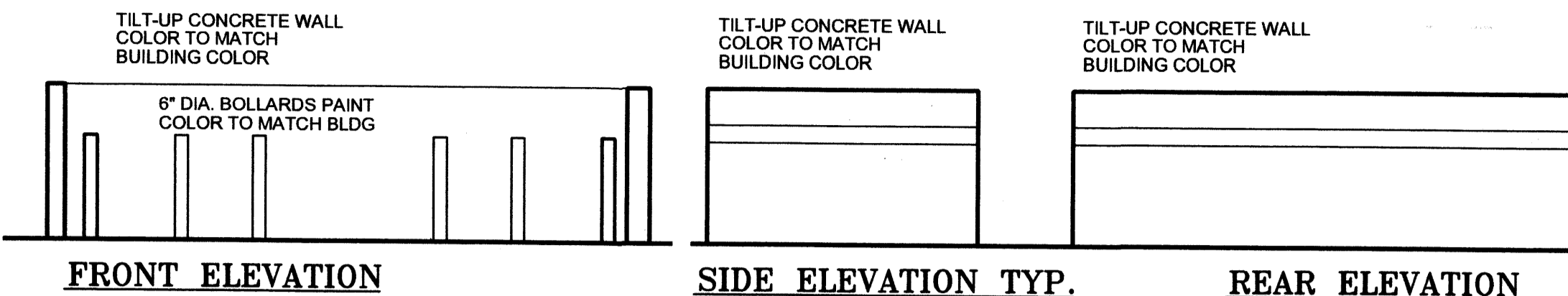


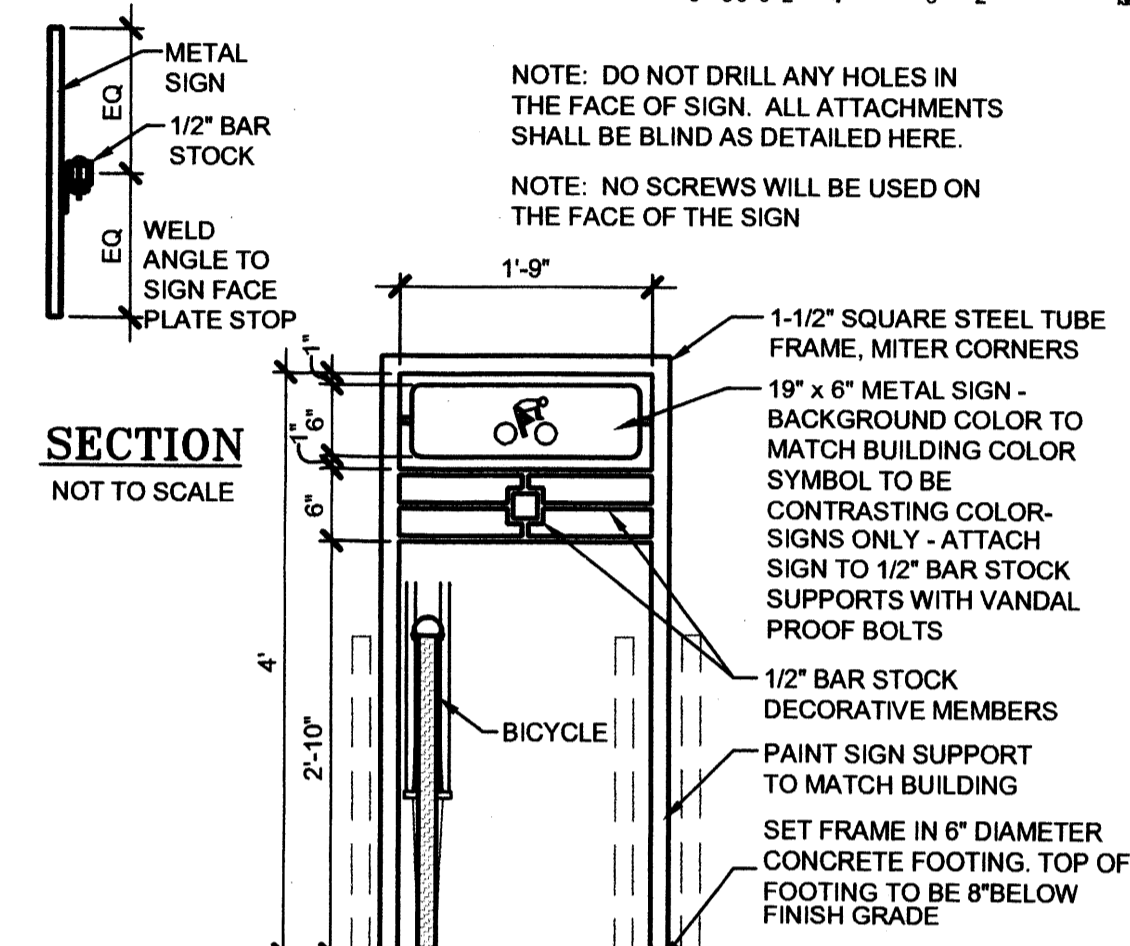
D2 HANDICAP PARKING SIGN

SCALE: 3/4" = 1'-0"



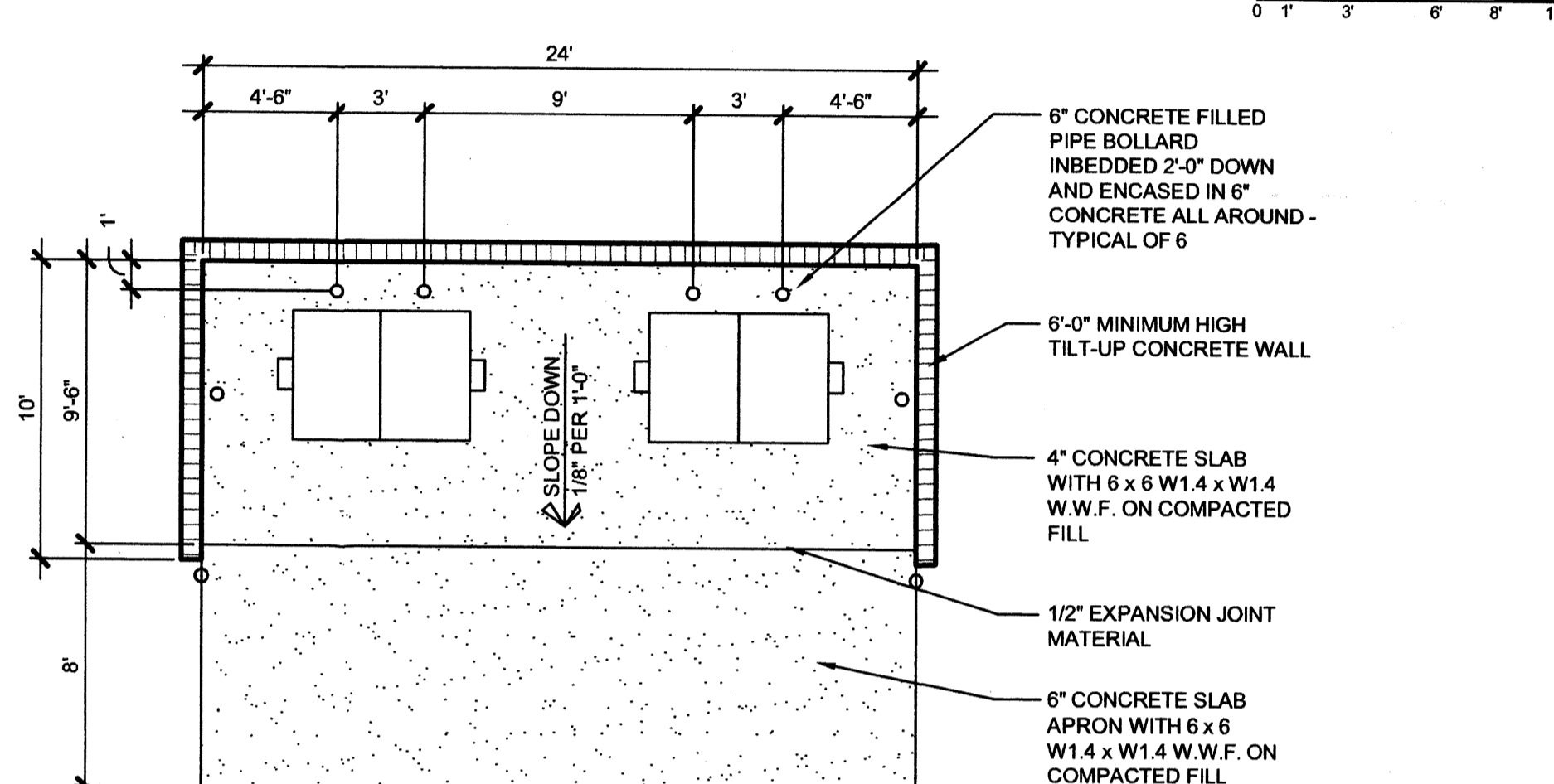
D3 TRASH ENCLOSURE

SCALE: 3/16" = 1'-0"



C2 BIKE RACK

SCALE: 3/4" = 1'-0"



C3 TRASH ENCLOSURE

SCALE: 3/16" = 1'-0"

BUILDING CRITERIA

PROJECT: UNIVERSITY OF PHOENIX CLASSROOM/ADMINISTRATION BUILDING
OWNER: MARTINAI LLC - A NEW MEXICO LIMITED LIABILITY COMPANY
7451 PAN AMERICAN FREEWAY
ALBUQUERQUE, NM 87109

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE BOULEVARD, N.W.
ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION: LOTS 10, 11, 12, 13 BLOCK 3

ZONING CLASSIFICATION: M-1 ALBUQUERQUE ACRES, TRACT A, UNIT B

ZONING ATLAS MAP: B18

PARKING ANALYSIS: ONE SPACE FOR EACH TWO SEATS. 14 ADULT VOCATIONAL ROOMS AT 20 SEATS EACH = 280 SEATS.

140 PARKING SPACES REQUIRED

283 PARKING SPACES PROVIDED

PARKING SPACES SIZES: 9'-0" X 18'-0" WITH 2'-0" OVERHANG (FRONT)

8'-6" X 18'-0" WITH 2'-0" OVERHANG (GENERAL)

7'-6" X 13'-0" WITH 1'-6" OVERHANG (COMPACT)

BICYCLE SPACES: ONE BICYCLE SPACE FOR EACH 50 STUDENTS, 280 STUDENTS = 6 BICYCLE SPACES REQUIRED

8 SPACES PROVIDED

TOTAL LOT AREA: 135,135 S.F.

NET LOT AREA: 135,135 S.F. - 16,000 S.F. = 119,135 S.F.

LANDSCAPE AREA REQUIRED: 119,135 S.F. X 15% = 17,870 S.F.

LANDSCAPE AREA PROVIDED: 23,237 S.F.

CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

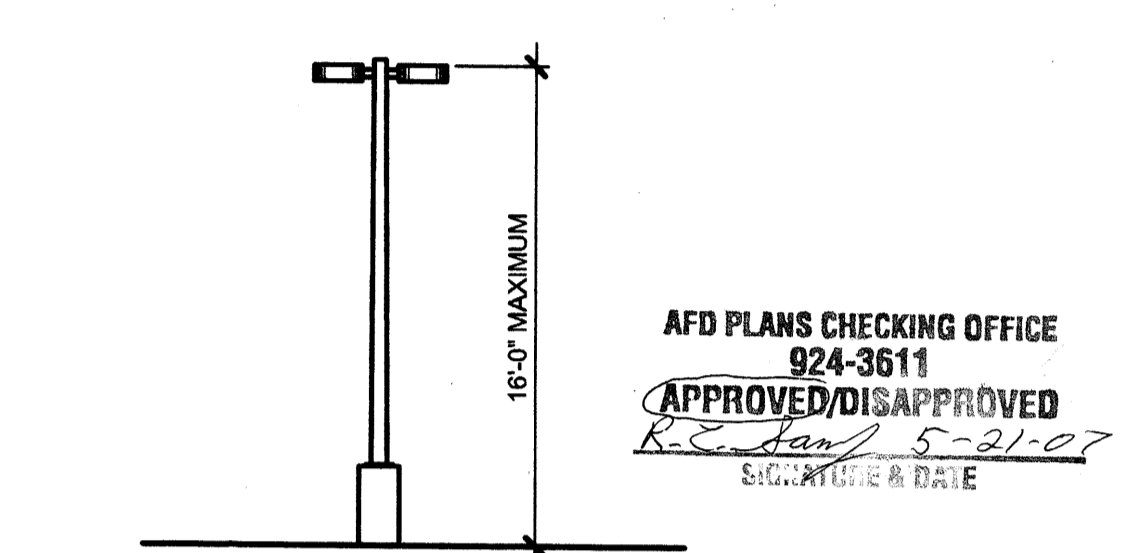
OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, specifications, plans, computer files, field data, notes and other documents and instruments prepared by Ambyss P.C., D.B.A. Claudio Vigil Architects, as instruments of service shall remain the property of Ambyss P.C., Claudio Vigil Architects, P.C. Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto.

CONSULTANTS

PROFESSIONAL SEAL

PRELIMINARY NOT FOR CONSTRUCTION

UNIVERSITY OF PHOENIX ADULT EDUCATIONAL FACILITY
BALLOON FIESTA AVE.
ALBUQUERQUE, NEW MEXICO



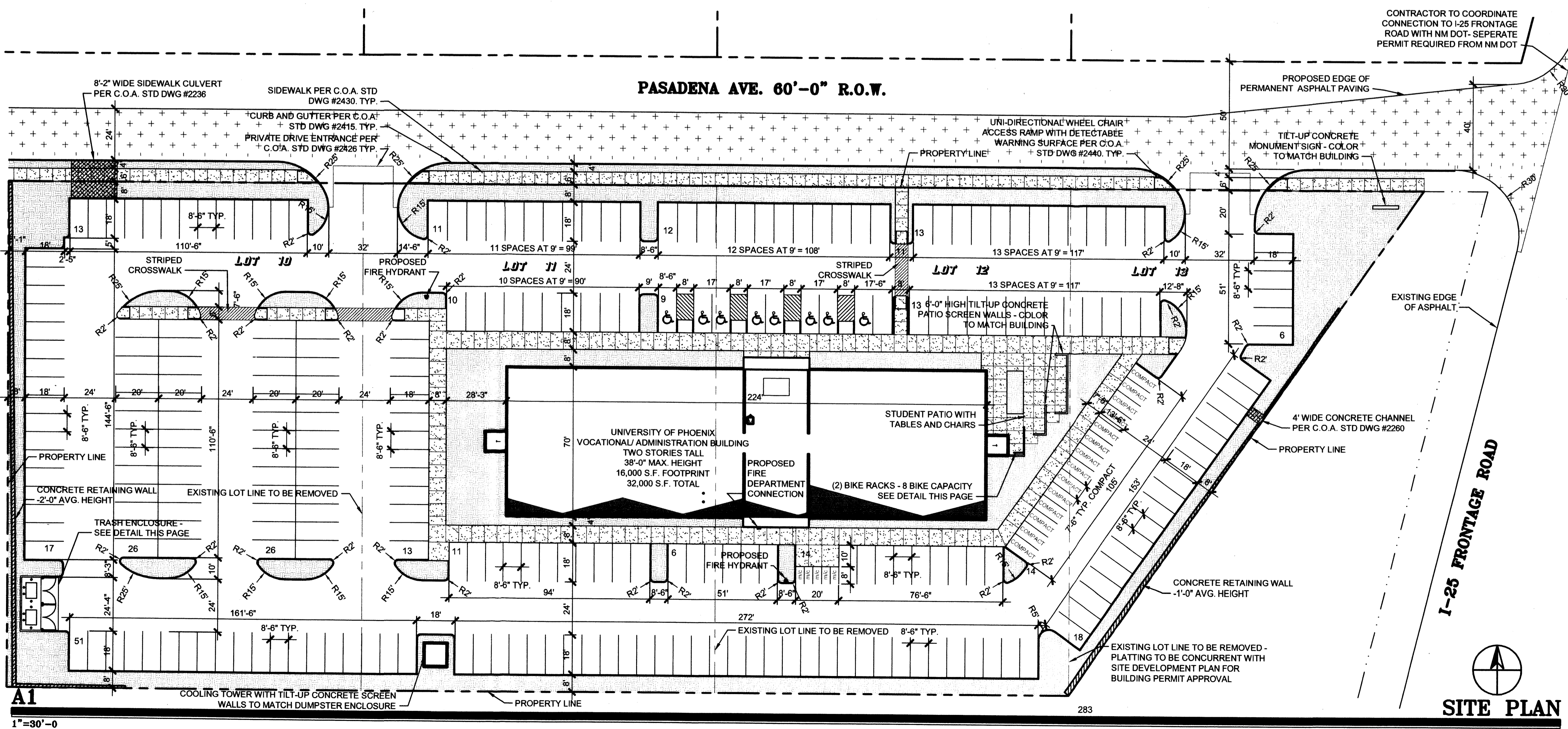
SCALE: 1/8" = 1'-0"

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
5/21/07
SIGNATURE & DATE

SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ONTO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND ON THE BUILDING.

