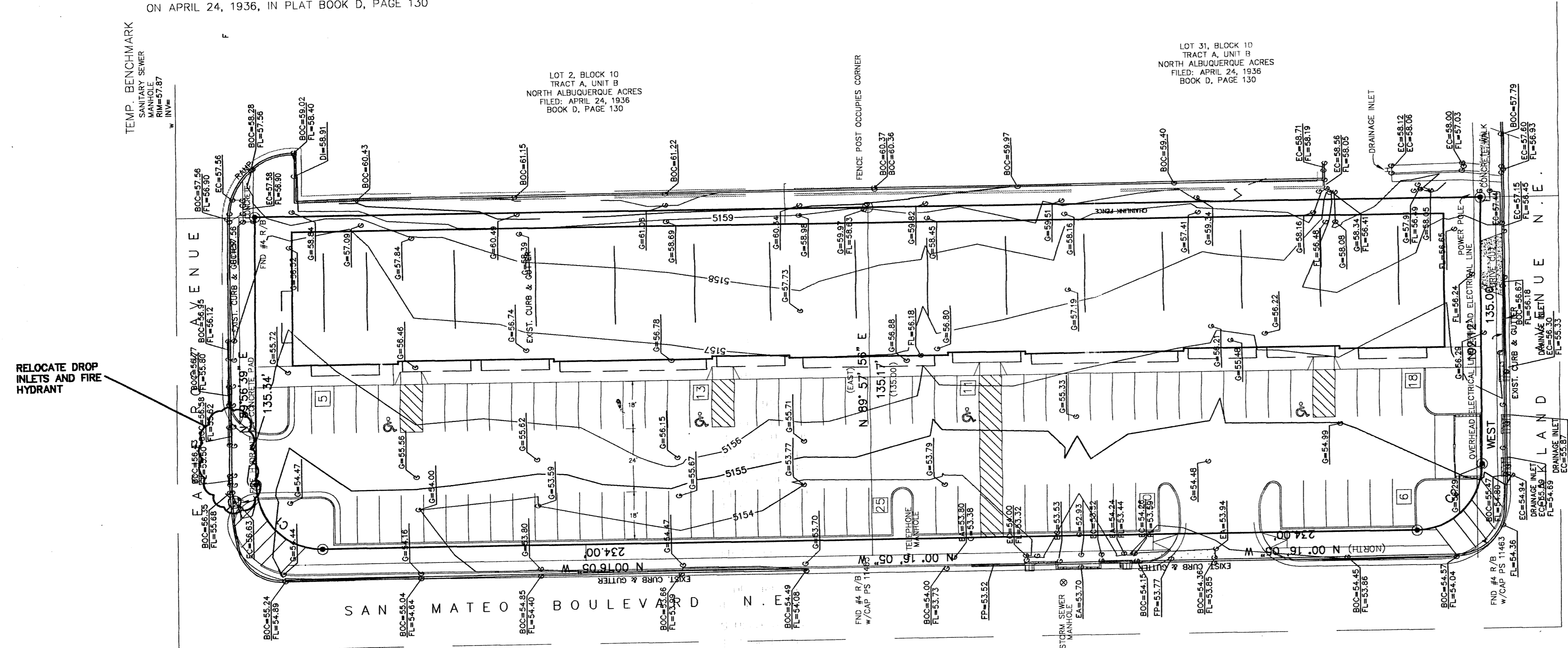
GENERAL NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION "NDC 6-1A", HAVING AN ELEVATION OF 5052.50 FEET ABOVE SEA LEVEL.
- 3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 4: OWNER OF RECORD PER STEWART TITLE CO. TITLE BINDER DATED: JUNE 19, 2006 IS RGR Ltd. Co.
- 5: LEGAL DESCRIPTION AND EASEMENTS SHOWN WAS PROVIDED BY STEWART TITLE CO. COMMITMENT No. 6060427.
- 6: PLATS USED TO ESTABLISH BOUNDARY.
A: PLAT OF NORTH ALBUQUERQUE ACRES
FILED: APRIL 24, 1936 IN BOOK D, PAGE 130
- 7: FIELD WORK PERFORMED ON: JUNE, 2006



LEGAL DESCRIPTION:

LOT NUMBERED THIRTY-TWO (32) OF BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936, IN PLAT BOOK D, PAGE 130



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 THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. 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 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 ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

GRADING/DRAINAGE PLAN

CUNADO RETAIL CENTER IS CONTAINED
HEREON THE FOLLOWING ITEMS CONCERNING
1. VICINITY MAP
2. DRAINAGE CALCULATIONS

CUNADO RETAIL CENTER, SAN MATEO N.E.

BUILDING AREA	= 0.821 ACRES (22,702 SF)
LANDSCAPE AREA	= 0.129 ACRES (3,227 SF)
PARKING/ASPHALT AREA	= .811 ACRES (35,340 SF)
TOTAL SITE	= 1.45 ACRES (63,269 SF)

PRECIPITATION: 360 = 2.36 IN.
1440 = 2.75 IN.
10DA = 3.95 IN.

EXISTING CONDITIONS: PROPOSED CONDITIONS:

TREATMENT A	1.45 AC.	0 AC.
TREATMENT B	0 AC.	0.120 AC.
TREATMENT C	0 AC.	0 AC.
TREATMENT D	0 AC.	1.33 AC.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A	0.53 IN.	CFS/AC. 1.56
TREATMENT B	0.78 IN.	CFS/AC. 2.28
TREATMENT C	1.13 IN.	CFS/AC. 3.14
TREATMENT D	2.12 IN.	CFS/AC. 4.07

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = $(0.53 \times 0) + (0.78 \times 1.13) + (1.13 \times 0) + (2.12 \times 4.22) = 1.034$ IN.
V100 = $1.04(0.6/12) = 0.517$ AC.FT.

EXISTING DISCHARGE:

WEIGHTED E = $0.8(0.53) = 0.4$ CFS
V100 = $4(0.6/12) = 0.6$ AC.FT.

PROPOSED PEAK DISCHARGE

Q100 = $0 + 0.178(2.28) + 0 + 4.22(4.7) = 2.39$ CFS

BENCHMARK:

PROJECT BENCHMARK OF 57.87 LOCATED AT SANITARY SEWER MANHOLE NEAR NORTHWEST CORNER OF PROPERTY

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE/SHE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN

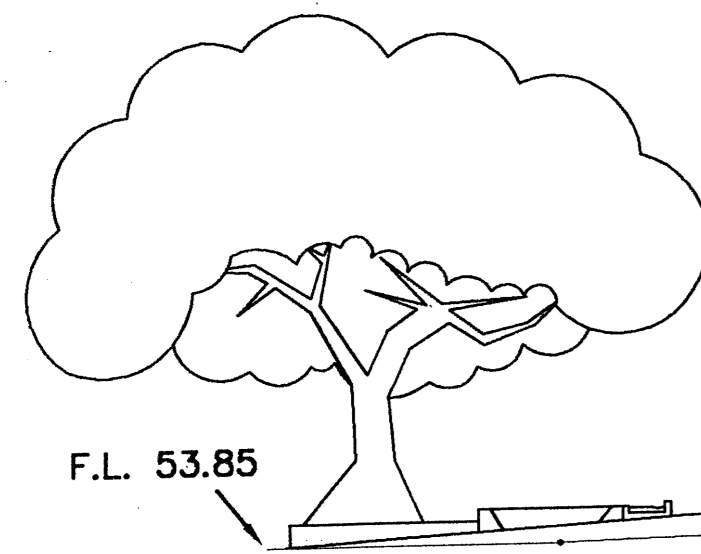
- A. ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
- B. ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1.45 ACRES AND IS LOCATED EAST OF SAN MATEO RD N.E. AND NORTH OF OAKLAND AVE. N.E. THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

