

Vicinity Map Zone Atlas C-18-Z n.t.s.

Purpose of Plat

1. DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

DOC# 2008049225

05/01/2008 09:44 AM Page: 1 of 2
 PLAT R. \$12.00 B. 2008 P. 0101 N. Toulouse, Bernalillo County
 BERNALILLO COUNTY TREASURER'S OFFICE

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND HEREBY DEDICATE IN FEE SIMPLE, TO THE CITY OF ALBUQUERQUE, THE SOUTHERLY 30 FEET OF ANAHEIM AVE., NE AND THE WESTERLY 30 FEET OF SAN PEDRO DRIVE, NE AS SHOWN HEREON AND DEDICATE THE ADDITIONAL RIGHT-OF-WAY FOR SAN PEDRO DRIVE, NE AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

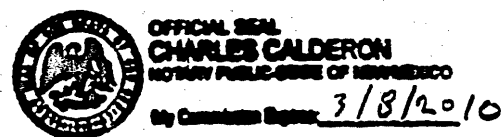
Timothy Helmick

Timothy Helmick

Christine Helmick

Christine Helmick

Acknowledgment



STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 21st of March 2008

BY Timothy and Christine Helmick a married couple

Chris Calderon

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/8/2010

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2007.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK REFERENCES ACS MONUMENT "9_C18" HAVING AN ELEVATION OF 5232.470 (NAVD 1988).
4. THE BASIS OF BEARINGS IS N.M.S.P. (NAD 83-GRID) REFERENCING ACS MONUMENTATION.
5. THE SUBJECT PROPERTY IS WITHIN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM, ELENA GALLEGOS GRANT.

Legal

LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED SIXTEEN (16), TRACT A, UNIT B, OF THE NORTH ALBUQUERQUE ACRES, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN PLAT BOOK D, FOLIO 130.

Subdivision Data

GROSS ACREAGE. 0.9994 ACRES
 ZONE ATLAS PAGE NO. C-18-Z
 NUMBER OF EXISTING TRACTS. 1 TRACTS
 NUMBER OF TRACTS CREATED. 1 TRACTS
 NUMBER OF TRACTS ELIMINATED. 0 TRACTS
 MILES OF FULL WIDTH STREETS. 0.00
 MILES OF HALF WIDTH STREETS. 0.00
 STREET ARE DEDICATED TO THE CITY OF ALBUQUERQUE. 0.3693 ACRES
 DATE OF SURVEY. MARCH 2008
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER. 2008122819
 ZONING. SU-2 FOR I-P

Public Utility Easement

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

1. THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
2. THE PNM GAS SERVICES DIVISION FOR INSTALLATION, MAINTENANCE AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR 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 EASEMENT, 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 (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, LUNG OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT 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.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Plat of
Lot 16-A, Block 16
North Albuquerque Acres
Tract A, Unit B
 comprised of
Lot 16, Block 16
North Albuquerque Acres Tract A, Unit B
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2008

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1006989

Application Number 08-70150

City approvals:

<i>[Signature]</i>	<u>3-24-08</u>
City Surveyor	Date
N/A	
Real Property Division	Date
<i>[Signature]</i>	<u>4-30-08</u>
Traffic Engineer, Transportation Division	Date
<i>[Signature]</i>	<u>4-30-08</u>
ABCWUA	Date
<i>[Signature]</i>	<u>4/30/08</u>
Parks and Recreation Department	Date
<i>[Signature]</i>	<u>4/30/08</u>
AMAFCA	Date
<i>[Signature]</i>	<u>4/30/08</u>
City Engineer	Date
<i>[Signature]</i>	<u>4/30/08</u>
DRB Chairperson, Planning Department	Date

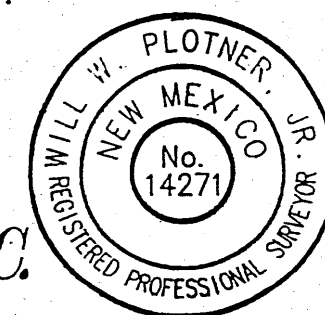
THIS IS TO CERTIFY THAT TAXES CURRENT AND PAID ON UPC # 1018-004-25314-2001 PROPERTY OWNER OF RECORD Alanic, Timothy & Christine BERNALILLO COUNTY TREASURER'S OFFICE 2008 03/08

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

[Signature] 3/21/08
 WILL PLOTNER JR. DATE
 N.M.P.S. No. 14271

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



Plat of
Lot 16-A, Block 16
North Albuquerque Acres
Tract A, Unit B
 comprised of
Lot 16, Block 16
North Albuquerque Acres Tract A, Unit B
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2008

Legend

- FOUND 1/2" REBAR WITH CAP "LS 12469"
- SET BATHEY MARKER "LS 14271"

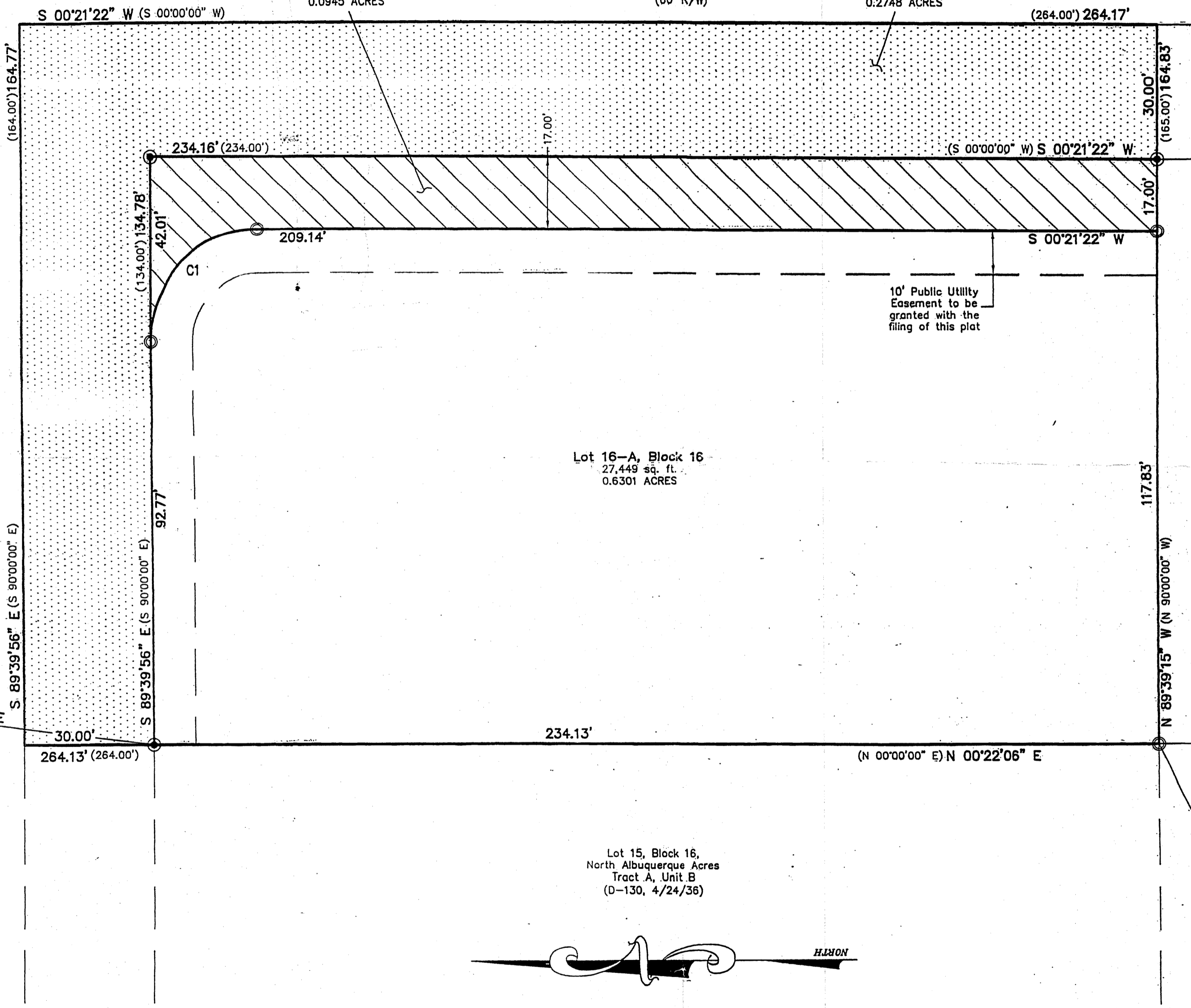
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	25.00'	39.28'	90°01'18"	N 44°39'17" W	35.36'

Dedicated to the
 City of Albuquerque
 in Fee Simple with
 Warranty Covenants
 4,115 sq. ft.
 0.0945 ACRES

San Pedro Drive N.E.
 (60' R/W)

Dedicated to the
 City of Albuquerque
 in Fee Simple
 11,968 sq. ft.
 0.2748 ACRES

Anaheim Avenue N.E.
 (60' R/W)



ACS Monument "9_C18"
 NAD 1983 CENTRAL ZONE
 X=1542501.428
 Y=1521497.624
 Z=5232.470 (NAVD 1988)
 G-G=0.999664563
 Mapping Angle=-0°11'19.69"

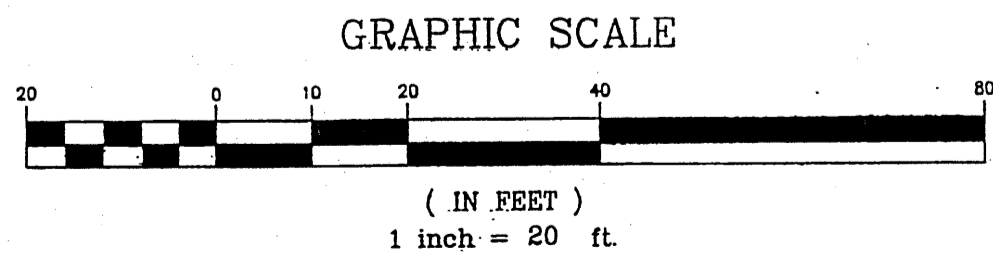
Lot 17, Block 16,
 North Albuquerque Acres
 Tract A, Unit B
 (D-130, 4/24/36)

Lot 16-A, Block 16
 27,449 sq. ft.
 0.6301 ACRES

Lot 15, Block 16,
 North Albuquerque Acres
 Tract A, Unit B
 (D-130, 4/24/36)

Lot 18, Block 16,
 North Albuquerque Acres
 Tract A, Unit B
 (D-130, 4/24/36)

ACS Monument "ZAB_B"
 NAD 1983 CENTRAL ZONE
 X=1540960.370
 Y=1519518.103
 Z=5195.090 (NAVD 1988)
 G-G=0.999666140
 Mapping Angle=-0°11'30.25"



DOCN 2008049225
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 PLAT R: \$12.00 B: 2008C P: 0101 R. Toulouse, Bernalillo County

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

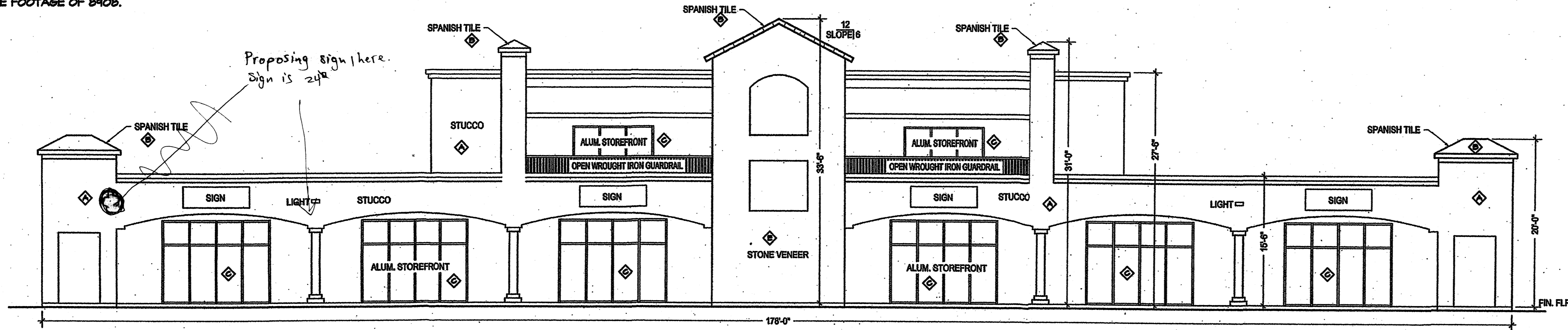
DATA:

- 1 THE SITE (AFTER ROW DEDICATION) IS 0.63 ACRES.
- 2 PROPOSED BUILDING USE IS GENERAL OFFICE.
- 3 PROPOSED SQUARE FOOTAGE IS 6082 SF AT GROUND FLOOR AND 2856 SECOND FLOOR FOR TOTAL SQUARE FOOTAGE OF 8938.

