

**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. C-18
- 3) GROSS SUBDIVISION AREA: 2.9946 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 1 LOT
- 5) DRB PROJECT No. \_\_\_\_\_
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- 7) PROPERTY ZONING: SU-2
- 8) TALOS LOG No. 2007440100

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # \_\_\_\_\_

AND PAID ON UPC # \_\_\_\_\_

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

BERNALILLO COUNTY TREASURER'S OFFICE

**PROPERTY DESCRIPTION**

Lots numbered Twenty-seven through Twenty-nine of Block 9 of Tract A, Unit B of North Albuquerque Acres Subdivision as shown and designated on the plat of said Subdivision as filed on April 24, 1936, in Volume D, folio 130 of the records of Bernalillo County, New Mexico, being more particularly described as follows: Commencing at the northeast corner of the tract herein described whence Albuquerque Control Survey Station "10-C18" bears N83°02'21"E and 1697.05 feet distant; thence S00°33'12"W a distance of 264.52 feet to the southeast corner of the parcel herein described, a point in the centerline of Eagle Rock Avenue, Northeast; thence N89°27'51"W, along the centerline of said Eagle Rock Avenue, Northeast a distance of 493.90 feet to the southwest corner of the parcel herein described; thence N00°22'55"E a distance of 263.28 feet to the northwest corner of the parcel herein described; thence S89°36'28"E a distance of 494.69 feet to the northeast corner and point of beginning and containing 2.9946 acres, more or less.

**PLAT OF**  
**LOT 27-A**  
**BLOCK 9, TRACT A, UNIT B**  
**NORTH ALBUQUERQUE ACRES SUBDIVISION**  
 SITUATE WITHIN  
**PROJECTED SECTION 13**  
**T.11N., R.3E., N.M.P.M.**  
**ELENA GALLEGOS LAND GRANT**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 NOVEMBER 2007

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

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWA	DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
PNM GAS & ELECTRIC SERVICES	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

**PRELIMINARY PLAT**  
**APPROVED BY DRB**

11/14/07

10-29-07

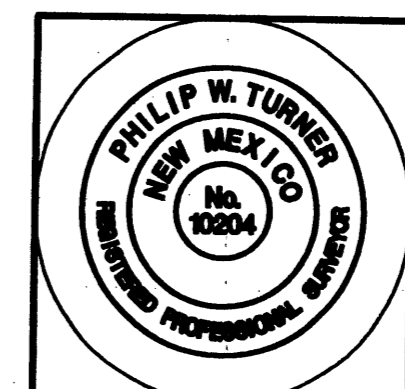
No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7(B))

ENVIRONMENTAL HEALTH DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

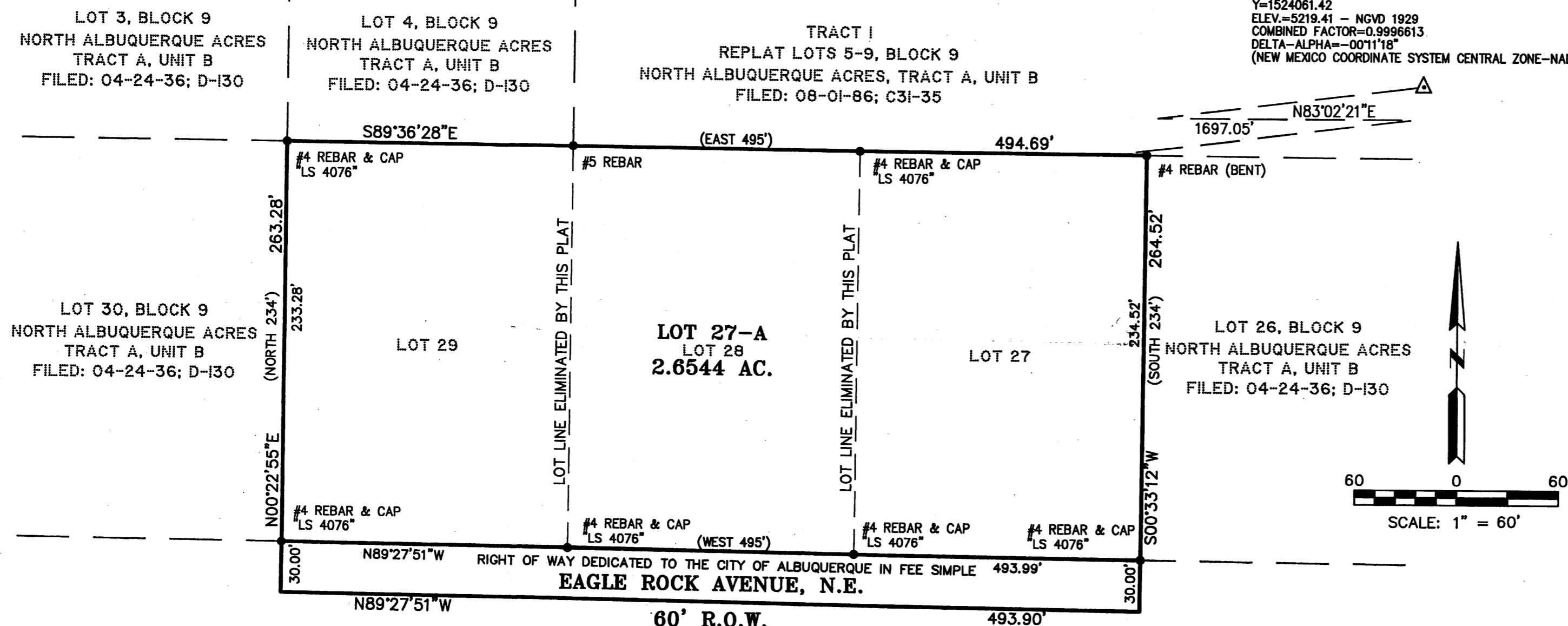
I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON OCTOBER 15, 2007, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

PHILIP W. TURNER \_\_\_\_\_ 10-29-2007  
 N.M.P.S. 10204 DATE



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

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 27-29 OF BLOCK 9 OF TRACT A, UNIT B OF NORTH ALBUQUERQUE ACRES SUBDIVISION INTO A SINGLE LOT NUMBERED 27-A AND TO DEDICATE RIGHT OF WAY AND TO GRANT ANY EASEMENTS PURSUANT THERETO.



ACS STATION "10-C18"  
 X=402319.45  
 Y=1524061.42  
 ELEV.=5219.41 - NGVD 1929  
 COMBINED FACTOR=0.9996613  
 DELTA-ALPHA=-00°11'18"  
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

**CONSENT AND DEDICATION**

THE UNDERSIGNED DO HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE, THE THIRTY FOOT (30') RIGHT OF WAY IN EAGLE ROCK AVENUE, NORTHEAST, SHOWN HEREON AND DO GRANT ANY EASEMENTS AS SHOWN; IN WITNESS THEREOF WE HEREBY AFFIX OUR HANDS:

*John Schiffer*  
 JOHN SCHIFFER, MANAGER, JDSIXTY-ONE, LLC.

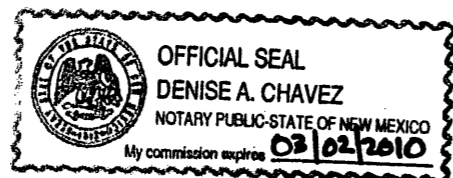
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF October, 2007, BY JOHN SCHIFFER, MANAGER OF JDSIXTY-ONE, LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

*Denise Chavez*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 3/2/2010



**LEGEND**

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MARKER AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- △ CITY OF ALBUQUERQUE SURVEY MARKER

**NOTES:**

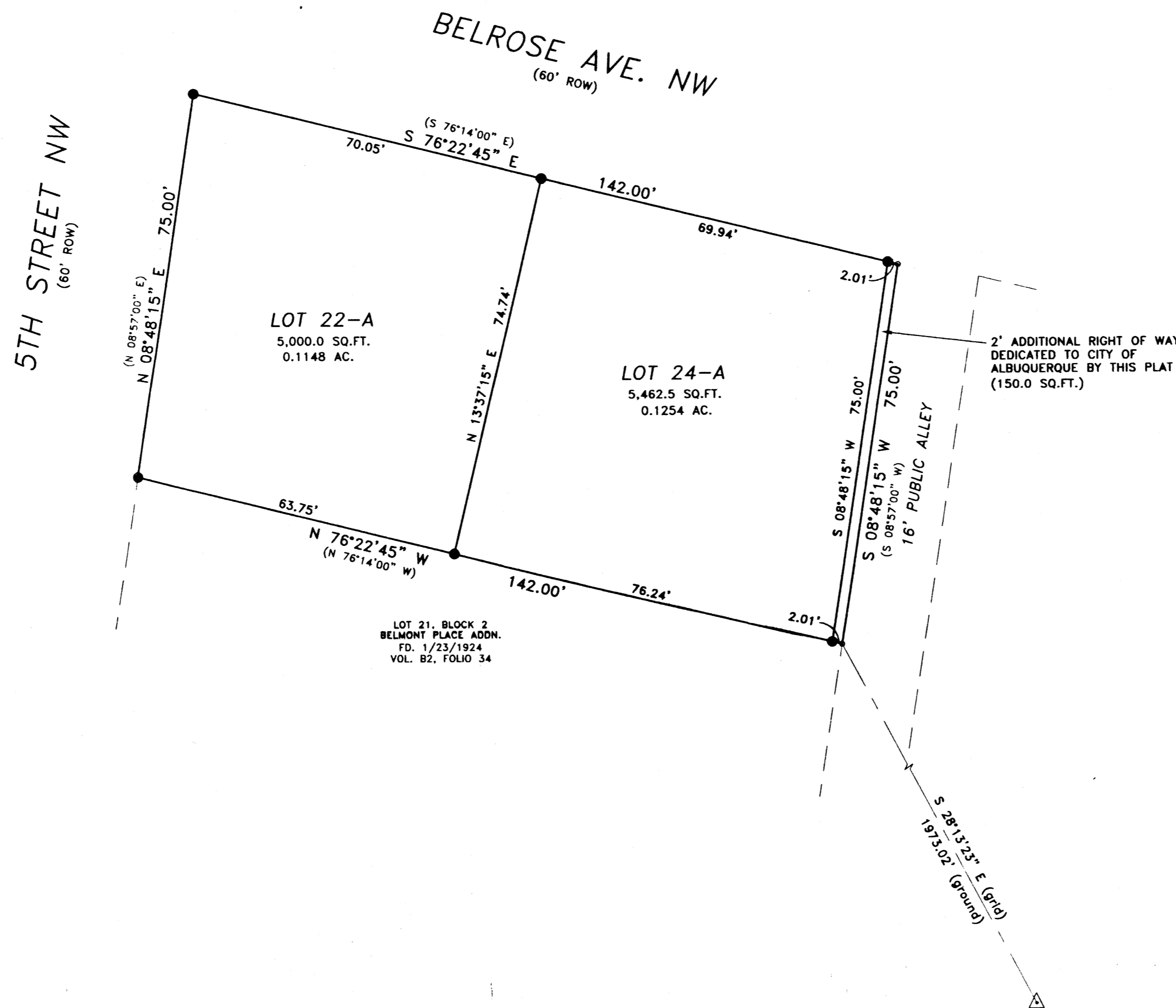
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), GRID BEARINGS AND ARE RECKONED FROM GPS OBSERVATIONS ON ALBUQUERQUE CONTROL SURVEY CONTROL STATIONS "1-B20", "7-C19", "7-B20", "8-C16", "NM47-1" AND "3-C20". DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) PRIOR TO DEVELOPMENT A LETTER OF WATER AND SEWER AVAILABILITY MUST BE OBTAINED FROM THE ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- 5) THIS PROPERTY IS CURRENTLY ZONED SU-2.