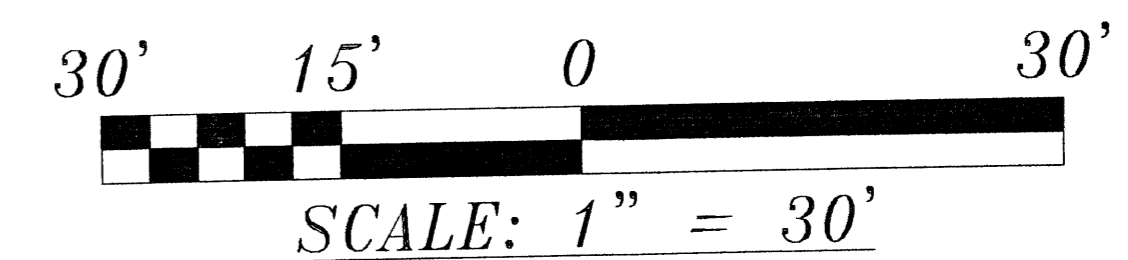
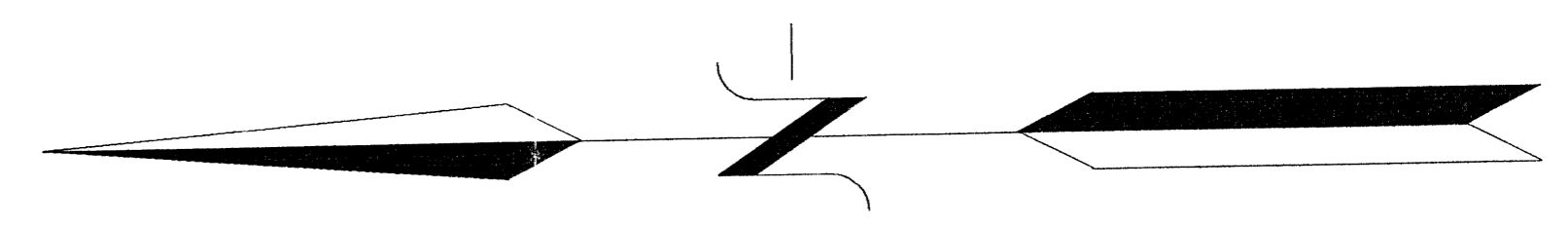
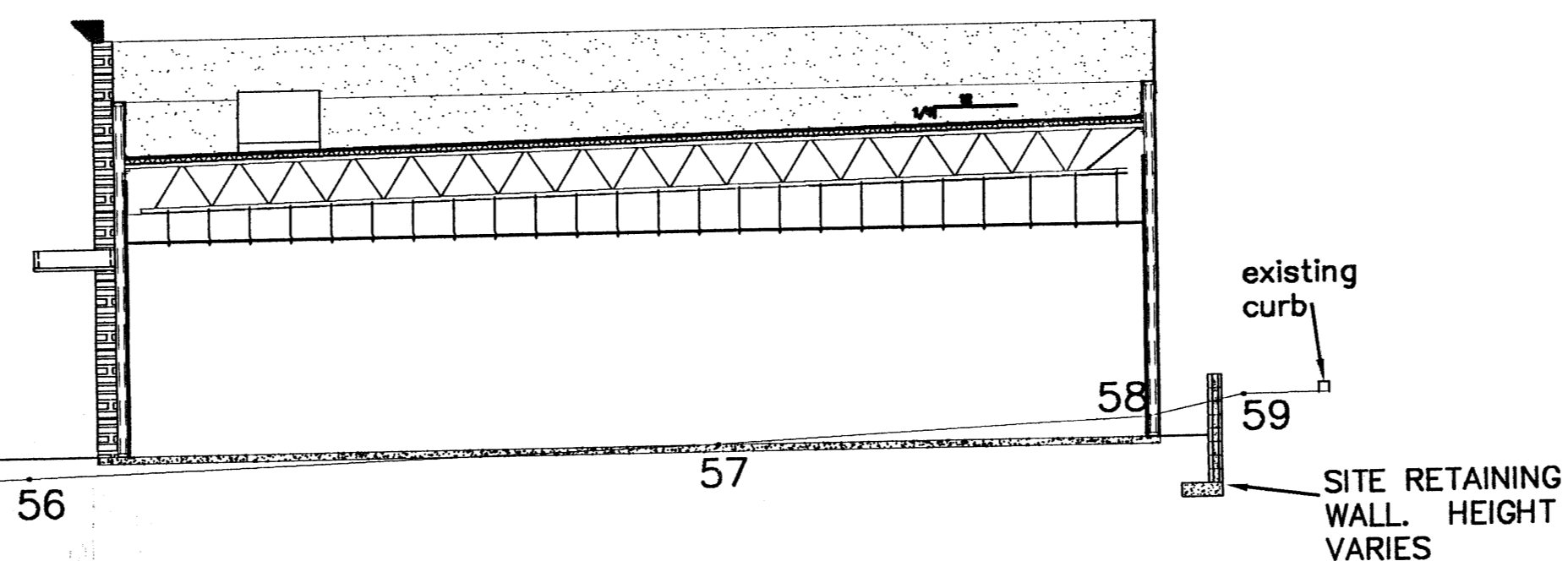
PROPOSED CONDITIONS

PROJECT TO DETAIN RUN OFF ON SITE IN COLLECTION BASINS AND CONTROL FLOW (RATE EQUAL TO 1.76 CFS / ACRE) OUT TO EXISTING COA DROP INLETS IN SAN MATEO



Site Section

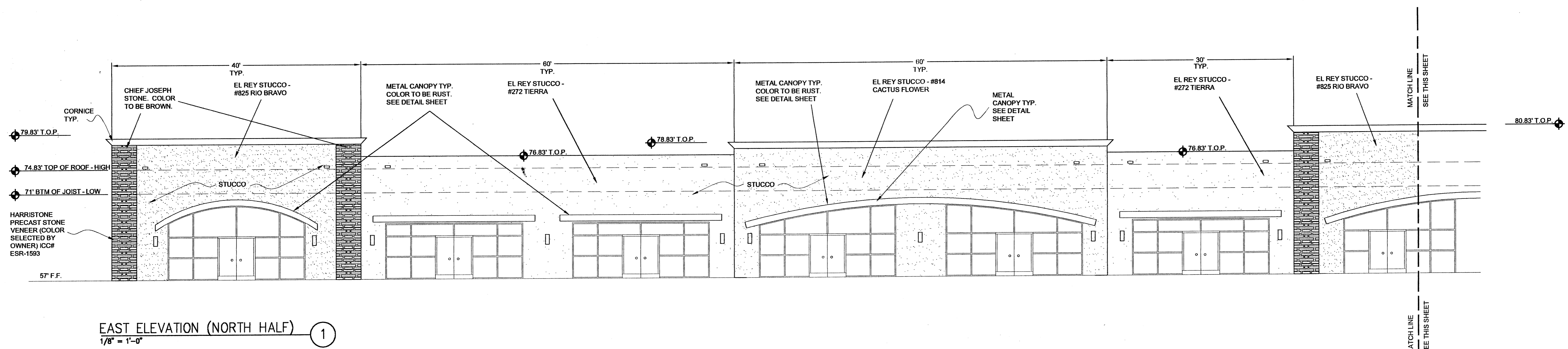
SCALE: 1/8" = 1'-0"



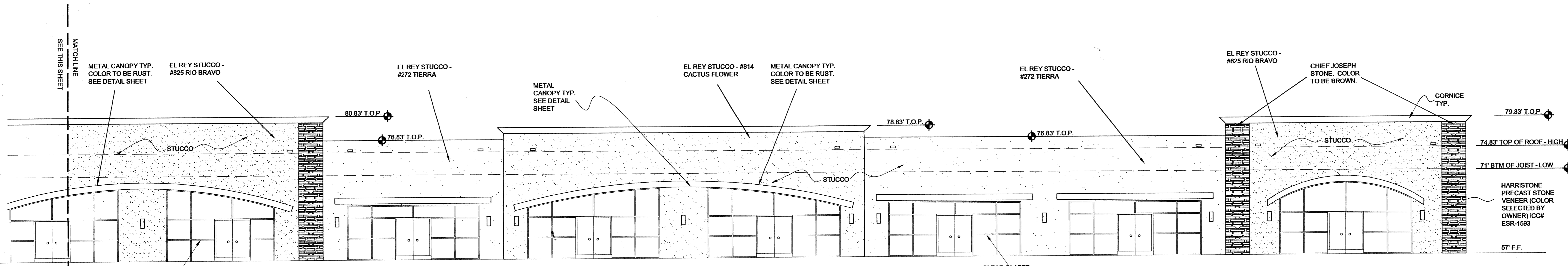
KCC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

ALL DRAWINGS, SPECIFICATIONS, PLANS, REVISIONS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF KCC DESIGN COLLABORATIVE. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KCC DESIGN COLLABORATIVE.

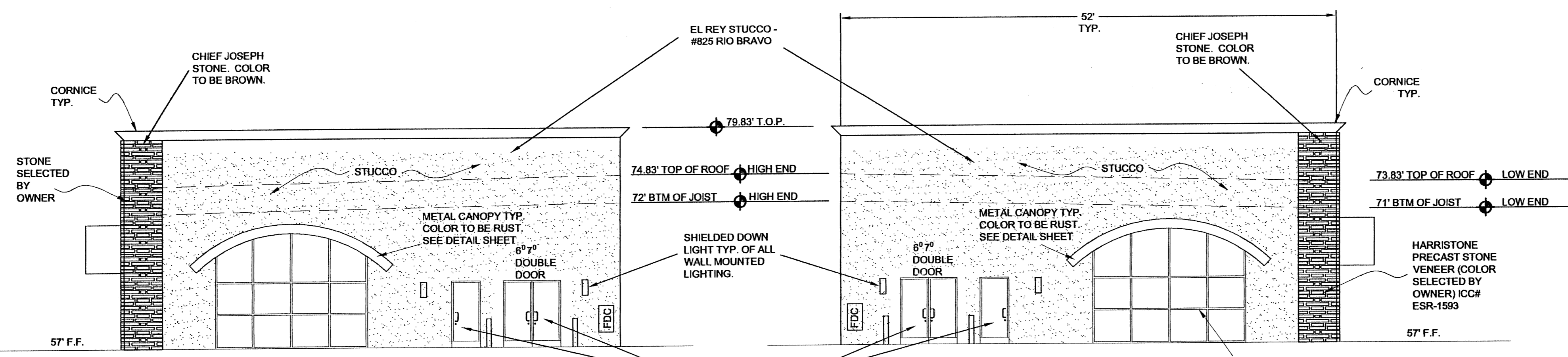
JOB TITLE: CUNADO RETAIL CENTER			
REVISION: 10/19/06	FILE NAME	JOB NO.	DATE 7/11/06
SHEET TITLE: PRELIMINARY GRADING AND DRAINAGE PLAN			DRAWN BY G.O.