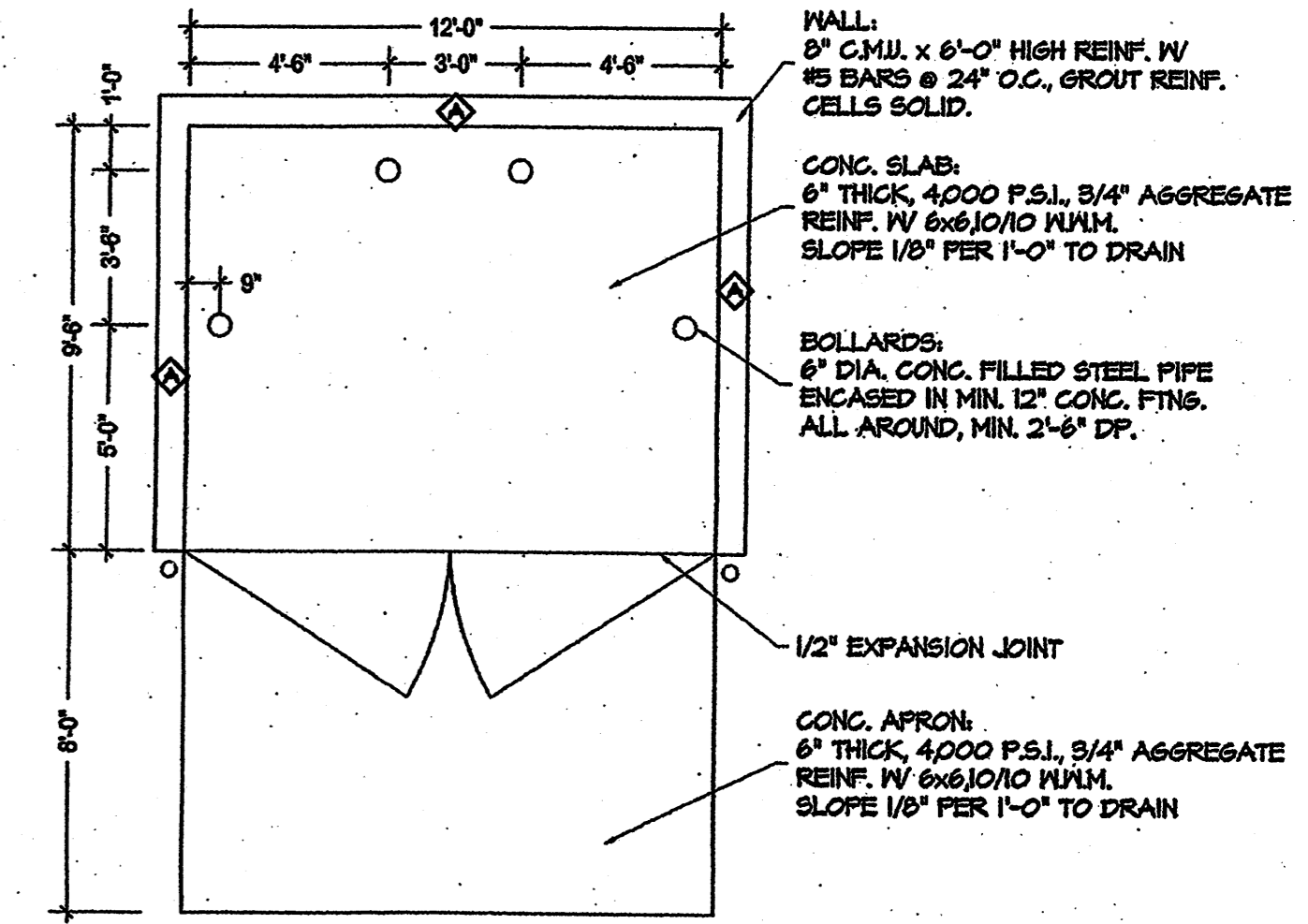
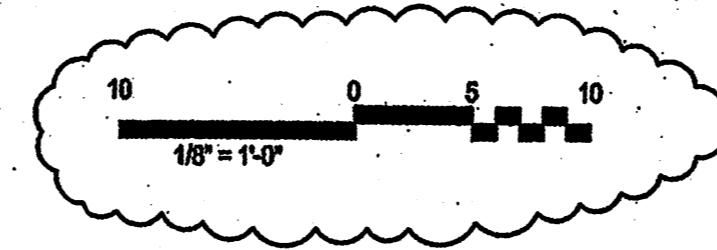
NOTES:

- 1 ALL SITE LIGHTING SHALL BE BUILDING MOUNTED WALL PACKS WITH NICKEL METAL HALIDE BULBS PROVIDING 25 TO 3 FC AT THE PARKING SURFACE.
- 2 ALL SIGNAGE SHALL BE BUILDING MOUNTED PER THE DETAIL BELOW.

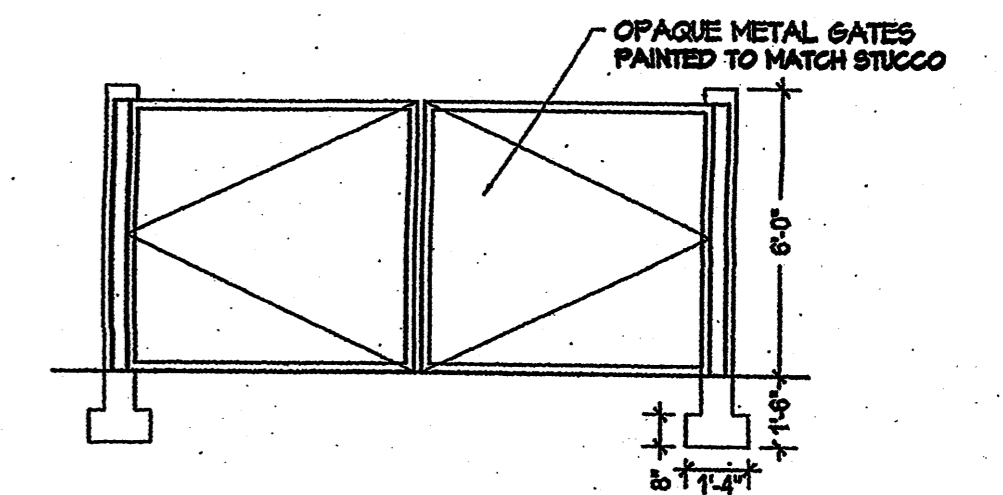
COLOR / MATERIAL SCHEDULE	
MATERIAL	COLOR
◇ STUCCO	STU TUMBLEWEED
◇ ROOF TILES	EAGLE MISSION RED
◇ WINDOW FRAMES & STOREFRONT	DARK BRONZE ANODIZED ALUMINUM
◇ REAR STEEL DOORS	PAINT TUMBLEWEED
◇ STONE VENEER	CULTIVATED STONE CHARDONNAY FIELD STONE



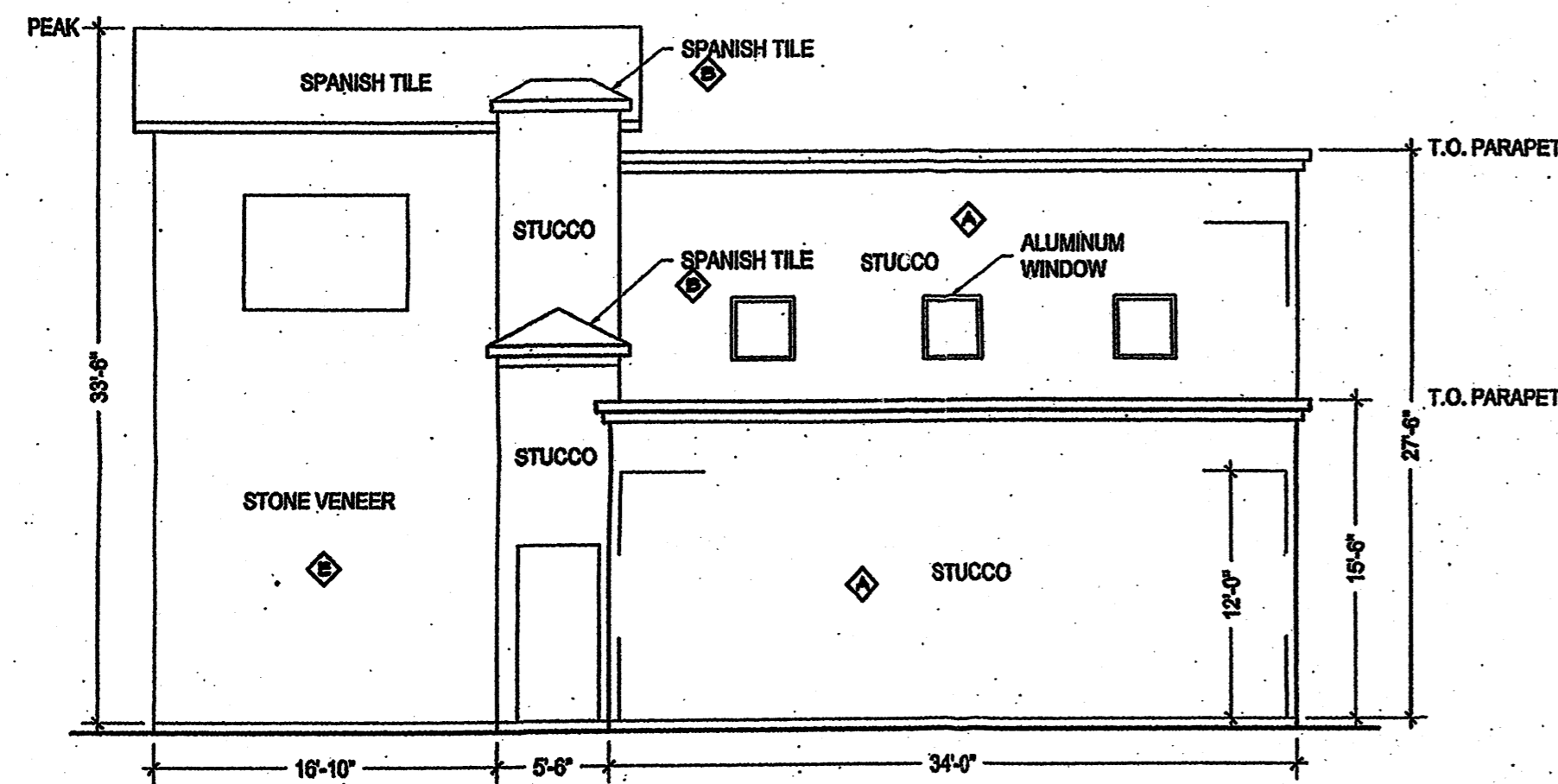
EAST ELEVATION



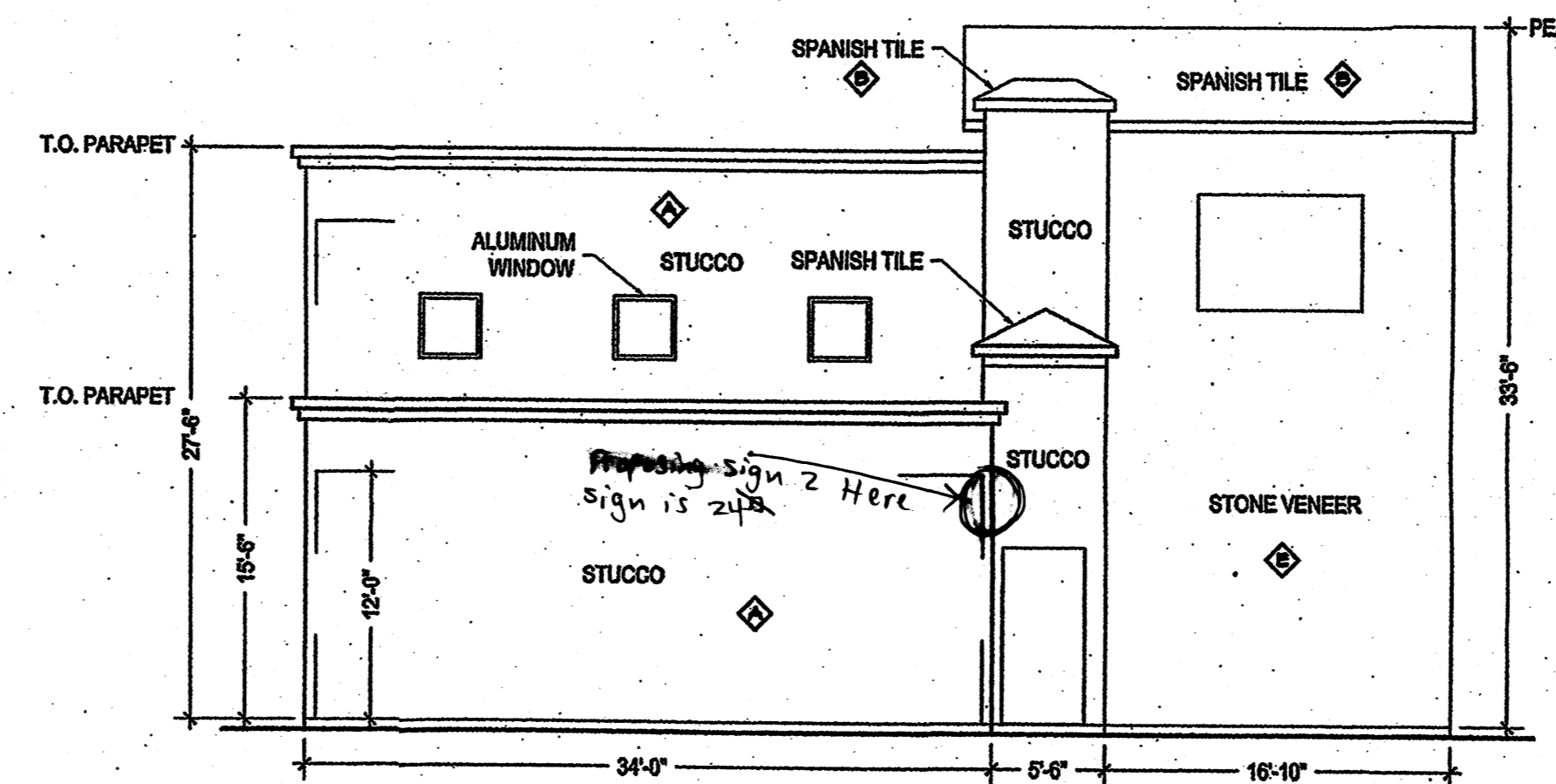
TRASH ENCLOSURE PLAN



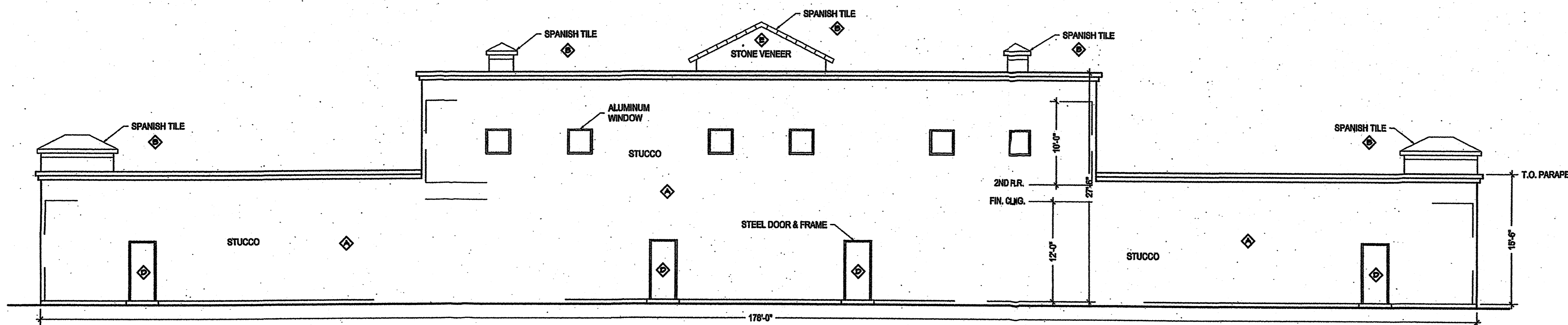
TRASH ENCLOSURE ELEV.