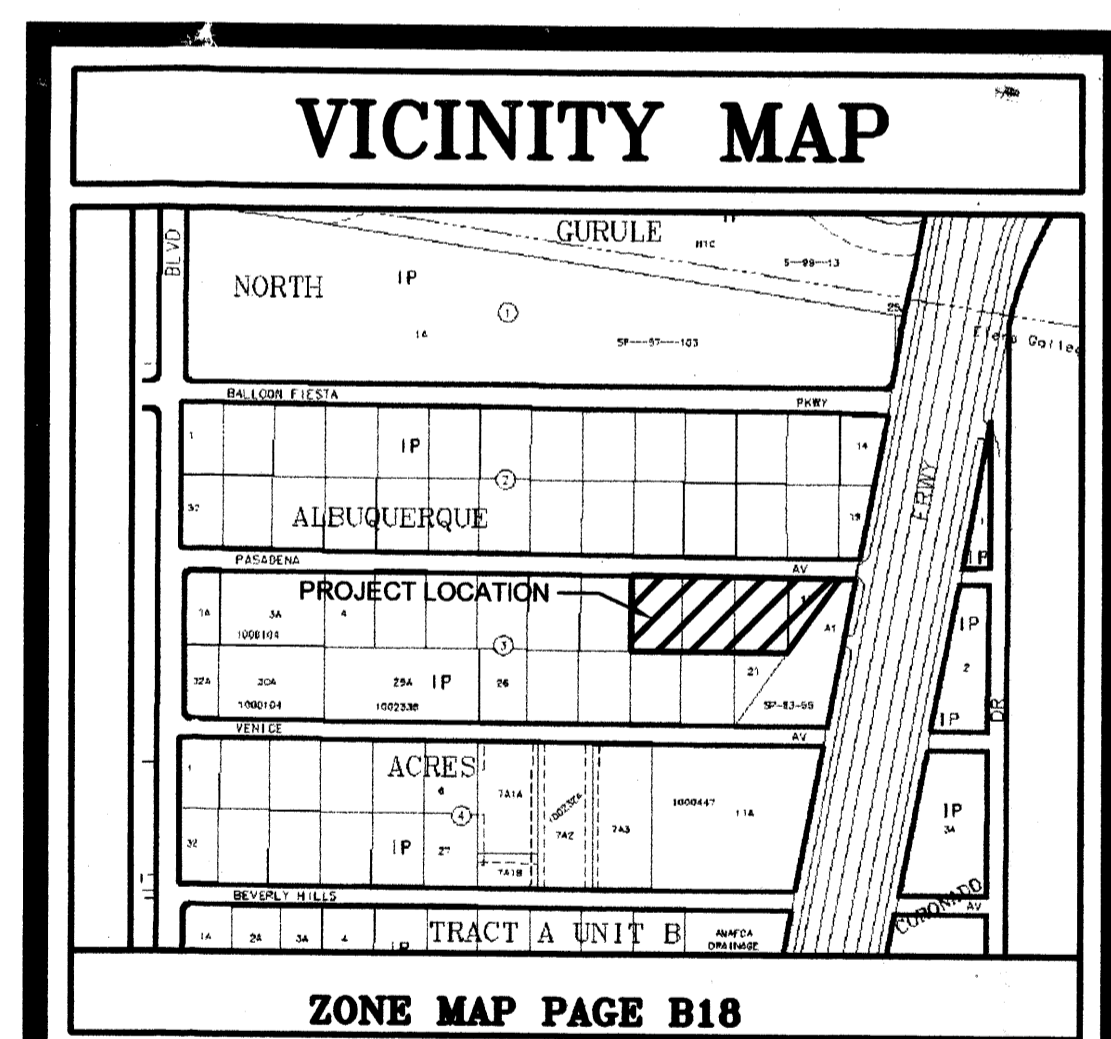
LIGHT SHALL NOT GLARE ONTO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUT-OFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, I.E. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES. ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.



A1 SITE PLAN

SCALE: 1" = 30'-0"



SIGNATURE BLOCK

PROJECT NUMBER: 1005498
APPLICATION CASE NUMBER:

IS AN INFRASTRUCTURE LIST REQUIRED? (X) 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 SIGNOFF APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

Joe White 5/21/07

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 06300
DRAWING FILE:
DRAWN BY: PWR
CHECK BY:
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2006
DATE: MAY 23, 2007

SHEET TITLE
SITE DEVELOPMENT PLAN FOR SUBDIVISION

SHEET NUMBER
SDP-1

PLANT LEGEND

- CHINESE PISTACHE (M) 8
Pistacia chinensis
2" Gal.
- SHUMARD OAK (M) 11
Quercus shumardii
2" Gal.
- CHITALPA (M) 7
Chitalpa x Catalpa
2" Gal.
- COMMON HACKBERRY (M) 8
Celtis occidentalis
2" Gal.
- KENTUCKY COFFEE TREE (M) 6
Gymnocladus dioica
2" Gal.
- AUSTRIAN PINE (M) 2
Pinus nigra
6'-8'
- NEW MEXICO OLIVE (L) 11
Forsytheria neomexicana
15 Gal. 225sf
- WASHINGTON HAMTHORN (M+) 4
Crataegus phaenopyrum
15 Gal.
- DESERT WILLOW (L) 3
Chilopsis linearis
15 Gal. 225sf
- VITEK (M) 3
Vitek agnus-castus
15 Gal. 225 sf

DESERT ACCENTS

- BANANA YUCCA (L) 1
Yucca baccata
25 sf
- RED YUCCA (L) 6
Hesperaloe parviflora
5 Gal. 9sf
- PRICKLY PEAR (L) 3
Opuntia macrocentra
9 sf

SHRUBS/ORNAMENTAL GRASSES

- FIVE GAL.**
- BIRD OF PARADISE (L) 5
Caesalpinia gilliesii
5 Gal. 100sf
- LITTLELEAF SUMAC (L+) 7
Rhus microphylla
5 Gal. 81sf
- SNOWBERRY (M) 27
Symphoricarpos albus
5 Gal. 36sf
- RUSSIAN SAGE (M) 37
Perovskia atriplicifolia
5 Gal. 36sf
- MAIDEN GRASS (M) 18
Miscanthus sinensis
5 Gal. 16sf
- ONE GAL.**
- CHAMISA (L) 46
Chrysothamnus nauseosus
1 Gal. 25sf
- POMIS CASTLE SAGE (L+) 42
Artemisia X Pomis Castle
1 Gal. 25sf

GROUNDCOVERS

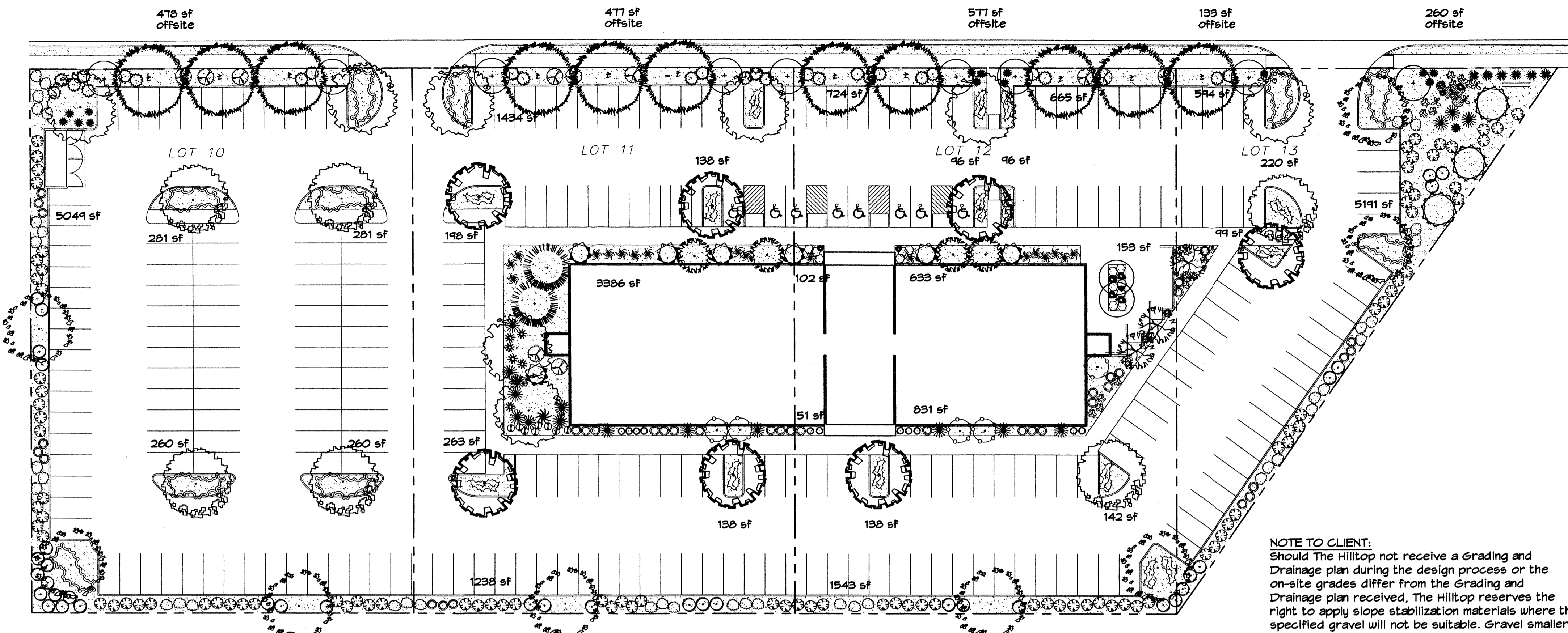
- GREYLEAF COTONEASTER (M) 30
Cotoneaster buxifolius
5 Gal. 81sf
Symbol indicates 3 plants

HARDSCAPES

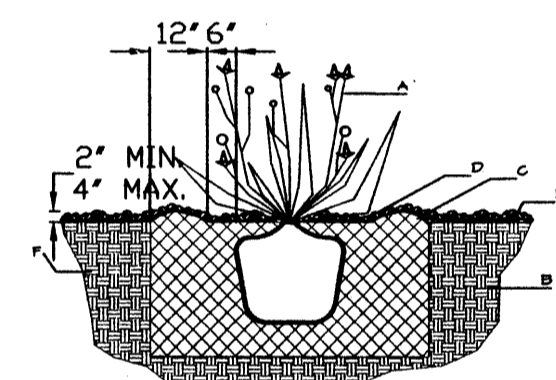
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC

- WINTER JASMINE (L+) 15
Jasminum nudiflorum
1 Gal. 144sf
- HONEYSUCKLE (M) 11
Lonicera japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover

- OVERSIZED GRAVEL 4 10 BOULDERS



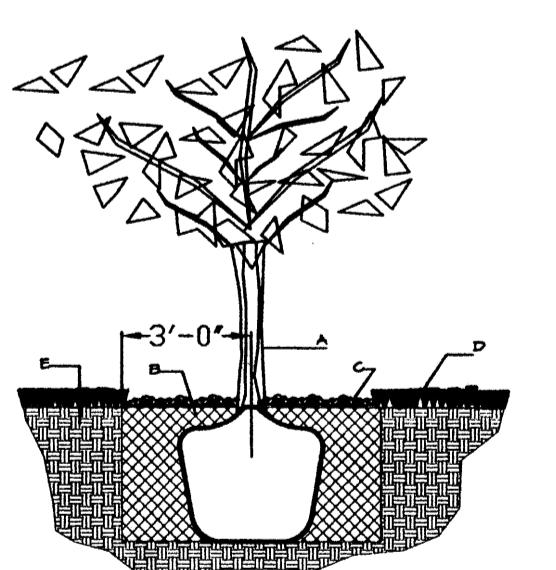
NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.



GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

SHRUB PLANTING DETAIL NTS



GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL...

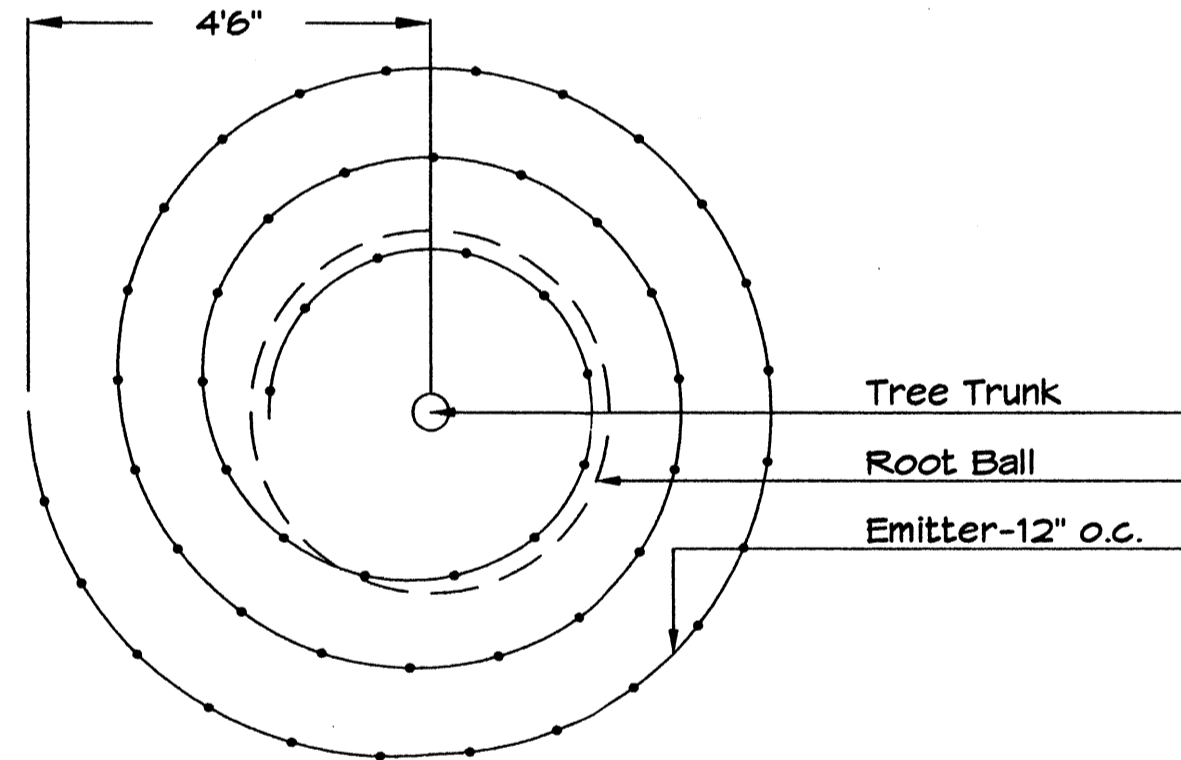
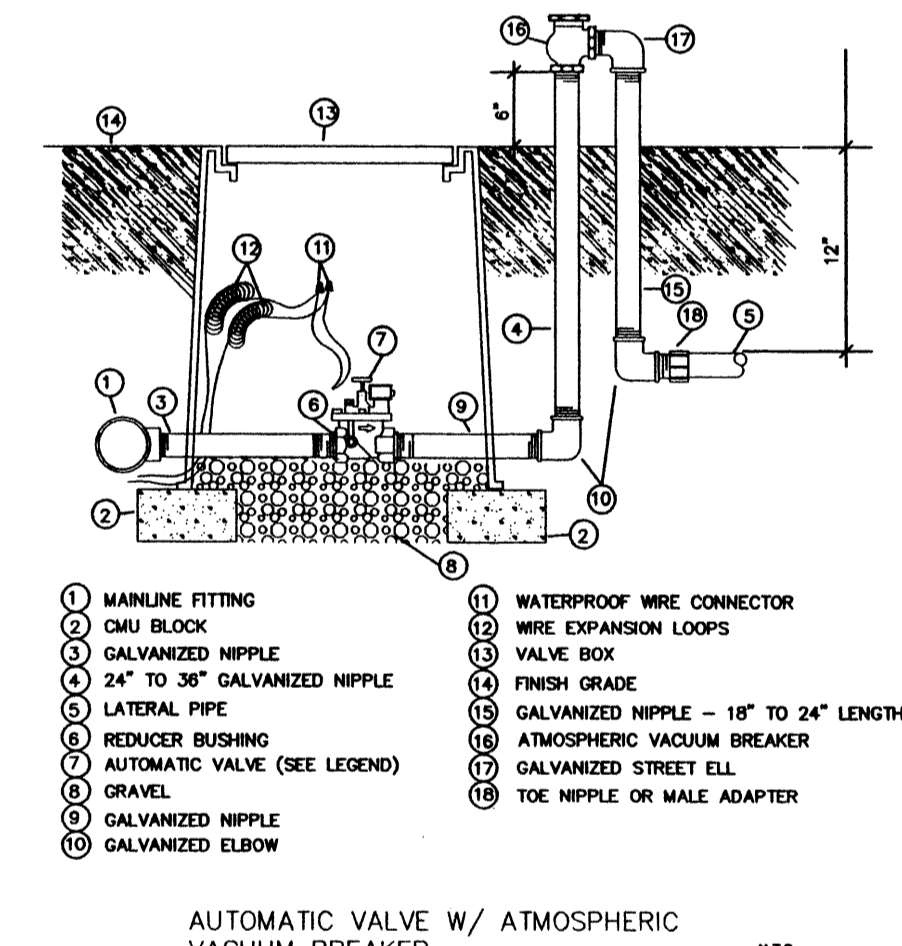
CONSTRUCTION NOTES:

- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 4" DEPTH OF BARK MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.

CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 4" DEPTH OF BARK MULCH.
- D. TURF AT FINISH GRADE.
- E. UNDISTURBED SOIL.

TREE PLANTING DETAIL NTS



Netafim Spiral Detail

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

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

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

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

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

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polytube with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

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

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

Irrigation maintenance shall be the responsibility of the Property Owner.

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

PARKING LOT TREE REQUIREMENTS

Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

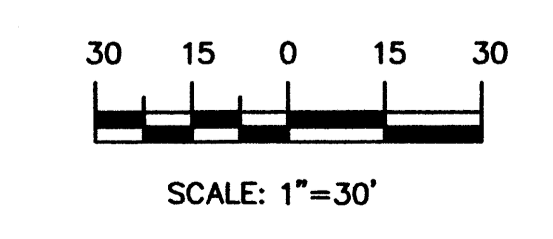
- 1 Shade tree per 10 spaces
- Required # 21 Provided # 21

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	135105	square feet
TOTAL BUILDINGS AREA	16000	square feet
OFFSITE AREA	1925	square feet
NET LOT AREA	119105	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	17866	square feet
TOTAL BED PROVIDED	24204	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	18153	square feet
TOTAL GROUNDCOVER PROVIDED	19061 (79%)	square feet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		
TOTAL LANDSCAPE PROVIDED	26129 (22%)	square feet



GRAPHIC SCALE



CLAUDIO VIGIL ARCHITECTS

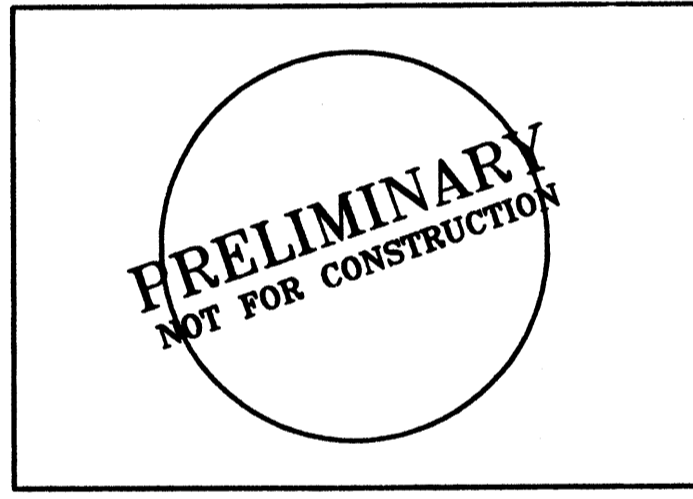
1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

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CONSULTANTS

Blank area for listing consultants.

PROFESSIONAL SEAL



UNIVERSITY OF PHOENIX
ADULT EDUCATIONAL FACILITY
BALLOON FIESTA AVE.
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
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-	-	-
-	-	-

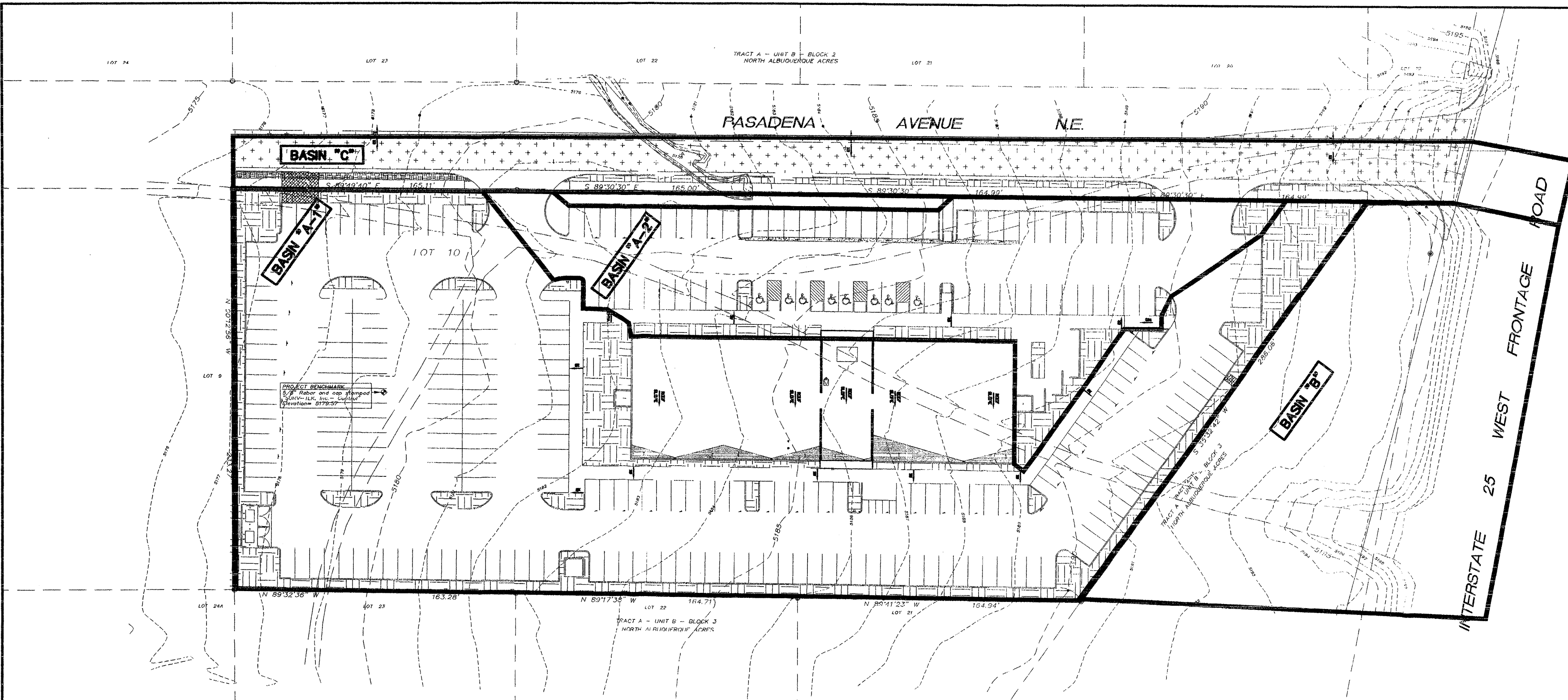
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DRAWING FILE: RMM
DRAWN BY: RMM
CHECK BY: CJ
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2006
DATE: 4/9/07

SHEET TITLE
LANDSCAPE PLAN

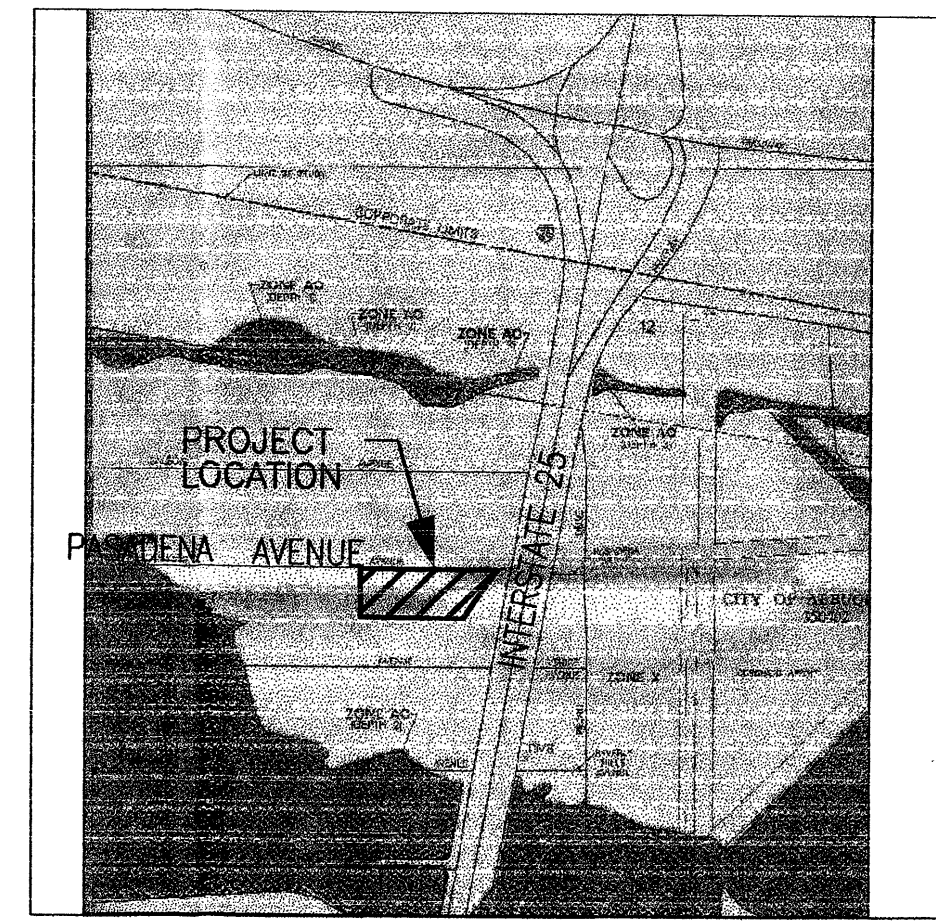
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L1



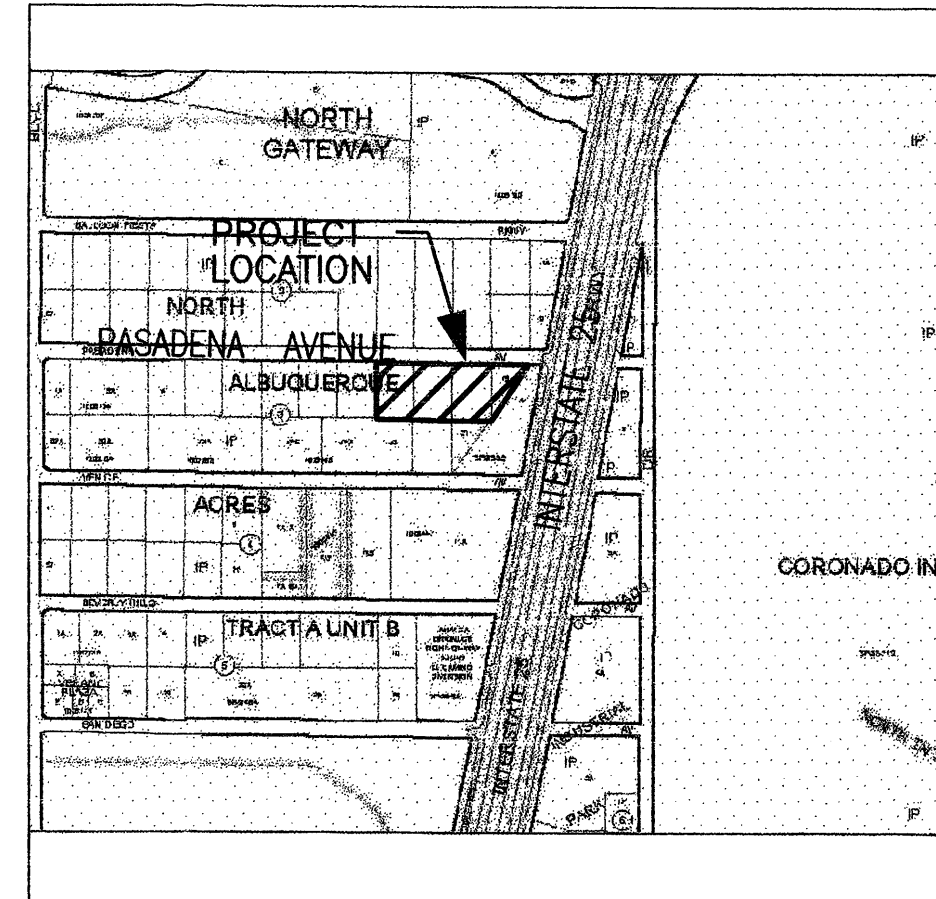
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@hilltoplandscaping.com
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.



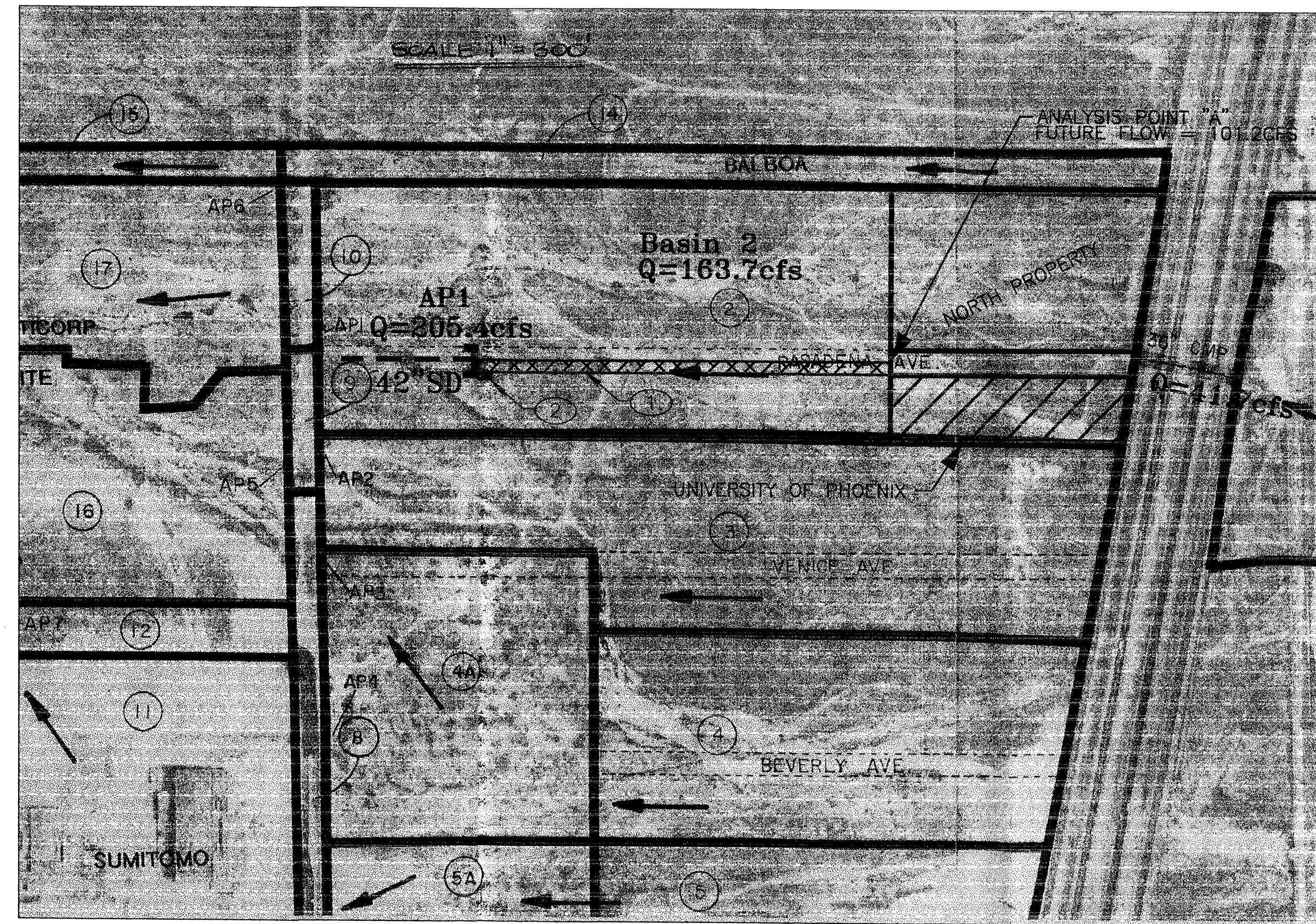
DRAINAGE BASIN BOUNDARY MAP
SCALE: 1" = 50'



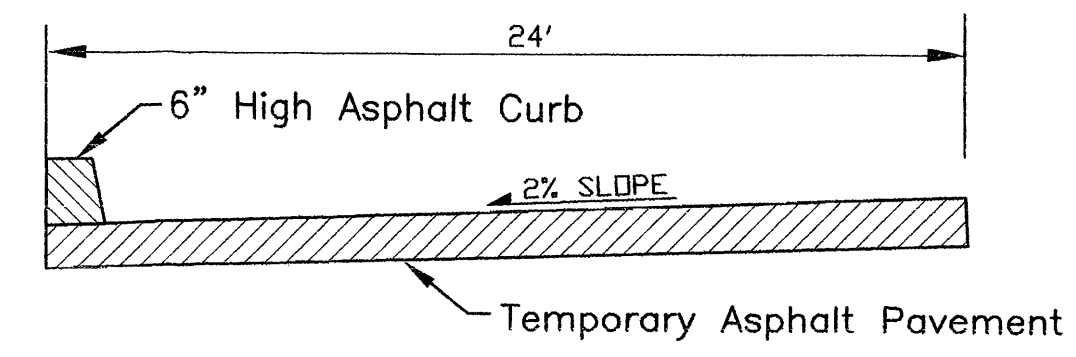
FIRM MAP 35001C0358D
SCALE: N.T.S.