EAST ELEVATION (NORTH HALF) ①
1/8" = 1'-0"



EAST ELEVATION (SOUTH HALF) ②
1/8" = 1'-0"



SOUTH ELEVATION ③
1/8" = 1'-0"

NORTH ELEVATION ④
1/8" = 1'-0"

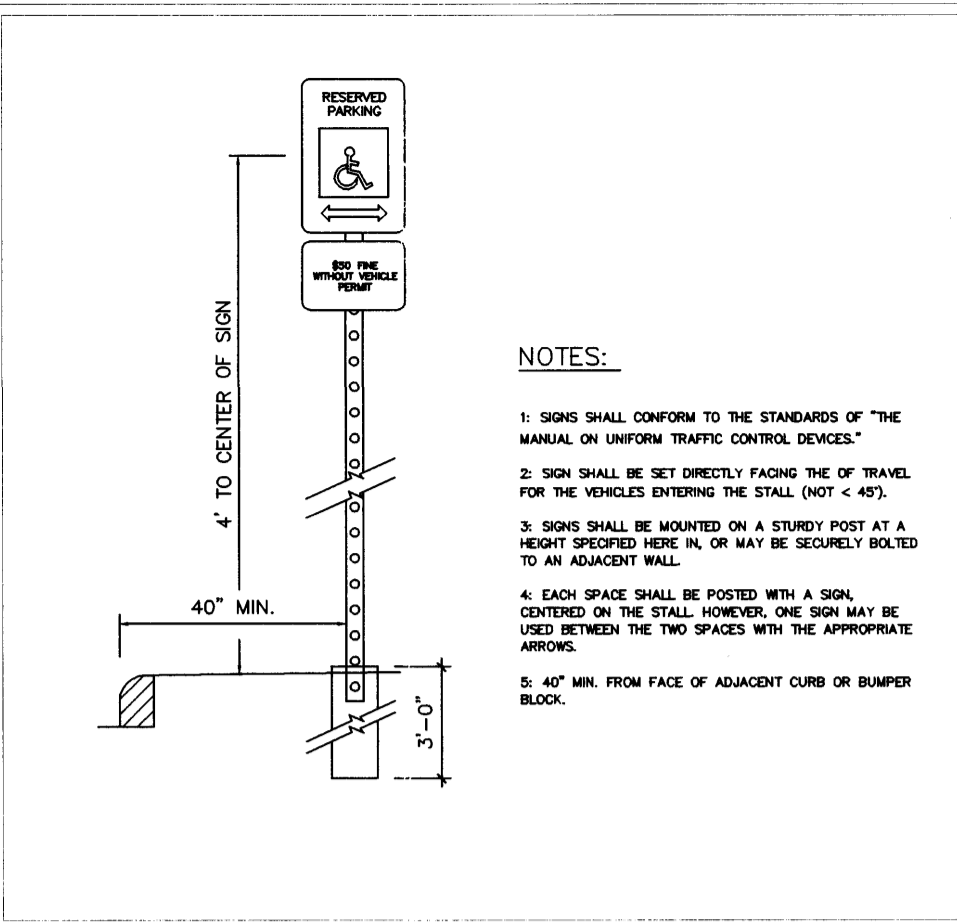
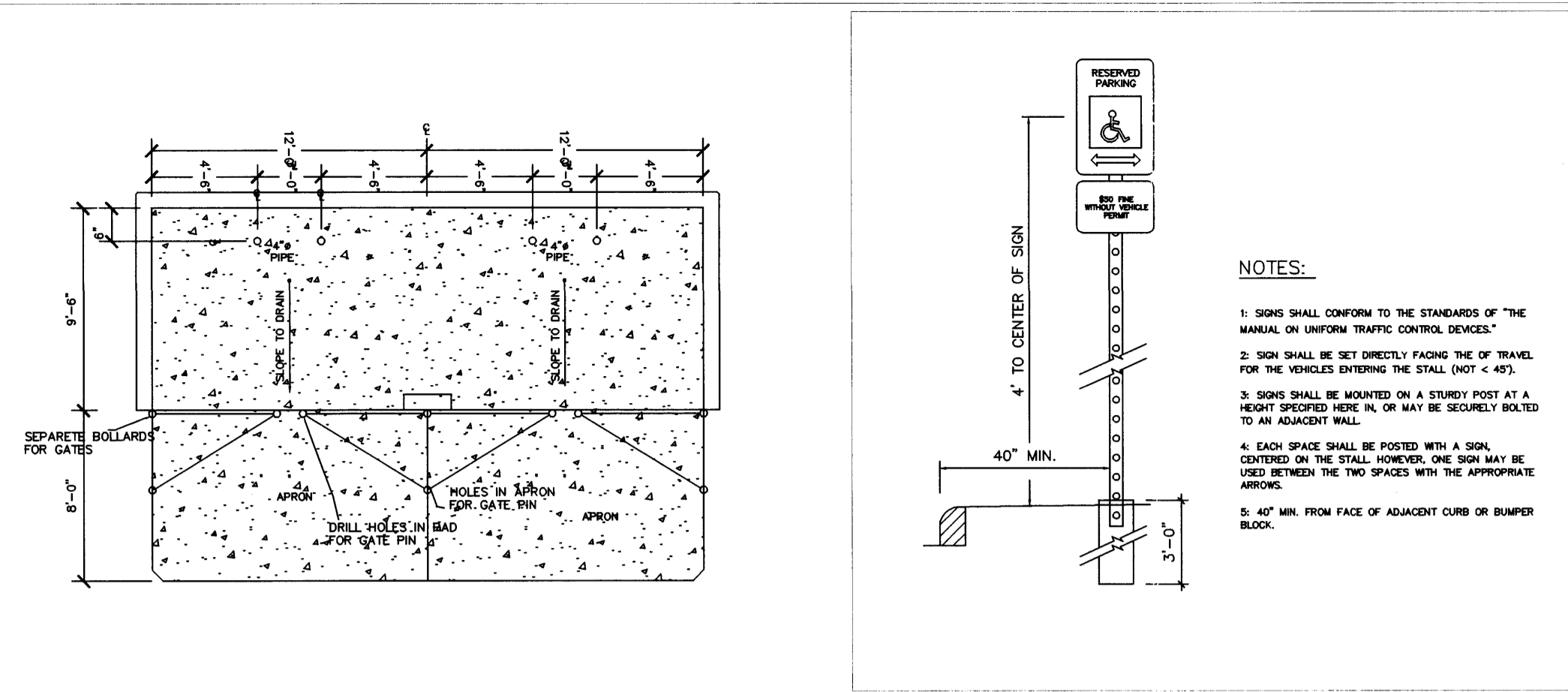
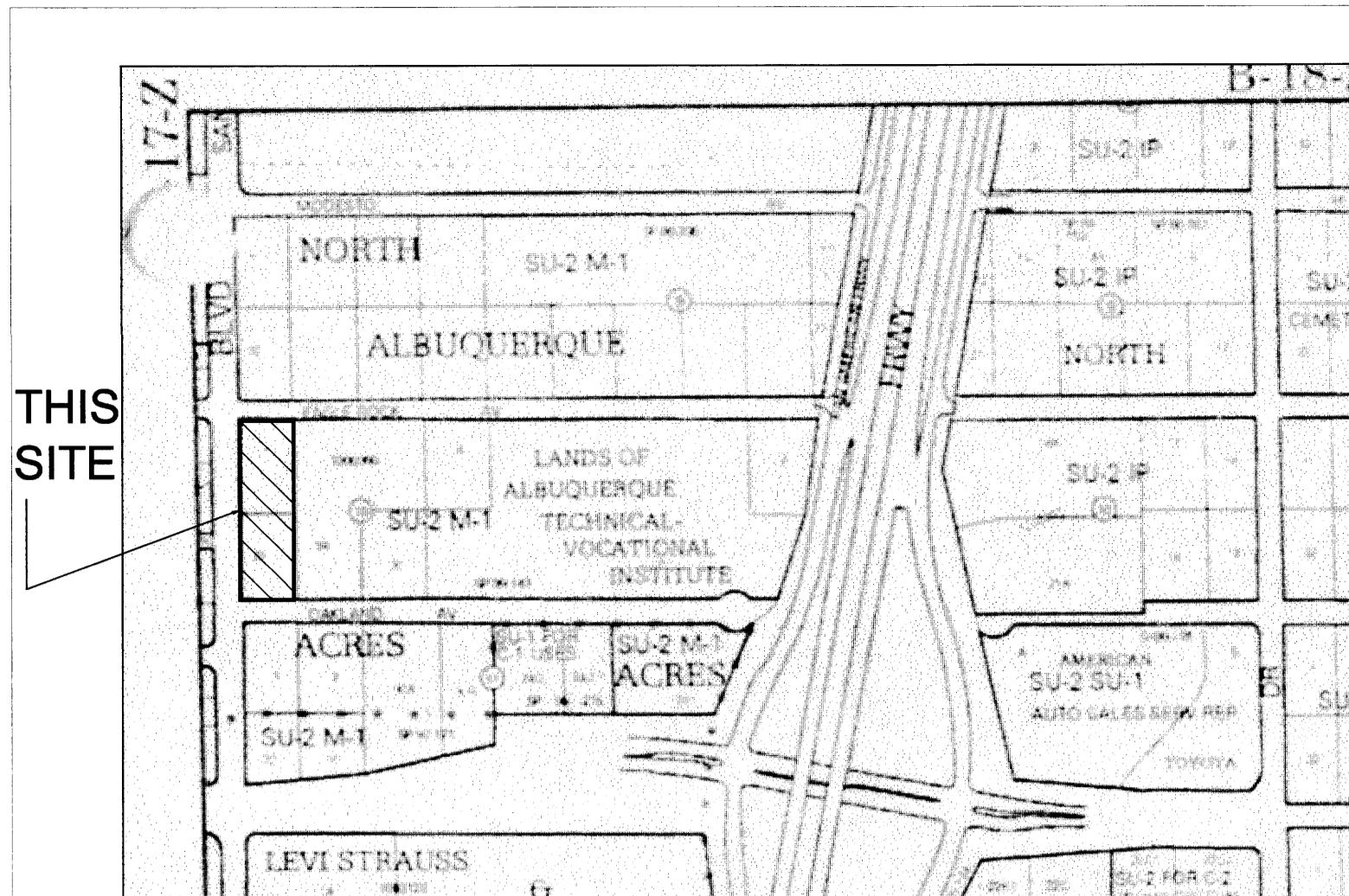
KICC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

ALL DRAWINGS, SPECIFICATIONS, PLANS, DETAILS, APPROPRIATIONS AND DESIGN REPRESENTED OR REFERRED TO ARE THE PROPERTY OF AND OWNED BY KICC DESIGN COLLABORATIVE. WHETHER THE PRODUCT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY WERE CREATED, EVALUATED, DEVELOPED AND PRODUCED FOR THE SOLE USE OF AND IN CONNECTION WITH THE PROJECT AND NONE OF THE ABOVE MAY BE REPRODUCED OR CHANGED OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER INCLUDING ANY OTHER PROJECT, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF KICC DESIGN COLLABORATIVE.