**PLAT OF  
 LOTS 22-A & 24-A, BLOCK 2  
 BELMONT PLACE**  
 Projected Section 5, T10N, R3E, NMPM  
 within the Town of Albuquerque Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 October 2007

DOCH 2007164514  
 12/05/2007 03:13 PM Page: 2 of 2  
 PLAT R \$12.00 B: 2007C P: 0396 H Toulouse, Bernalillo County

**NOTE: SOLAR RESTRICTIONS**  
 No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7).

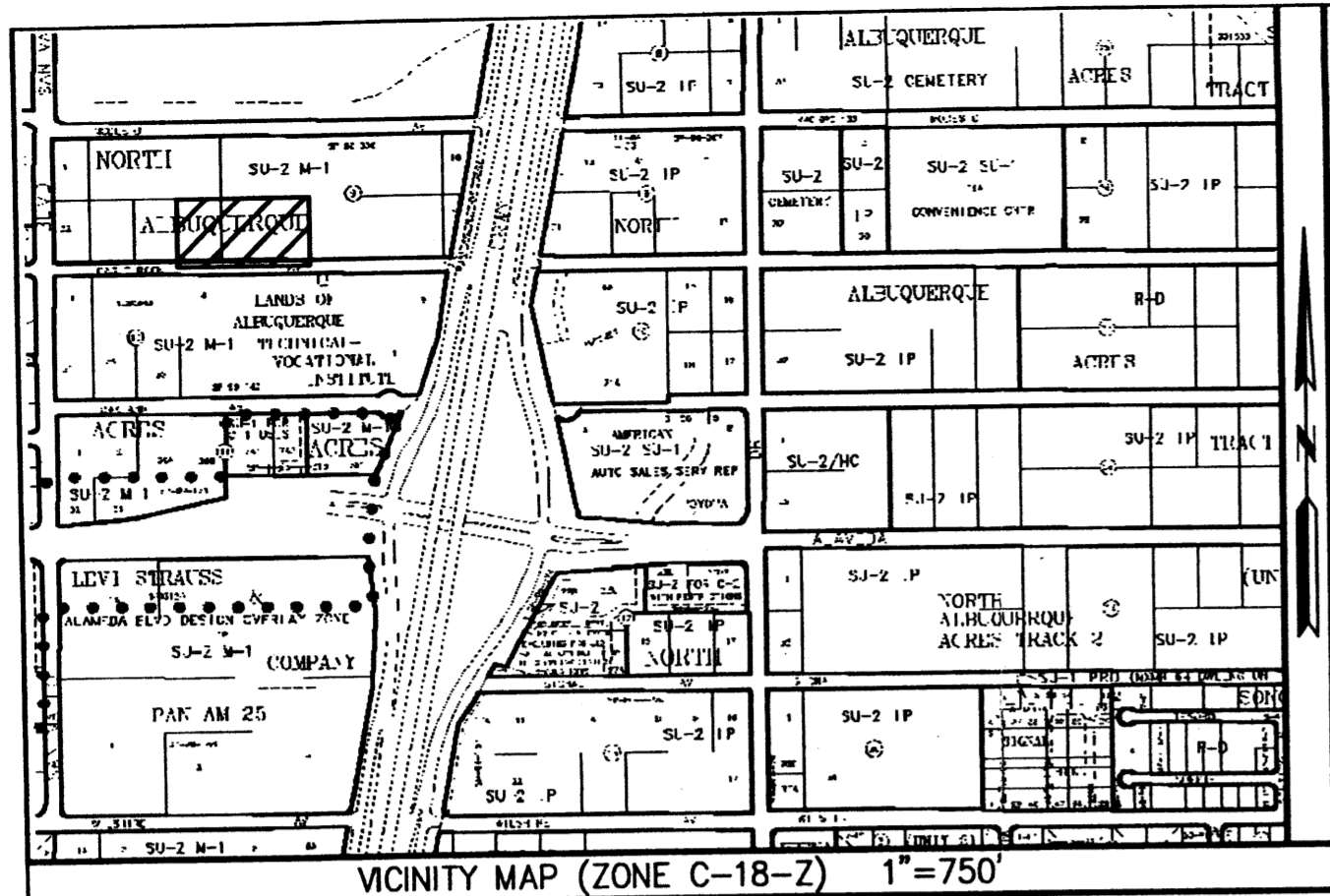


SCALE: 1" = 20'  
 0 20' 40'

**MONUMENT LEGEND**

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

NMSHC STATION "NM47-10"  
 STATE PLANE COORDINATES  
 X=383387.65, Y=1500747.69  
 CENTRAL ZONE (NAD 27)  
 G-G FACTOR: 0.99967781  
 DELTA ALPHA: -0'13'28"



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- 5) DRB PROJECT No. 1006922
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.00
- 7) PROPERTY ZONING: SU-2
- 8) TALOS LOG No. 2007440100

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

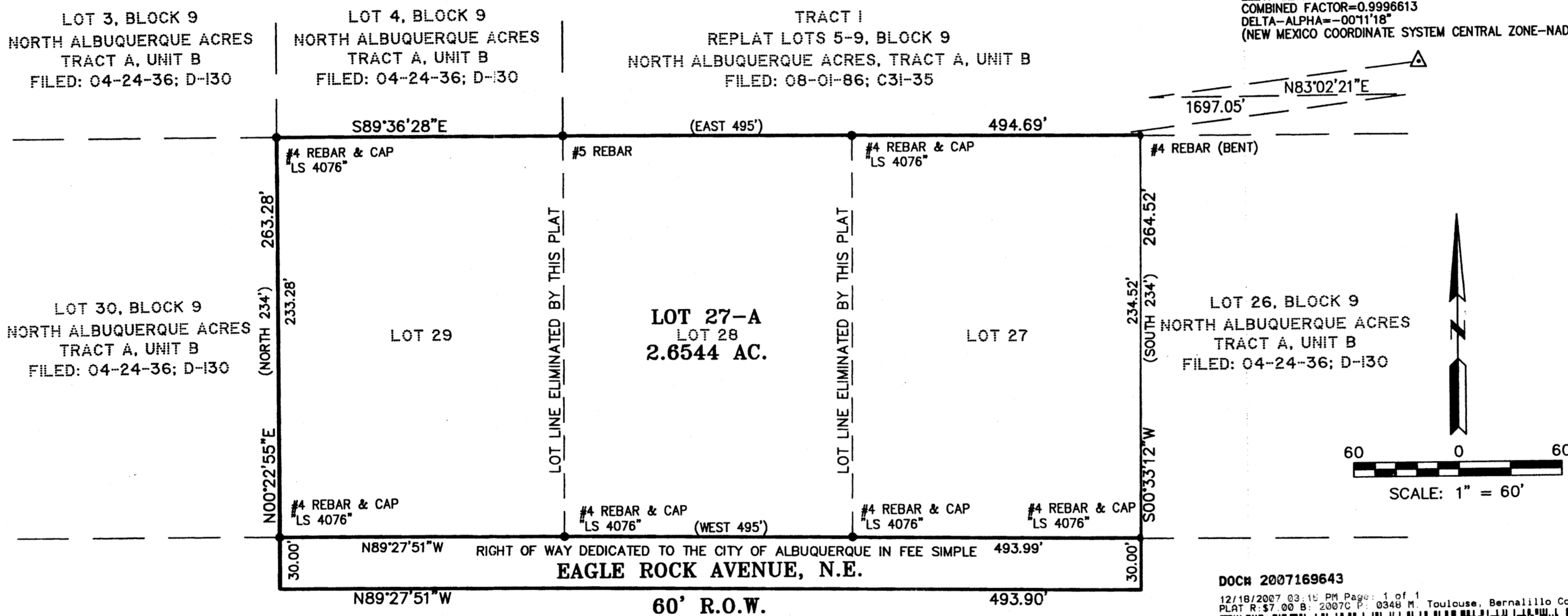
AND PAID ON UPC # 101812407349020905  
 AND PAID ON UPC # 101812407349020904  
 PROPERTY OWNER OF RECORD ROBERT PARGIN  
2-18-07  
 BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF  
**LOT 27-A**  
 BLOCK 9, TRACT A, UNIT B  
 NORTH ALBUQUERQUE ACRES SUBDIVISION  
 SITUATE WITHIN  
 PROJECTED SECTION 13  
 T.11N., R.3E., N.M.P.M.  
 ELENA GALLEGOS LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER 2007

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
 PROJECT NO. 1006922 APPLICATION NO. 07 DRB-70347

- |  |            |
|--|------------|
| <u>Andrew Garcia</u>                         | 12-18-07   |
| DRB CHAIRPERSON, PLANNING DEPARTMENT         | DATE       |
| <u>Bradley S. Bingham</u>                    | 11/14/07   |
| CITY ENGINEER                                | DATE       |
| <u>[Signature]</u>                           | 11-14-07   |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE       |
| <u>Roger A. Green</u>                        | 11-14-07   |
| ABCMWA                                       | DATE       |
| <u>[Signature]</u>                           | 10-29-07   |
| CITY SURVEYOR, CITY OF ALBUQUERQUE           | DATE       |
| <u>Christina Sandoval</u>                    | 11/14/07   |
| PARKS AND RECREATION DEPARTMENT              | DATE       |
| <u>Bradley S. Bingham</u>                    | 11/14/07   |
| A.M.A.F.C.A.                                 | DATE       |
| <u>[Signature]</u>                           | 12/11/2007 |
| P.N.M. GAS & ELECTRIC SERVICES               | DATE       |
| <u>[Signature]</u>                           | 12/11/07   |
| QWEST COMMUNICATIONS                         | DATE       |
| <u>[Signature]</u>                           | 12-11-07   |
| COMCAST CABLE                                | DATE       |
| <u>[Signature]</u>                           | 11/14/07   |
| ENVIRONMENTAL HEALTH DEPARTMENT              | DATE       |

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 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

DOCH 2007169643  
 12/18/2007 03:15 PM Page: 1 of 1  
 PLAT R-37 00 B: 2007C P: 0348 M: Toulouse, Bernalillo County

No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7(B))

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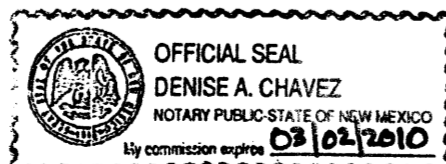
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF October, 2007, BY JOHN SCHIFFER, MANAGER OF JDSIXTY-ONE, LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

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 SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THIS SITE.

[Signature]  
 NOTARY PUBLIC



MY COMMISSION EXPIRES 3/2/2010

**LEGEND**

- SE #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MARKER AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- △ CITY OF ALBUQUERQUE SURVEY MARKER

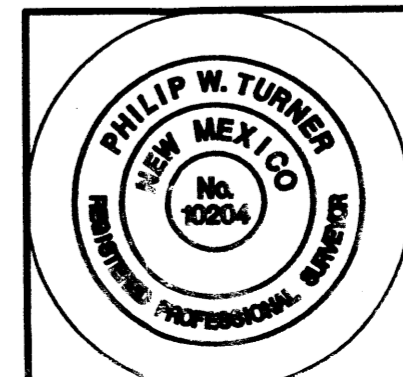
**NOTES:**

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- 5) THIS PROPERTY IS CURRENTLY ZONED SU-2.