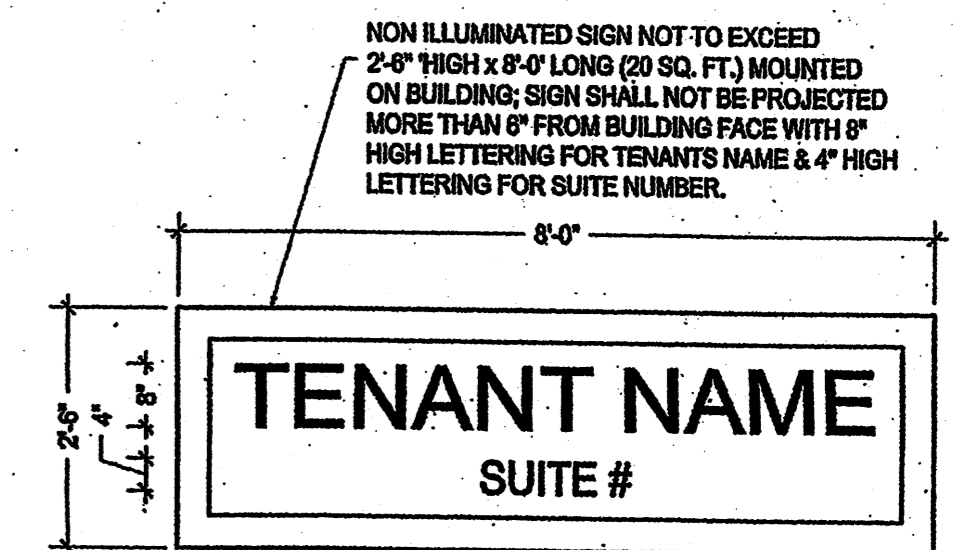
NORTH ELEVATION



SOUTH ELEVATION



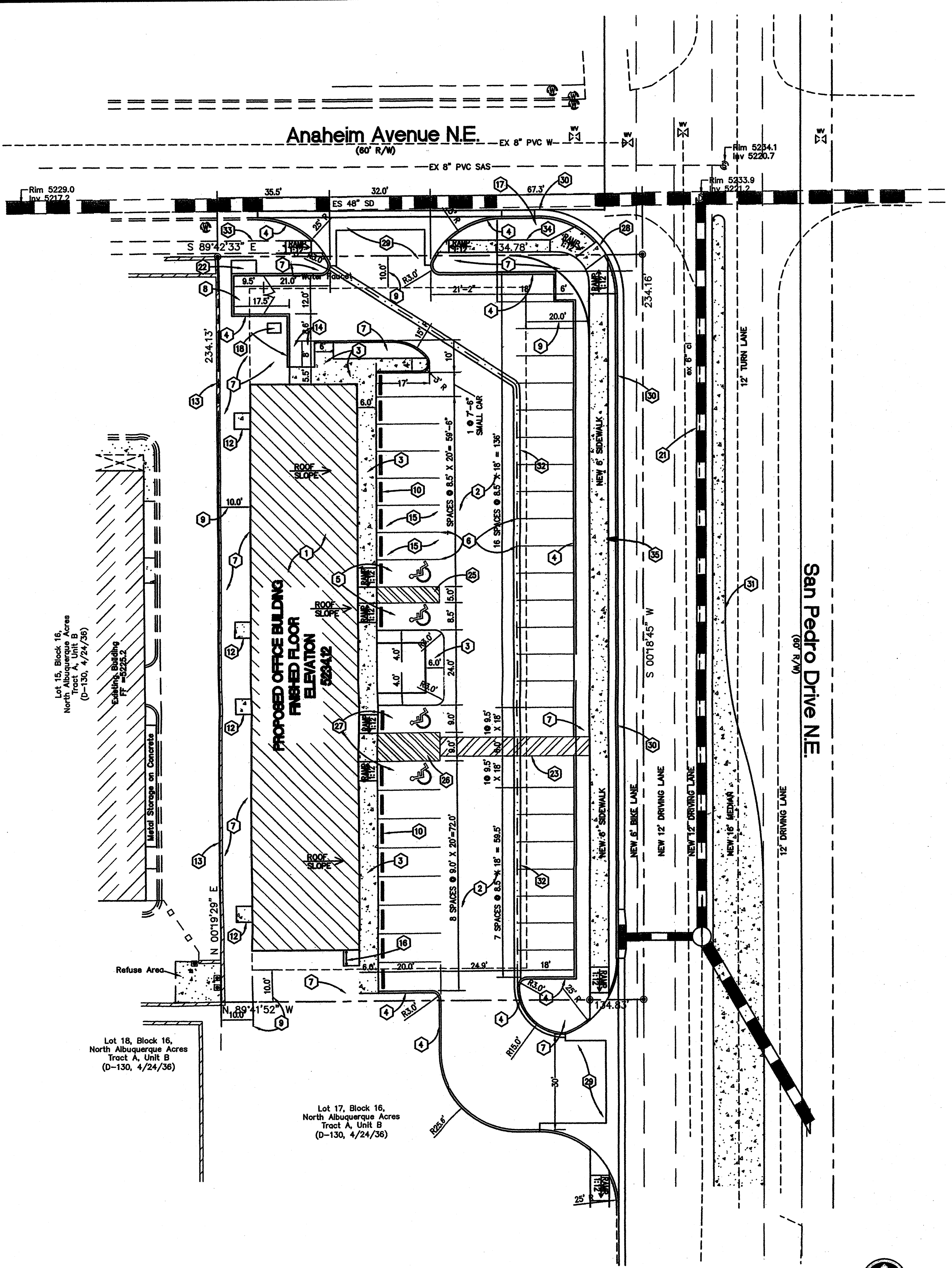
WEST ELEVATION



SIGN DETAIL

HELMICK OFFICE BUILDING
8311 SAN PEDRO DRIVE NE
ARCHITECTURAL ELEVATIONS
FEBRUARY 27, 2008

ZONING



KEYED NOTES

1. LOCATION OF NEW OFFICE BUILDING
2. NEW ASPHALT PAVING
3. NEW CONCRETE SIDEWALK WITH TURNDOWN PER DETAIL 3/C4.
4. NEW CONCRETE HEADER CURB PER DETAIL 2/C4.
5. NEW HANDICAPPED PARKING SPACE WITH SIGNAGE AND PAVEMENT MARKING
6. NEW PAVEMENT STRIPING.
7. NEW LANDSCAPE AREA.
8. NEW REFUSE CONTAINER ENCLOSURE PER ARCHITECTURAL ELEVATION SHEET
9. SETBACK DIMENSION
10. CONCRETE PRECAST CONCRETE WHEEL STOP PER DETAIL 10/C4.
11. PROPOSED PUBLIC FIRE HYDRANT PER COA STD DWG 2340.
12. 5' X 5' CONCRETE STOOP PER DETAIL 4/C4.
13. EXISTING RETAINING WALL TO REMAIN
14. TWO 4' X 8' MOTORCYCLE PARKING SPACES WITH W12 X 14 SIGNAGE
15. PARKING SPACE RESERVED (AND SIGNED) FOR HYBRID VEHICLES
16. BIKE RACK LOCATION PAINTED TO MATCH STUCCO
17. EXISTING STOP SIGN TO REMAIN
18. PROPOSED TRANSFORMER LOCATION
19. PROPOSED 1-1/2" WATER SERVICE LOCATION
20. PROPOSED 4" SEWER SERVICE LOCATION
21. PROPOSED NEW STORM DRAIN WITH INLETS
22. 6' X 8' AREA RESERVE FOR RECYCLE AREA.
23. PAINTED 6' WIDE PEDESTRIAN PATHWAY.
24. INSTALL 1-1/2" WATER METER PER STD DETAIL 2367.
25. PAINT 5' WIDE ADA ACCESS.
26. PAINT 8' WIDE ADA ACCESS.
27. NEW VAN ACCESSIBLE HANDICAPPED PARKING SPACE WITH SIGNAGE PAVEMENT MARKING.
28. BUILD WHEELCHAIR RAMP PER COA STD DWG 2441 CASE II WITH TRUNKATED DOMES ACROSS OPENING.
29. BUILD NEW DRIVEPAD PER COA STD DWG 2426 AND 2420 WITH WHEEL CHAIR RAMPS PER OFFSET SIDEWALK.
30. BUILD STANDARD CURB AND GUTTER PER COA STD DWG 2415A.
31. BUILD RAISED MDEIAN WITH LEFT TURN LANE PER COA STD DETAIL 2408.
32. BUILD CONCRETE VALLEY GUTTER PER DETAIL 1/C4.
33. EXISTING 4' SIDEWALK TO REMAIN.
34. BUILD NEW 4' WIDE OFFSET SIDEWALK PER COA STD DWG 2430.
35. BUILD NEW 6' WIDE OFFSET SIDEWALK PER COA STD DWG 2430.

PARKING AND CIRCULATION CALCULATIONS

PROPOSED USAGE: GENERAL OFFICE
 NEW LOT AREA: .6326 ac AFTER ROW DEDICATION

GROSS BUILDING AREA = 8,908 of (6,052 of 1st floor, 2,856 of 2nd floor)
 NET LEASABLE AREA = 8,463 SF (95% of gross)

PARKING TOTAL REQUIRED = 43
 PARKING TOTAL PROPOSED = 43

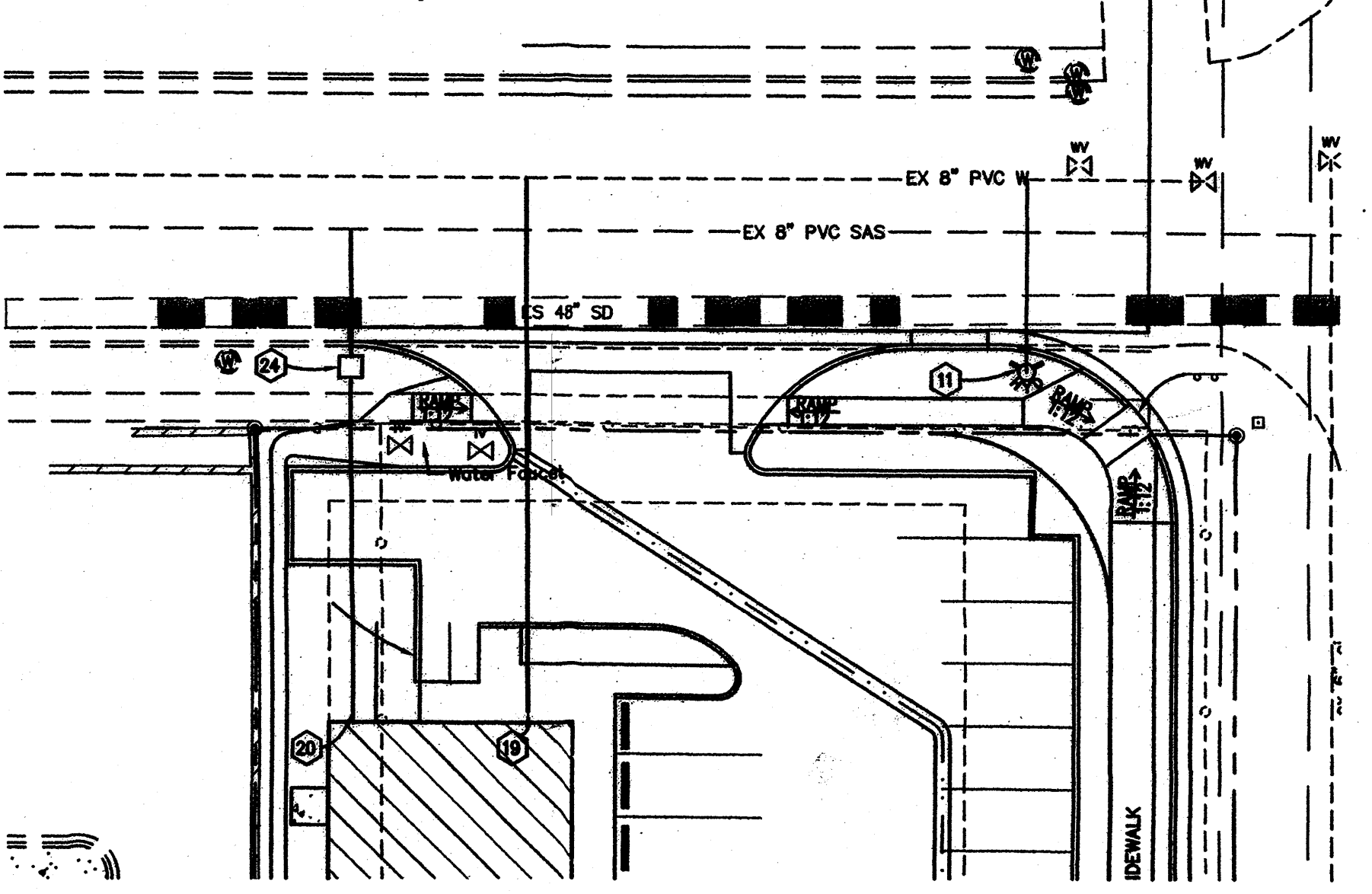
HANDICAPPED PARKING: 3 SPACES REQUIRED / 4 SPACES PROPOSED (2 VAN)
 MOTORCYCLE SPACES: 43/30 = 2 SPACES REQUIRED / 2 SPACES PROPOSED
 HYBRID SPACES: 43/30 = 2 SPACES REQUIRED / 2 SPACES PROPOSED
 BICYCLE: 43 SPACES / 20 = 3 BICYCLES REQUIRED / 3 BICYCLES PROPOSED