JOB TITLE: CUNADO RETAIL CENTER			
REVISION: 10/19/06	FILE NAME	JOB NO.	DATE 7/24/06
SHEET TITLE: ELEVATIONS STUDY			DRAWN BY G.O.

LOTS 1 and 32, BLOCK 10
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2006

PROJECT ADDRESS:
8900 San Mateo N.E.
Albuquerque, New Mexico
SHELL ONLY Units A through _____
DESIGN DATA



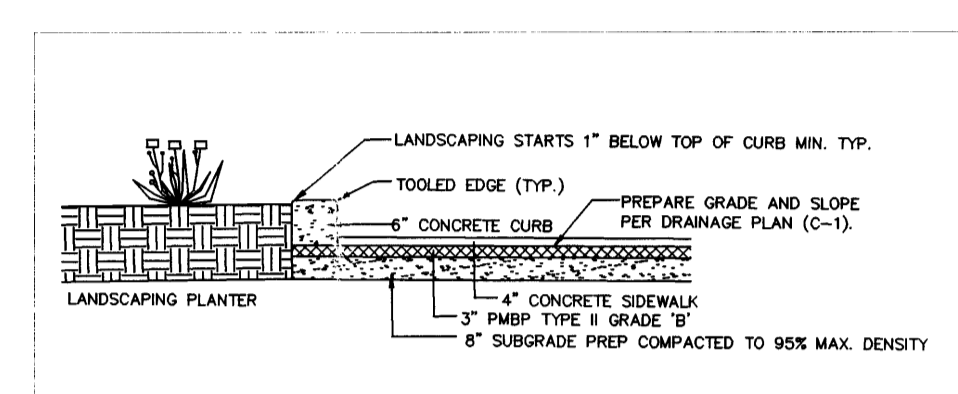
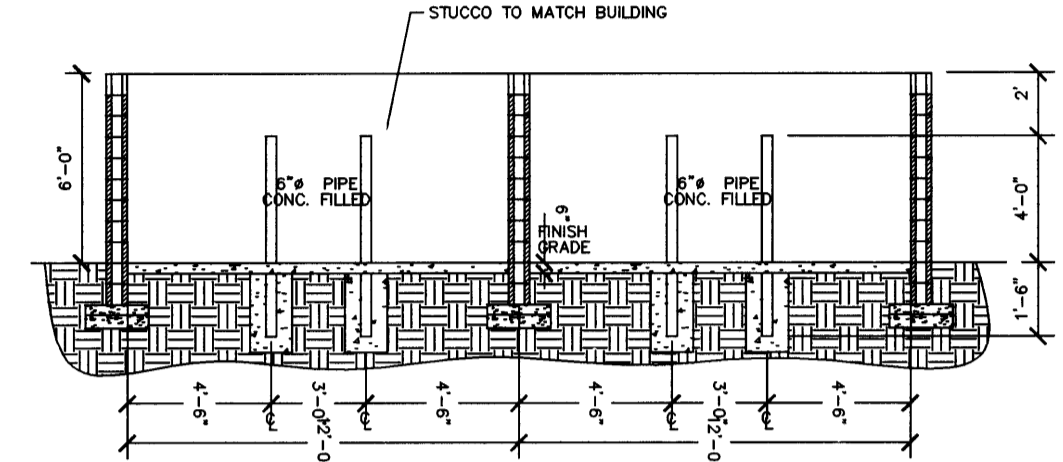
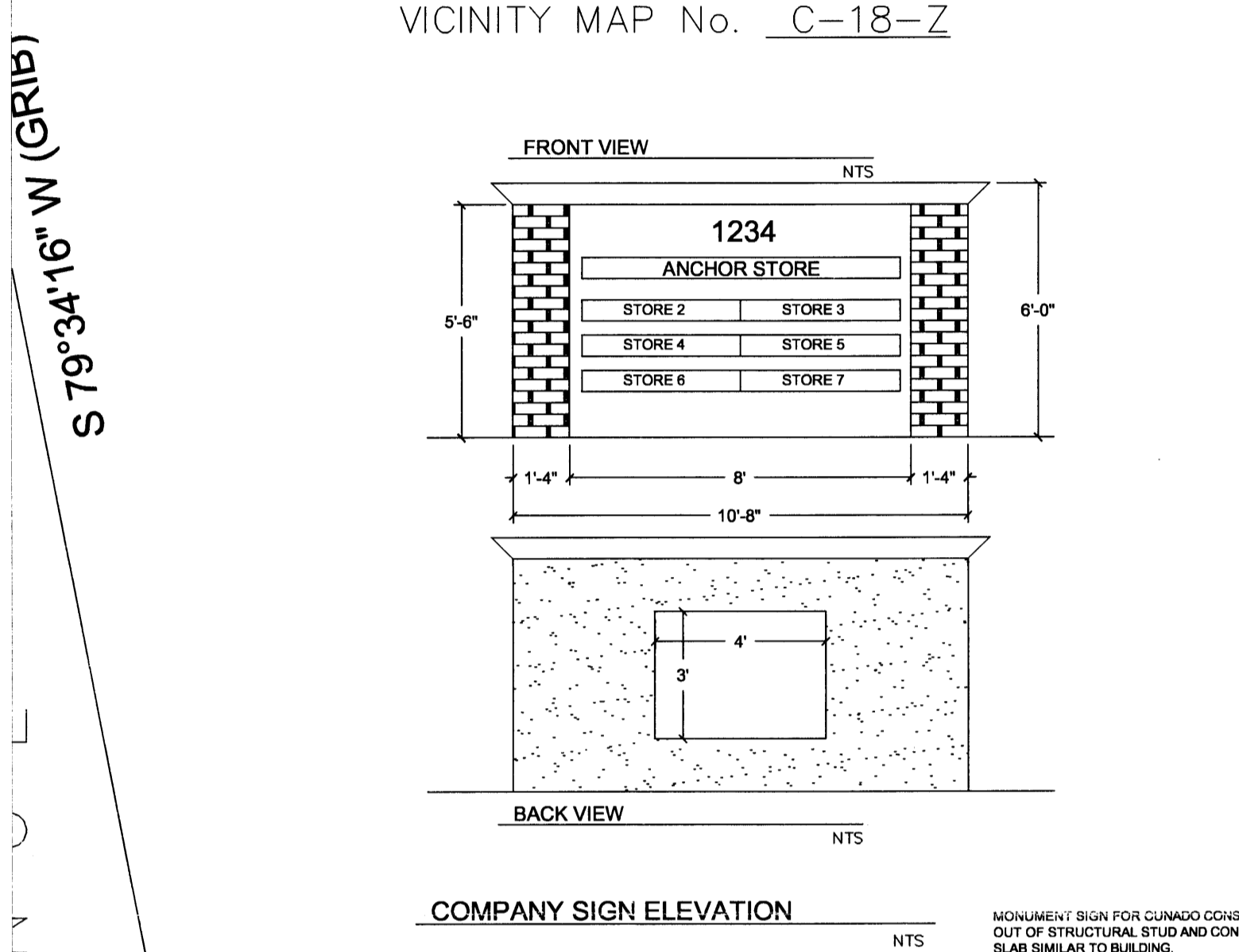
PROJECT NUMBER:
Application Number:
Is an Infrastructure List required? () Yes () No If yes, then a set of approval DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

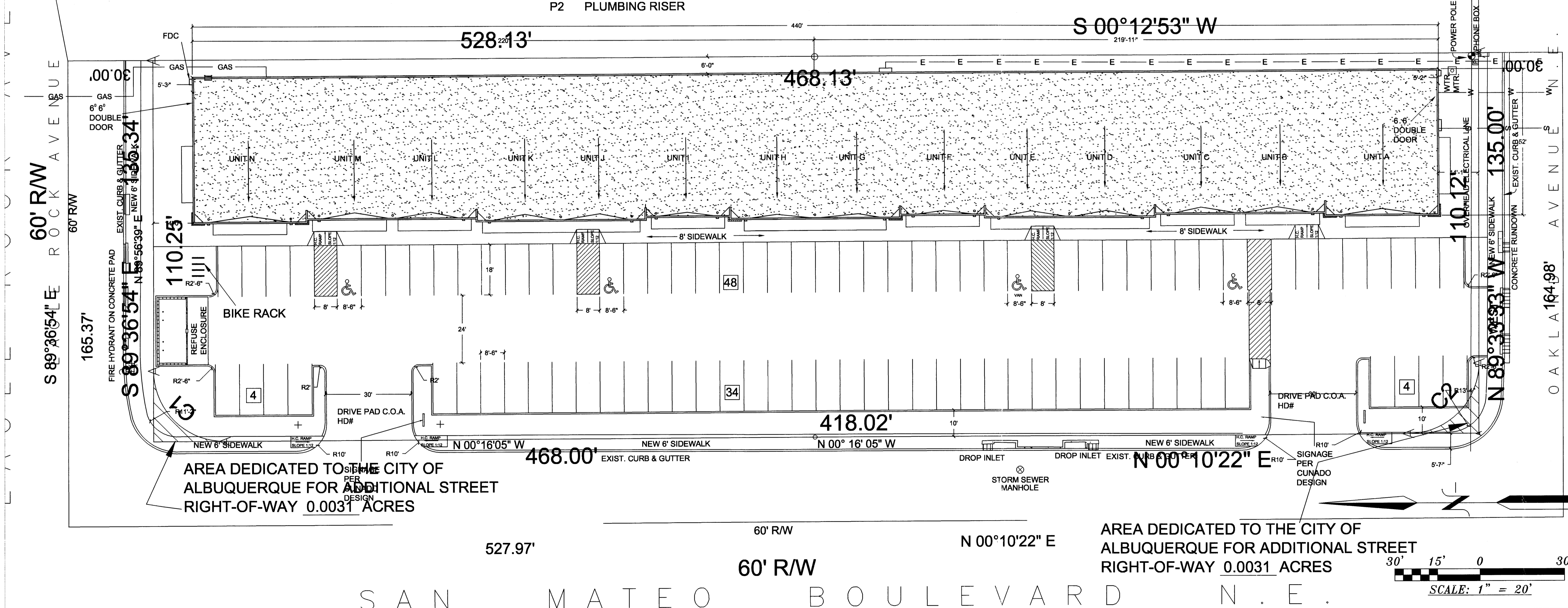
This Plan is consistent with the concepts of the original Journal Center Site Plan approved by the Environmental Planning Commission on August 16, 1980 (AX-79-13, Z-79-80-2) and the IP zone.
*Environmental Health, if necessary