VICINITY MAP C-18
SCALE: N.T.S.



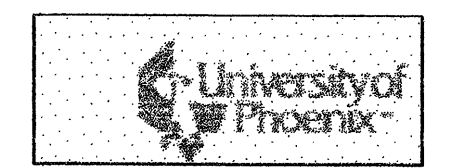
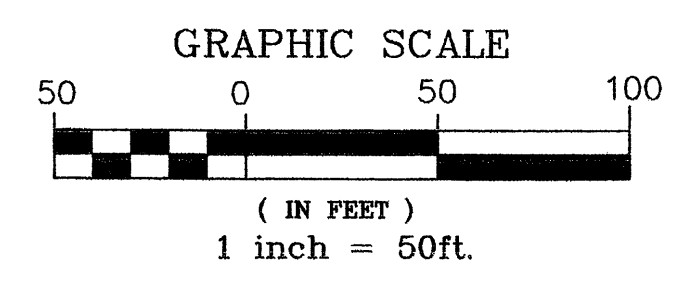
MASTER PLAN DRAINAGE BASIN BOUNDARY MAP
SCALE: 1" = 300'



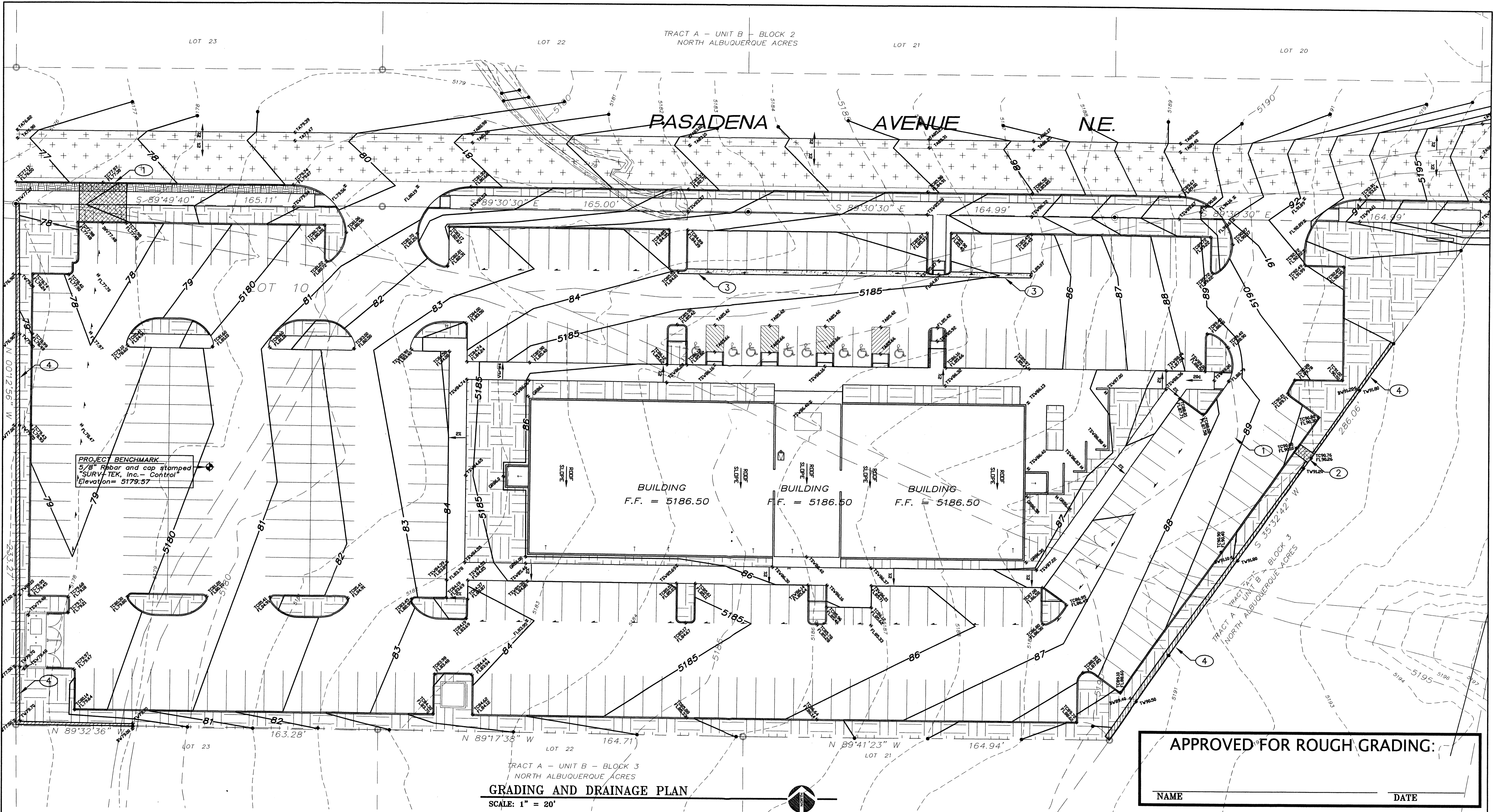
PASADENA AVENUE
SCALE: 1" = 5'

CONSTRUCTION NOTES:

- ① INSTALL 24' WIDE , APPROXIMATELY 1200LF OF TEMPORARY ASPHALT PAVING SECTION WITH 6" HIGH ASPHALT CURB. DESIGN TO BE PROVIDED WITH DRC DRAWINGS.
- ② INSTALL TYPE "A" INLET PER CITY STANDARD DRAWING 2201, DESIGN TO BE PROVIDED WITH DRC DRAWINGS.



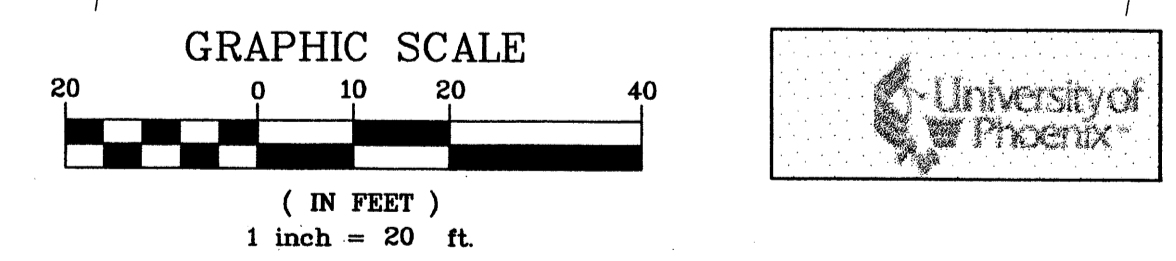
	UNIVERSITY OF PHOENIX DRAINAGE ANALYSIS PASADENA AVENUE AND I-25	DATE/REVISIONS:
	APPLIED ENGINEERING AND SURVEYING, INC. ENGINEERS AND PLANNERS <small>1405 West Green Hill, Phoenix, AZ 85027 Office: (602) 490-8125 Fax: (602) 490-8124 Email: info@aesphoenix.com</small>	SHEET NUMBER: 1



GRADING AND DRAINAGE PLAN
SCALE: 1" = 20'

APPROVED FOR ROUGH GRADING:

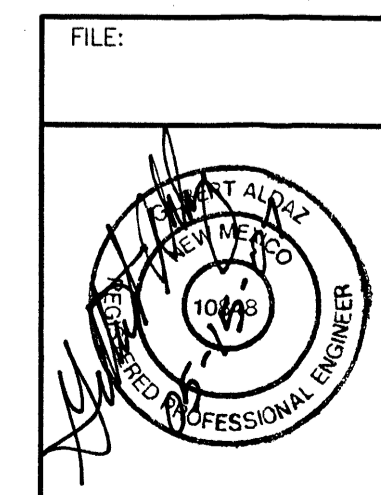
NAME _____ DATE _____



LEGEND	
— 5360 —	NEW CONTOUR GRADE
- - - 5362 - - -	EXISTING CONTOUR GRADE
▲	DRAINAGE FLOW DIRECTION
◆ TC62.50	NEW TOP OF CURB ELEVATION
◆ FL62.00	NEW FLOWLINE OF CURB ELEVATION
◆ TA60.11	NEW TOP OF ASPHALT ELEVATION
◆ TS161.67	NEW TOP OF SIDEWALK ELEVATION
▲	DRAINAGE SWALE
~	NEW GRADE BREAK
— 5324.5 —	EXISTING GRADE ELEVATION
◆ GR56.0	NEW GRADE ELEVATION
◆ FL55.3	FLOWLINE GRADE ELEVATION
◆ TW62.50	NEW TOP OF WALL ELEVATION
◆ FF=56.30	NEW FINISH FLOOR ELEVATION

UTILITY PRECAUTIONS:
THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

- CONSTRUCTION NOTES:**
- 1 INSTALL 8-2' WIDE SIDEWALK CULVERTS PER CITY STANDARD DRAWING 2236.
 - 2 INSTALL 4' WIDE CONCRETE CHANNEL PER CITY STANDARD DRAWING 2260.
 - 3 INSTALL 2' WIDE ALLEY GUTTER PER CITY STANDARD DRAWING 2415A.
 - 4 INSTALL RETAINING WALL, HEIGHT VARIES, SEE STRUCTURAL DRAWING FOR DETAILS.



UNIVERSITY OF PHOENIX
GRADING AND DRAINAGE PLAN
PASADENA AVENUE AND I-25

APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS

1600 East Camelback Road
Phoenix, AZ 85016
Phone: (602) 271-8184
Fax: (602) 271-8184
Email: geosoft@uofphoenix.com

DATE/REVISIONS:
SHEET NUMBER:
2

DRAINAGE CALCULATIONS

DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING THE UNIVERSITY OF PHOENIX SITE LOCATED AT THE SOUTHWEST CORNER OF I-25 FREEWAY FRONTAGE ROAD AND PASADENA AVENUE NE, ALBUQUERQUE, NEW MEXICO. GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

1. DRAINAGE CALCULATIONS
2. VICINITY MAP (B-18)
3. FLOOD INSURANCE RATE MAP 35001C0129 D

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED APPROXIMATELY 30 FEET WEST OF THE SOUTHWEST CORNER OF THE INTERSECTION OF THE I-25 FREEWAY FRONTAGE ROAD AND PASADENA AVENUE NE. (SEE ATTACHED VICINITY MAP B-18). THE PARCEL'S LEGAL DESCRIPTION IS LOTS 10, 11, 12, 13, BLOCK 3, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B. THE PROPERTY IS BOUNDED ON THE NORTH BY PASADENA AVENUE NE, TO THE EAST BY TRACT A-1 WHICH IS UNDEVELOPED, TO THE SOUTH BY LOTS 21-23 WHICH IS UNDEVELOPED AND TO THE WEST BY LOT 9 WHICH IS ALSO UNDEVELOPED. THIS SITE CONTAINS APPROXIMATELY 3.10 ACRES AND IS CURRENTLY UN-DEVELOPED WITH NATURAL VEGETATION.

THE SITE CURRENTLY DRAINS FROM EAST TO WEST AT APPROXIMATELY 3% SLOPE. STREET FRONTAGE ON PASADENA AVENUE NE HAS NO PAVING AND IS CURRENTLY UNDEVELOPED. THE I-25 FREEWAY FRONTAGE ROAD TO THE EAST IS BUILT TO PERMANENT NEW MEXICO HIGHWAY STANDARDS.

THE SITE IS LOCATED ON FIRM MAP 35001C0129 D AS SHOWN ON THE ATTACHED DRAWING. THE MAP SHOWS THAT THE SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN.

THE SITE LIES WITHIN AN AREA OF A MASTER DRAINAGE PLAN THAT WAS PREPARED FOR THE CITICORP SITE, DATED MAY 1996, FILE B17/D3. PASADENA AVENUE NE IS PAVED WITH HALF A STREET SECTION AND CONTAINS A 42" STORMDRAIN APPROXIMATELY 1200 FEET WEST OF THIS SITE. THIS SITE COMPLIES WITH THE REQUIREMENTS OF THIS MASTER DRAINAGE PLAN.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING PLAN PREPARED FOR THIS SITE, THE INTENT IS TO CONSTRUCT A NEW BUILDING FOR AN ADULT EDUCATIONAL FACILITY AND APPROXIMATELY 267 PAVED PARKING SPACES AND ASSOCIATED LANDSCAPING TO MEET CITY ZONING REQUIREMENTS.

THE PROPOSED DRAINAGE MANAGEMENT PLAN FOR THIS SITE, BASIN "A" IS TO FREE DISCHARGE THIS SITE TOWARDS THE NORTHWEST CORNER OF THE SITE AND INTO PASADENA AVENUE NE WITH A SIDEWALK CULVERT SYSTEM. THE IMPROVEMENTS FOR THIS SITE WILL ALSO INCLUDE CONSTRUCTION OF A 1200 FOOT LONG, 24 FOOT WIDE TEMPORARY PAVED ROADWAY SECTION IN PASADENA AVENUE NE AND WILL CONNECT INTO THE EXISTING PERMANENT HALF STREET SECTION OF PASADENA AVENUE NE APPROXIMATELY 1200 FEET WEST OF THIS SITE. THIS WILL ALSO INCLUDE CONSTRUCTION OF A NEW INLET WHERE THE TEMPORARY STREET MEETS THE PERMANENT STREET SECTION OF PASADENA AVENUE NE. (THESE IMPROVEMENTS WERE AGREED TOO AT A MEETING WITH BRAD BINGHAM ON 05/04/07 AS PART OF THIS DEVELOPMENT.

BASIN B ON THE EAST SIDE OF THIS SITE WHICH CONSIST OF A PORTION OF TRACT "A-1" AND I-25 FRONTAGE ROAD WILL FREE DISCHARGE INTO THIS SITE BOTH FOR THE UNDEVELOPED AND FOR THE FUTURE DEVELOPED CONDITIONS OF TRACT "A-1". A SIDEWALK CULVERT WILL BE PROVIDED ON THE EAST BOUNDARY AS PART OF THIS DEVELOPMENT TO ADDRESS THESE OFFSITE FLOWS.

BASIN C ON THE NORTH SIDE OF THIS SITE WILL CONSIST OF THE FRONTAGE PORTION OF HALF OF PASADENA AVENUE CONSTRUCTED TO PERMANENT CITY STANDARDS AND WILL DRAIN TO THE WEST USING THE TEMPORARY PAVEMENT SECTION OF PASADENA AVENUE NE.

THE CALCULATIONS THAT APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.7 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993. THIS D.P.M. PROCEDURE IS USED FOR ANALYZING ONSITE FLOWS.

DOWNSTREAM CAPACITY

BASED ON A REVIEW OF THE MASTER PLAN AND THE TEMPORARY HALF STREET IMPROVEMENTS FOR PASADENA AVENUE NE ALONG WITH THE INLET THIS WILL DRAIN INTO THE EXISTING 42" STORM DRAIN PER THE MASTER PLAN REQUIREMENTS. DOWNSTREAM CAPACITY IS NOT AN ISSUE AND FREE DISCHARGE IS APPROPRIATE FOR THIS DEVELOPMENT.

EROSION CONTROL

THE CONTRACTOR WILL BE REQUIRED TO DEVELOP A STORM WATER POLLUTION PREVENTION PLAN AND COMPLETE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING CONSTRUCTION GRADING ACTIVITIES.

THE CONTRACTOR WILL ALSO BE REQUIRED TO PREPARE A SEDIMENT CONTROL PLAN REQUIRED FOR NEW MEXICO ENVIRONMENTAL DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

OFFSITE FLOWS

BASED ON A FIELD VISIT OF THE SITE AND REVIEW OF THE TOPOGRAPHIC SURVEY OFFSITE FLOWS ENTER THIS SITE FROM THE EAST SIDE OF THIS DEVELOPMENT. BASIN B-1 ON THE EAST SIDE OF THIS SITE WHICH CONSIST OF A PORTION OF TRACT "A-1" AND I-25 FRONTAGE ROAD WILL FREE DISCHARGE INTO THIS SITE BOTH FOR THE UNDEVELOPED AND FOR THE FUTURE DEVELOPED CONDITIONS OF TRACT "A-1". A SIDEWALK CULVERT WILL BE PROVIDED ON THE EAST BOUNDARY AS PART OF THIS DEVELOPMENT TO ADDRESS THESE OFFSITE FLOWS.