ZONING DATA

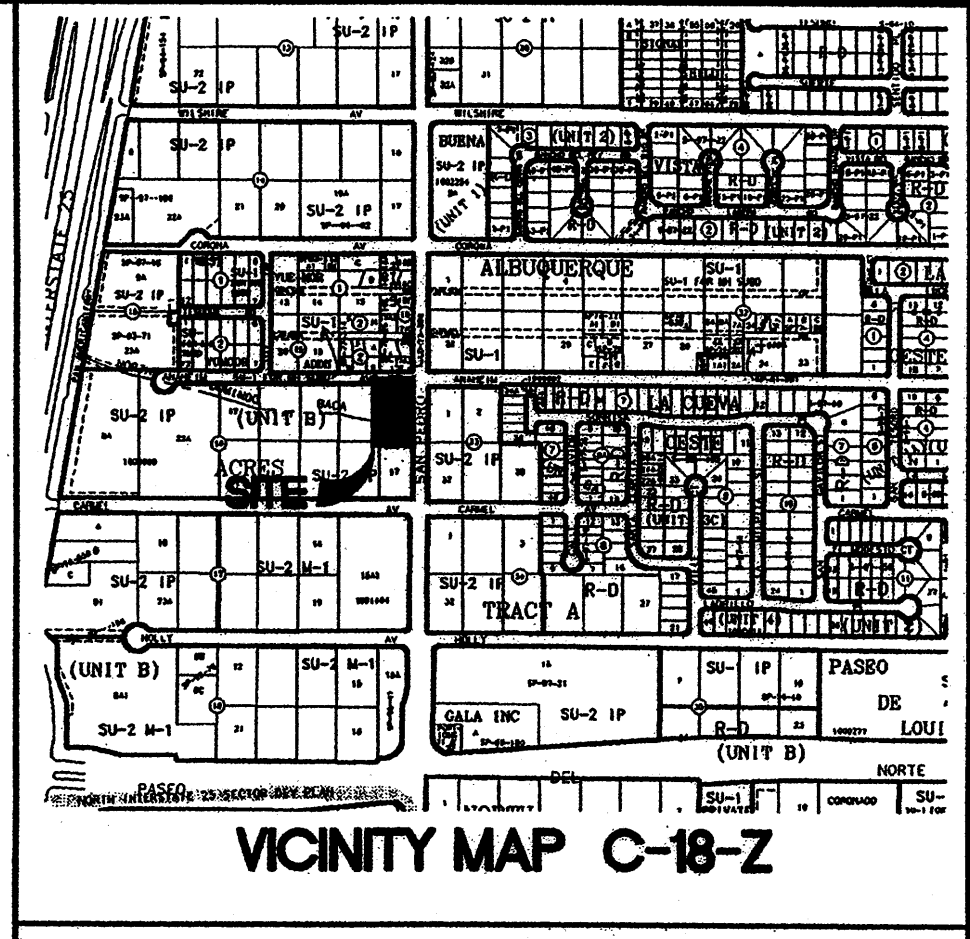
EXISTING ZONING : SU-2 IP
 SETBACKS: FRONT: 20 FEET, SIDE 10 FEET, REAR 10 FEET
 MAXIMUM HEIGHT: 27'-6" PER VARIANCE GRANTED (1006989)
 BUILDING AREA: 8,908 sf

SITE DATA

LEGAL DESCRIPTION: LOT 16, BLOCK 16, TRACT A, UNIT B, NAA
 NEW LOT AREA: .6326 ac AFTER ROW DEDICATION



UTILITY PLAN



LARRY READ & ASSOCIATES
 Civil Engineers
 2430 Midtown Place, NE, Suite C
 Albuquerque, New Mexico 87107
 (505) 345-0620 Fax (505) 237-8422

NO.	DATE	REVISIONS DESCRIPTION
1	2/27/08	DRB SITE PLAN 2/27/2008
2		
3		
4		

ARCHITECTURAL SITE PLAN



HELMIK OFFICE SITE
 ANAHEIM @ SAN PEDRO
 ALBUQUERQUE, NM

PROJECT NUMBER: DRB 1006989
 Application Number: 08DRB-70062

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way for construction of public improvements.

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

LDR
 Date: 4-2-08
 Engineering, Transportation Division

Christina Sandoval
 Date: 2-27-08
 Parks & Recreation Department

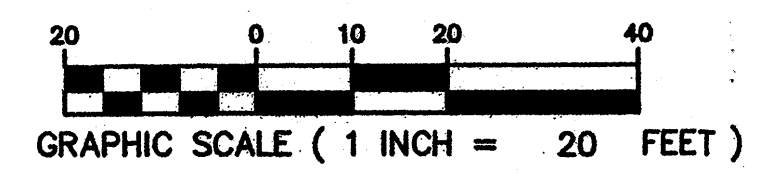
Carla Chan
 Date: 3-25-08
 City Engineer

NA
 Date: _____
 Environmental Health Department (conditional)

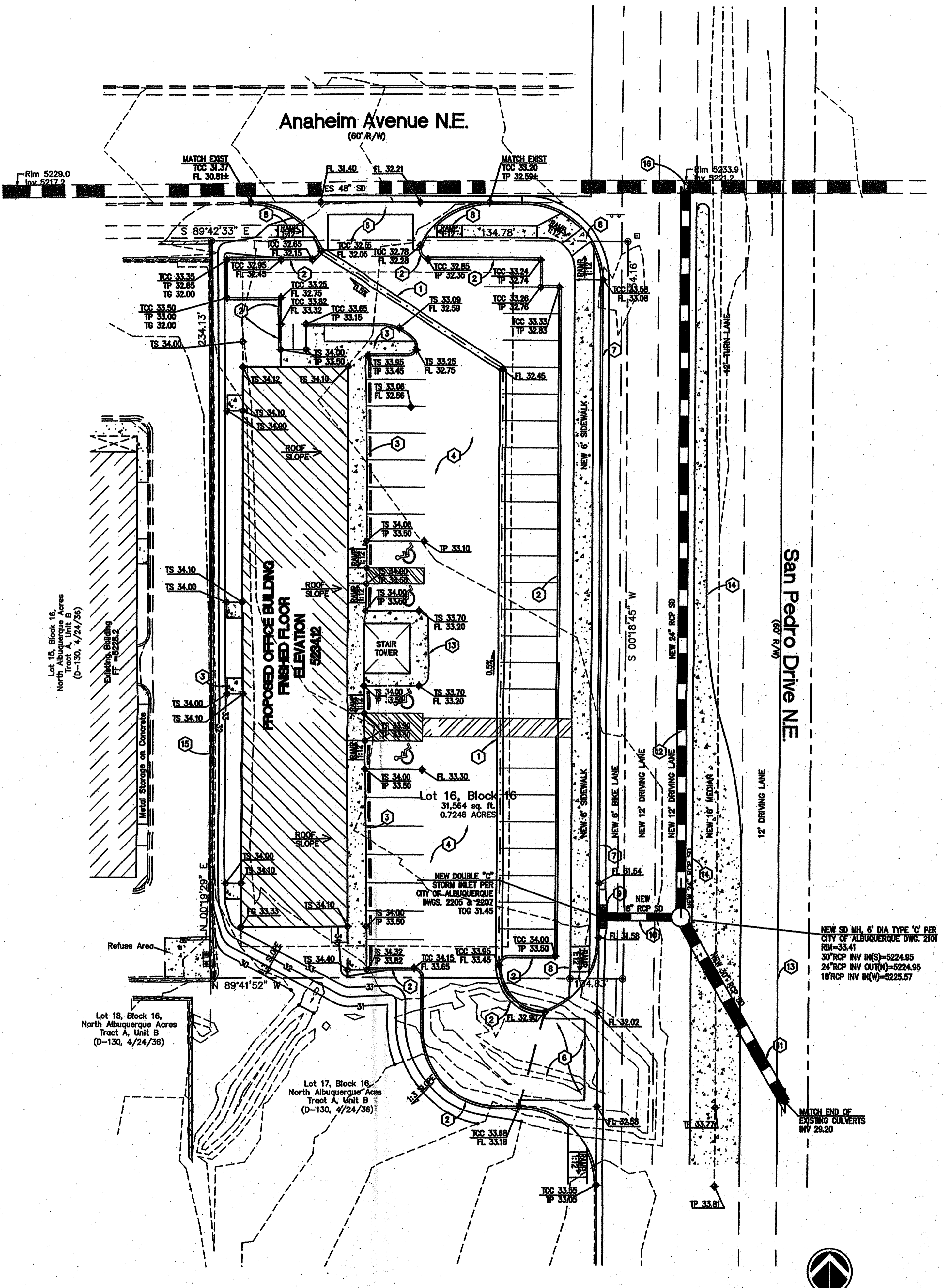
Michael Hight
 Date: 4/1/08
 Solid Waste Management

John Clay
 Date: 5-1-08
 DRB Chairperson, Planning Department

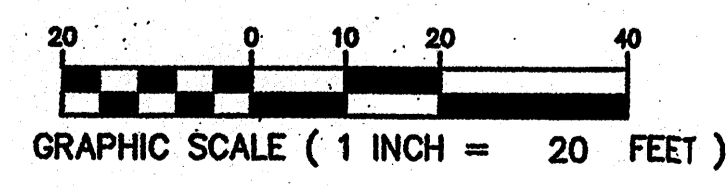
ARCHITECTURAL SITE PLAN



DRB SHEET
 C3 OF 4



GRADING PLAN



100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acres)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V (24 hour) (acre-ft)	V (24 hour) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
HISTORIC CONDITIONS											
ONSITE BASIN A	0.0704	100.00	0.00	0.00	0.00	0.00	189	0.00	169	0.13	
ONSITE BASIN B	0.6542	100.00	0.00	0.00	0.00	0.00	1,587	0.04	1,587	1.22	
OFFSITE BASIN C	0.0288	100.00	0.00	0.00	0.00	0.00	69	0.00	69	0.05	
PROPOSED CONDITIONS											
ONSITE BASIN A	0.0704	0.00	48.70	48.00	3.30	1.15	0.01	283	0.01	297	0.22
ONSITE BASIN B	0.6542	0.00	0.00	4.90	95.10	2.31	0.13	5,480	0.15	6,609	3.23
OFFSITE BASIN C	0.0288	0.00	0.00	8.40	91.60	2.27	0.01	237	0.01	285	0.14
INCREASE DUE TO DEVELOPMENT											
							0.10	4204.69	0.12	5385.93	2.16
EXCESS PRECIP.											
							0.66	0.92	1.20	2.36	E (in)
PEAK DISCHARGE											
							1.87	2.6	3.45	5.02	Q _{pk} (cfs)

ZONE = 3
 P_{max} (in.) = 2.60
 P_{mean} (in.) = 3.10
 P_{min} (in.) = 4.90

DRAINAGE DISCUSSION

LOCATION & DESCRIPTION
 THE PROJECT SITE IS 0.7246 ACRES, LOCATED ON THE WEST SIDE OF SAN PEDRO NE AND THE SOUTH SIDE OF ANAHEIM NE. THE PROPOSED DEVELOPMENT ON THIS SITE IS A 6,400 SQUARE FOOT (FOOTPRINT), TWO STORY OFFICE BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND SIDEWALKS.

HYDROLOGY
 THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION
 THE 100-YR, 6-HR DURATION STORM EVENT WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THE SITE LIES WITHIN THE ZONE 3 PRECIPITATION AREA FOR THE CITY OF ALBUQUERQUE, AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. THEREFORE, TABLES WITHIN THIS SECTION WERE USED TO ESTABLISH THE EXCESS PRECIPITATION AND PEAK DISCHARGE.