- I. APPLICABLE CODES AND REGULATIONS.
 - INTERNATIONAL BUILDING CODE, 2003
 - ANSI
 - GUIDELINES, 1998
 - IFC 2003
- II. BUILDING FLOOR AREA (UBC SEC. 504)
 - 8900 SAN MATEO N.E.
 - B-OFFICE/RETAIL SQ.FT. = 22,700
- III. OCCUPANCY GROUP (IBC CHAPTER 3)
 - B OFFICE / RETAIL
- IV. EXTERIOR WALLS AND OPENINGS
 - IBC TABLE 602
- V. BUILDING HEIGHT
 - BUILDING ONE STORY 23'-10"
- VI. TYPE OF CONSTRUCTION
 - IBC TABLE 503: OFFICE-TYPE II-B
 - SPRINKLED
- VII. BASIC ALLOWABLE FLOOR AREA
 - IBC TABLE 503: OFFICE II-B = 23,000 S.F.
 - SPRINKLED = 46,000 S.F.
- VIII. FIRE RESISTIVE REQUIREMENTS
 - IBC TABLE 601: TYPE II-B SPRINKLED
- IX. OCCUPANT LOAD
 - 8900 SAN MATEO N.E.
 - B-OFFICE/RETAIL: 22,700 S.F. / 100 = 227
 - UNITS A THROUGH _____
- X. EXIT REQUIREMENTS (PER UNIT)
 - A. NUMBER OF EXITS: IBC TABLE 1014.1
 - 1 REQUIRED 1 PROVIDED
- X1. FIXTURE REQUIREMENTS FOR OFFICE (TYP.)
 - A. MINIMUM FIXTURES: IBC TABLE 2902.1
 - 8900 SAN MATEO N.E.
 - B-OFFICE/RETAIL: 22,700 S.F. / 100 = 227
 - MEN WOMEN
 - WATER CLOSETS 1:100 1:100
 - 100 = 1WC 100 = 1WC
 - LAVATORIES ONE PER WATER CLOSET
 - FIXTURE REQUIREMENTS 1 W.C. & 1 LAVATORIES
 - 1 ADA ACCESSIBLE REQUIRED. 1 PROVIDED
 - 1 DRINKING FOUNTAIN REQUIRED. 1 PROVIDED
 - 1 WASH SINK REQUIRED. 1 PROVIDED



SHEET INDEX

A100 SITE PLAN	N.T.S.
C100 CIVIL PLAN	PARKING REQUIREMENTS (CALC'S)
L100 LANDSCAPE PLAN	NET OFFICE: 18,000 SF
A200 FLOOR PLAN	18,000 / 200 = 90 REQUIRED PARKING SPACES
A201 FLOOR PLAN	REDUCE 10% FOR BUS ROUTE: -9 = 81 PARKING
A300 ELEVATIONS	PROVIDED: CITY OF ALBUQUERQUE
A400 SECTIONS	OFFICE SURFACE PARKING: HANDICAPPED 4 CARS
A500 ROOF PLAN	REGULAR AND COMPACT 86 CARS
A602 STD. WALL DETAIL	TOTAL ON SITE PARKING 90 CARS
S200 FRAMING PLAN	PROVIDED
M1 MECHANICAL PLAN	TOTAL REQUIRED PARKING: 90 CARS
P1 PLUMBING PLAN	
P2 PLUMBING RISER	



LAND AVENUE

KCC DESIGN COLLABORATIVE
THE ART AND ALL SCIENCE OF MODERN BUILDINGS

ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF AND OWNED BY KCC DESIGN COLLABORATIVE. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY WERE CREATED, ENDED, DEVELOPED AND PRODUCED FOR THE SOLE USE OF AND IN CONNECTION WITH THIS PROJECT AND NONE OF THE ABOVE MAY BE REPRODUCED OR GIVEN OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER, INCLUDING ANY OTHER PROJECT, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF KCC DESIGN COLLABORATIVE.

JOB TITLE:
CUNADO RETAIL CENTER

REVISION:	FILE NAME	JOB NO.	DATE
			7/11/06

SHEET TITLE:
SITE PLAN

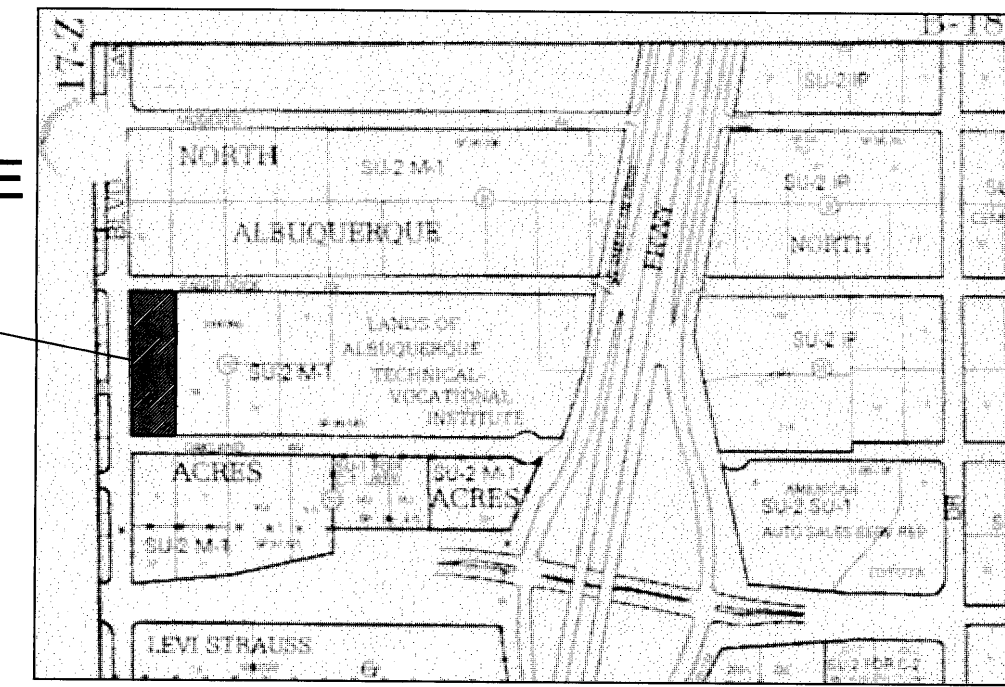
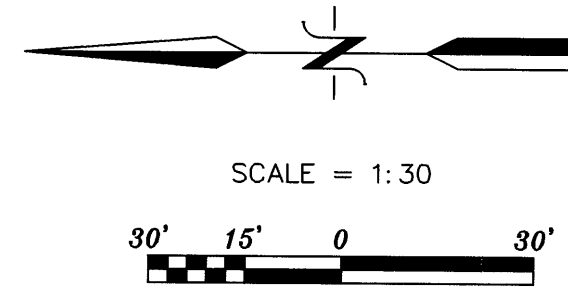
DRAWN BY:	G.O.
-----------	------



A.L.T.A / A.C.S.M. LAND TITLE SURVEY
with TOPOGRAPHY
OF
LOTS 1 and 32, BLOCK 10
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2006