DRAINAGE CALCULATIONS

1. PRECIPITATION ZONE = 3
2. DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM
6-HOUR = 2.60 INCHES
24-HOUR = 3.10 INCHES
10 DAY = 4.90 INCHES
3. PEAK DISCHARGE (CFS/ACRE) FOR 100-YEAR, ZONE 2, TABLE A-9:
Q = 1.87 CFS/ACRE SOIL UNCOMPACTED "A"
Q = 2.60 CFS/ACRE LANDSCAPED "B"
Q = 3.45 CFS/ACRE COMPACTED SOIL "C"
Q = 5.02 CFS/ACRE IMPERVIOUS AREA "D"
FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES
4. EXCESS PRECIPITATION, E (INCHES), 6 HOUR STORM, ZONE 2, TABLE A-8:
E = 0.66 INCHES SOIL UNCOMPACTED "A"
E = 0.92 INCHES LANDSCAPED "B"
E = 1.29 INCHES COMPACTED SOIL "C"
E = 2.36 INCHES IMPERVIOUS AREA "D"

5. EXISTING CONDITIONS ONSITE:

BASIN "A" AREA = 3.10ACRES
TOTAL UNCOMPACTED AREA (UNDISTURBED) = 3.10ACRES
TREATMENT "A" = 100%
Q(EXISTING-6HR) = (1.87 X 3.10) = 5.79CFS - EXISTING SHEET FLOW RATE
V(EXISTING-6HR) = (0.66 X 3.10)/12 = 0.17AC-FT - EXISTING SHEET FLOW VOLUME

BASIN "B" AREA = 0.95ACRES
TOTAL UNCOMPACTED AREA (UNDISTURBED) = 0.69ACRES
TREATMENT "A" = 0.69AC
IMPERVIOUS AREA OF I-25 FRONTAGE ROAD - ASPHALT PAVING = 0.26AC
TREATMENT "D" = 0.26AC
Q(EXISTING-6HR) = (1.87 X 0.69) + (5.02 X 0.26) = 2.59CFS EXISTING FLOW
V(EXISTING-6HR) = ((0.66 X 0.69) + (2.36 X 0.26)) / 12 = 0.09AC-FT EXISTING RUNOFF VOLUME

BASIN "C" AREA - 1/2 PASADENA DRIVE NE = 0.59ACRES
TOTAL UNCOMPACTED AREA (UNDISTURBED) = 0.59ACRES
TREATMENT "A" = 100%
Q(EXISTING-6HR) = (1.87 X 0.59) = 1.10CFS - EXISTING SHEET FLOW RATE
V(EXISTING-6HR) = (0.66 X 0.59)/12 = 0.03AC-FT - EXISTING SHEET FLOW VOLUME

6. PROPOSED CONDITIONS ONSITE:

BASIN "A-1" AREA = 2.31ACRES
LANDSCAPED AREA PROPOSED:
TREATMENT "B" AREA = 13,939SF = 0.32AC
IMPERVIOUS AREA PROPOSED:
PARKING, SIDEWALK AND BUILDING AREA
TREATMENT "D" AREA = 2.31 - 0.32AC = 1.99AC
Q(PROPOSED-6HR) = (2.60 X 0.32) + (5.02 X 1.99)
= 10.82CFS PROPOSED ONSITE FLOW
V(PROPOSED-6HR) = ((0.92 X 0.32) + (2.36 X 1.99)) / 12 X 43.560
= 18,117CF = 0.42AC-FT PROPOSED RUNOFF VOLUME

BASIN "A-2" AREA = 0.75ACRES
LANDSCAPED AREA PROPOSED:
TREATMENT "B" AREA = 4,784SF = 0.11AC
IMPERVIOUS AREA PROPOSED:
PARKING, SIDEWALK AND BUILDING AREA
TREATMENT "D" AREA = 0.75 - 0.11AC = 0.64AC
Q(PROPOSED-6HR) = (2.60 X 0.11) + (5.02 X 0.64)
= 3.50CFS PROPOSED ONSITE FLOW
V(PROPOSED-6HR) = ((0.92 X 0.11) + (2.36 X 0.64)) / 12 X 43.560
= 5,850CF = 0.13AC-FT PROPOSED RUNOFF VOLUME

BASIN "B" AREA = 0.95 ACRES
IMPERVIOUS AREA - FUTURE TRACT A-1:
PARKING, SIDEWALK AND BUILDING AREA
TREATMENT "D" AREA - FUTURE TRACT A-1
= 85% X 0.57AC = 0.48AC
I-25 FRONTAGE ROAD - ASPHALT PAVING = 0.26AC
LANDSCAPED AREA PROPOSED:
TREATMENT "B" AREA = (15% X 0.57AC) + (0.38AC - 0.26AC) = 0.21AC
Q(PROPOSED-6HR) = (2.60 X 0.21) + (5.02 X (0.48 + 0.26))
= 4.26CFS PROPOSED ONSITE FLOW
V(PROPOSED-6HR) = ((0.92 X 0.21) + (2.36 X 0.26)) / 12 X 43.560
= 2,928CF = 0.07AC-FT PROPOSED RUNOFF VOLUME

BASIN "C" AREA - 1/2 PASADENA DRIVE NE = 0.63 ACRES
LANDSCAPED AREA PROPOSED:
TREATMENT "B" AREA = 3,920SF = 0.09AC
IMPERVIOUS AREA PROPOSED:
PARKING, SIDEWALK AND BUILDING AREA
TREATMENT "D" AREA = 0.63 - 0.09AC = 0.54AC
Q(PROPOSED-6HR) = (2.60 X 0.09) + (5.02 X 0.54)
= 2.94CFS PROPOSED ONSITE FLOW
V(PROPOSED-6HR) = ((0.92 X 0.09) + (2.36 X 0.54)) / 12 X 43.560
= 4,927CF = 0.11AC-FT PROPOSED RUNOFF VOLUME

7. SIZE RUNDOWN AT NORTHWEST CORNER OF SITE FOR BASIN "A-1":

Q(PROPOSED-6HR) = BASIN "A-1" + BASIN "B"
Q(PROPOSED-6HR) = 10.82 + 4.26CFS = 15.08CFS

CHECK WEIR CAPACITY:
Q(CAPACITY) = C X L X H**3/2
L = Q / C X H**3/2
Q = 15.08CFS, H = 0.5FEET, C = 3
L = 15.08 / (3 X 0.5**3/2) = 2.45FEET
14.2FEET WIDTH REQUIRED, USE 15 FEET OPENING - OK

8. SIZE RUNDOWN AT EAST SIDE OF SITE FOR BASIN "B"

Q(PROPOSED-6HR) = BASIN "B"
Q(PROPOSED-6HR) = 4.26CFS = 4.26CFS

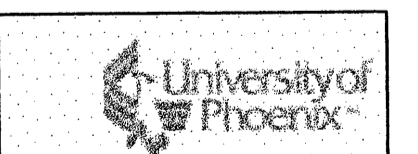
CHECK WEIR CAPACITY:
Q(CAPACITY) = C X L X H**3/2
L = Q / C X H**3/2
Q = 4.26CFS, H = 0.5FEET, C = 3
L = 4.26 / (3 X 0.5**3/2) = 4.01FEET
4.01FEET WIDTH REQUIRED, USE 4 FEET OPENING - OK

9. SIZE TEMPORARY STREET SECTION FOR PASADENA AVENUE
Q(PROPOSED-6HR) = BASIN "A-1" + BASIN "A-2" + BASIN "B" + BASIN "C"
Q(PROPOSED-6HR) = 10.82 + 3.50 + 4.26 + 2.94CFS = 21.52CFS
AVERAGE SLOPE FOR APPROXIMATELY 1200FEET WEST = 2.5%
CITY DPM PLATE 22.3 D-2 FOR 40' STREET SECTION
STREET DEPTH AT CURB = 0.49', USE 0.5' (6") CURB HEIGHT

10. ANALYSIS POINT "A" ON PASADENA AVENUE PERMANENT CONDITION
BASIN "NORTH PROPERTY" AREA = 8.14ACRES
LANDSCAPED AREA FUTURE (USE SAME PERCENT AS BASIN A-1):
TREATMENT "B" AREA = 14% X 8.14AC = 1.13AC
IMPERVIOUS AREA FUTURE (USE SAME PERCENT AS BASIN A-1):
PARKING, SIDEWALK AND BUILDING AREA
TREATMENT "D" AREA = 86% X 8.14AC = 7.00AC
Q(PROPOSED-6HR) = (2.60 X 1.13) + (5.02 X 7.00)
= 38CFS FUTURE NORTH PROPERTY ONSITE FLOW

OFFSITE FLOW THROUGH CULVERT UNDER I-25 = 41.7CFS
UNIVERSITY OF PHOENIX DEVELOPMENT = 10.82 + 3.50 + 4.26 + 2.94CFS
UNIVERSITY OF PHOENIX DEVELOPMENT = 21.52CFS
ANALYSIS POINT "A" FUTURE FLOW RATE = 38 + 41.7 + 21.52CFS
ANALYSIS POINT "A" FUTURE FLOW RATE = 101.2CFS

11. SIZE PERMANENT STREET SECTION FOR PASADENA AVENUE AND DETERMINE IF STORM DRAIN NEEDS TO BE EXTENDED
ANALYSIS POINT "A" FUTURE FLOW RATE = 101.2CFS
AVERAGE SLOPE FOR APPROXIMATELY 1200FEET WEST = 2.5%
CITY DPM PLATE 22.3 D-2 FOR 40' STREET SECTION
STREET DEPTH AT CURB = 0.63' < 0.87' OK, NO STORM DRAIN REQUIRED TO BE EXTENDED TO ANALYSIS POINT "A"



FILE: 	UNIVERSITY OF PHOENIX DRAINAGE CALCULATIONS PASADENA AVENUE AND I-25 APPLIED ENGINEERING AND SURVEYING, INC. ENGINEERS AND PLANNERS <small>1800 Blvd. One NE Albuquerque, New Mexico 87112 Office: (505) 460-9825 Fax: (505) 271-8164 email: galsala@universityofphoenix.com</small>	DATE/REVISIONS: SHEET NUMBER: <div style="text-align: center; font-size: 2em; font-weight: bold;">3</div>
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CLAUDIO VIGIL ARCHITECTS

1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

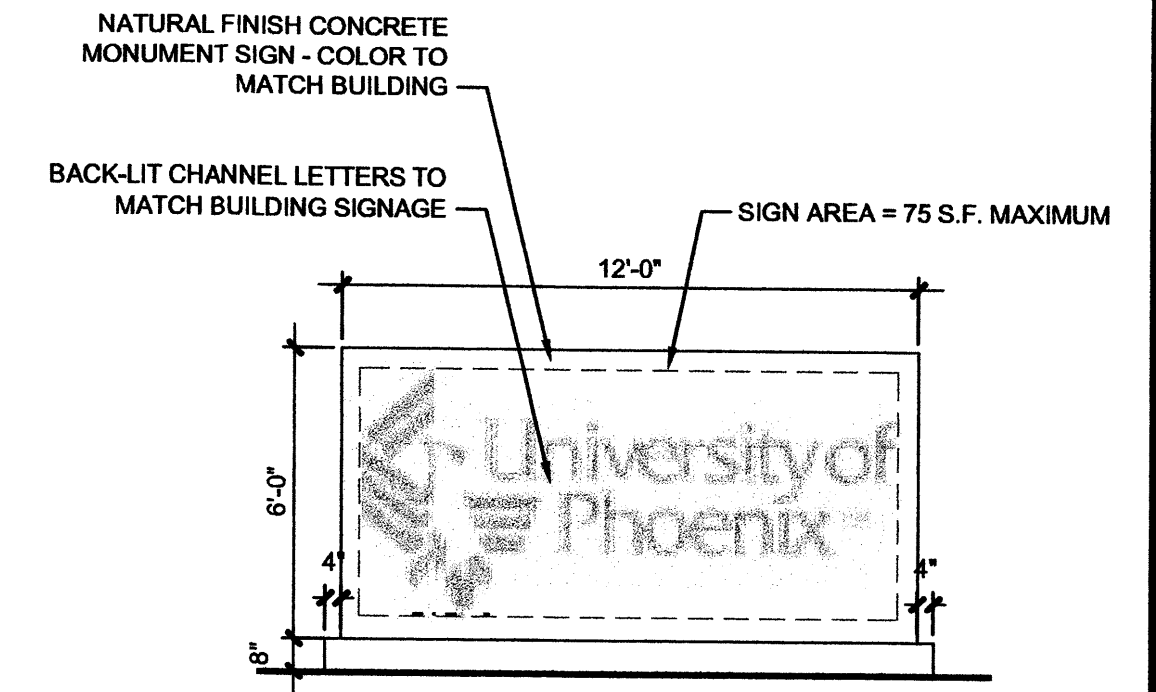
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CONSULTANTS

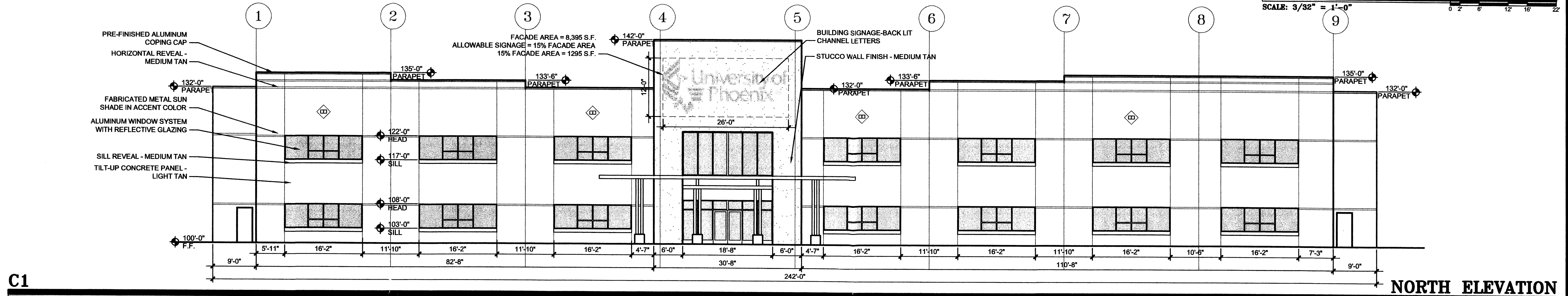
PROFESSIONAL SEAL



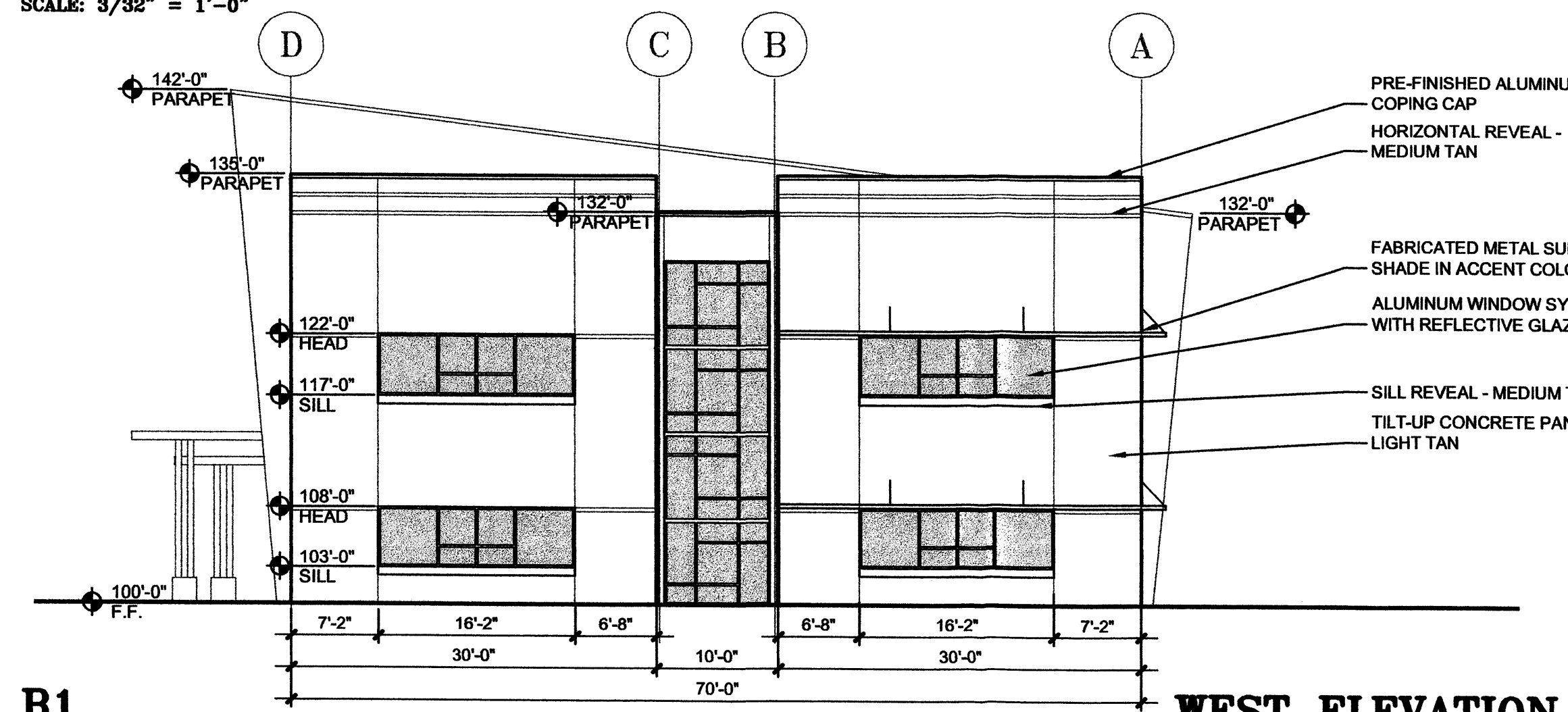
UNIVERSITY OF PHOENIX
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BALLOON FIESTA AVE.
ALBUQUERQUE, NEW MEXICO