EXISTING DRAINAGE
 THE SITE HAS MOST RECENTLY BEEN USED AS A PLAYGROUND FOR A NEARBY SCHOOL AND EVEN HAS THE REMNANTS OF A TRACK. SINCE IT IS NO LONGER USED, IT HAS BECOME OVERGROWN WITH WEEDS. THE GROUND GENERALLY SLOPES TOWARD THE SOUTHWEST AT ABOUT 1% GRADE. THE RUNOFF EXISTS THE SOUTHWEST CORNER OF THIS SITE, RUNS TO THE WEST OF A MAINMADE BERM ON THE NORTH END OF LOT 17 AND DISCHARGES WEST INTO A DEVELOPED SITE. IN ADDITION TO THE RUNOFF FROM THE SUBJECT SITE DISCHARGING INTO THE LOT WEST OF LOT 17, THERE ARE TWO 36" CULVERTS UNDER SAN PEDRO THAT DISCHARGE UP TO 18.4 cfs INTO THE NORTH END OF LOT 17 AND THE SOUTH END OF THE SUBJECT SITE. THIS RUNOFF HISTORICALLY CROSSED THE SOUTHWEST CORNER OF THE SUBJECT SITE AND CONTINUED WEST, IN A NORTHWESTERLY DIRECTION, UNTIL IT WAS INTERCEPTED BY ANAHEIM. PREVIOUS DEVELOPMENT ON LOT 15 TO THE WEST OF THIS SITE HAS BLOCKED THIS RUNOFF PATH SUCH THAT THE RUNOFF FROM THE CULVERTS IS FORCED TO POND ON THE SUBJECT SITE AND LOT 17 TO THE SOUTH UNTIL IT BUILDS SUFFICIENT HEIGHT TO DISCHARGE OVER THE WALL ON LOTS 15 AND 18 TO THE WEST OF THE SUBJECT SITE. IT APPEARS THE MAIN MADE BERM DISCUSSED ABOVE MIGHT HAVE BEEN CONSTRUCTED TO TRY TO STOP RUNOFF FROM DISCHARGING OVER THE WALL.

DEVELOPED CONDITION
 THE PROPOSED GRADING FOR THIS SITE SEPARATES THE FLOWS INTO THREE DISTINCT DISCHARGES.

THE FLOW ENTERING THE SITE FROM THE CULVERTS UNDER SAN PEDRO IS PROPOSED TO BE INTERCEPTED IN A NEW 24" STORM DRAIN STARTING WHERE THE EAST END OF THE CULVERTS CURRENTLY BEGIN. THE STORM DRAIN PROCEEDS NORTH TO CONNECT TO THE EXISTING 48" STORM DRAIN IN ANAHEIM.

THE RUNOFF GENERATED FROM THE BUILDING AND PARKING LOT ARE ROUTED NORTH, WITHIN THE PAVED PARKING LOT AND DISCHARGE, THROUGH THE DRIVEPAD, INTO ANAHEIM. THIS RUNOFF INCLUDES BOTH THE RUNOFF GENERATED ON-SITE (BASIN B) AND RUNOFF GENERATED WITHIN THE JOINT USE DRIVE (BASIN C) ON THE NORTH END OF LOT 17.

THE FINAL DISCHARGE POINT FROM BASIN A CONSISTS OF THE 10-FOOT WIDE STRIP BETWEEN THE BUILDING AND THE WEST PROPERTY LINE. RUNOFF FROM THIS AREA DISCHARGES OVER THE EXISTING RETAINING WALL AT THE WEST PROPERTY LINE INTO LOT 15.

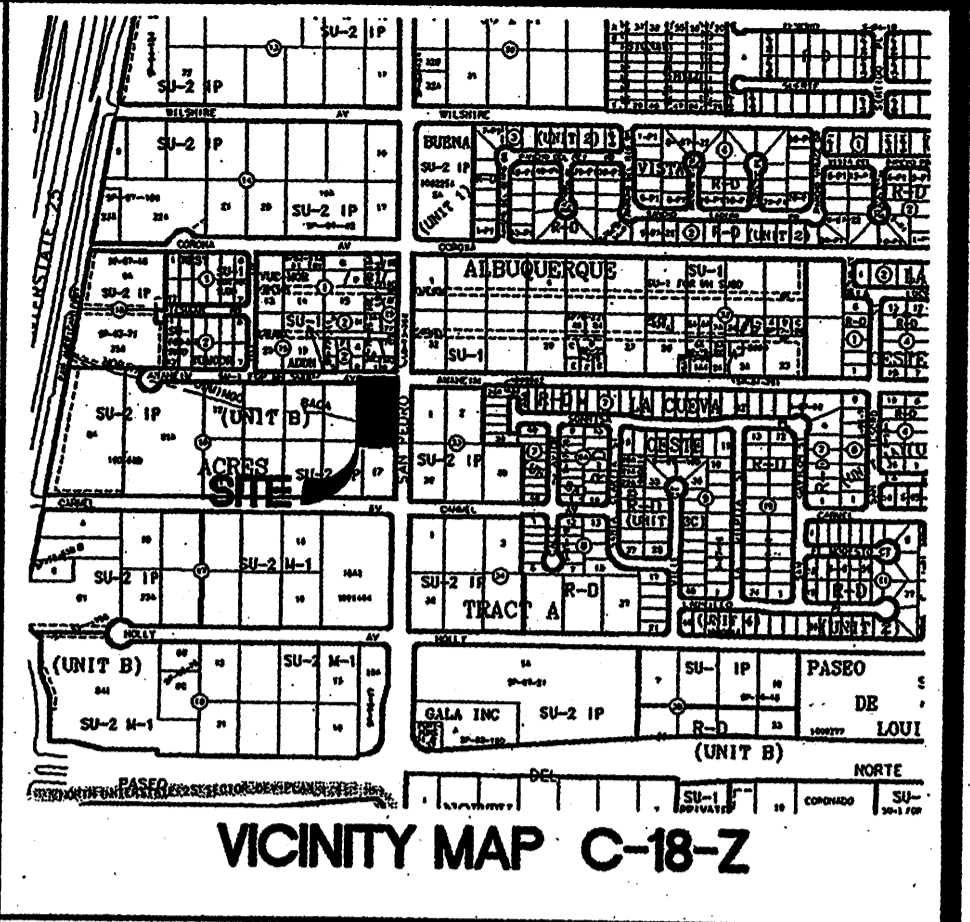
THE NET EFFECT OF THE PROPOSED DRAINAGE PLAN IS A REDUCTION IN SURFACE FLOWS DUE TO CAPTURING THE RUNOFF FROM THE CULVERTS (18.4 CFS) AND CONVEYING IT DIRECTLY TO THE 48" STORM DRAIN IN ANAHEIM.

GENERAL NOTES

- REFER TO SHEET CO.1 FOR GENERAL INFORMATION.
- REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.
- ALL RAMPS WILL COMPLY WITH ADA RULES AND REGULATIONS.
- ALL VALLEY GUTTERS SHOULD BE STRAIGHT LINE SLOPED BETWEEN NOTED SPOT ELEVATIONS.

KEYED NOTES

- CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL 1. S = 0.5%
- BUILD CONCRETE HEADER CURB PER DETAIL 2
- BUILD SIDEWALK WITH TURNDOWN PER DETAIL 3
- BUILD ASPHALT PAVEMENT PER ARCHITECT'S DESIGN.
- BUILD 32' DRIVEPAD PER COA STD DWG 2426.
- BUILD 30' DRIVEPAD PER COA STD DWG 2426.
- BUILD STANDARD CURB AND GUTTER PER COA STD DWG 2415A.
- CONSTRUCT HANDICAP RAMP PER COA STD DWG 2441 CASE II.
- BUILD TYPE DOUBLE "C" STORM INLET PER COA STD DWG 2205 & 2207. GRATE ELEV 31.45. INV OUT 25.90.
- BUILD 18" CL III RCP STORM DRAIN.
- BUILD 30" CL III RCP STORM DRAIN.
- DEFERRED STANDARD CURB AND GUTTER NOT PART OF THIS PROJECT.
- DEFERRED MEDIAN NOT PART OF THIS PROJECT.
- EXISTING RETAINING WALL TO REMAIN.
- REMOVE EXISTING 6" DIA MANHOLE AND REPLACE WITH 8" TYPE "C" PER COA STD DWG 2101.



LEGAL DESCRIPTION

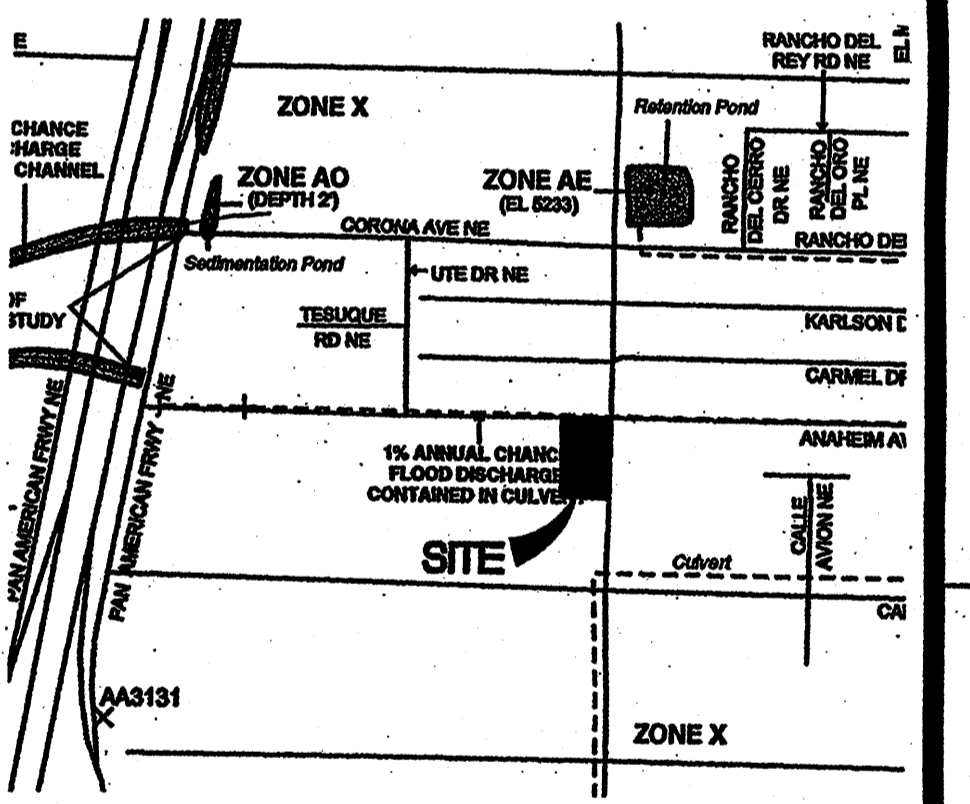
LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED SIXTEEN (16) IN TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AN ADDITION IN BERNALILLO COUNTY, NEW MEXICO.

ACS BENCHMARK

ACS ALUMINUM DISK, STAMPED "ACS BM 9-C18".

FLOODPLAIN

THE PROPERTY SHOWN HEREDIN DOES NOT HAVE A 100-YEAR DESIGNATED FLOODPLAIN ONSITE PER THE FEMA FLOOD INSURANCE RATE MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMMUNITY-PANEL NO. 350010197-F, EFFECTIVE DATE NOVEMBER 19, 2003. AS SHOWN HEREIN.



CAPACITY OF 30" RCP CULVERT

USE ORIFICE EQUATION $Q = CA\sqrt{2gh}$
 $C = 0.60$ $A = ((2.5/2)^2) \cdot \pi = 4.91$ sf
 $g = 32.2$ USE $H = 1/2 \text{ DIA} = 1.5'$
 $Q = (0.6 \cdot 4.91) \sqrt{2 \cdot 32.2 \cdot 1.5} = 28.95$ cfs
 THUS THE 30" RCP CAN CONVEY 18.4 cfs AT LESS THAN HW/D = 1

LARRY READ & ASSOCIATES
 Civil Engineers
 2430 Midtown Place, NE Suite C
 Albuquerque, New Mexico 87107
 (505) 345-0620 Fax (505) 237-8422