**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON OCTOBER 15, 2007, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

[Signature] 10-29-2007  
 PHILIP W. TURNER N.M.P.S. 10204 DATE



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

**PARKING SPACES:**

NET LEASABLE BUILDING AREA: 26,658 SF  
 REQUIREMENT: 1 OFF STREET PARKING SPACE PER 200 SF NET  
 26,658 / 200 = 134 SPACES  
 SPACES PROVIDED = 131  
 MC SPACES REQUIRED = 8  
 MC SPACES PROVIDED = 8  
 MC SPACES REQUIRED = 4  
 MC SPACES PROVIDED = 4  
 BICYCLE PARKING REQUIRED = 1 SPACE PER 20 CAR SPACES  
 131 / 20 = 7 SPACES  
 PROVIDED = (4) 6'-0" RACKS (SPACES) = 24 SPACES

**BUILDING AREAS:**

ACTUAL GROSS PROPOSED BUILDING AREA: 28,220 SF  
 NON-LEASABLE AREA =  
 834 SF (PERIMETER WALL)  
 128 SF (RESTROOMS)  
 1562 SF  
 NET LEASABLE BUILDING AREA: 26,658 SF

**KEYED NOTES**

1. POWER POLE
2. PAD MOUNTED ELECTRICAL TRANSFORMER
3. WATER METER / SERVICE BOX - MINIMUM 1" WATER SERVICE LINE
4. TELEPHONE PEDESTAL
5. ELECTRICAL SERVICE PANEL
6. EXISTING 6' HIGH CHAIN LINK FENCE
7. WALL PAK SITE LIGHT WITH DIRECTIONAL SHROUD
8. BICYCLE PARKING
9. MOTORCYCLE PARKING
10. DESIGNATED ACCESSIBLE ROUTE
11. REFUSE ENCLOSURE - SEE A/3.0 FOR ELEVATIONS
12. EXISTING SIDEWALK
13. EXISTING FIRE HYDRANT
14. PROPERTY MONUMENT SIGN - SEE A/3.0 FOR ELEVATIONS/COLORS/AND LETTERING
15. EXISTING LANDSCAPE ZONE
16. EXISTING CURB EDGE
17. PAINTED ACCESS AISLE W/ STRIPING
18. UT/VB PER ATTACHED DRAWING
19. UNDERDIRECTIONAL ACCESSIBLE RAMP PER STANDARD DRAWING 2440
20. BUILD PRIVATE ENTRENCE PER STANDARD DRAWING 2430
21. ACCESSIBLE RAMP PER ADA STANDARDS - CURB RAMP: MAX SLOPE 1:12. MAX GROSS SLOPE 1:48. CURB RAMP SHALL BE CONSTRUCTED TO CONFIRM WITH ANSI A117.1 1998 AND IBC CHAPTER 11 REQUIREMENTS
22. PARKING BUMPER TYPICAL
23. PEDESTRIAN PATH

**PROJECT NUMBER:**

**APPLICATION NUMBER:**

Is an Infrastructure List Required ( ) Yes ( X ) No. If yes, then a set of approved DRC plans with a work order is required for any construction within the Public Right-of-Way

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineering, Transportation Division date

ABCWUA date

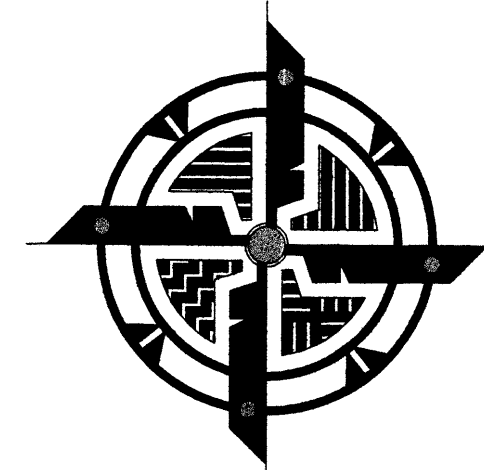
Parks and Recreation Department date

City Engineer date

Environmental Health Department (conditional) date

Solid Waste Management date

DRB Chairperson, Planning Department date



**CORE, LTD**

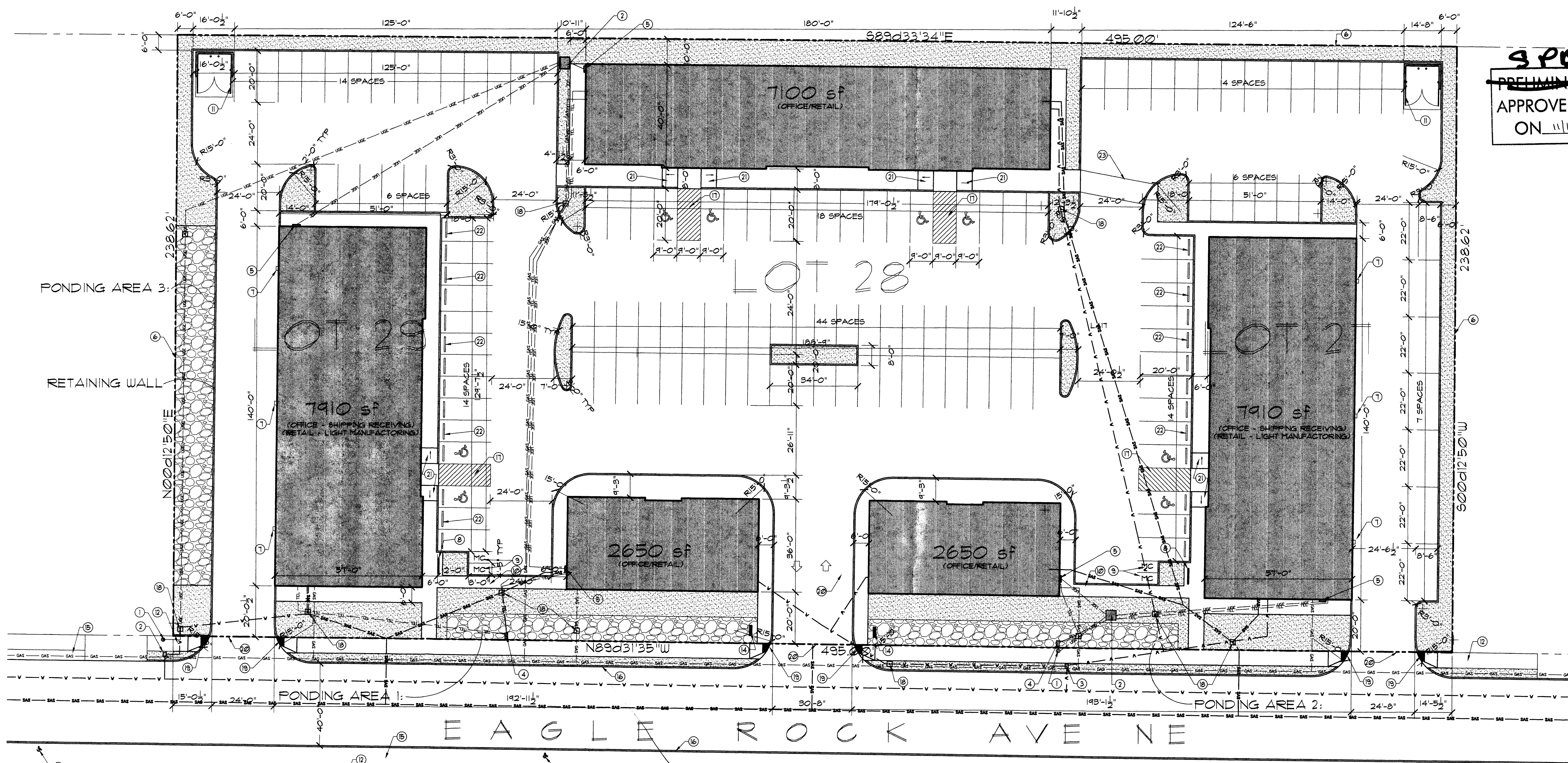
5924 ANAHEIM AVE. NE  
 SUITE A  
 ALBUQUERQUE, NM  
 87113

P: 505-794-0894  
 F: 505-794-0896

**3 PBP**  
~~PRELIMINARY PLAN~~  
 APPROVED BY DRB  
 ON 11/14/07

Drawn by: CORE, LTD  
 Checked: JDH/EB  
 Date: 10/22/07

revisions:

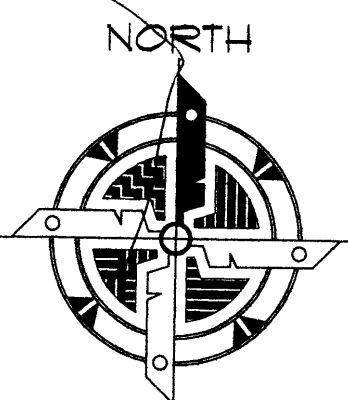
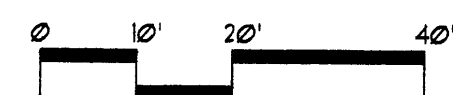


**GENERAL NOTES**

ALL STRUCTURES ARE PROPOSED NEW. NO STRUCTURES EXIST ON THE PROPERTY.  
 ALL SITE LIGHTING TO BE MOUNTED ON BUILDINGS. LIGHTS NOT INDICATED AS WALL SURFACE MOUNTED SHALL BE CEILING MOUNTED IN BUILDING OVERHANGS OR COVERED WALKS.  
 SITE LIGHTING SHALL CONFORM TO NIGHT SKY ORDINANCE.  
 North Interstate 25 Sector Development Plan...  
 Zoning "E, Industrial Uses"  
 "4. The SU-2/M-1 zone allowing uses permissible in the M-1 zone as regulated by the M-1 zone with the exception that all new industrial development zoned SU-2/M-1 shall require a landscape plan incorporating the design standards contained in Section VI."

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

SCALE: 1" = 20'-0"



**THE COMMONS AT EAGLE ROCK**  
 EAGLE ROCK NE,  
 ALBUQUERQUE, NM 87113

sheet no:  
**S-1.0**

**PLANT SCHEDULE**

SYM	BOTANICAL NAME	COMMON NAME	WATER USAGE	SIZE	QUANTITY
<b>TREES:</b>					
HL	<i>Gleditsia triacanthos</i> "Imperial"	Imperial Honey Locust	Medium	12' Tall	8
BRAP	<i>Pyrus calleryana</i> "Bradford"	Bradford Pear	Medium	10' Tall	28
SM	<i>Acer saccharinum</i>	Silver Maple	Medium	10' Tall	8
<b>SHRUBS:</b>					
GLS	<i>Rhus aromatica</i> "Glow-Low"	Glow-Low Sumac	Low	5 Gal	4
RS	<i>Perovskia atriplicifolia</i>	Russian Sage	Medium	5 Gal	6
P	<i>Photinia Fraseri</i>	Photinia Red Tip	Medium	5 Gal	21
SW	<i>Artemisia Abrotanum</i>	Southernwood	Medium	5 Gal	21
<b>GROUND COVER:</b>					
G4	<i>Mirabilis multiflora</i>	Giant Four-o'clock	Low	1 Gal	24
CR	<i>Roosmarinus officinalis</i> "Prostrata"	Creeping Rosemary	Low	1 Gal	105

**LANDSCAPE AREAS:**

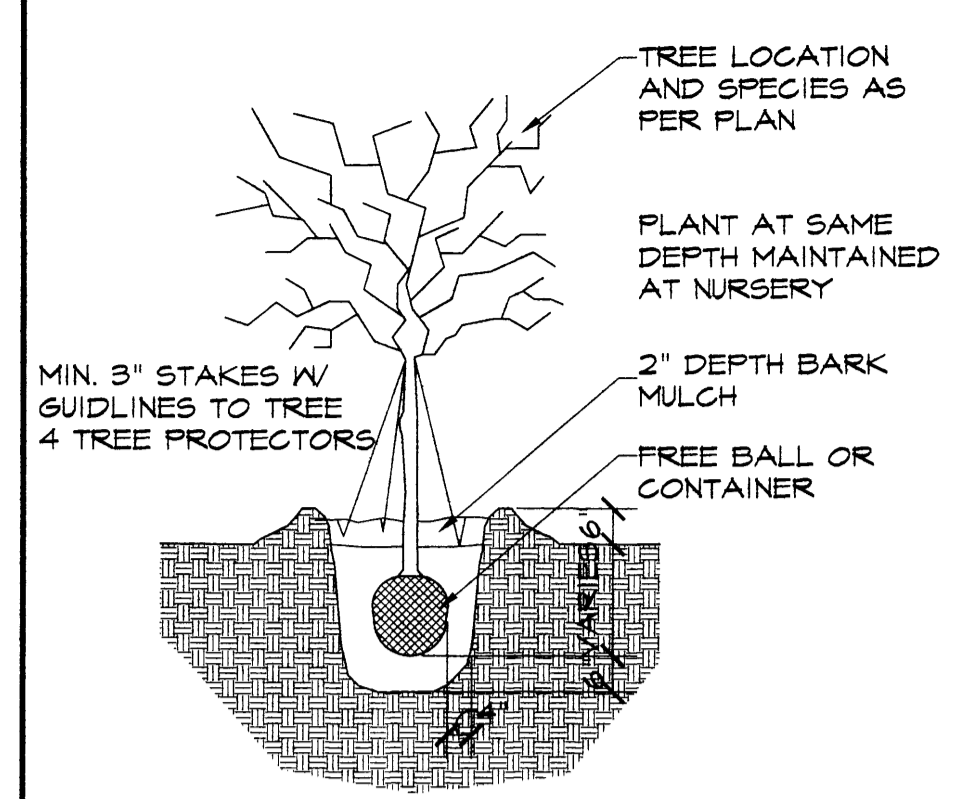
LA1 = 8,329 SF  
 LA2 = 2,028 SF  
 LA3 = 282 SF  
 LA4 = 156 SF  
 LA5 = 173 SF  
 LA6 = 191 SF  
 LA7 = 208 SF  
 LA8 = 791 SF  
 LA9 = 86 SF  
 LA10 = 2,483 SF  
 LA11 = 2,480 SF  
 LA12 = 86 SF  
 LA13 = 791 SF  
 LA14 = 140 SF  
 LA15 = 140 SF  
 LA16 = 616 SF  
 LA17 = 616 SF  
 LA18 = 284 SF