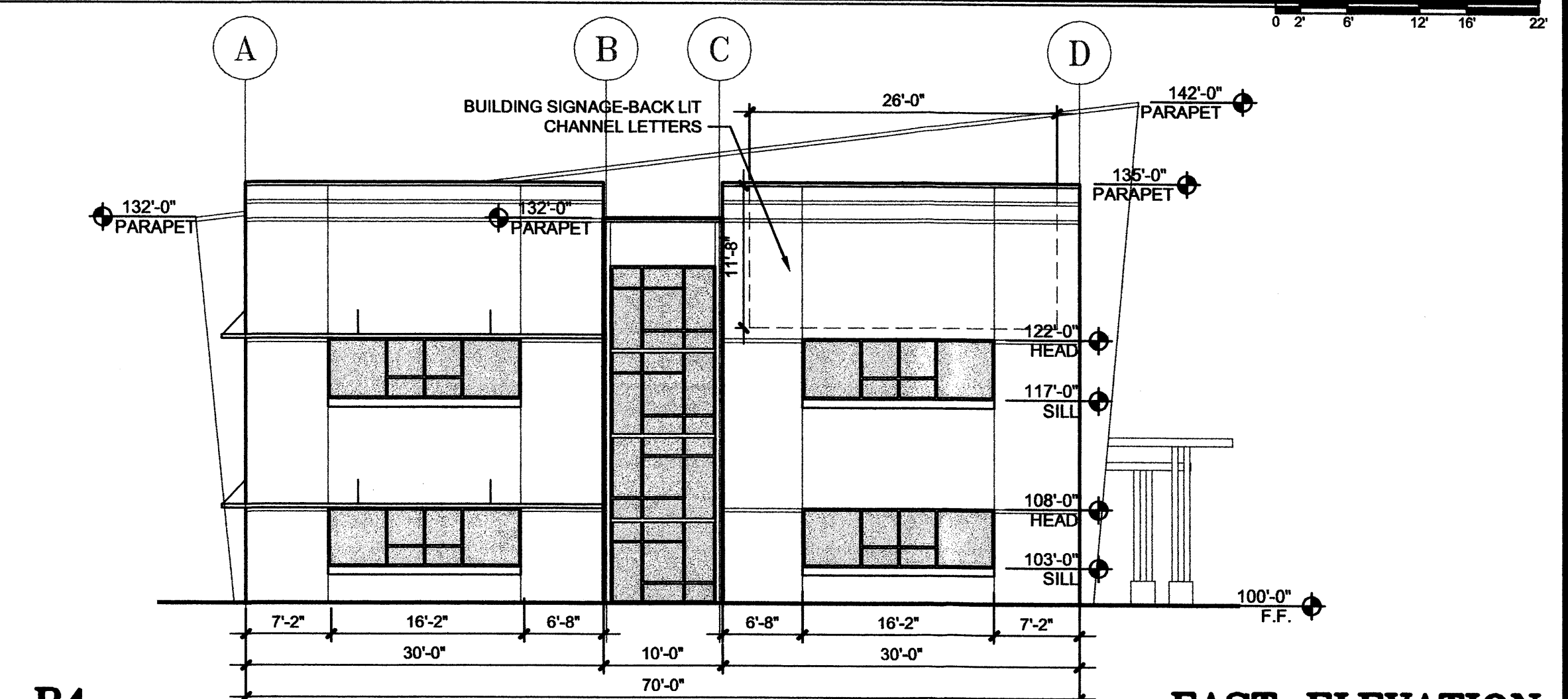
C1 MONUMENT SIGN
SCALE: 3/32" = 1'-0"



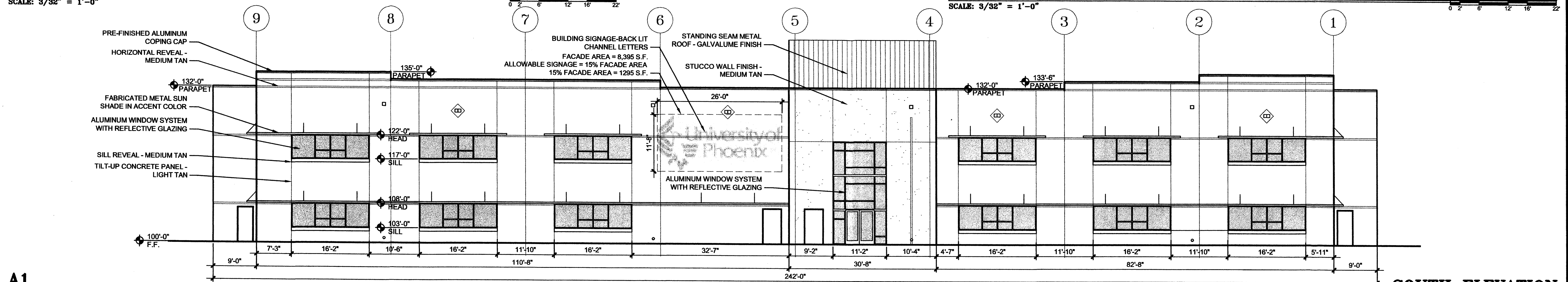
C1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



B1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



B4 EAST ELEVATION
SCALE: 3/32" = 1'-0"



A1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

MARK	DATE	DESCRIPTION

PROJECT NUMBER:	06300
DRAWING FILE:	
DRAWN BY:	PWR
CHECK BY:	
COPYRIGHT:	CLAUDIO VIGIL ARCHITECTS 2006
DATE:	MAY 23, 2007

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-201



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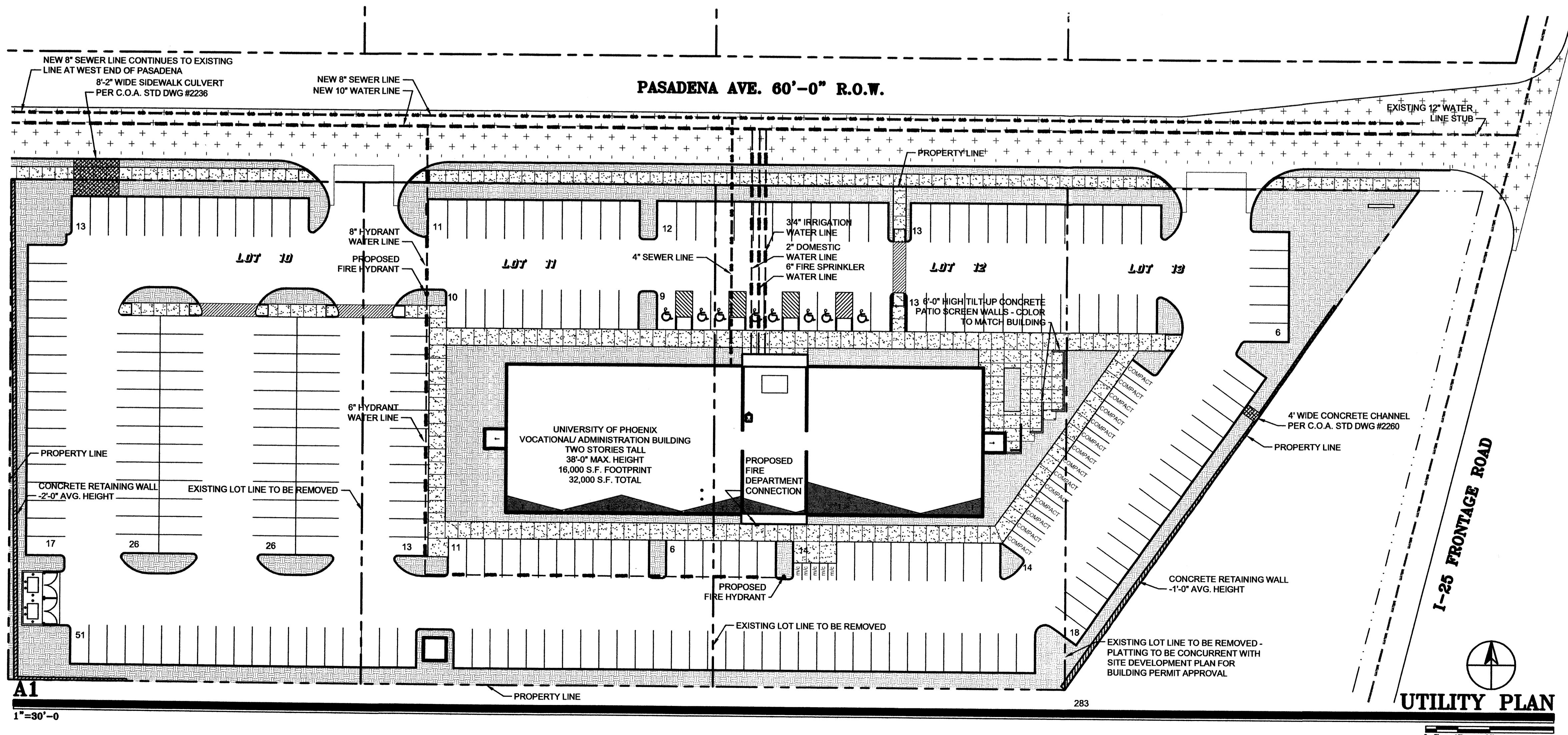
**UNIVERSITY OF PHOENIX
ADULT EDUCATIONAL FACILITY**
BALLOON FIESTA AVE.
ALBUQUERQUE, NEW MEXICO

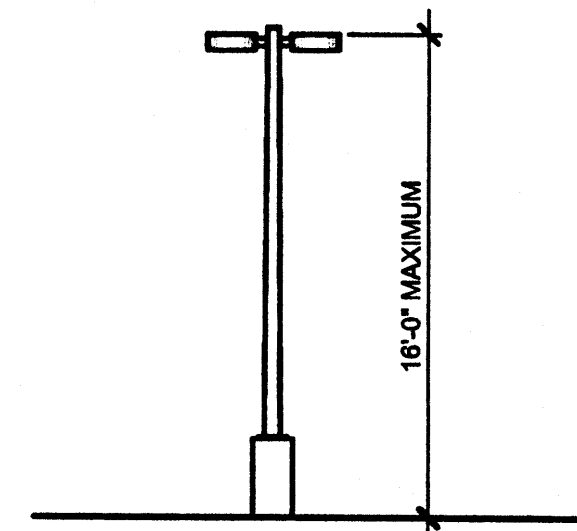
MARK	DATE	DESCRIPTION

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DRAWING FILE: _____
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DATE: MAY 23, 2007

SHEET TITLE
**SITE DEVELOPMENT
PLAN FOR SUBDIVISION**

SHEET NUMBER
UTILITY PLAN





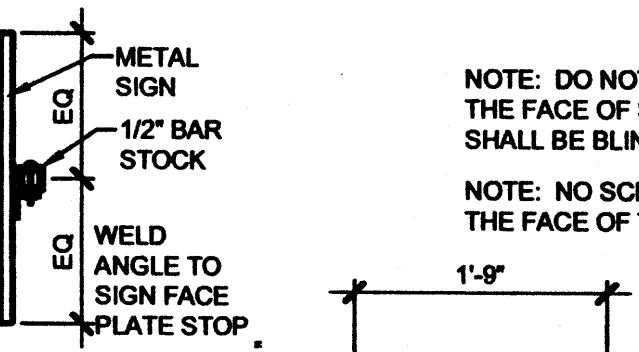
SITE LIGHTING SHALL BE LOCATED SO AS NOT TO GLARE ONTO ADJACENT SITES. LIGHTS SHALL BE LOCATED ON THE SITE AND ON THE BUILDING.

LIGHT SHALL NOT GLARE ONTO ANY PUBLIC RIGHT-OF-WAY AND SHALL NOT HAVE AN OFF-SITE LUMINANCE OF GREATER THAN 100 FOOT LAMBERTS. ALL LIGHT FIXTURES SHALL BE FULL CUT-OFF TYPE TO PREVENT FUGITIVE LIGHT. NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER. ALL LAMPS MUST BE FULLY SHIELDED TO PREVENT FUGITIVE LIGHT BEYOND THE PROPERTY LINE.

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, I.E. UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES. ALL LIGHTING TO COMPLY WITH THE NIGHT SKY PROTECTION ACT.

D1 EXTERIOR POLE LIGHT

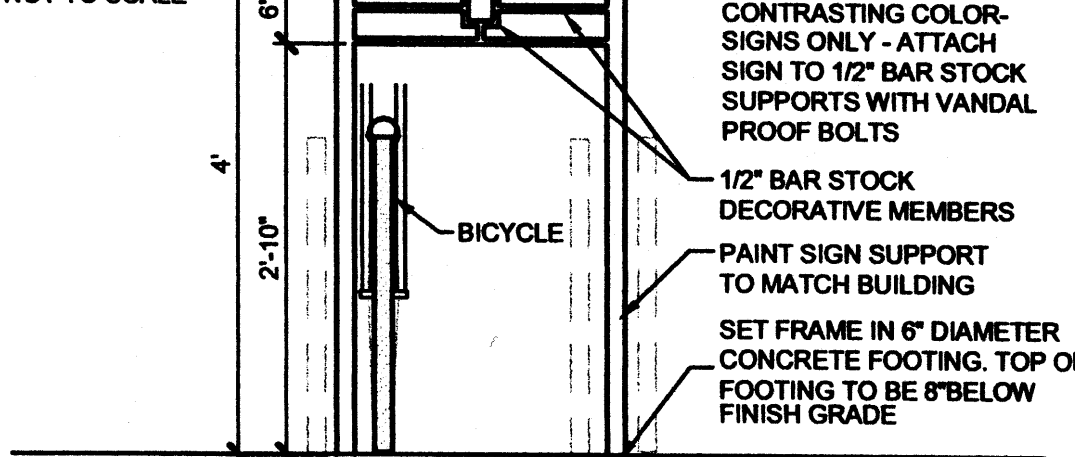
SCALE: 1/8" = 1'-0"



NOTE: DO NOT DRILL ANY HOLES IN THE FACE OF SIGN. ALL ATTACHMENTS SHALL BE BLIND AS DETAILED HERE.