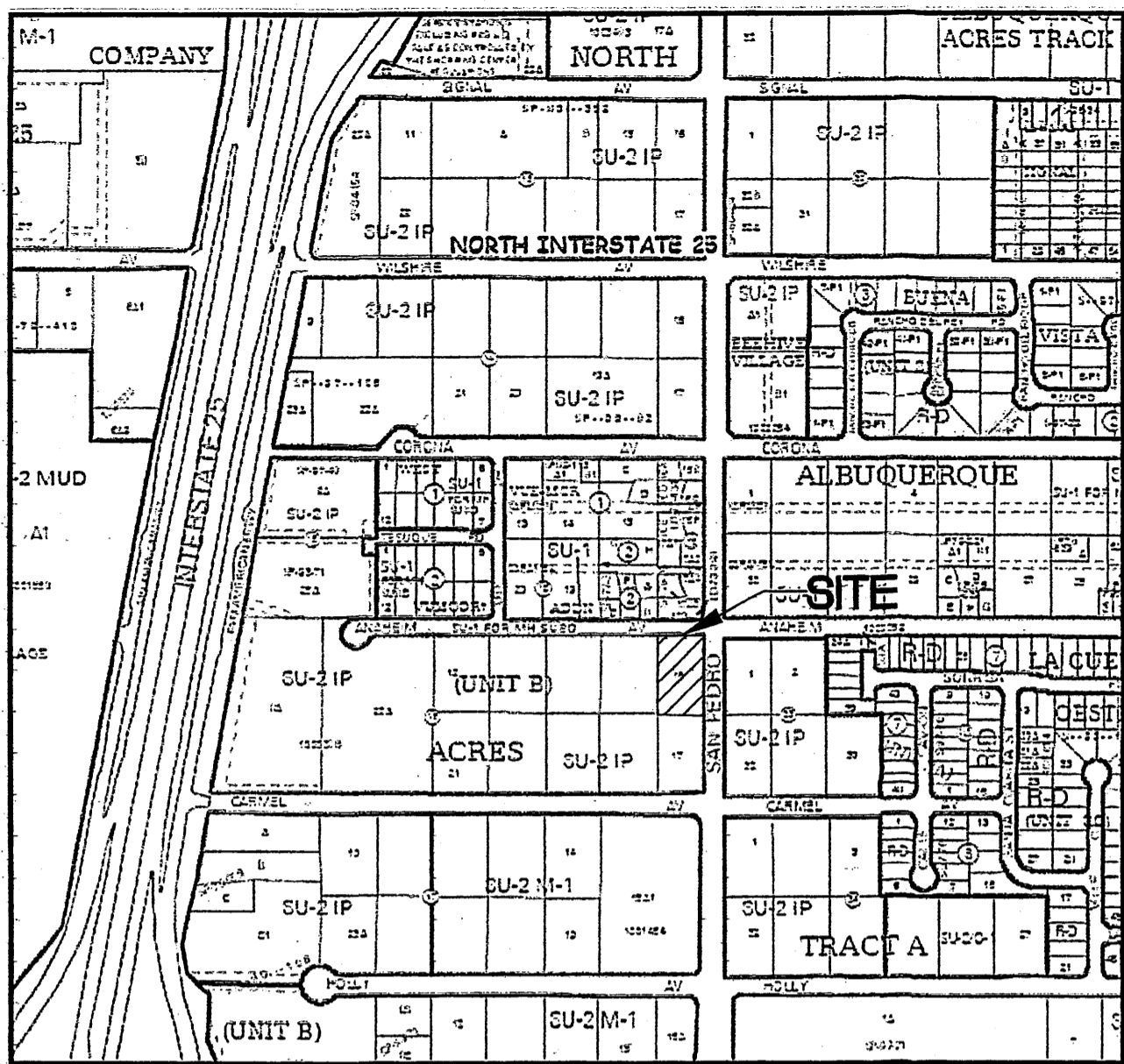
NO.	DATE	REVISIONS DESCRIPTION
1		
2		
3		
4		

GRADING PLAN



HELMICK OFFICE SITE
 ANAHEIM @ SAN PEDRO
 ALBUQUERQUE, NM

DRAWING NAME: PROTEK_PHL.DWG
 SHEET
 C2 OF 4



Vicinity Map Zone Atlas C-18-Z n.t.s.

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2007.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK REFERENCES ACS MONUMENT "9_C18" HAVING AN ELEVATION OF 5232.470 (NAVD 1988).
4. THE BASIS OF BEARINGS IS N.M.S.P. (NAD 83-GRID) REFERENCING ACS MONUMENTATION.
5. THE SUBJECT PROPERTY IS WITHIN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM, ELENA GALLEGOS GRANT.

Legal

LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED SIXTEEN (16), TRACT A, UNIT B, OF THE NORTH ALBUQUERQUE ACRES, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN PLAT BOOK D, FOLIO 130.

Subdivision Data

GROSS ACREAGE. 0.9994 ACRES
 ZONE ATLAS PAGE NO. C-18-Z
 NUMBER OF EXISTING TRACTS. 1 TRACTS
 NUMBER OF TRACTS CREATED. 1 TRACTS
 NUMBER OF TRACTS ELIMINATED. 0 TRACTS
 MILES OF FULL WIDTH STREETS. 0.00
 MILES OF HALF WIDTH STREETS. 0.00
 STREET ARE DEDICATED TO THE CITY OF ALBUQUERQUE. 0.3693 ACRES
 DATE OF SURVEY. MARCH 2008
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER. 2008122819
 ZONING. SU-2 FOR I-P

Public Utility Easement

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

1. THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
2. THE PNM GAS SERVICES DIVISION FOR INSTALLATION, MAINTENANCE AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR 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 EASEMENT, 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 (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Plat of
Lot 16-A, Block 16
North Albuquerque Acres
Tract A, Unit B
 comprised of
Lot 16, Block 16
North Albuquerque Acres Tract A, Unit B
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2008

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1006989

Application Number 08-70150

City approvals:

	<u>3-24-08</u>
City Surveyor	Date
N/A	
Real Property Division	Date
	<u>4-30-08</u>
Traffic Engineer, Transportation Division	Date
	<u>4-30-08</u>
ABCWUA	Date
	<u>4/30/08</u>
Parks and Recreation Department	Date
	<u>4/30/08</u>
AMAFCA	Date
	<u>4/30/08</u>
City Engineer	Date
	<u>4/30/08</u>
DRB Chairperson, Planning Department	Date

THIS IS TO CERTIFY THAT TAXES CURRENT AND PAID ON UPC # 1018-004-253144-30011 PROPERTY OWNER OF RECORD Holmick, Timothy & Christine BERNALILLO COUNTY TREASURER'S OFFICE Joanne Chung 5-1-08

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR. DATE 3/21/08
 N.M.P.S. No. 14271



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Purpose of Plat

1. DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

DOCH 2008049225

05/01/2008 09:44 AM Page: 1 of 2
 PLAT R \$12.00 B: 2008C P: 0101 M: Toulouse, Bernalillo County

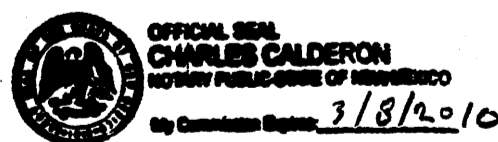
Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND HEREBY DEDICATE IN FEE SIMPLE, TO THE CITY OF ALBUQUERQUE, THE SOUTHERLY 30 FEET OF ANAHEIM AVE., NE AND THE WESTERLY 30 FEET OF SAN PEDRO DRIVE, NE AS SHOWN HEREON AND DEDICATE THE ADDITIONAL RIGHT-OF-WAY FOR SAN PEDRO DRIVE, NE AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Timothy Helmick

Christine Helmick

Acknowledgment



STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 21st of March 2008
 BY Timothy and Christine Helmick a married couple

NOTARY PUBLIC MY COMMISSION EXPIRES 3/8/2010

Plat of
Lot 16-A, Block 16
North Albuquerque Acres
Tract A, Unit B
 comprised of
Lot 16, Block 16
North Albuquerque Acres Tract A, Unit B
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2008

Legend

- FOUND 1/2" REBAR WITH CAP "LS 12469"
- SET BATHEY MARKER "LS 14271"

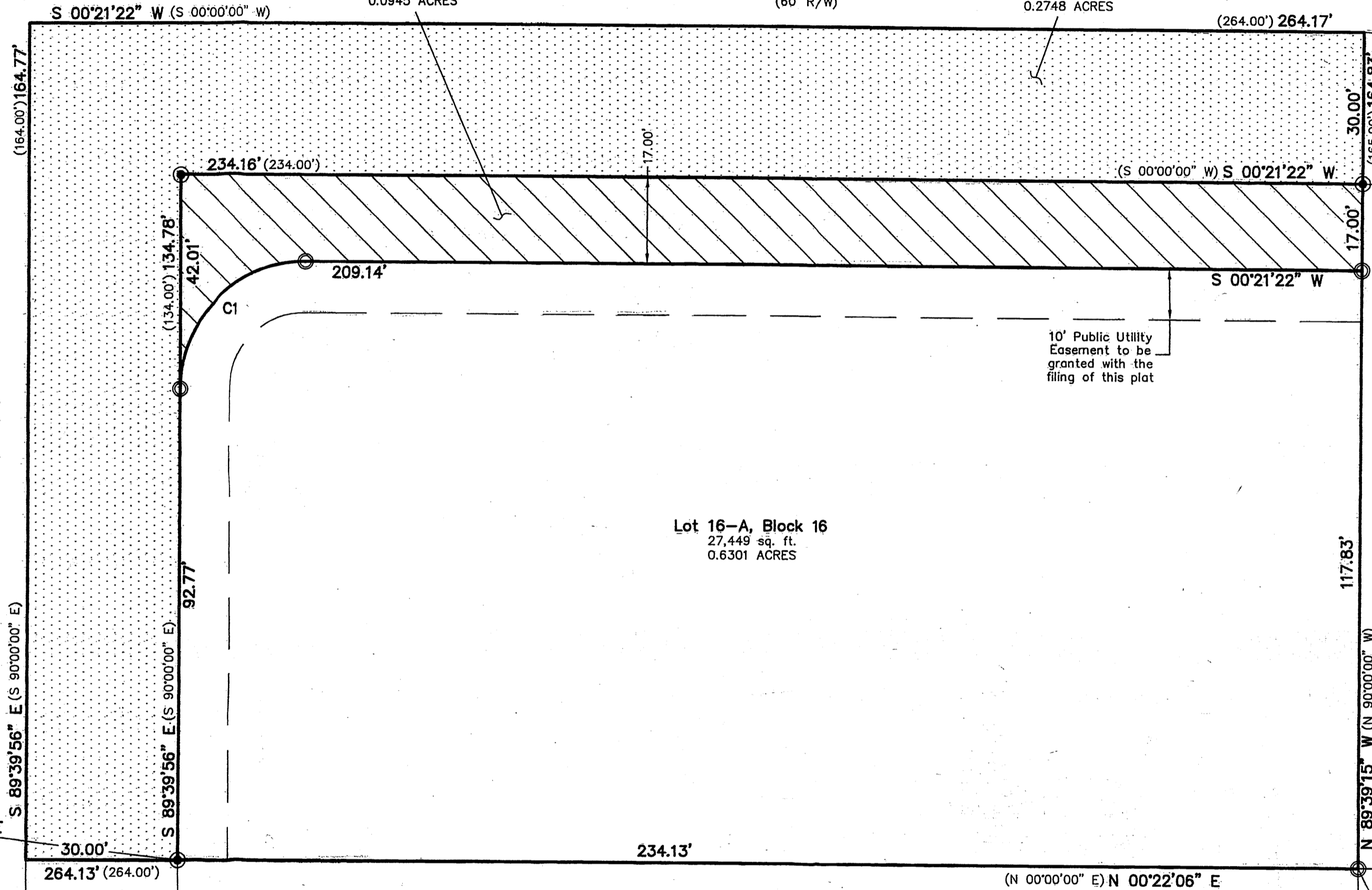
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR. CHORD
C1	25.00'	39.28'	90°01'18"	N 44°39'17" W 35.36'

Dedicated to the
 City of Albuquerque
 in Fee Simple with
 Warranty Covenants
 4,115 sq. ft.
 0.0945 ACRES

Dedicated to the
 City of Albuquerque
 in Fee Simple
 11,968 sq. ft.
 0.2748 ACRES

San Pedro Drive N.E.
 (60' R/W)

Anaheim Avenue N.E.
 (60' R/W)



ACS Monument "9_C18"
 NAD 1983 CENTRAL ZONE
 X=1542501.428
 Y=1521497.624
 Z=5232.470 (NAVD 1988)
 G-G=0.999664563
 Mapping Angle=-0°11'19.69"

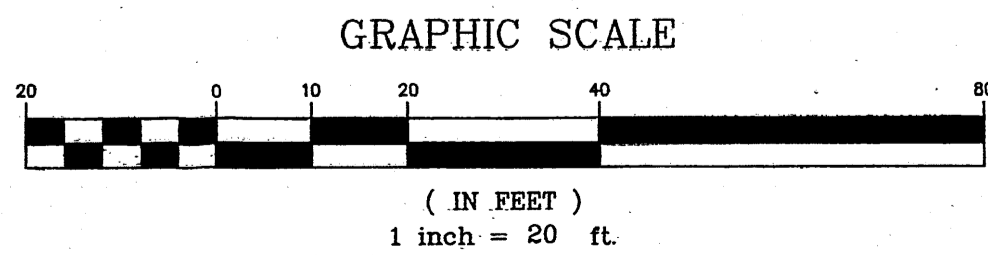
Lot 17, Block 16,
 North Albuquerque Acres
 Tract A, Unit B
 (D-130, 4/24/36)

Lot 16-A, Block 16
 27,449 sq. ft.
 0.6301 ACRES

Lot 15, Block 16,
 North Albuquerque Acres
 Tract A, Unit B
 (D-130, 4/24/36)

Lot 18, Block 16,
 North Albuquerque Acres
 Tract A, Unit B
 (D-130, 4/24/36)