TOTAL LAND AREA = 115,967 SF  
 BUILDING AREA = 28,220 SF  
 NET LOT AREA = 87,747 SF  
 15% NET LOT AREA = 13,162 SF

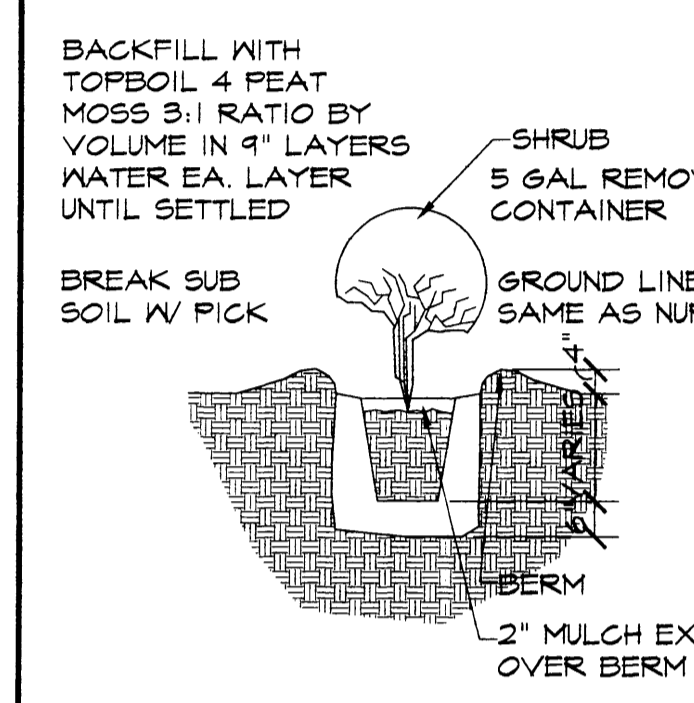
REQUIRED LANDSCAPE AREA  
 13,162 SF  
 ACTUAL LANDSCAPE AREA  
 18,066 SF

TOTAL AREA LANDSCAPE: 18,066 SF

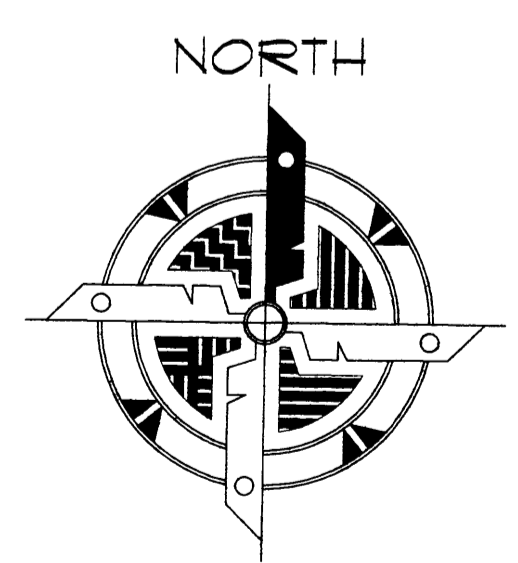
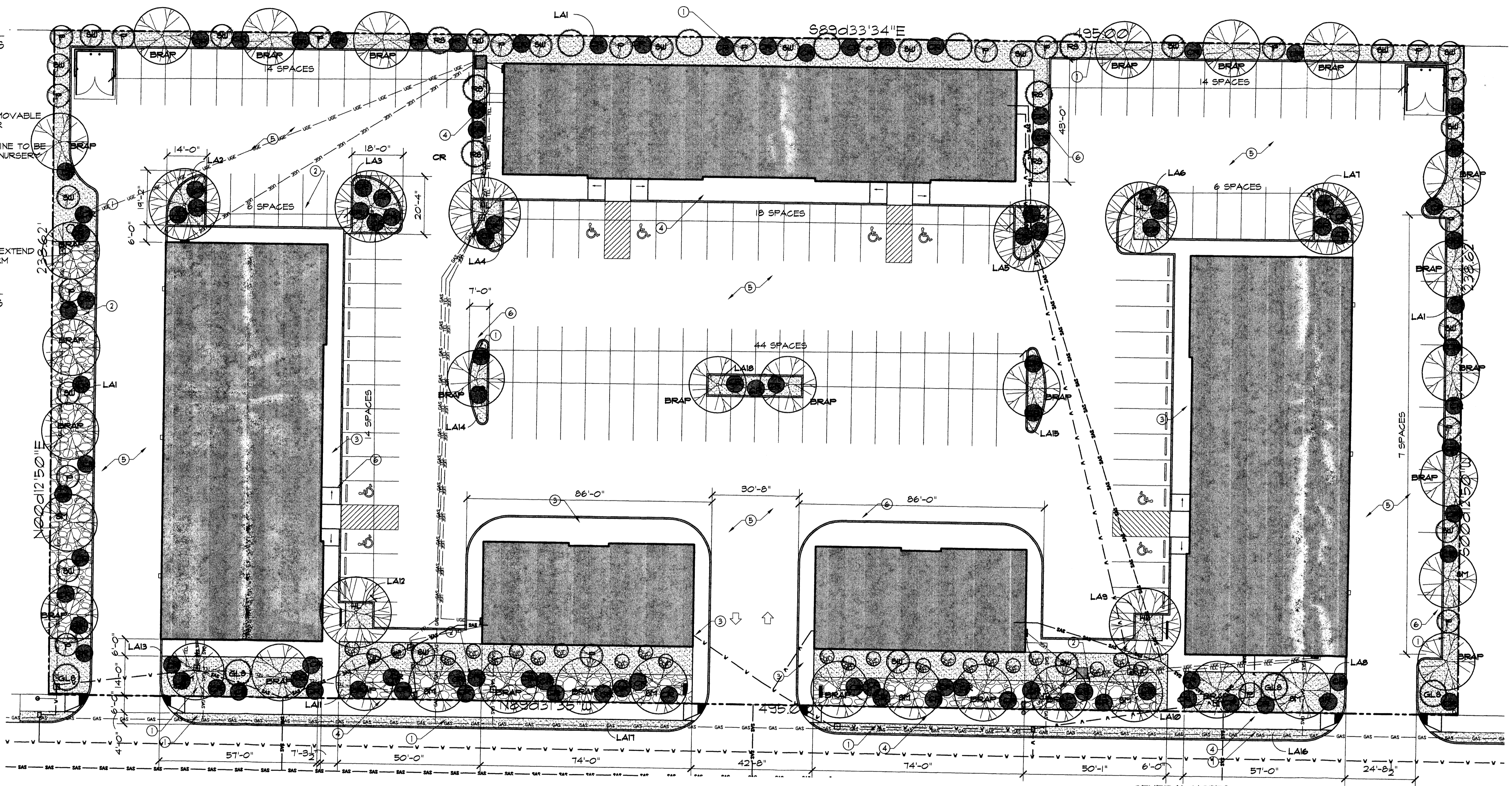
- KEYED NOTES**
- CRUSHED ROCK (1/2" - 1" - SANTA FE BROWN) 3" DEEP - (TYPICAL)
  - RIVER ROCK (4" - 8")
  - CONCRETE SIDEWALK - SALT FINISH
  - CONCRETE SIDEWALK - BROOM FINISH
  - ASPHALT PAVING
  - 6" RAISED CURB EDGE (TYPICAL)



**TREE PLANTING**



**SHRUB PLANTING**



EAGLE ROCK AVE NE

**LANDSCAPE PLAN**

SCALE: 1" = 20'-0"

**GENERAL NOTES:**

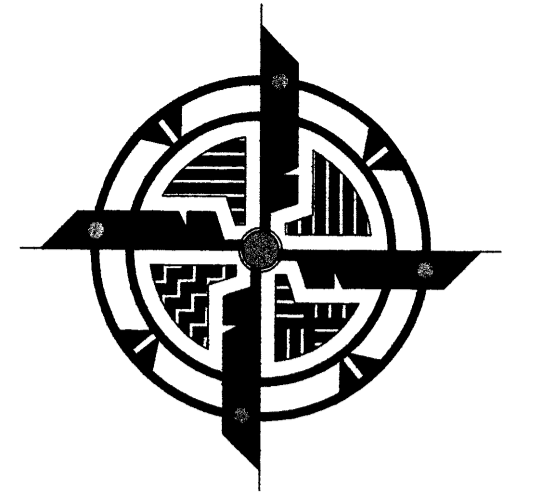
CONTRACTOR SHALL PROVIDE AND INSTALL A MULTIZONE DRIP IRRIGATION SYSTEM COMPLETE WITH ALL CONTROLS, VALVE BOXES, MANIFOLDS, BACKFLOW PREVENTERS, SHUT OFFS, TIMERS, PIPING AND BUBBLERS, EMITTERS AND DRIP LINES REQUIRED FOR A COMPLETE SYSTEM WHICH ALLOWS ADEQUATE WATER COVERAGE FOR THE PLANTS AS DESCRIBED.

IRRIGATION SYSTEM SHALL MEET ALL REQUIREMENTS OF THE 2003 UNIFORM PLUMBING CODE.

THE WORK DESCRIBED ON THIS LANDSCAPING PLAN SHALL BE COMPLETED WITHIN 60 DAYS OF OCCUPANCY OF THE PROJECT.

THE LANDSCAPING (INCLUDING PLANTINGS AND IRRIGATION SYSTEM) SHALL BE MAINTAINED BY THE OWNERS OF THE PROPERTY. PLANTS WHICH DIE SHALL BE REPLACED BY THE OWNERS AS EXPEDITIOUSLY AS POSSIBLE. THE REPLACEMENT TIME SHALL NOT EXCEED 60 DAYS.

LANDSCAPING SHALL MEET THE REQUIREMENTS OF ARTICLE 6-1.1 WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE: MEDIUM & LOW WATER USE PLANTS SHALL BE 80% MIN OF TOTAL PLANTINGS



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 SUITE A  
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 acad file:  
 drawn by: CORE, LTD  
 checked: JDH/EB  
 date: 10/22/07

revisions:

THE COMMONS AT EAGLE ROCK  
 EAGLE ROCK NE,  
 ALBUQUERQUE, NM 87113

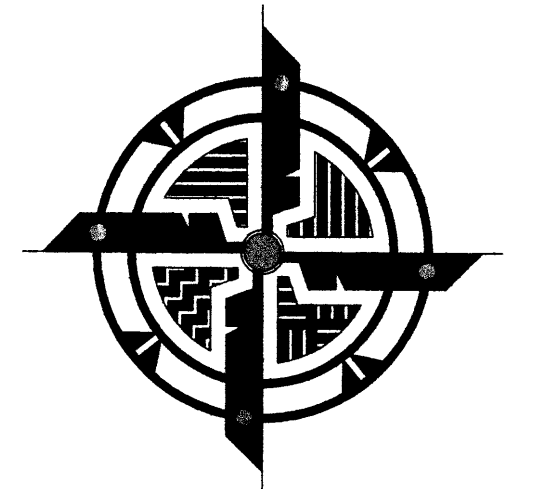
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**LA-1.0**

**GENERAL NOTES**

1. BUILDING STUCCO COLORS TO BE SELECTED FROM STUCCO MANUFACTURER'S STANDARD COLORS.
2. METAL ROOFING COLOR TO BE "COPPER" OR "TIN".
3. SIGNS SHALL BE BACK LIT SELF ILLUMINATING.