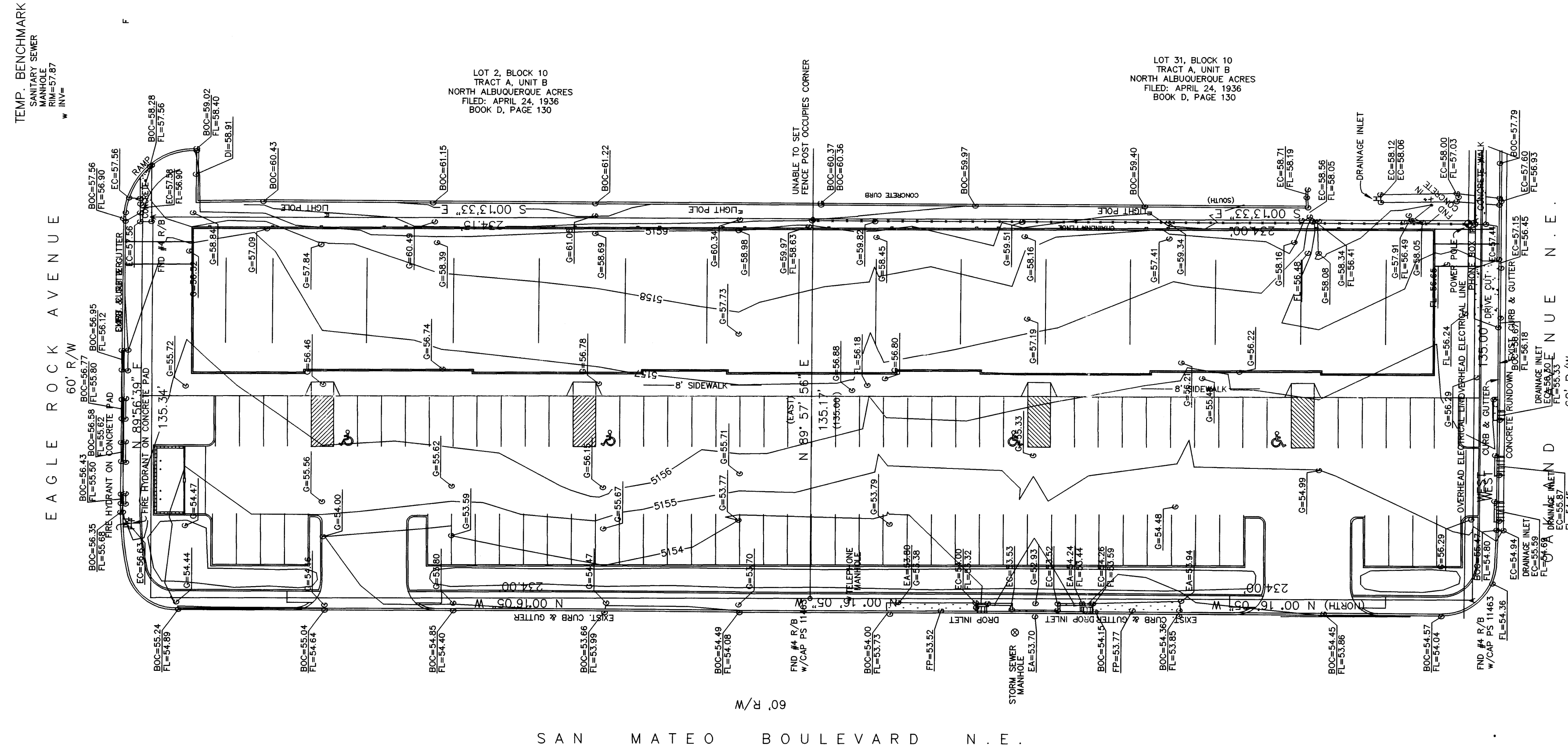
GENERAL NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION "NDC 6-1A", HAVING AN ELEVATION OF 5052.50 FEET ABOVE SEA LEVEL.
- 3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 4: OWNER OF RECORD PER STEWART TITLE CO. TITLE BINDER DATED: JUNE 19, 2006 IS RGR Ltd., Co.
- 5: LEGAL DESCRIPTION AND EASEMENTS SHOWN WAS PROVIDED BY STEWART TITLE CO. COMMITMENT No. 6060427.
- 6: PLATS USED TO ESTABLISH BOUNDARY.
A: PLAT OF NORTH ALBUQUERQUE ACRES
FILED: APRIL 24, 1936 IN BOOK D, PAGE 130
- 7: FIELD WORK PERFORMED ON: JUNE, 2006



LEGAL DESCRIPTION:

LOT NUMBERED THIRTY-TWO (32) OF BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936, IN PLAT BOOK D, PAGE 130



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 THEREON, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. 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 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 ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

GRADING/DRAINAGE PLAN

CUNADO RETAIL CENTER IS CONTAINED
HEREON THE FOLLOWING ITEMS CONCERNING
1. VICINITY MAP
2. DRAINAGE CALCULATIONS

CUNADO RETAIL CENTER, SAN MATEO N.E.

BUILDING AREA	= 0.521 ACRES (22,702 SF)
LANDSCAPE AREA	= 0.120 ACRES (5,227 SF)
PARKING/ASPHALT AREA	= 0.111 ACRES (4,840 SF)
TOTAL SITE	= 1.45 ACRES (63,269 SF)

PRECIPITATION: 360 = 2.35 IN.
1440 = 9.40 IN.
100A = 3.95 IN.

EXISTING CONDITIONS: PROPOSED CONDITIONS:

TREATMENT A	1.45 AC.	0 AC.
TREATMENT B	0 AC.	0.120 AC.
TREATMENT C	0 AC.	0 AC.
TREATMENT D	0 AC.	1.33 AC.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A	0.53 IN.	CFS/AC. 1.56
TREATMENT B	0.78 IN.	CFS/AC. 2.28
TREATMENT C	1.13 IN.	CFS/AC. 3.14
TREATMENT D	2.12 IN.	CFS/AC. 4.07

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = (0.53 X 0) + (0.78 X 1.78) + (1.13 X 0) + (2.12 X 4.22) = 1.034 IN.
V100 = 1.04(0.6/12) = 0.517 AC.FT.

EXISTING DISCHARGE:

WEIGHTED E = 0.8(0.53) = 0.4 CFS
V100 = 4(0.6/12) = 0.06 AC.FT.

PROPOSED PEAK DISCHARGE

Q100 = 0 + 0.178(2.28) + 0 + 4.22(4.7) = 2.39 CFS

BENCHMARK:

PROJECT BENCHMARK OF 57.87 LOCATED AT SANITARY SEWER MANHOLE NEAR NORTHWEST CORNER OF PROPERTY

EROSION CONTROL MEASURES

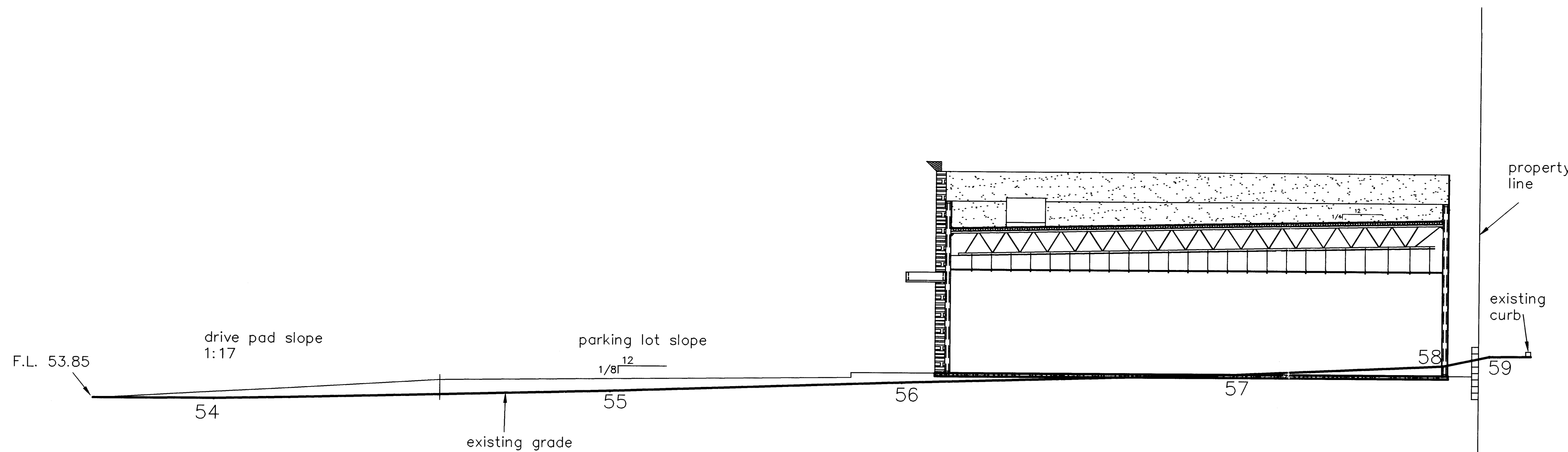
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION, HE/SHE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN
 - A. ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
 - B. 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.

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1.45 ACRES AND IS LOCATED EAST OF SAN MATEO RD N.E. AND NORTH OF OAKLAND AVE. N.E. THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