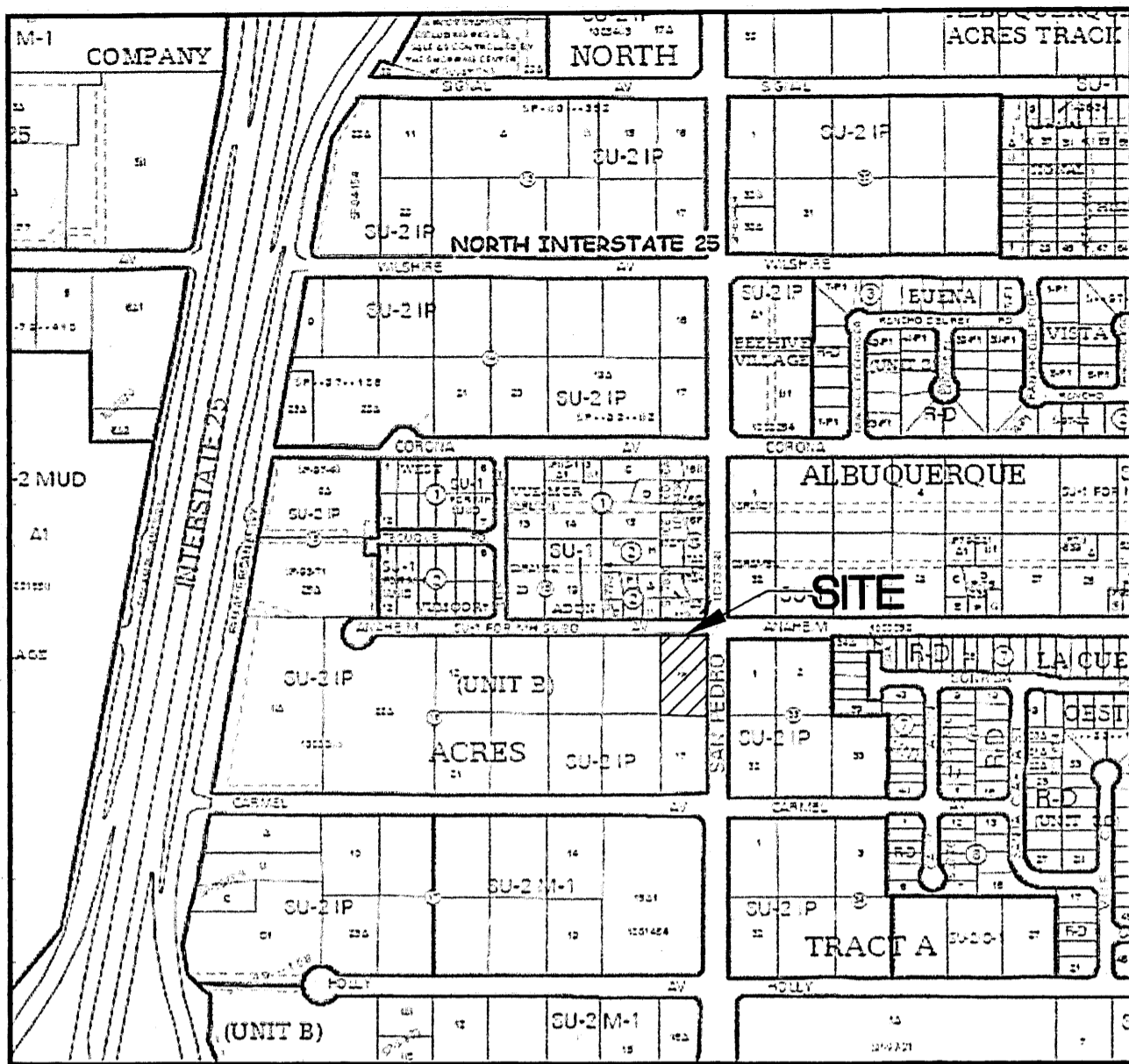
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 NAD 1983 CENTRAL ZONE
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 Mapping Angle=-0°11'30.25"



DOCH 2008049225
 05/01/2008 09:44 AM Page: 2 of 2
 PLAT R-312.00 S-2006 P: 0101 M, Toulouse, Bernalillo County

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



Vicinity Map Zone Atlas C-18-Z n.t.s.

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2007.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK REFERENCES ACS MONUMENT "9_C18" HAVING AN ELEVATION OF 5232.470 (NAVD 1988).
4. THE BASIS OF BEARINGS IS N.M.S.P. (NAD 83-GRID) REFERENCING ACS MONUMENTATION.
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Legal

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Subdivision Data

GROSS ACREAGE. 0.9994 ACRES
 ZONE ATLAS PAGE NO. C-18-Z
 NUMBER OF EXISTING TRACTS. 1 TRACTS
 NUMBER OF TRACTS CREATED. 1 TRACTS
 NUMBER OF TRACTS ELIMINATED. 0 TRACTS
 MILES OF FULL WIDTH STREETS. 0.00
 MILES OF HALF WIDTH STREETS. 0.00
 STREET ARE DEDICATED TO THE CITY OF ALBUQUERQUE. 0.3693 ACRES
 DATE OF SURVEY. MARCH 2008
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER. 2008122819
 ZONING. SU-2 FOR I-P

Public Utility Easement

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Solar Collection Note

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Plat of
Lot 16-A, Block 16
North Albuquerque Acres
Tract A, Unit B
 comprised of
Lot 16, Block 16
North Albuquerque Acres Tract A, Unit B
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2008

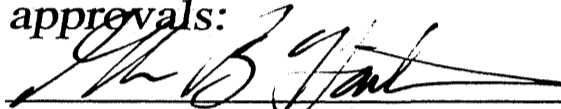
Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

City approvals:

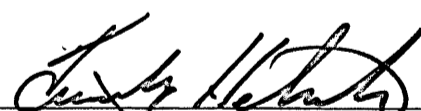
	<u>3-24-08</u>
City Surveyor	Date
Real Property Division	Date
Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date


Purpose of Plat

1. DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

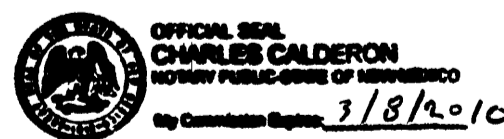
Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND HEREBY DEDICATE IN FEE SIMPLE, TO THE CITY OF ALBUQUERQUE, THE SOUTHERLY 30 FEET OF ANAHEIM AVE., NE AND THE WESTERLY 30 FEET OF SAN PEDRO DRIVE, NE AS SHOWN HEREON AND DEDICATE THE ADDITIONAL RIGHT-OF-WAY FOR SAN PEDRO DRIVE, NE AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.



 Timothy Helmick


 Christine Helmick

Acknowledgment

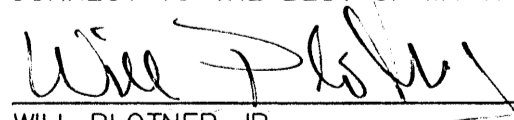


STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 21st of March 2008
 BY Timothy and Christine Helmick a married couple


 NOTARY PUBLIC
 MY COMMISSION EXPIRES 3/8/2010

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."


 WILL PLOTNER JR. DATE 3/21/08
 N.M.P.S. No. 14271



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Legend

- FOUND 1/2" REBAR WITH CAP "LS 12469"
- SET BATHEY MARKER "LS 14271"

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.
C1	25.00'	39.28'	90°01'18"	N 44°39'17" W

Plat of
Lot 16-A, Block 16
North Albuquerque Acres
Tract A, Unit B
 comprised of
Lot 16, Block 16
North Albuquerque Acres Tract A, Unit B
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2008

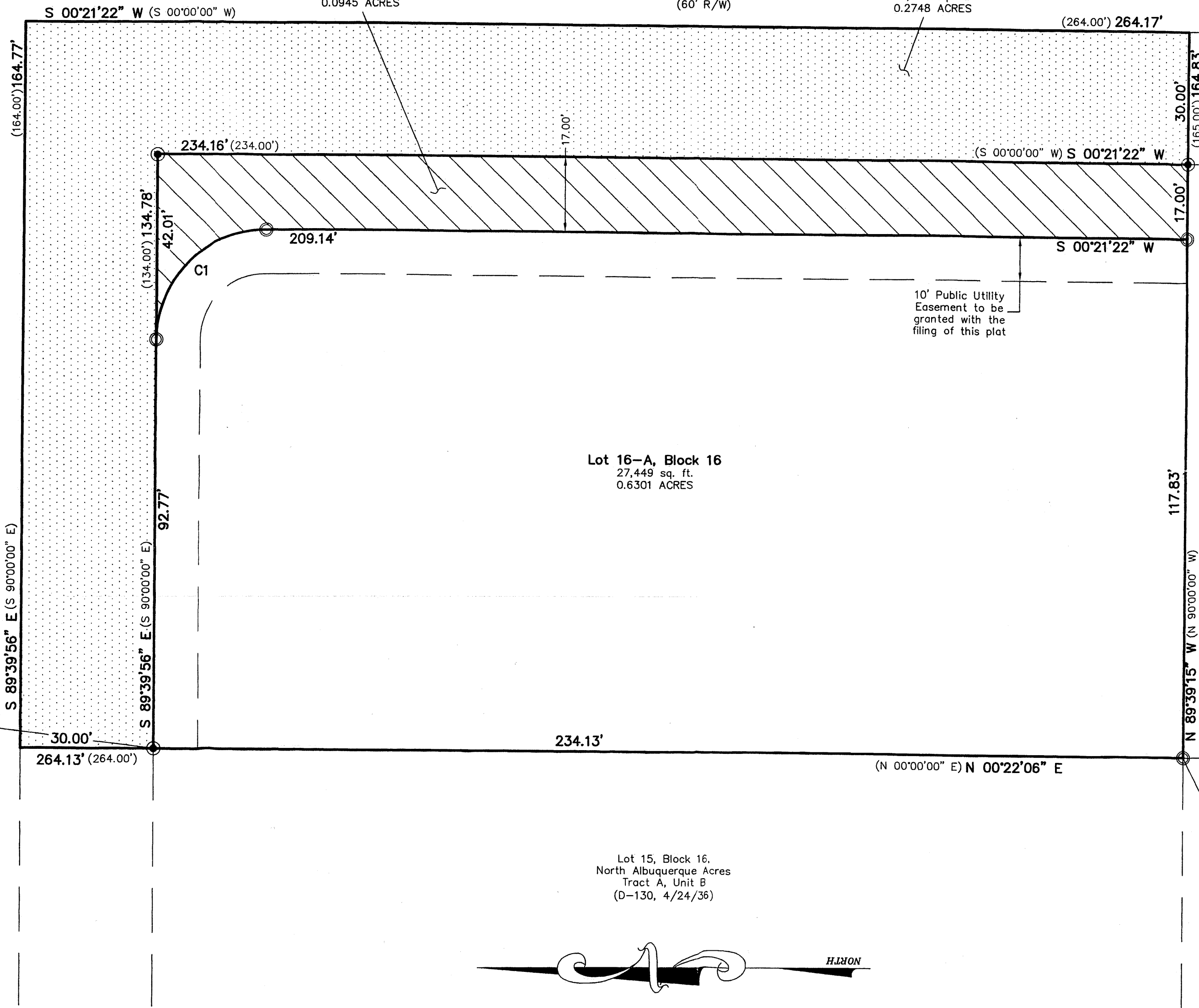
Dedicated to the
 City of Albuquerque
 in Fee Simple with
 Warranty Covenants
 4,115 sq. ft.
 0.0945 ACRES

San Pedro Drive N.E.
 (60' R/W)

Dedicated to the
 City of Albuquerque
 in Fee Simple
 11,968 sq. ft.
 0.2748 ACRES

Anaheim Avenue N.E.
 (60' R/W)

ACS Monument "9_C18"
 NAD 1983 CENTRAL ZONE
 X=1542501.428
 Y=1521497.624
 Z=5232.470 (NAVD 1988)
 G-G=0.999664563
 Mapping Angle=-0°11'19.69"



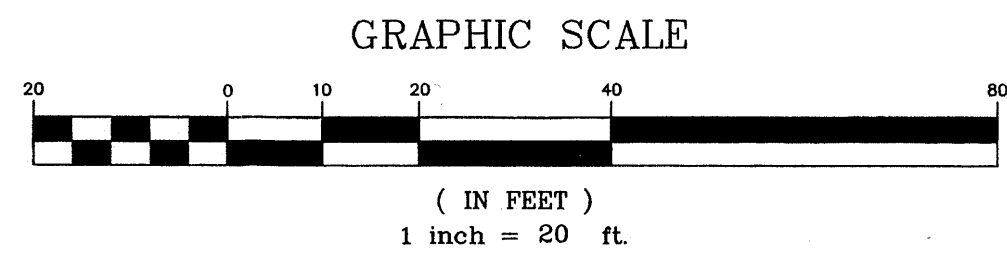
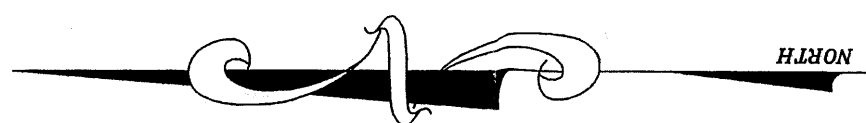
Lot 17, Block 16,
 North Albuquerque Acres
 Tract A, Unit B
 (D-130, 4/24/36)

Lot 16-A, Block 16
 27,449 sq. ft.
 0.6301 ACRES

Lot 15, Block 16,
 North Albuquerque Acres
 Tract A, Unit B
 (D-130, 4/24/36)