**KEYED NOTES**

1. STUCCO - COLOR TAN
2. METAL ROOFING
3. TENANT SIGN LOCATION
4. MECHANICAL UNITS LOCATION
5. STOREFRONT GLAZING SYSTEM
6. METAL FRAME WINDOWS TO MATCH ROOF COLOR
7. STUCCO COLOR ASH
8. STUCCO COLOR SAGE
9. STUCCO COLOR ROSE



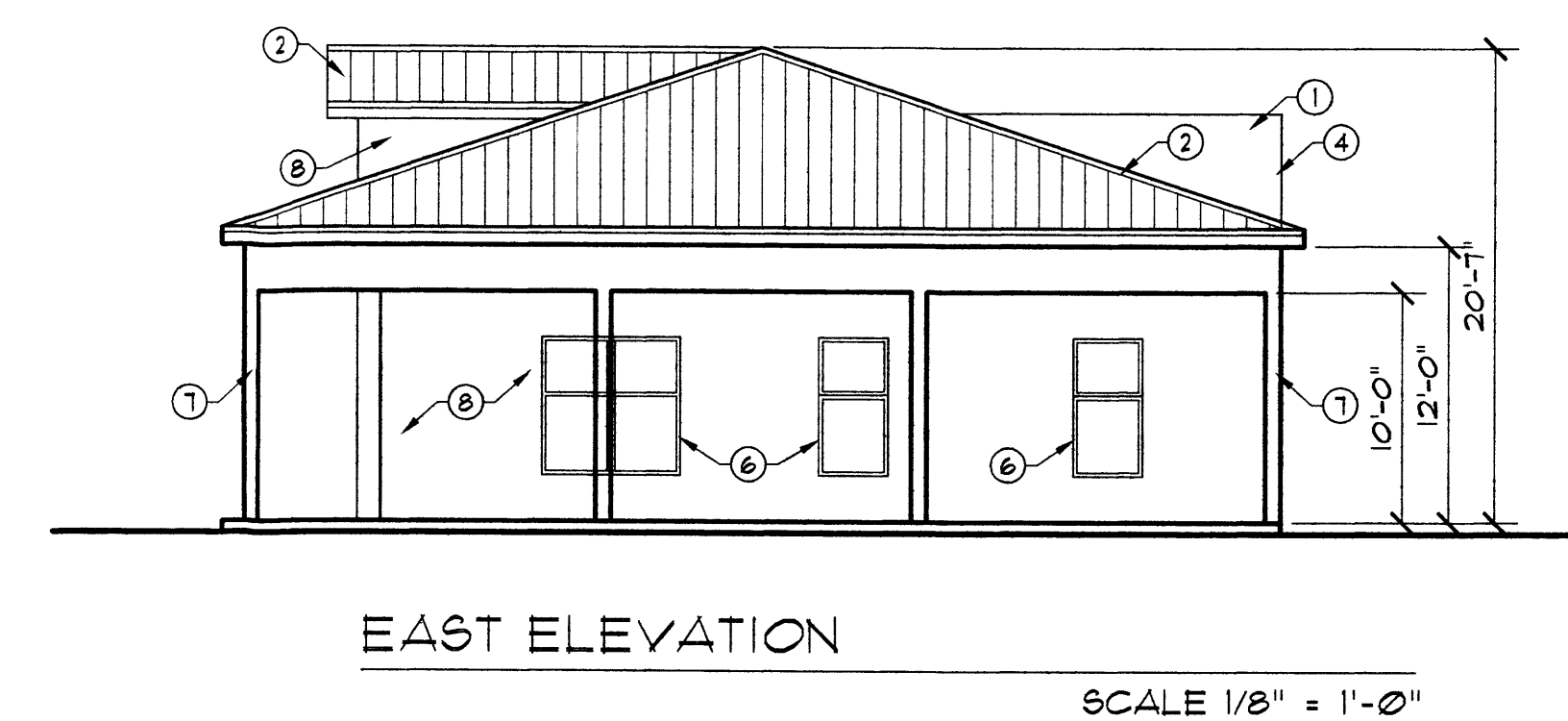
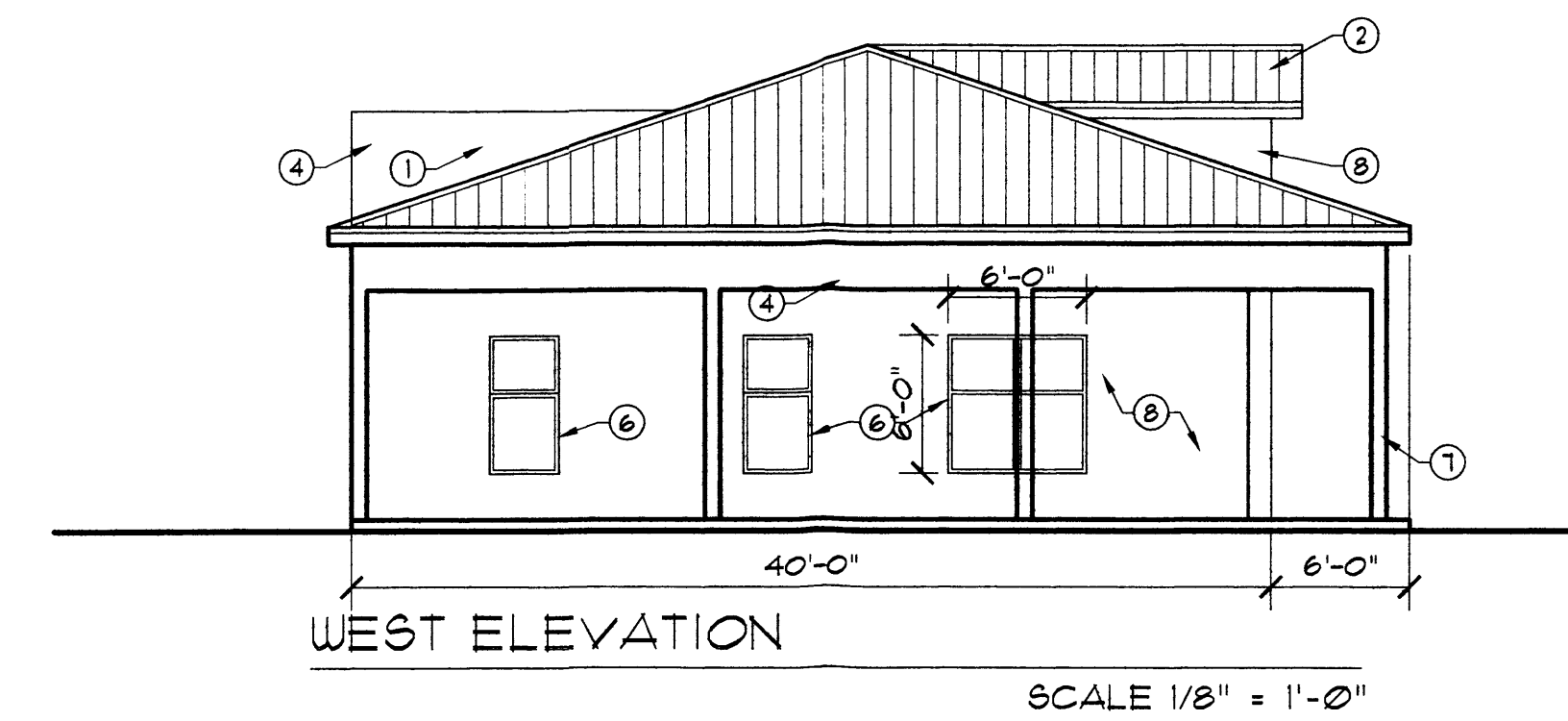
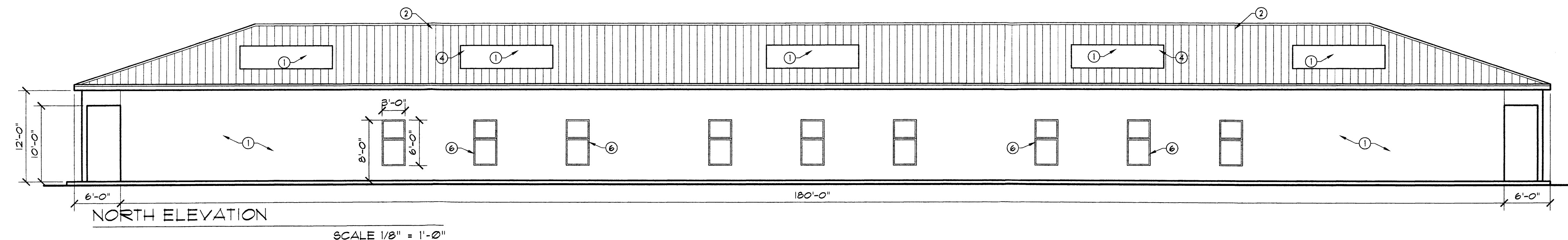
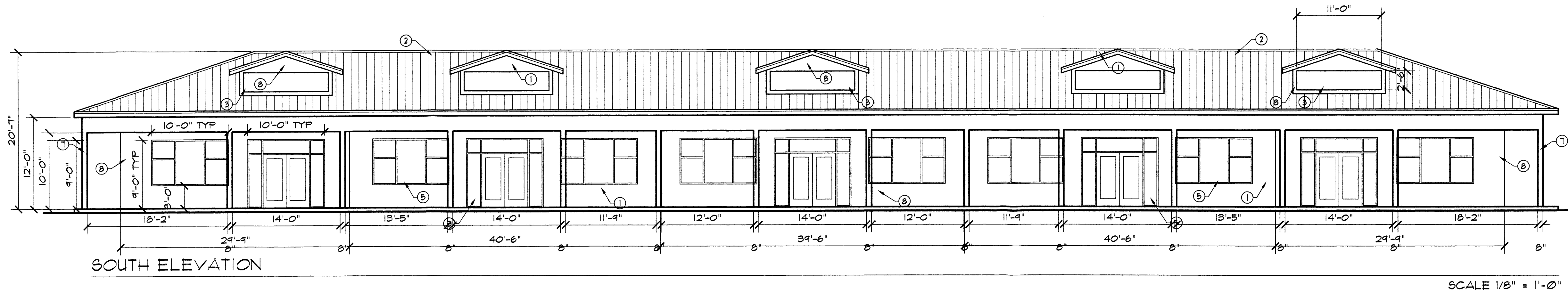
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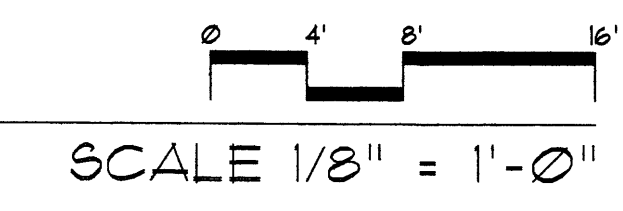
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BUILDING A (7,100 SF)



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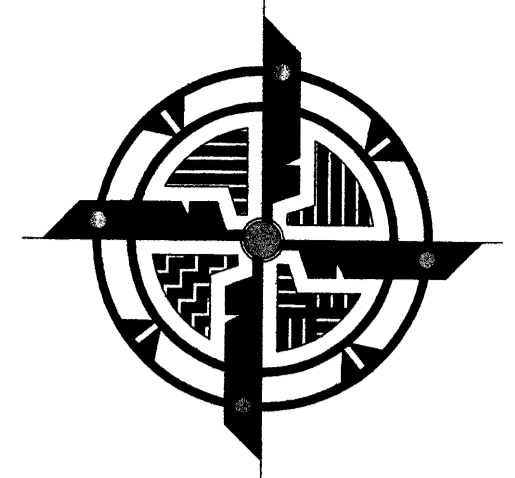
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**GENERAL NOTES**

1. BUILDING STUCCO COLORS TO BE SELECTED FROM STUCCO MANUFACTURER'S STANDARD COLORS.
2. METAL ROOFING COLOR TO BE "COPPER" OR "TIN".
3. SIGNS SHALL BE BACK LIT SELF ILLUMINATING.