PROJECT TO DETAIN RUN OFF ON SITE IN COLLECTION BASINS AND CONTROL FLOW OUT TO EXISTING COA DROP INLETS IN SAN MATEO

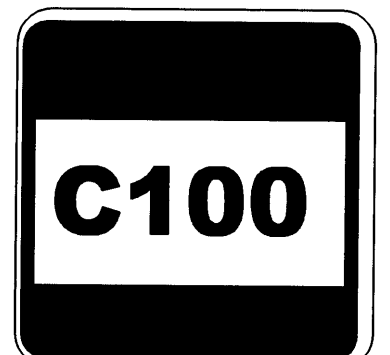


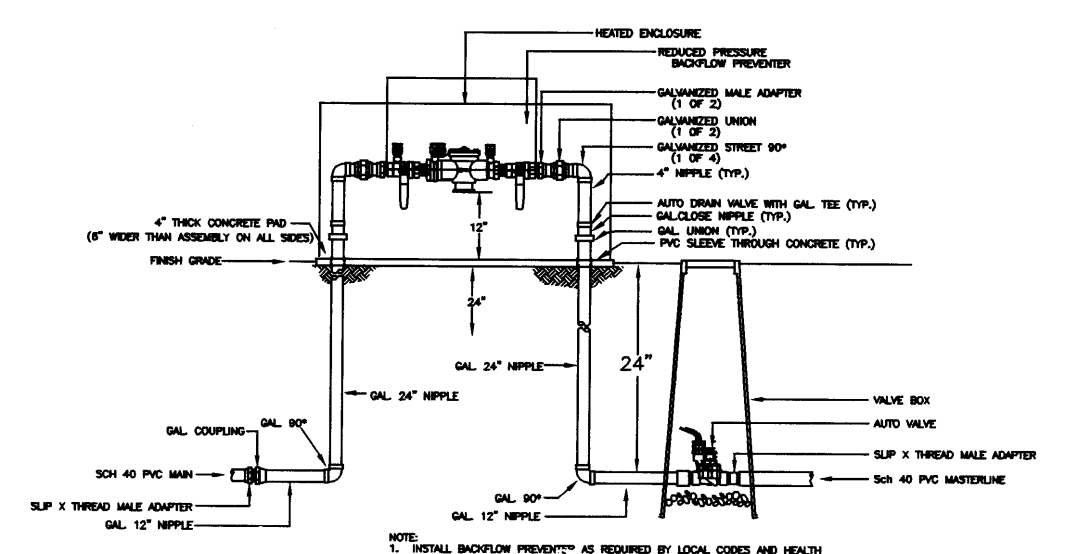
Site Section
Scale = 1:8

KICC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

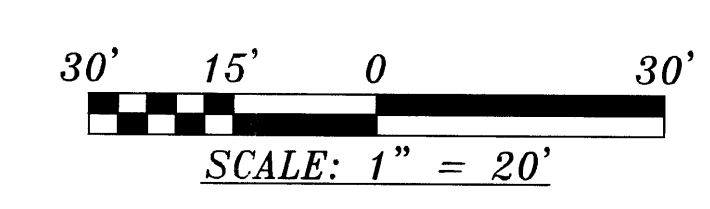
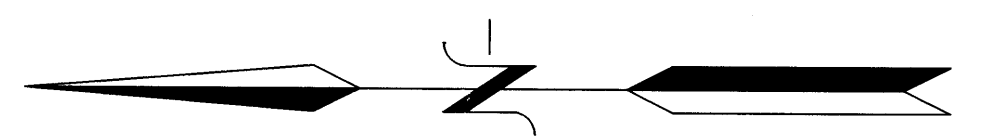
ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF AND OWNED BY KICC DESIGN COLLABORATIVE WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY WERE DEVELOPED AND PRODUCED FOR THE SOLE USE OF AND IN CONNECTION WITH THIS PROJECT AND NONE OF THE ABOVE MAY BE REPRODUCED OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER INCLUDING ANY OTHER PROJECTS OR CONSTRUCTION OF KICC DESIGN COLLABORATIVE.

JOB TITLE: CUNADO RETAIL CENTER			
REVISION:	FILE NAME	JOB NO.	DATE
			7/11/06
SHEET TITLE: PRELIMINARY CIVIL PLAN			DRAWN BY: G.O.





Mastervalue w/RPBA



PLANT LEGEND

Qty	Symbol	Scientific Name Common Name	Size	Water Use
Trees				
6	⊕	Crataegus phaenopynum Washington Hawthorn	2" B&B	Medium+
3	⊙	Forestiera neomexicana New Mexico Olive	15-Gal	Medium
16	⊕	Fraxinus velutina 'Modesto' Modesto Ash	2" B&B	Medium +
2	⊙	Pinus nigra Austrian Pine	5'-6"	Medium
5	⊙	Pryus calleryana Flowering Pear	2" B&B	Medium +
Shrubs/Groundcovers				
11	⊕	Caryopteris clandonensis Blue Mist	1-Gal	Medium
21	⊕	Fallugia paradoxa Apache Plume	1-Gal	Low
15	⊕	Hesperaloe parviflora Red Yucca	5-Gal	Low+
21	⊕	Nepeta mussini Giant Catmint	1-Gal	Medium
13	⊕	Penstemon pinifolius Pineleaf Penstemon	1-Gal	Low+
6	⊕	Prunus besseyi Western Sand Cherry	5-Gal	Medium
20	⊕	Rhaphiolepis indica India Hawthorn	5-Gal	Medium
18	⊕	Rhus trilobata Three-leaf Sumac	1-Gal	Low+
18	⊕	Rosmarinus officinalis Rosemary	5-Gal	Low +
Ornamental Grasses				
20	⊕	Miscanthus sinensis 'Gracillimus' Maiden Grass	5-Gal	Medium
11	⊕	Nolina microcarpa Bear Grass	1-Gal	Low +

SITE DATA

GROSS LOT AREA	63,045 SF
LESS BUILDING(S)	22,700 SF
NET LOT AREA	40,345 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	6,052 SF
PROPOSED LANDSCAPE PERCENT OF NET LOT AREA	8,627 SF 21%

REQUIRED STREET TREES
PROVIDED AT 30' O.C. SPACING ALONG STREET 23
REQUIRED PARKING LOT TREES
PROVIDED AT 1 PER 10 SPACES (90 SPACES/10) 9

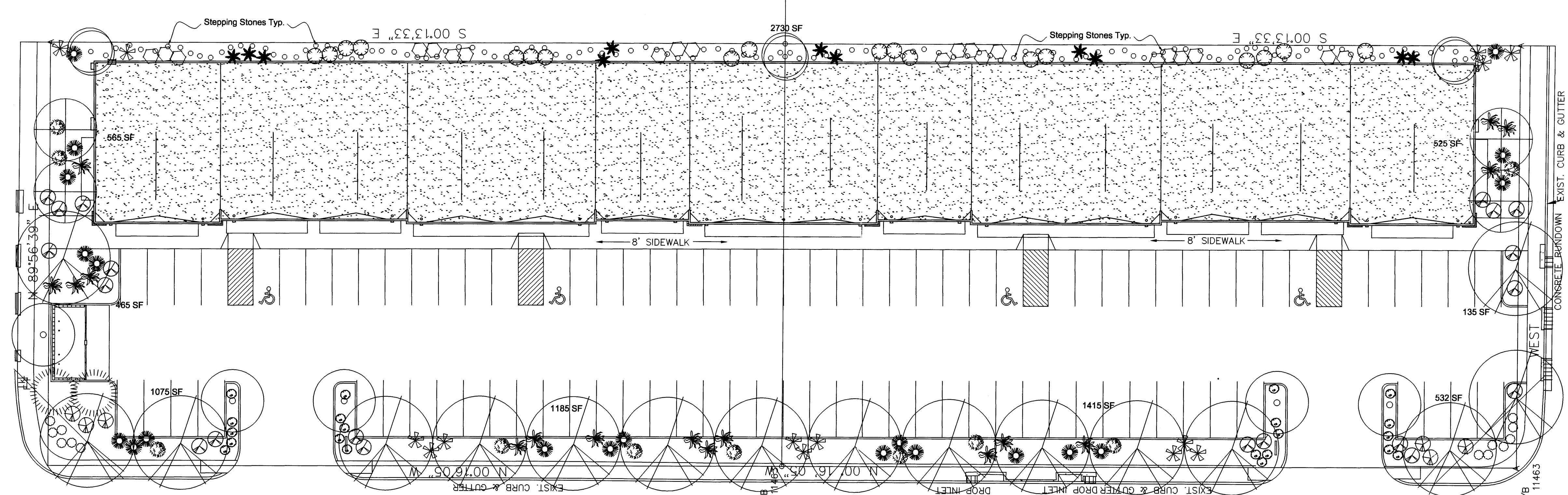
PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE
LOW OR MEDIUM WATER USE PLANTS
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE
HIGH WATER USE TURF

NOTE

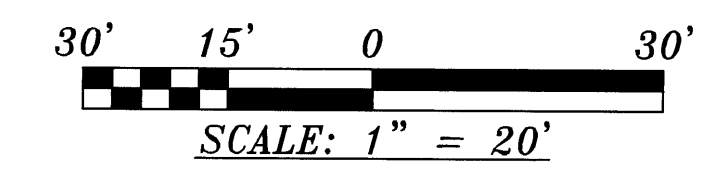
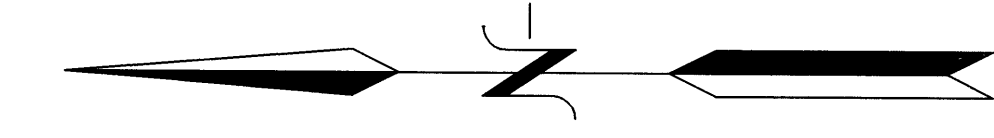
MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
NO PARKING SPACE SHALL BE MORE THEN 50' FROM A TREE (NORTH I-25 SECTOR DEV. PLAN)

EAGLE ROCK AVENUE
60' R/W



OAKLAND AVENUE
60' R/W

SAN MATEO BOULEVARD
60' R/W

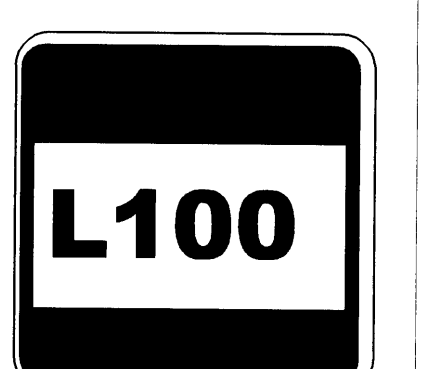


Growing Better
Up Heads
LANDSCAPE CONTRACTORS
www.headsuplandscape.com
P.O. BOX 10597
Albuquerque, NM 87114
505.898.9615
505.898.2105 (fax)
design@hulc.com