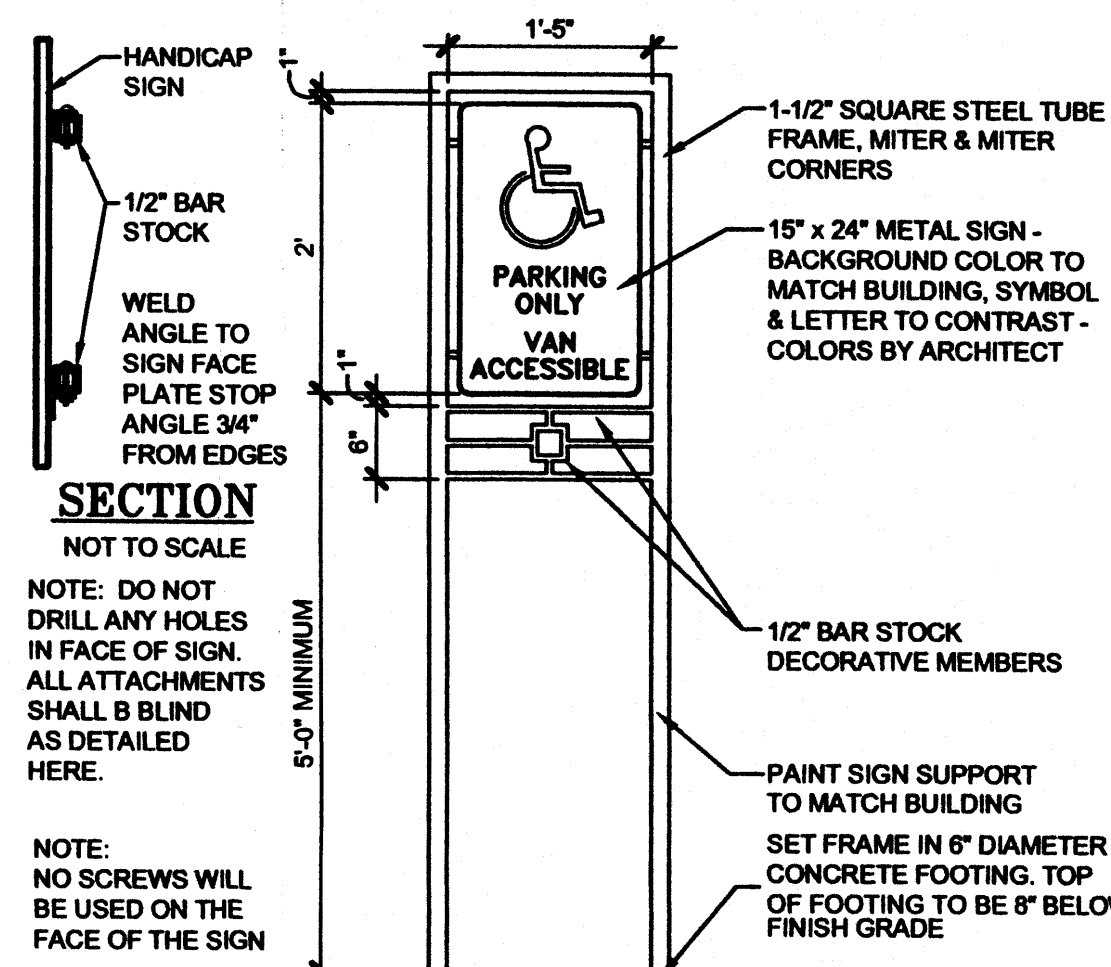
NOTE: NO SCREWS WILL BE USED ON THE FACE OF THE SIGN

SECTION NOT TO SCALE



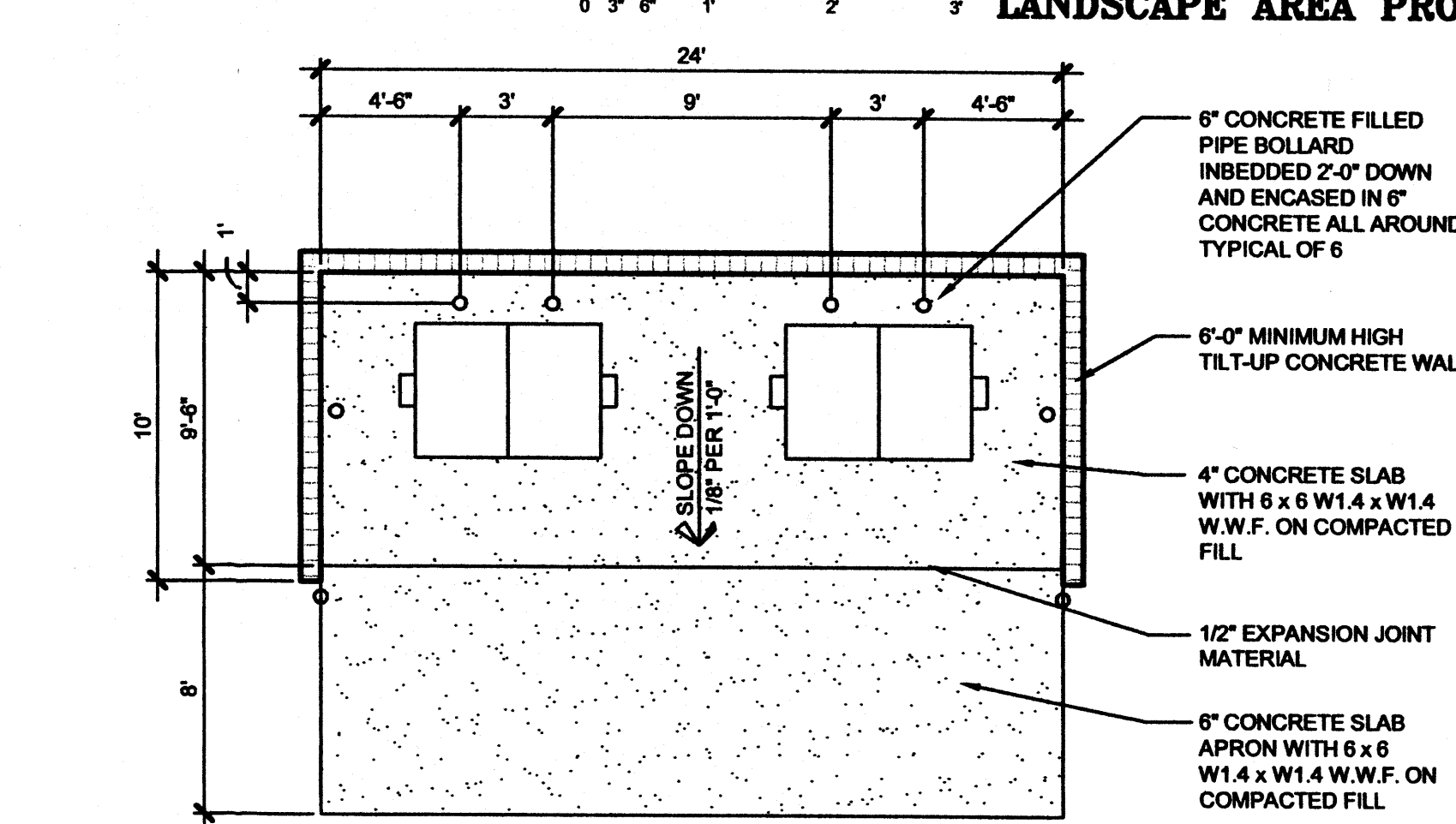
C1 BIKE RACK

SCALE: 3/4" = 1'-0"



D2 HANDICAP PARKING SIGN

SCALE: 3/4" = 1'-0"



C2 TRASH ENCLOSURE

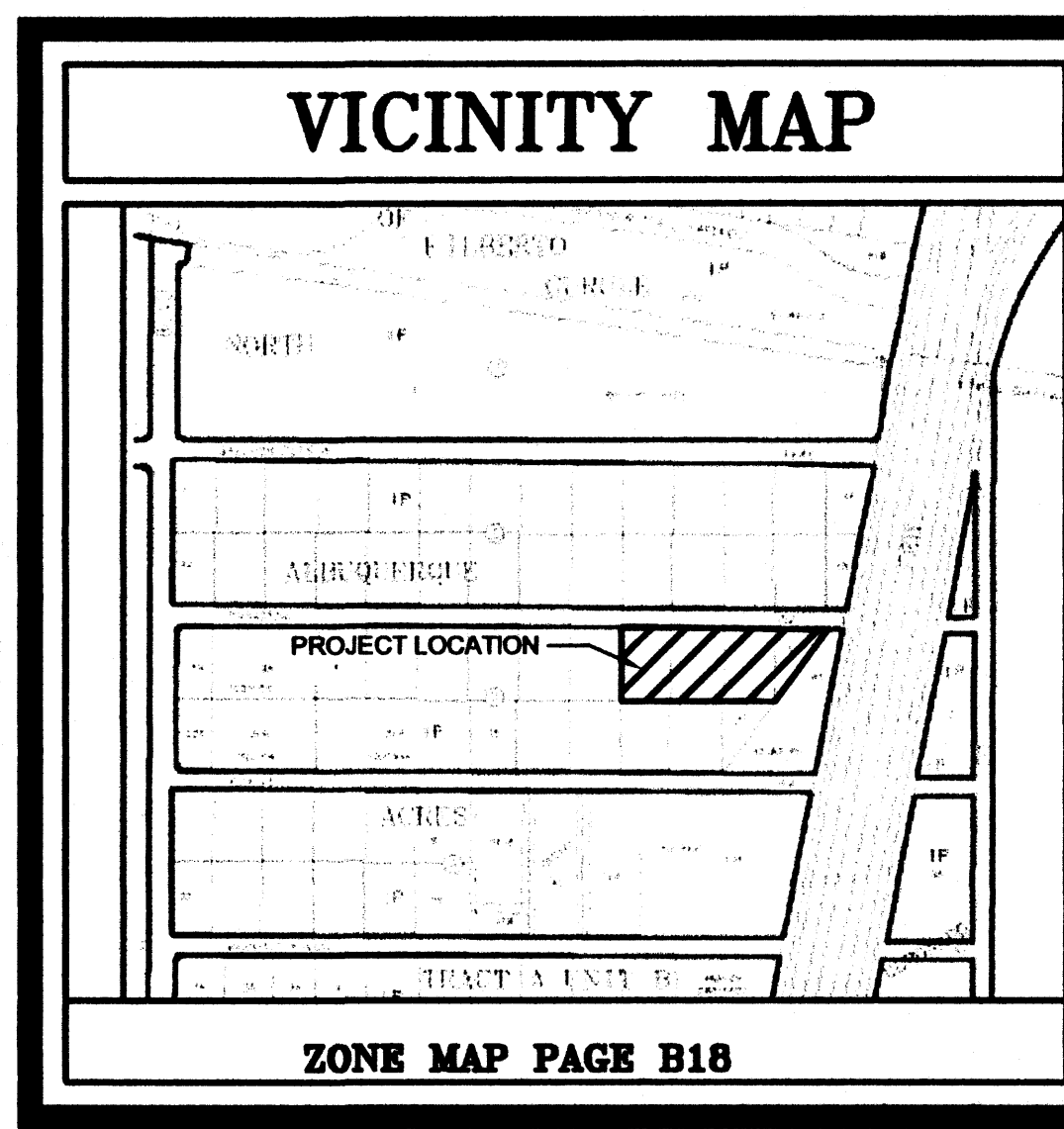
SCALE: 3/16" = 1'-0"

BUILDING CRITERIA

PROJECT: UNIVERSITY OF PHOENIX CLASSROOM/ADMINISTRATION BUILDING
OWNER: L&M ASSET MANAGEMENT
 P.O. BOX 12007
 EL PASO, TEXAS 79913
ARCHITECT: CLAUDIO VIGIL ARCHITECTS
 1801 RIO GRANDE BOULEVARD, N.W.
 ALBUQUERQUE, NEW MEXICO
LEGAL DESCRIPTION: LOTS 10, 11, 12, 13 BLOCK 3,
 N. ALBUQUERQUE ACRES, TRACT A, UNIT B
ZONING CLASSIFICATION: IP - INDUSTRIAL PARK ZONE
ZONING ATLAS MAP: B18
UNIFORM PROPERTY CODE: XXXX
PARKING ANALYSIS: ONE SPACE FOR EACH TWO SEATS. 14 ADULT
 VOCATIONAL ROOMS AT 20 SEATS EACH = 280
 SEATS.

PARKING SPACES SIZES: 8'-0" X 18'-0" WITH 2'-0" OVERHANG
BICYCLE SPACES: ONE BICYCLE SPACE FOR EACH 50 STUDENTS.
 280 STUDENTS = 6 BICYCLE SPACES REQUIRED
 8 SPACES PROVIDED

SITE LIGHTING: SEE DETAIL D1
TOTAL LOT AREA: 135,135 S.F.
NET LOT AREA: 135,135 S.F. - 16,000 S.F. = 119,135 S.F.
LANDSCAPE AREA REQUIRED: 119,135 S.F. X 15% = 17,870 S.F.
LANDSCAPE AREA PROVIDED: 23,237 S.F.



SIGNATURE BLOCK

PROJECT NUMBER: _____
 APPLICATION CASE NUMBER: _____

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DBC 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 UTILITY DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION / AMAPCA	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE
DEB CHAIRPERSON, PLANNING DEPARTMENT	DATE

CLAUDIO VIGIL ARCHITECTS

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 Albuquerque, New Mexico
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CONSULTANTS

(Empty space for consultant signatures)

PROFESSIONAL SEAL

(Empty space for professional seal)

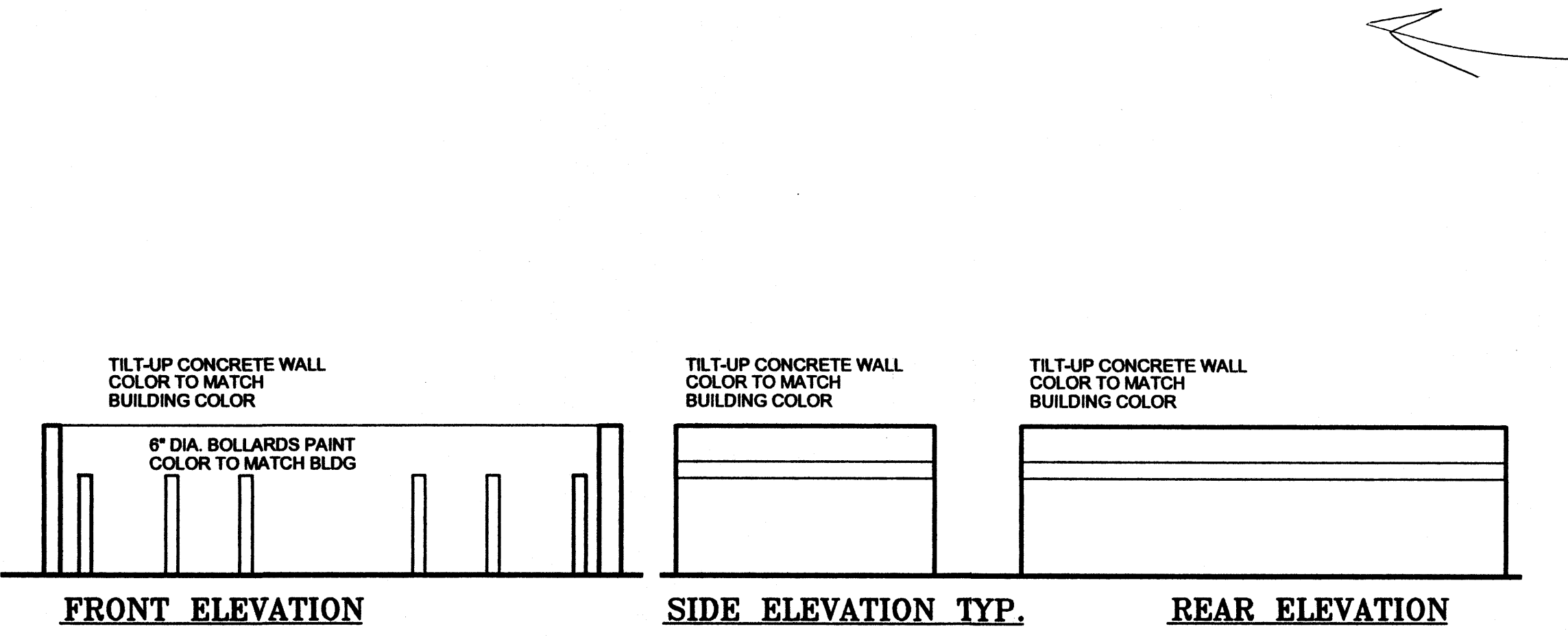
UNIVERSITY OF PHOENIX ADULT EDUCATIONAL FACILITY
 BALLOON FIESTA AVE.
 ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 06300
 DRAWING FILE: _____
 DRAWN BY: PWR
 CHECK BY: _____
 COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2008
 DATE: 3/5/07

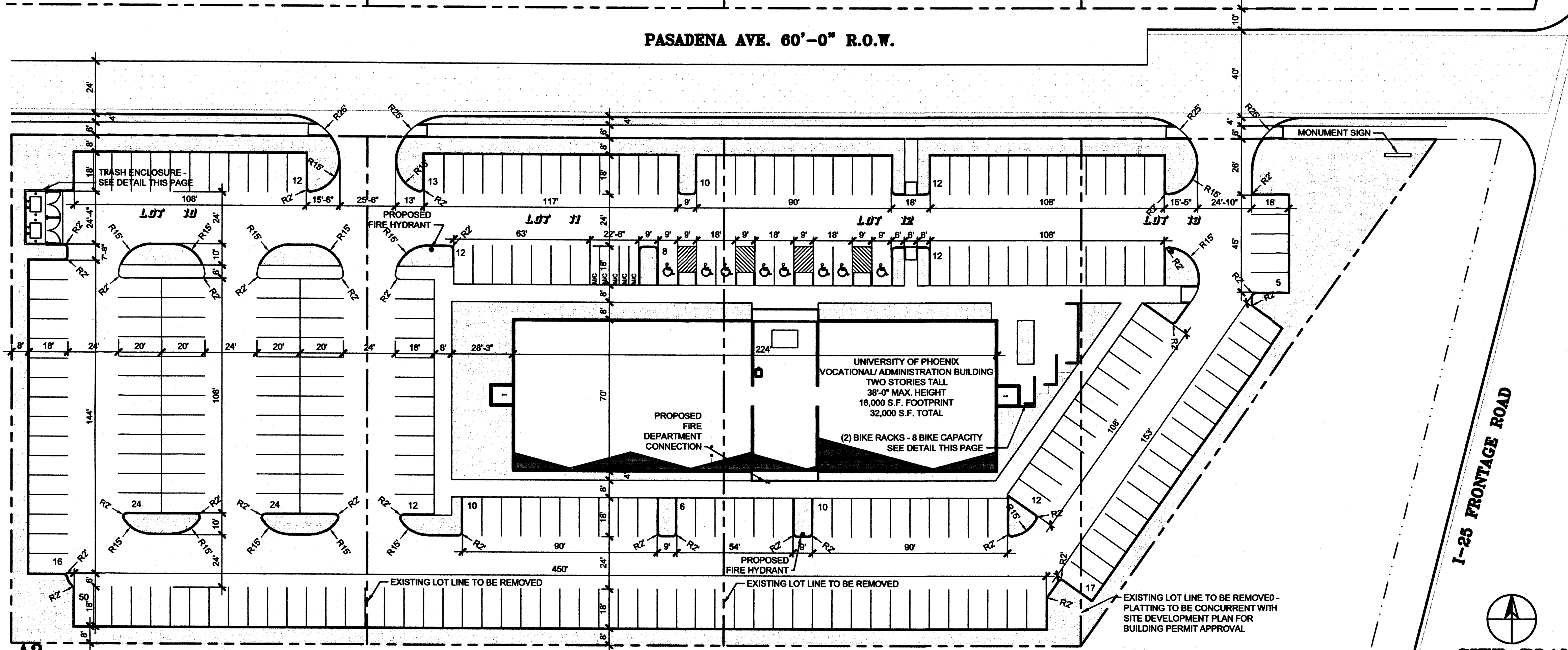
SHEET TITLE
SITE DEVELOPMENT PLAN FOR SUBDIVISION

SHEET NUMBER
SDP-1



A1 TRASH ENCLOSURE

SCALE: 3/16" = 1'-0"