**KEYED NOTES**

1. STUCCO - COLOR TAN
2. METAL ROOFING
3. TENANT SIGN LOCATION
4. MECHANICAL UNITS LOCATION
5. STOREFRONT GLAZING SYSTEM
6. METAL FRAME WINDOWS TO MATCH ROOF COLOR
7. STUCCO COLOR ASH
8. STUCCO COLOR SAGE
9. STUCCO COLOR ROSE
10. METAL OVERHEAD DOOR - COLOR - WHITE



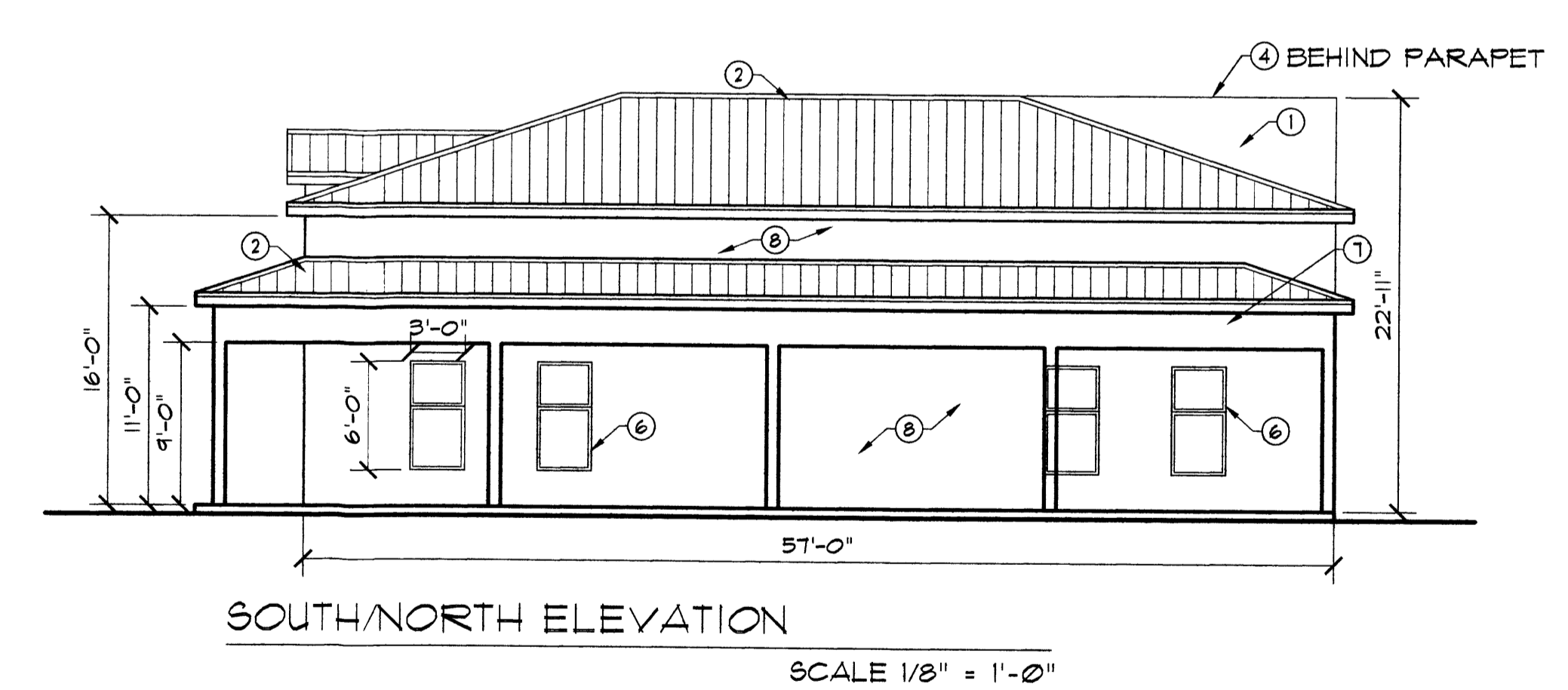
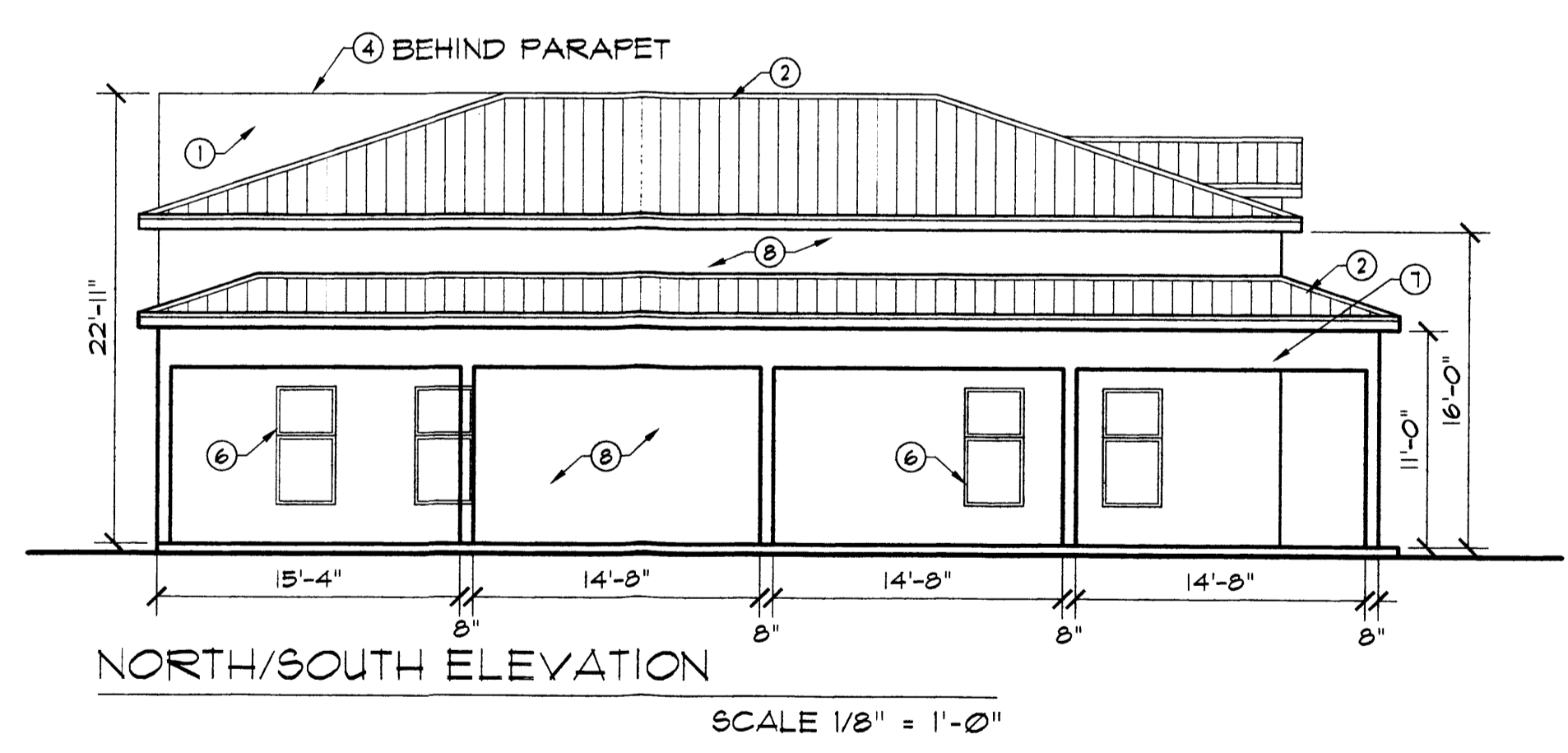
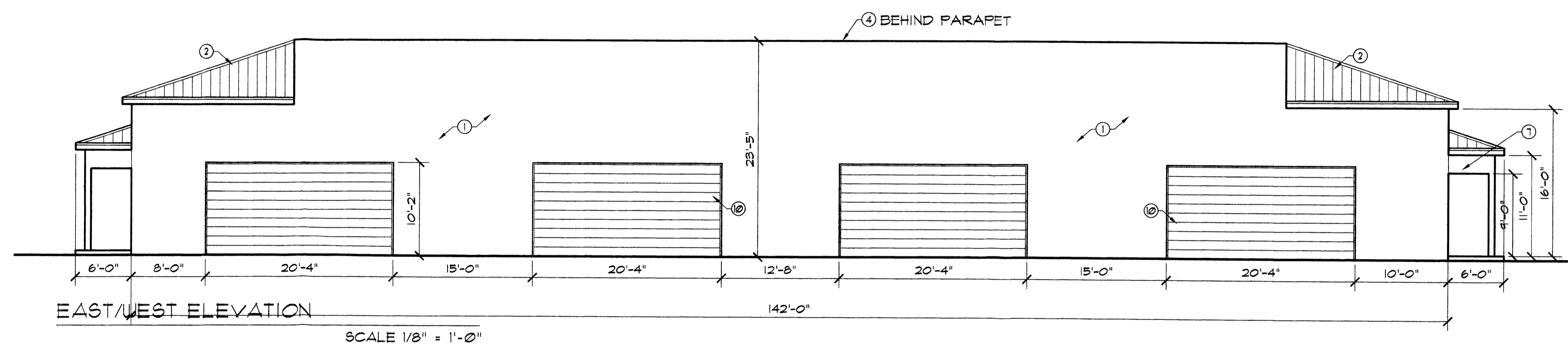
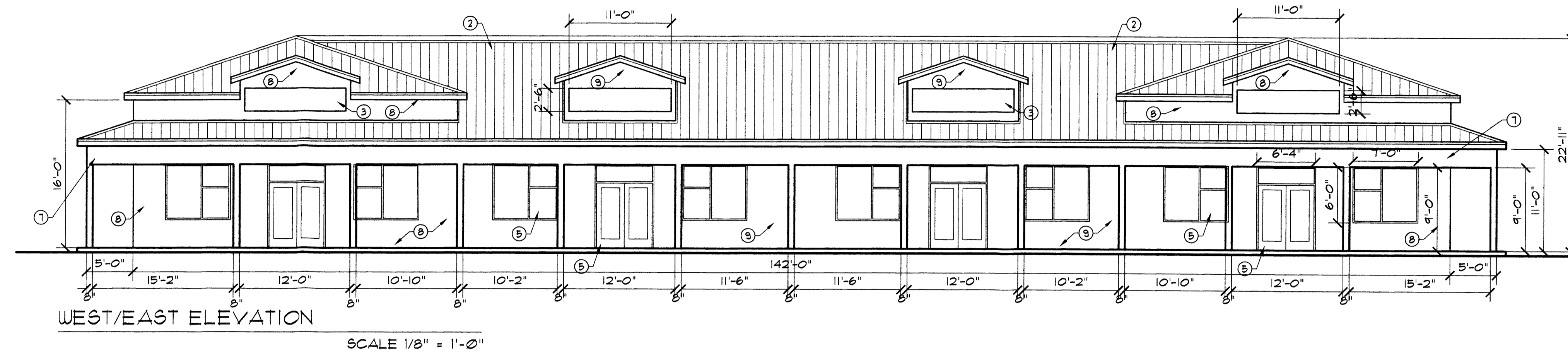
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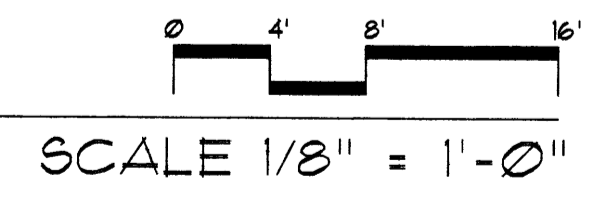
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acad file:  
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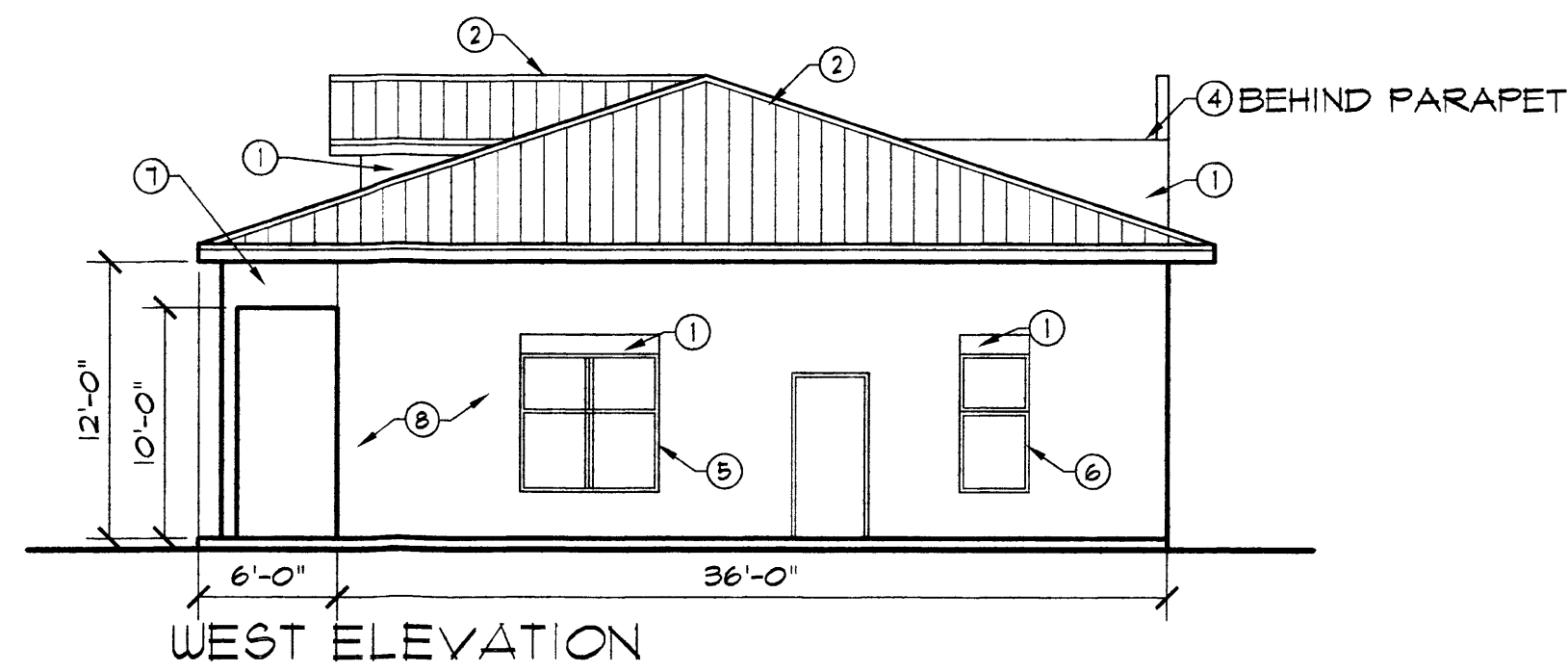
BUILDING B (7,910 SF)