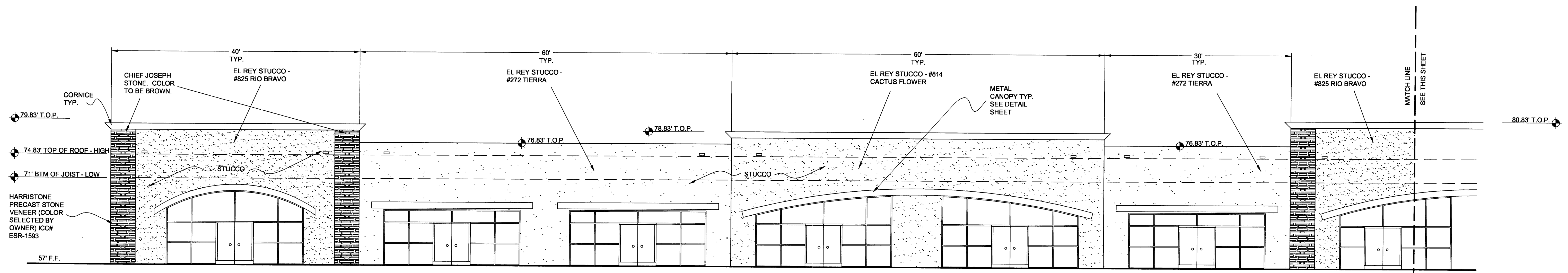


KICC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

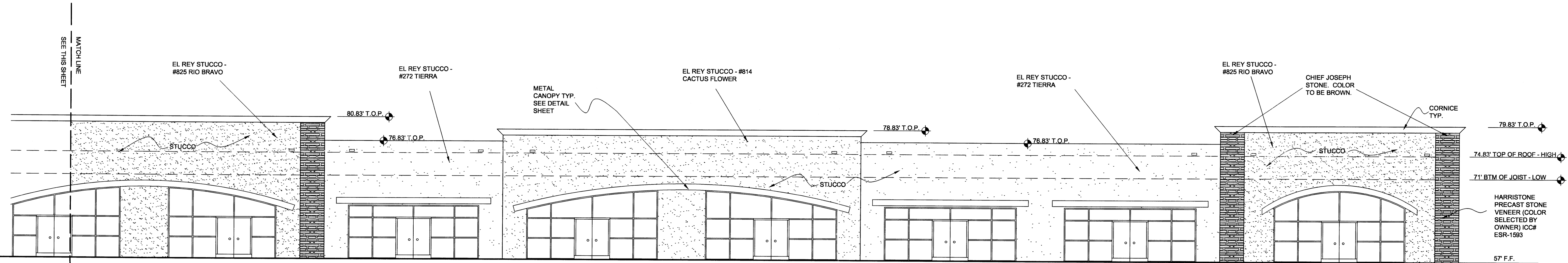
JOB TITLE: CUNADO RETAIL CENTER			
REVISION:	FILE NAME	JOB NO.	DATE
			7/11/06
SHEET TITLE: LANDSCAPE PLAN			DRAWN BY: J.C.



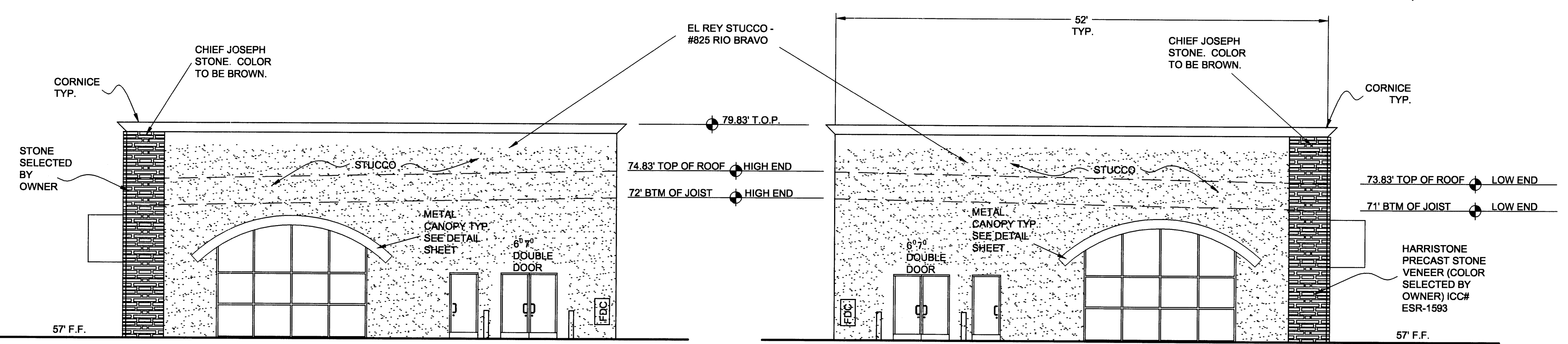
ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF AND OWNED BY KLEE DESIGN COLLABORATIVE WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY WERE DEVELOPED AND PRODUCED FOR THE SOLE USE OF AND IN CONNECTION WITH THIS PROJECT AND NONE OF THE ABOVE MAY BE DISCLOSED OR SHOWN OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE, OR PURPOSE WHATSOEVER INCLUDING ANY OTHER PROJECT, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF KLEE DESIGN COLLABORATIVE



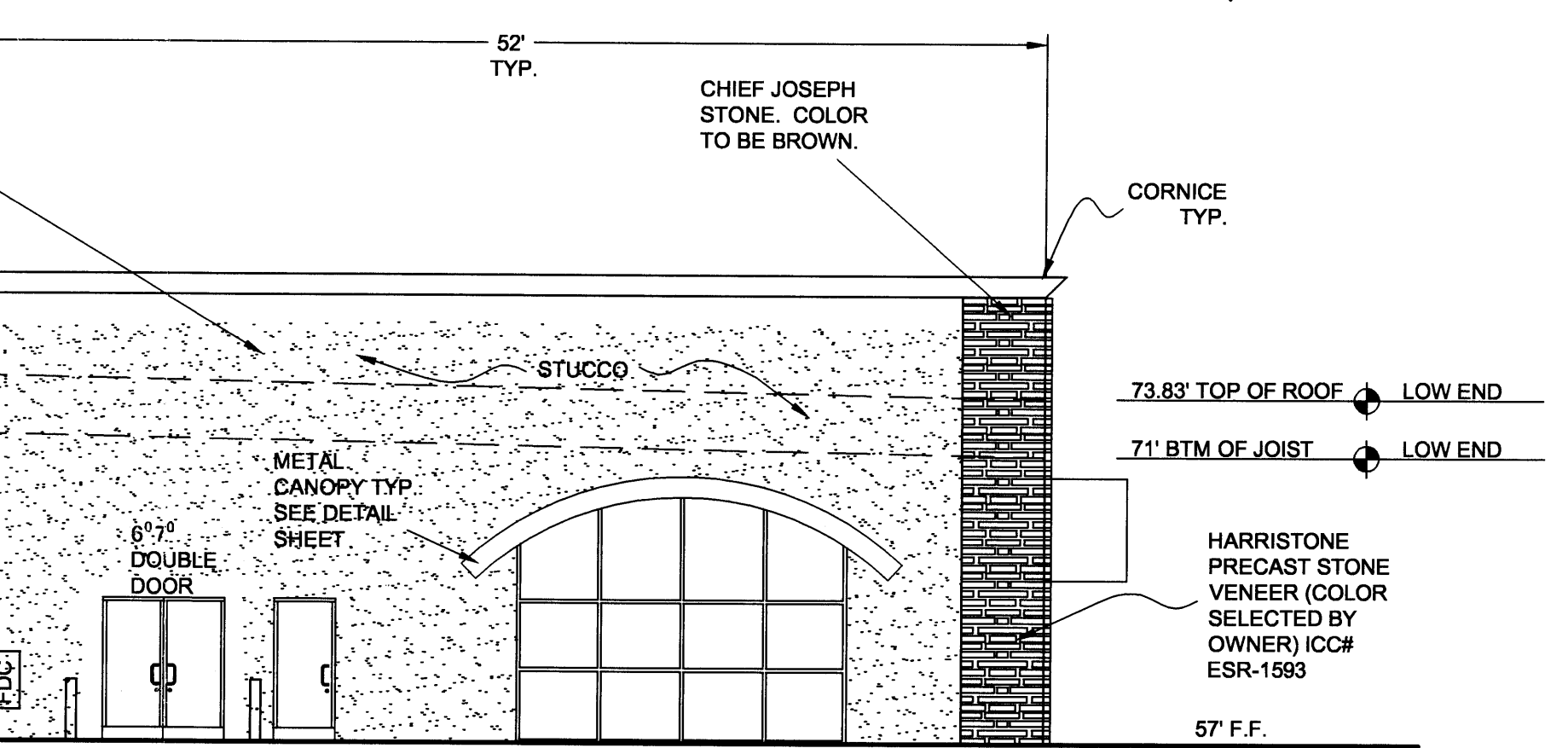
EAST ELEVATION (NORTH HALF) ①
1/8" = 1'-0"



EAST ELEVATION (SOUTH HALF) ②
1/8" = 1'-0"



SOUTH ELEVATION ③
1/8" = 1'-0"



NORTH ELEVATION ④
1/8" = 1'-0"

KCC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF AND OWNED BY KCC DESIGN COLLABORATIVE. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS SPECIFIED OR NOT, THEY WERE CREATED, DEVELOPED AND PRODUCED FOR THE SOLE USE OF AND IN CONNECTION WITH THIS PROJECT AND NONE OF THE ABOVE MAY BE DISCLOSED OR GIVEN OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER, INCLUDING ANY OTHER PROJECT, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF KCC DESIGN COLLABORATIVE.

JOB TITLE: CUNADO RETAIL CENTER			
REVISION:	FILE NAME	JOB NO.	DATE
			7/24/06
SHEET TITLE: ELEVATIONS STUDY			DRAWN BY: G.O.

A300