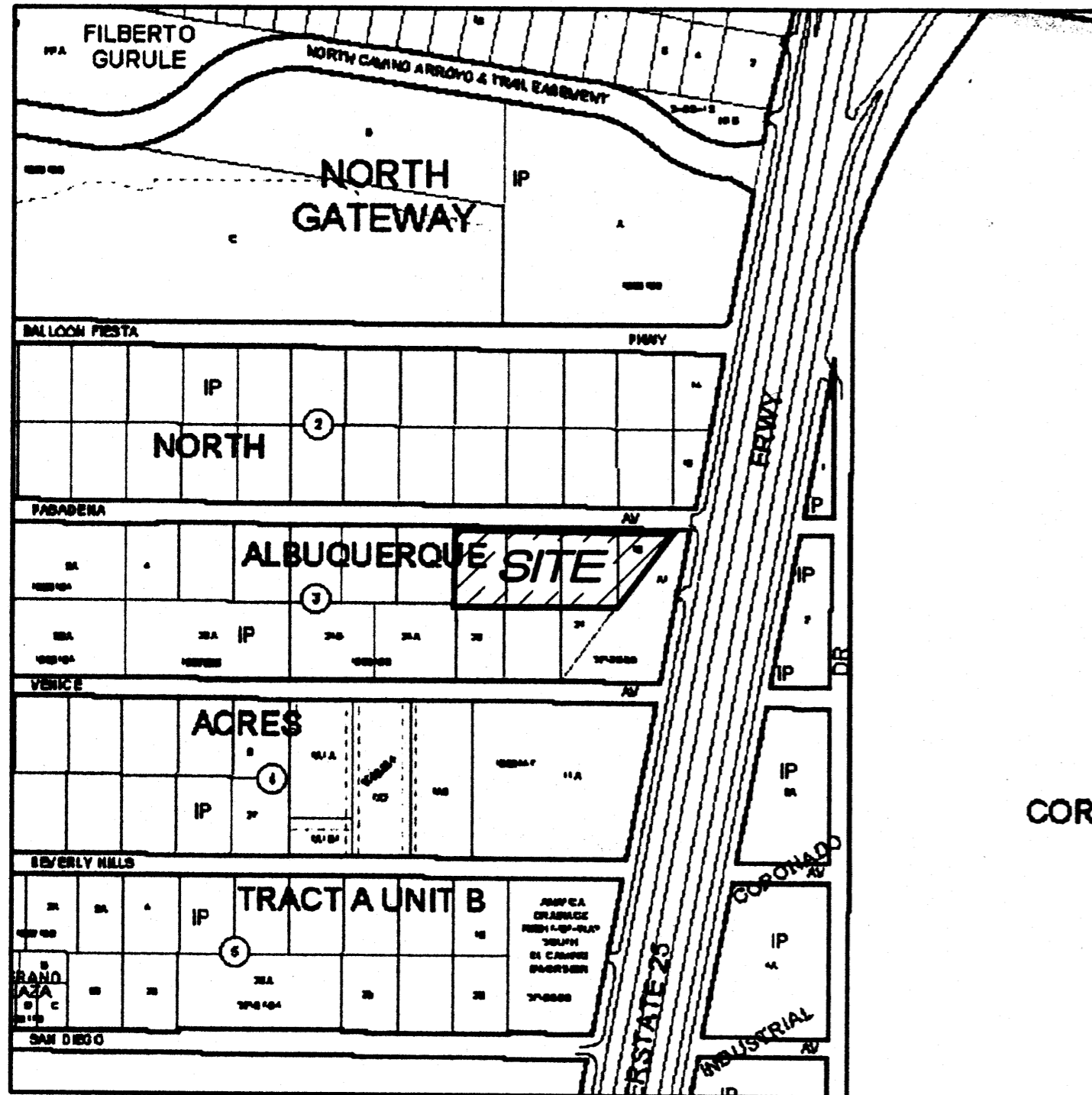


A3 SITE PLAN

SCALE: 1" = 30'-0"



0 15 30 60



VICINITY MAP
N.T.S.

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD27).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corner found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page B-18-Z
- U.C.L.S. Log Number 2007192551
- Current Zoning of the subject property is "IP- Industrial Park Zone" per the City of Albuquerque Zone Atlas page B-18.

PURPOSE OF PLAT:

The Purpose of this plat is to:

- Combine existing Lots 10 thru 12 and a portion of Lot 13 into One (1) Lot as shown hereon.
- Dedicate the Southerly portion of Pasadena Avenue N.E. to the City of Albuquerque in fee simple.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

2 up to 10/18-065-190300-2014
Marilyn Ted R. Andrus E
6/7/07
 Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services for installation, maintenance, and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- 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.

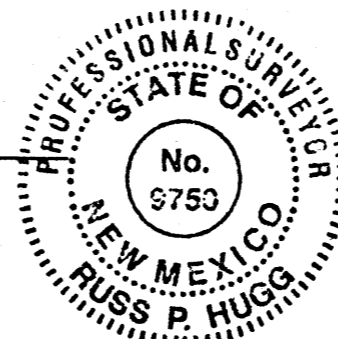
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, 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 erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 Russ P. Hugg
 NMPS No. 9750
 April 24, 2007



**LOT 10-A
 BLOCK 3, TRACT A, UNIT B
 NORTH ALBUQUERQUE ACRES**
 (BEING A REPLAT OF LOTS 10 THRU 12 AND PORTION OF LOT 13
 BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
 TOGETHER WITH A SOUTHERLY PORTION OF PASADENA AVENUE N.E.)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
 IN
 PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2007

PROJECT NUMBER: 1000 1005498
 Application Number: 07DRB-70001

PLAT APPROVAL

Utility Approvals:

Lud G. Muntz 5-23-07
 PNM Gas and Electric Services Date
David Saldaña 5/24/07
 QWest Corporation Date
Ronnie Barber 5-23-07
 Comcast Date

City Approvals:

M. B. Gal 5-17-07
 City Surveyor Date
 Department of Municipal Development
 N/A 6-5-07
 Real Property Division Date
 N/A 6-5-07
 Environmental Health Department Date
John S. ... 5-30-07
 Traffic Engineering, Transportation Division Date
Roger A. ... 5-30-07
 Utilities Development Date
David ... 5-30-07
 Parks and Recreation Department Date
Bradley J. Blythe 5/30/07
 AMAFCA Date
R. ... 5-30-07
 City Engineer Date
Andrew ... 6-5-07
 DRB Chairperson, Planning Department Date

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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2007

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico comprising All of Lots Numbered Ten (10), Eleven (11), Twelve (12) and a portion of Lot Numbered Thirteen (13) in Block Numbered Three (3), Tract A, Unit B, North Albuquerque Acres as the same are shown and designated on the plat entitled "TRACT A-UNIT B, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE- BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Volume D, Folio 130; Together with a Southerly portion of Pasadena Avenue N.E. more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Coordinate System, Central Zone (NAD 27) grid bearings and ground distances as follows:

Beginning at the Southeast corner of the parcel herein described (a survey marker stamped "L.S. 14271" found in place) said point being the Southeast corner of said Lot 12 and a point on the Westerly line of Tract A-1, Block 3, Tract A, Unit B, North Albuquerque Acres 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 March 16, 1983 in Volume C21, Folio 4 whence the Albuquerque Central Survey Monument "I-25-11" bears S 24° 24' 28" E, 841.09 feet distant; Thence,

N 89° 41' 23" W, 164.94 feet along a line common to Lots 12 and 21, Block 3, Tract A, Unit B, North Albuquerque Acres to the Southwest corner of said Lot 12 (a survey marker stamped "L.S. 14271" found in place) said point also being the Southeast corner of said Lot 11; Thence,

N 89° 17' 38" W, 164.71 feet along a line common to Lots 11 and 22, Block 3, Tract A, Unit B, North Albuquerque Acres to the Southwest corner of said Lot 11 (a 1/2" rebar and cap stamped "L.S. 6446" found in place) said point also being the Southeast corner of said Lot 10; Thence,

N 89° 32' 36" W, 163.28 feet along a line common to Lots 10 and 23, Block 3, Tract A, Unit B, North Albuquerque Acres to the Southwest corner of said Lot 10 (a 5/8" Rebar and cap stamped "L.S. 7719" found in place) said point also being the Southeast corner of Lot 9; Thence,

N 00° 12' 56" W, 233.27 feet along a line common to Lots 9 and 10, Block 3, Tract A, Unit B, North Albuquerque Acres to the Northwest corner of said Lot 10 (a 5/8" Rebar and cap stamped "L.S. 9750" set) said point also being the Northeast corner of Lot 9 and a point on the Southerly line of Pasadena Avenue N.E.; Thence,

N 00° 04' 36" E, 30.00 feet to a point; Thence,

S 89° 49' 40" E, 165.25 feet to a point; Thence,

S 89° 30' 30" E, 495.07 feet to a point; Thence,

S 00° 29' 30" W, 30.00 feet to the Northwest corner of said Tract A-1 and a point on said Southerly line of Pasadena Avenue N.E. (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

S 35° 32' 42" W, 286.06 feet along said Westerly line of Tract A-1 to the Southeast corner and point of beginning of the parcel herein described.

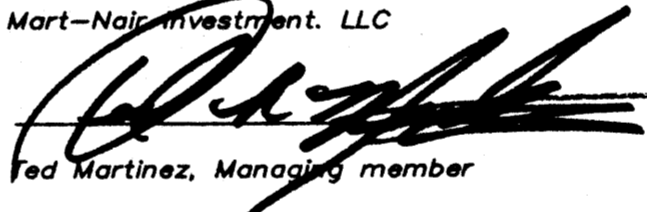
Said Lots contain 3.5538 acres total, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising LOT 10-A, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES (BEING A REPLAT OF LOTS 10 THRU 12 AND A PORTION OF LOT 13, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES TOGETHER WITH A SOUTHERLY PORTION OF PASADENA AVENUE N.E.) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby consent to the elimination of tract lines as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the public street right of way for Pasadena Avenue N.E. as shown hereon to the City of Albuquerque in fee simple by this plat. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietors do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

Mart-Nair Investment, LLC


 Ted Martinez, Managing member

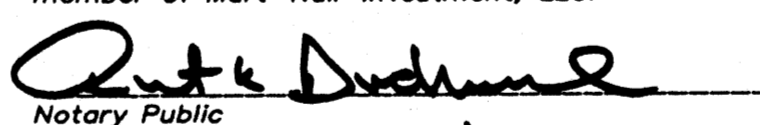
ACKNOWLEDGMENT

STATE OF NEW MEXICO

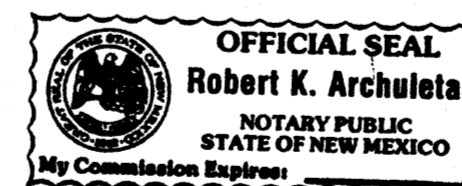
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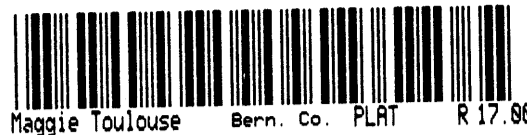
COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 14th day of May, 2007, by Ted Martinez, as Managing member of Mart-Nair Investment, LLC.


 Notary Public

My Commission expires: 4/22/09





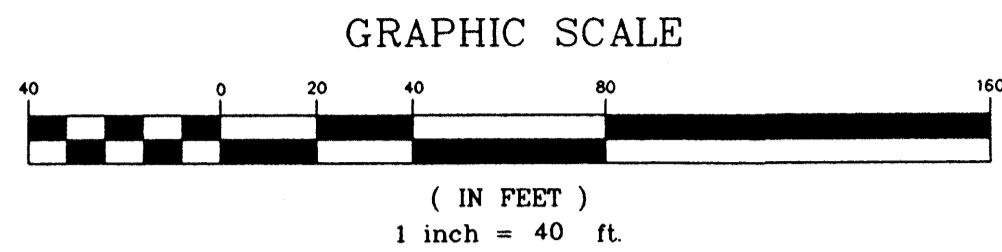
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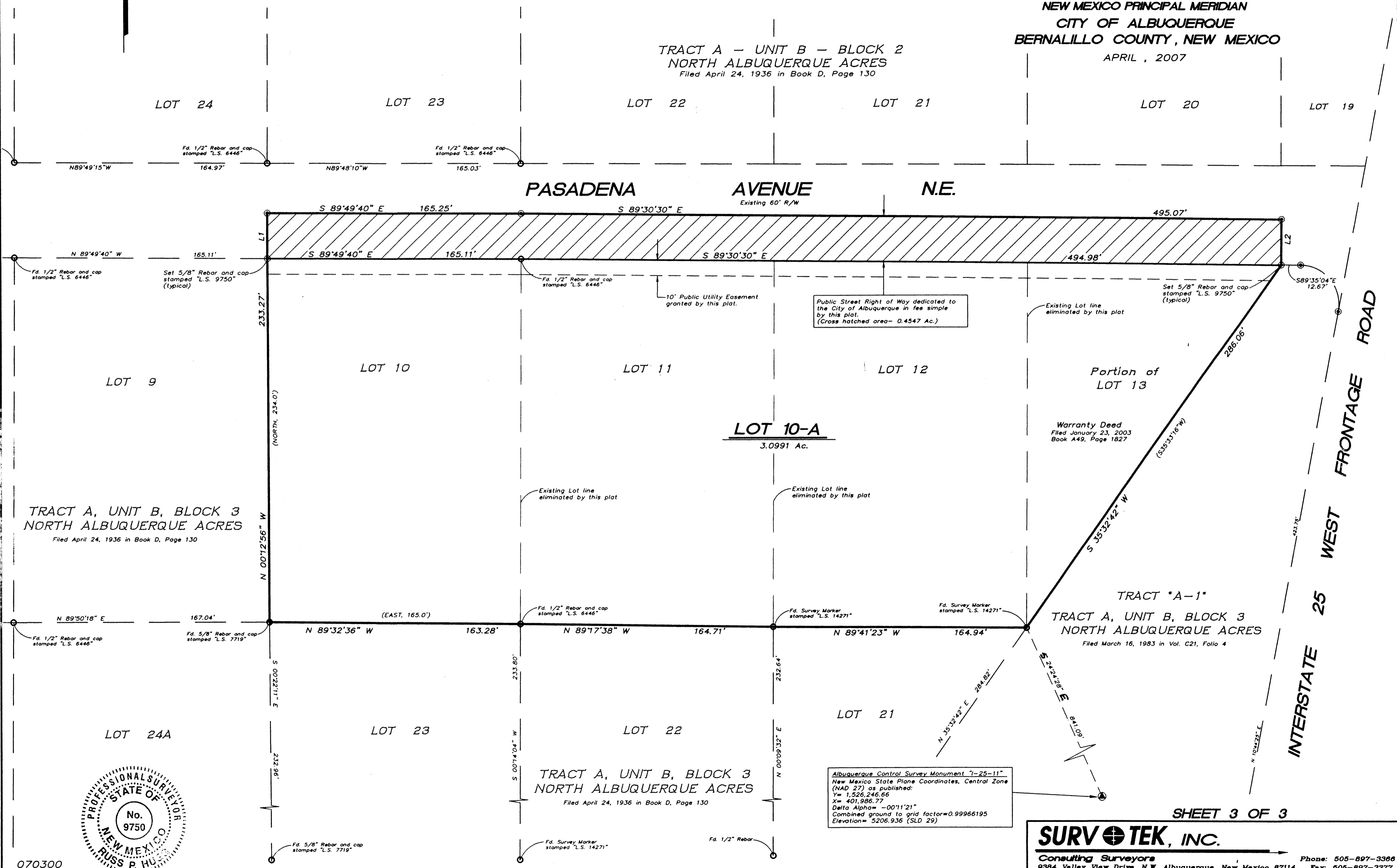
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2007

TRACT A - UNIT B - BLOCK 2
NORTH ALBUQUERQUE ACRES
Filed April 24, 1936 in Book D, Page 130



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N00°04'36"E
L2	30.00'	S00°29'30"W



TRACT A, UNIT B, BLOCK 3
NORTH ALBUQUERQUE ACRES
Filed April 24, 1936 in Book D, Page 130

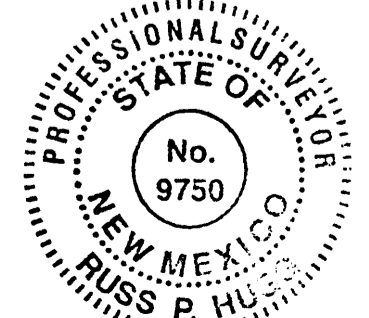
TRACT A, UNIT B, BLOCK 3
NORTH ALBUQUERQUE ACRES
Filed April 24, 1936 in Book D, Page 130

TRACT "A-1"
TRACT A, UNIT B, BLOCK 3
NORTH ALBUQUERQUE ACRES
Filed March 16, 1983 in Vol. C21, Folio 4

Public Street Right of Way dedicated to the City of Albuquerque in fee simple by this plat.
(Cross hatched area - 0.4547 Ac.)

Warranty Deed
Filed January 23, 2003
Book A49, Page 1827

Albuquerque Control Survey Monument "1-25-11"
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y = 1,526,246.66
X = 401,986.77
Delta Alpha = -00°11'21"
Combined ground to grid factor = 0.99966195
Elevation = 5206.936 (SLD 29)



SHEET 3 OF 3

SURVOTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

070300