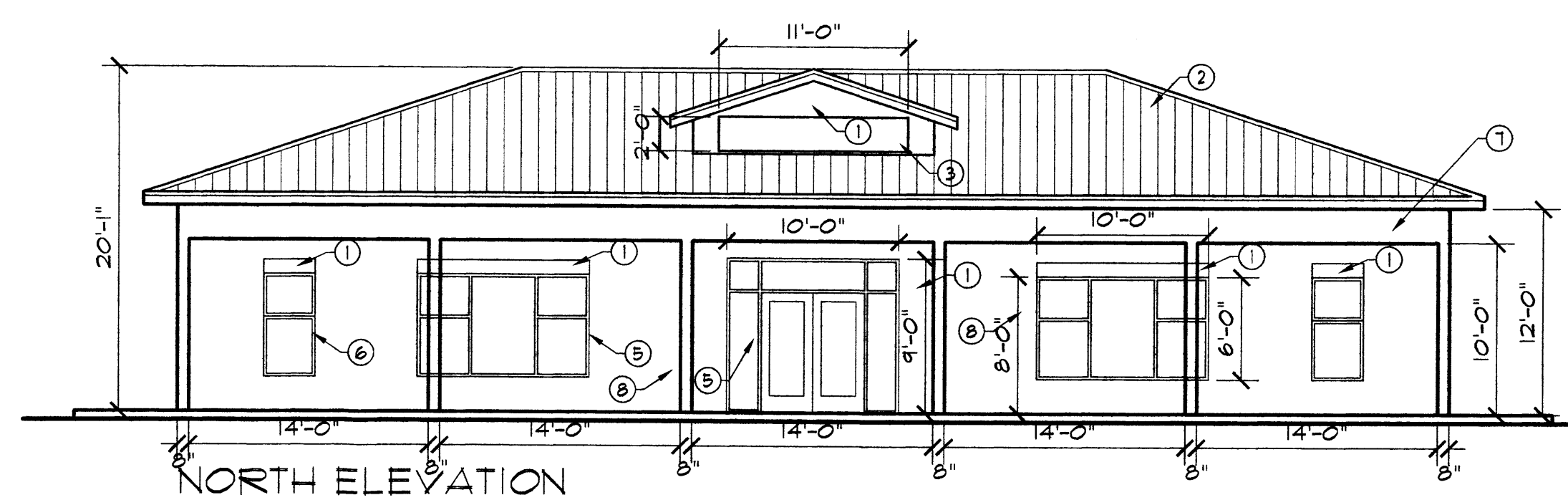
THE COMMONS AT EAGLE ROCK  
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sheet no:  
**A-2.0**

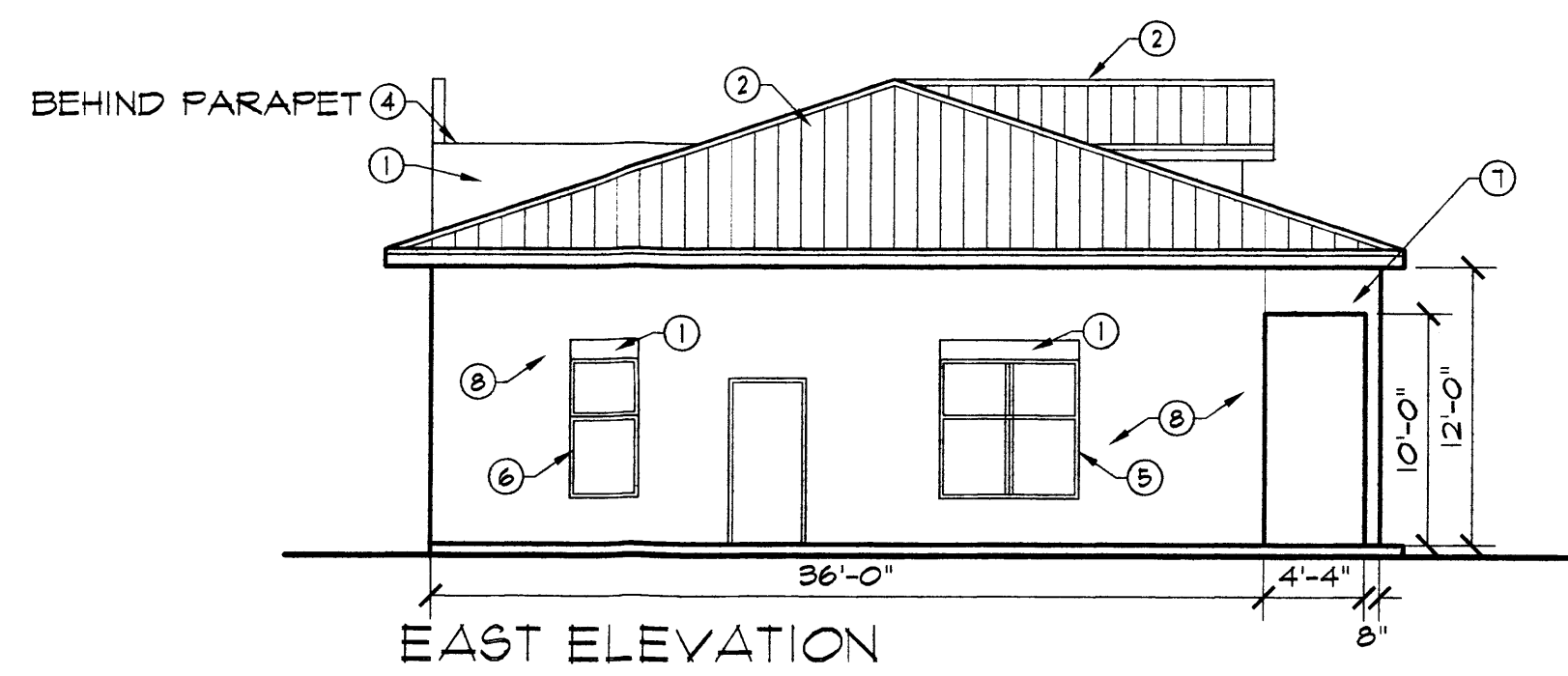




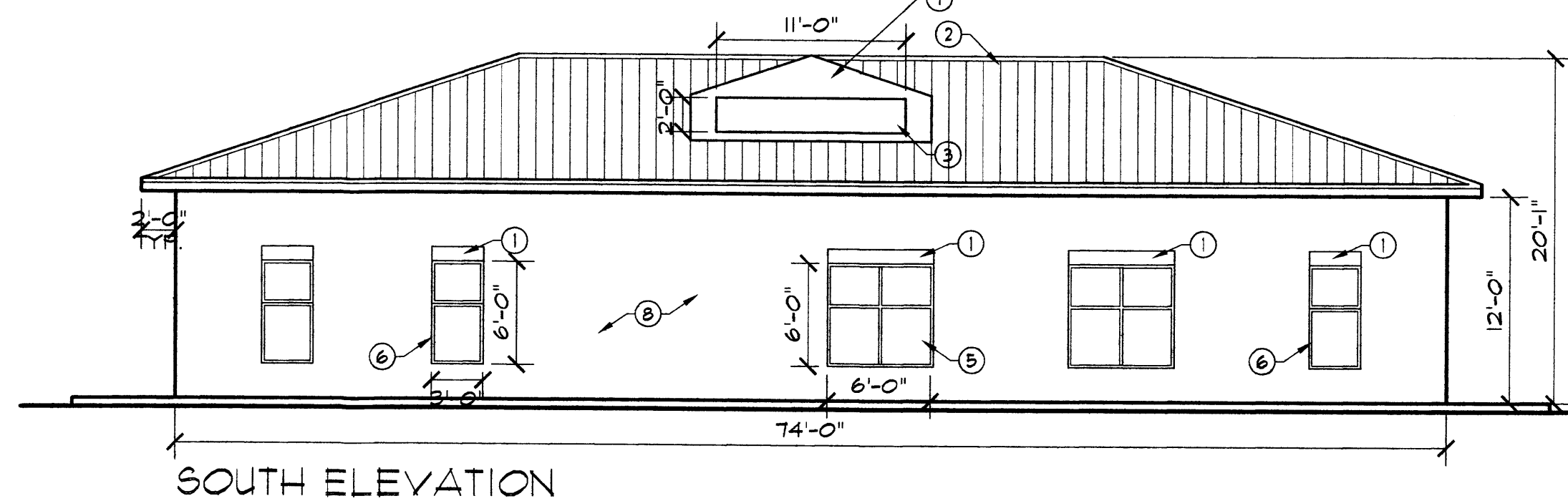
SCALE 1/8" = 1'-0"



SCALE 1/8" = 1'-0"

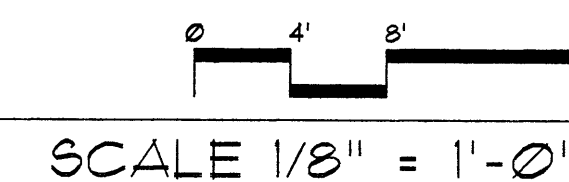


SCALE 1/8" = 1'-0"



SCALE 1/8" = 1'-0"

BUILDING C (2,650 SF)

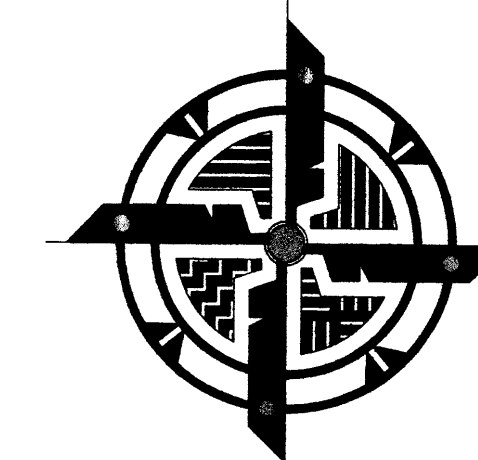


GENERAL NOTES

- BUILDING STUCCO COLORS TO BE SELECTED FROM STUCCO MANUFACTURER'S STANDARD COLORS.
- METAL ROOFING COLOR TO BE "COPPER" OR "TIN".
- SIGNS SHALL BE BACK LIT SELF ILLUMINATING.

KEYED NOTES

- STUCCO - COLOR TAN
- METAL ROOFING
- TENANT SIGN LOCATION
- MECHANICAL UNITS LOCATION
- STOREFRONT GLAZING SYSTEM
- METAL FRAME WINDOWS TO MATCH ROOF COLOR
- STUCCO COLOR ASH
- STUCCO COLOR SAGE
- STUCCO COLOR ROSE
- METAL FRAME / METAL SIDING ENCLOSURE GATE - COLOR TO MATCH ROOFING
- BUSINESS OCCUPANT SIGN: BACK LIGHT WHITE PLEXIGLASS FRONT WITH 5" MAX BLACK GLOSS LETTERING DESCRIBING EACH BUILDING OCCUPANT
- "COMMONS AND EAGLE ROCK" MONUMENT SIGN LETTERING - LETTERS TO BE SURFACE MOUNTED 3 DIMENSIONAL METAL 6" MIN. COLORS TO MATCH METAL ROOFING



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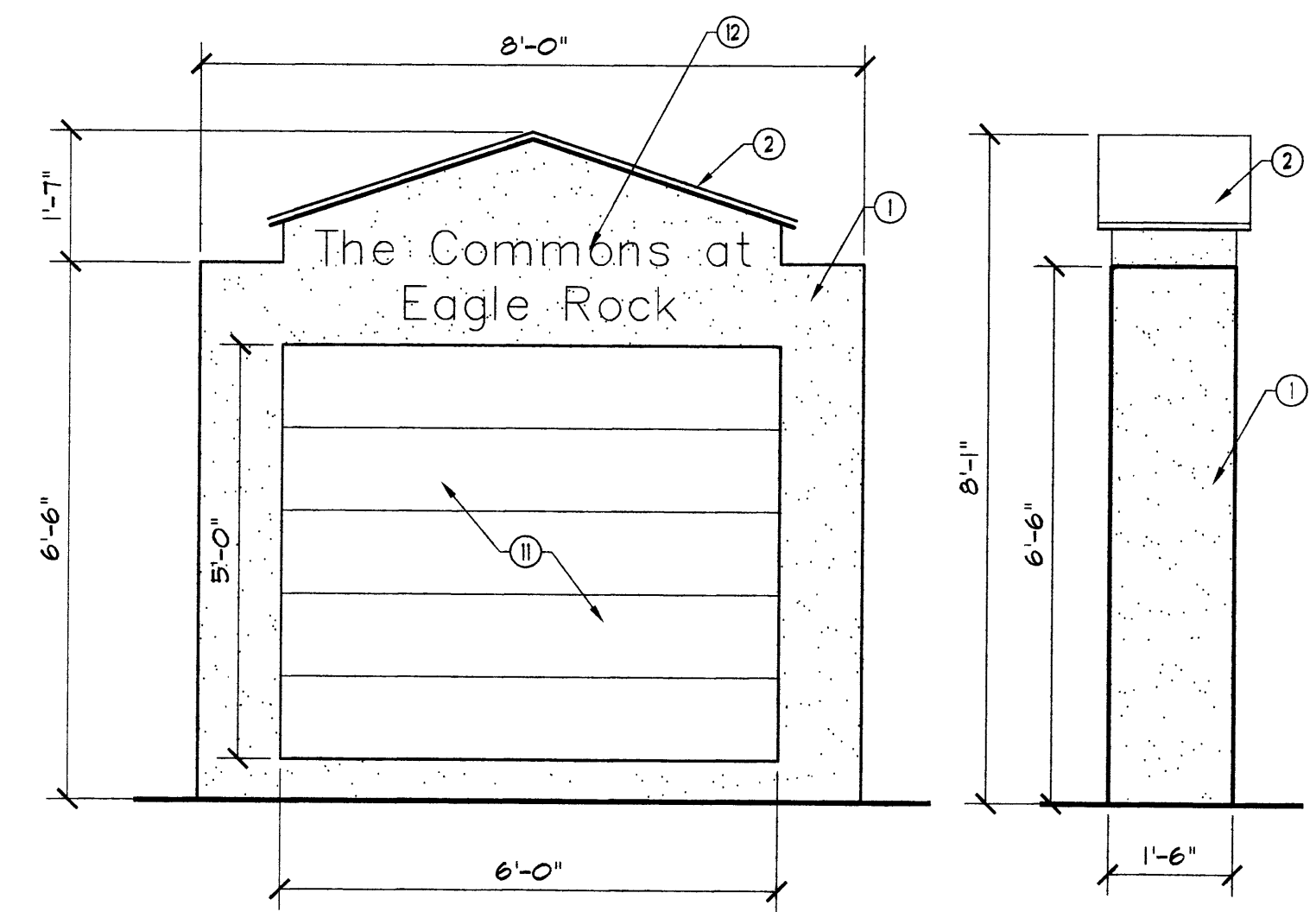
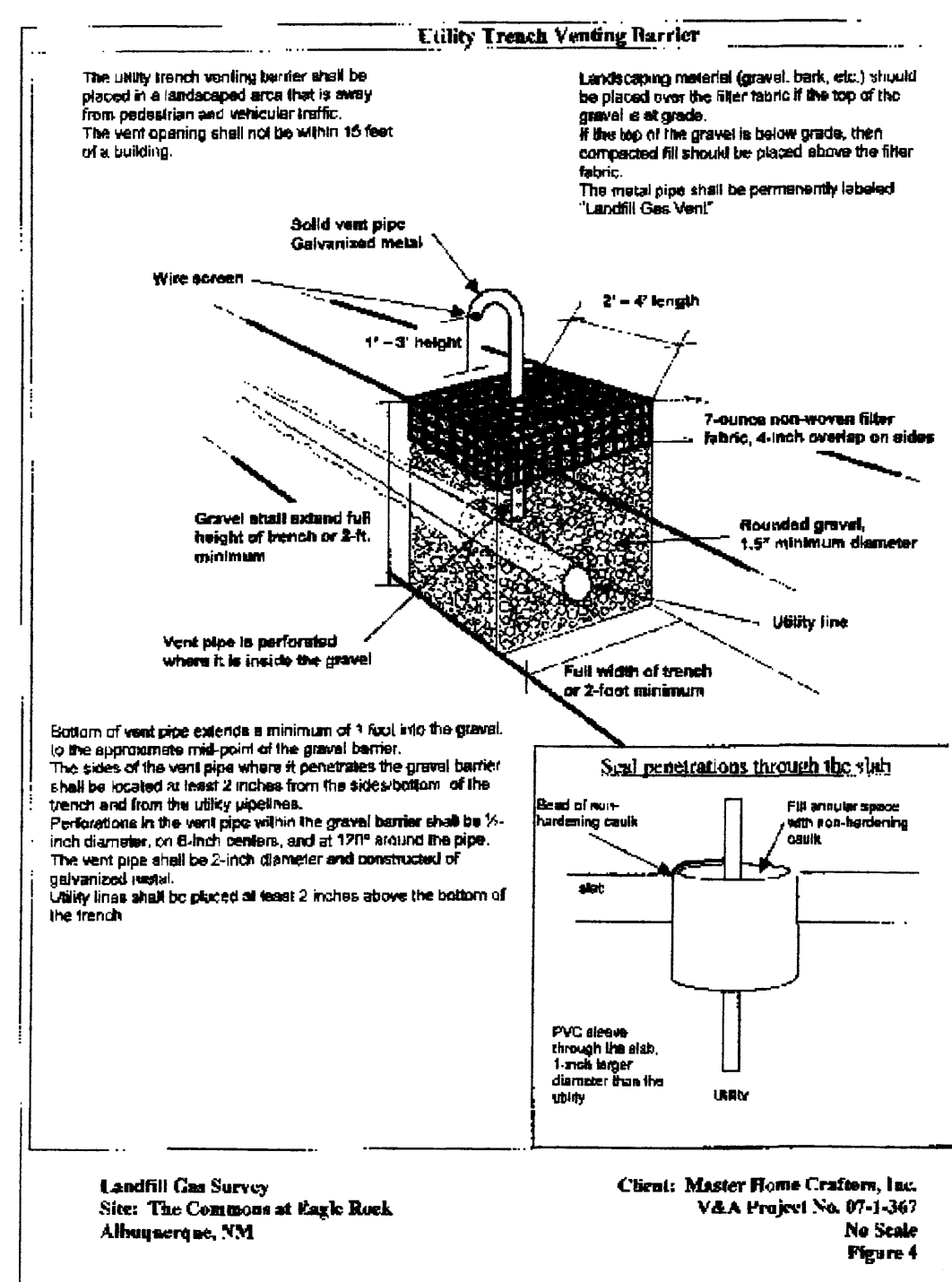
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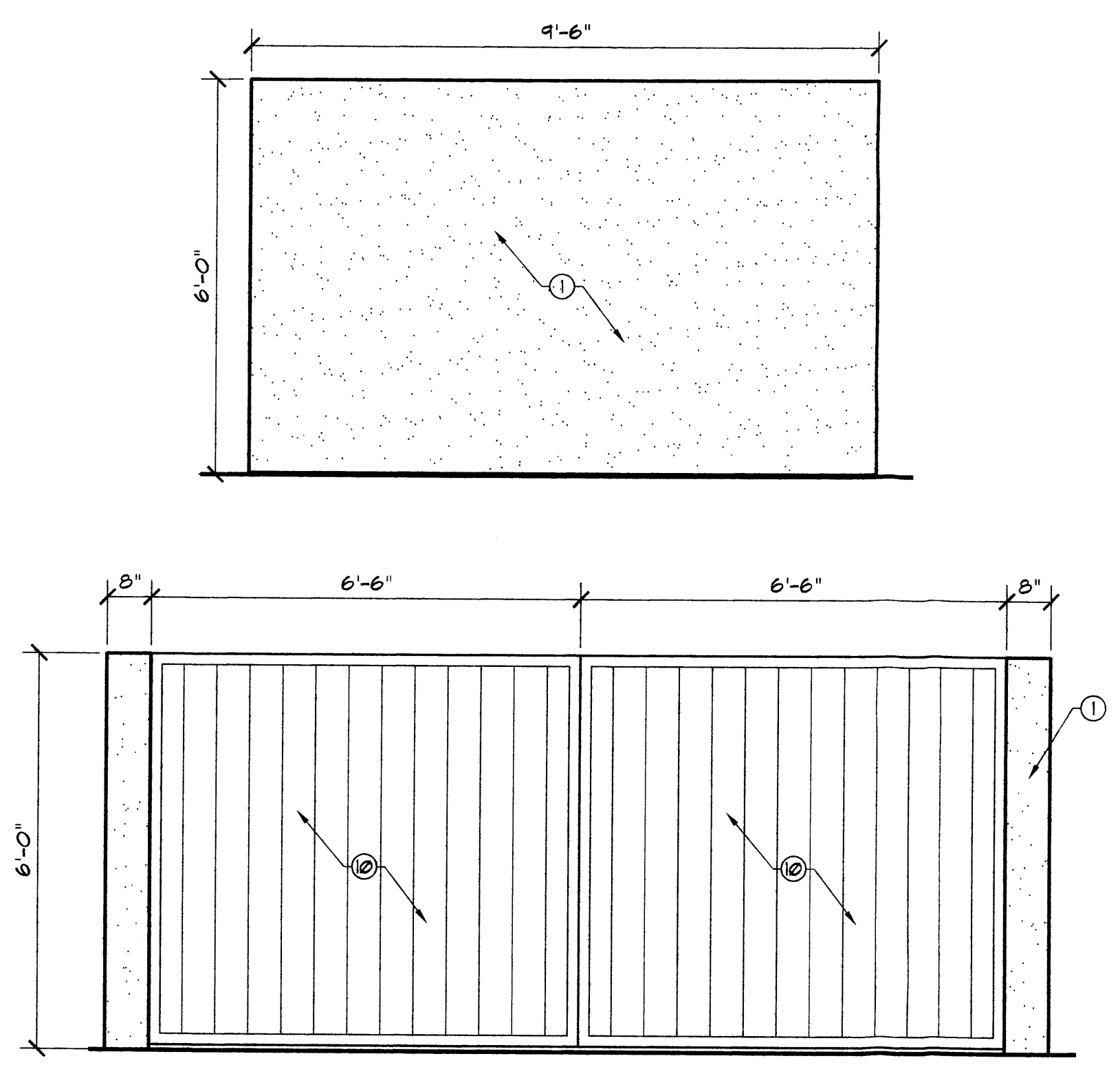

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**A-3.0**



MONUMENT SIGN

SCALE 1/2" = 1'-0"



REFUSE ENCLOSER

SCALE 1/2" = 1'-0"

UTILITY TRENCH VENTING BARRIER