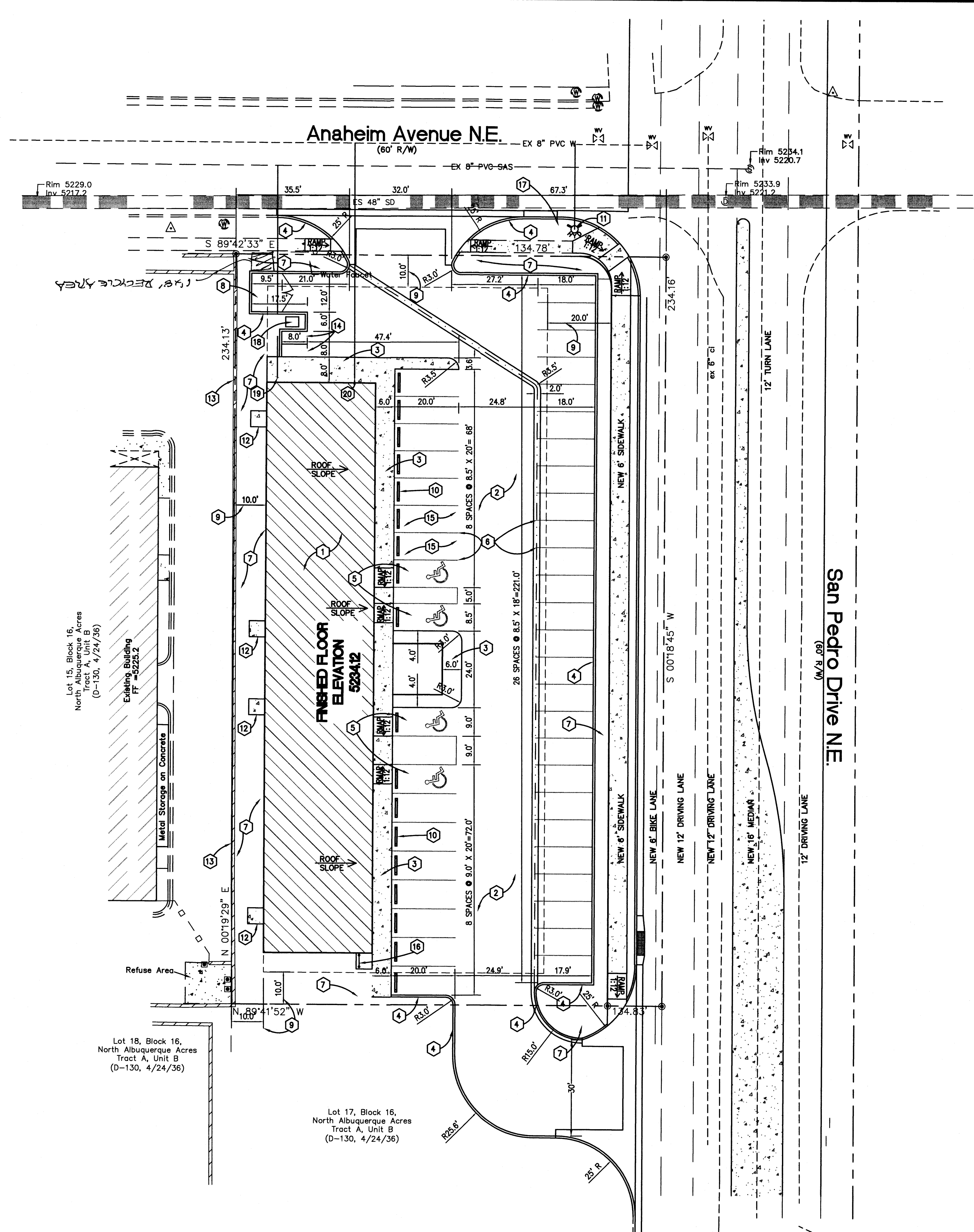
Lot 18, Block 16,
 North Albuquerque Acres
 Tract A, Unit B
 (D-130, 4/24/36)

ACS Monument "ZAB_B"
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 Y=1519518.103
 Z=5195.090 (NAVD 1988)
 G-G=0.999666140
 Mapping Angle=-0°11'30.25"



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



KEYED NOTES

1. LOCATION OF NEW BUILDING
2. NEW ASPHALT PAVING
3. NEW CONCRETE SIDEWALK
4. NEW CONCRETE CURB
5. NEW HANDICAPPED PARKING SPACE WITH SIGNAGE AND PAVEMENT MARKING
6. NEW STRIPING PER CIVIL DWGS
7. NEW LANDSCAPE AREA PER LANDSCAPE DWGS
8. NEW REFUSE CONTAINER ENCLOSURE PER ARCHITECTURAL ELEVATION SHEET
9. SETBACK DIMENSION
10. CONCRETE PARKING BUMPERS
11. PROPOSED LOCATION OF NEW PUBLIC FIRE HYDRANT
12. 5' X 5' CONCRETE STOOP.
13. EXISTING RETAINING WALL TO REMAIN
14. TWO 4' X 8' MOTORCYCLE PARKING SPACES WITH W12 X 14 SIGNAGE
15. PARKING SPACE RESERVED (AND SIGNED) FOR HYBRID VEHICLES
16. BIKE RACK LOCATION PAINTED TO MATCH STUCCO
17. EXISTING STOP SIGN TO REMAIN
18. PROPOSED TRANSFORMER LOCATION
19. PROPOSED WATER SERVICE LOCATION
20. PROPOSED SEWER SERVICE LOCATION

PARKING AND CIRCULATION CALCULATIONS

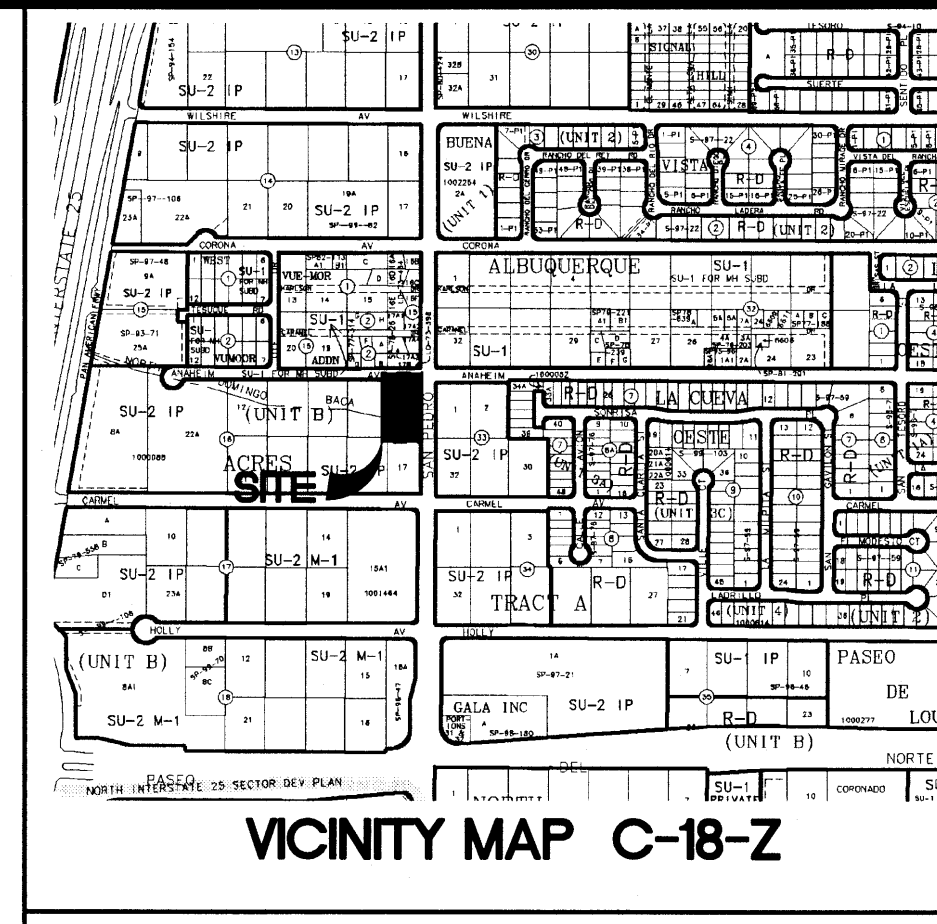
GROSS BUILDING AREA = 8,908 sf (6,052 sf 1st floor, 2,856 sf 2nd floor)
 NET LEASABLE AREA = 8,463 SF (95% of gross)

PARKING TOTAL REQUIRED = 43
 PARKING TOTAL PROPOSED = 44

HANDICAPPED SPACES: 3 SPACES REQUIRED / 4 SPACES PROPOSED (2 VAN)
 MOTORCYCLE SPACES: 43/30 = 2 SPACES REQUIRED / 2 SPACES PROPOSED
 HYBRID SPACES: 43/30 = 2 SPACES REQUIRED / 2 SPACES PROPOSED
 BICYCLE: 43 SPACES / 20 = 3 BICYCLES REQUIRED / 3 BICYCLES PROPOSED

ZONING DATA

EXISTING ZONING: SU-2 IP
 SETBACKS: FRONT: 20 FEET, SIDE 10 FEET, REAR 10 FEET
 MAXIMUM HEIGHT: 27'-4" PER VARIANCE GRANTED (1006989)
 BUILDING AREA: 8,908 sf

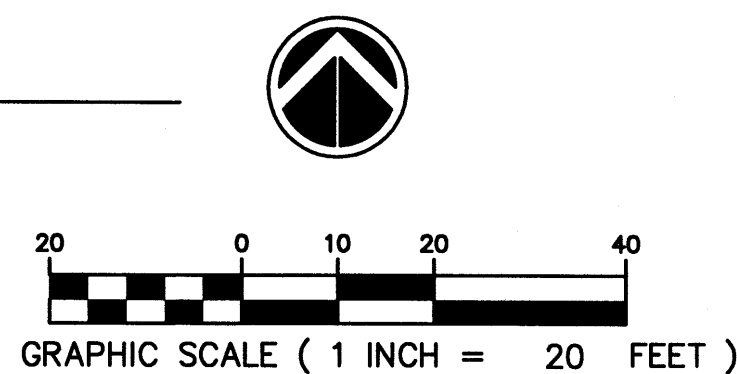


LARRY READ & ASSOCIATES
 Civil Engineers
 2430 Midtown Place, NE, Suite C
 Albuquerque, New Mexico 87107
 (505) 345-0620 Fax (505) 237-8422

NO.	DATE	REVISIONS DESCRIPTION
1		
2		
3		
4		

CONCEPTUAL ARCHITECTURAL SITE PLAN

ARCHITECTURAL SITE PLAN



PROJECT NUMBER: _____
 Application Number: _____

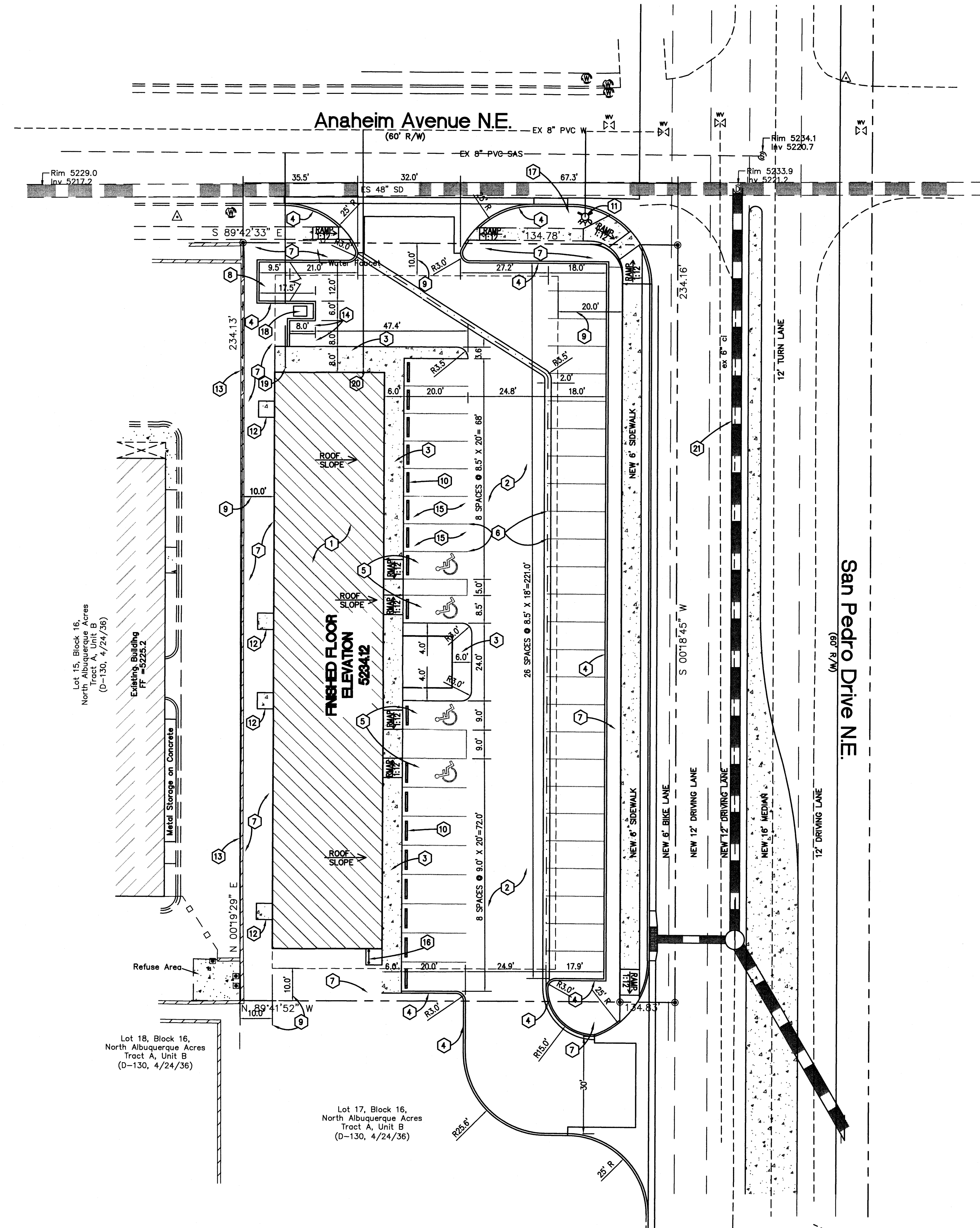
Is an Infrastructure List required? Yes No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way of for construction of public improvements.

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

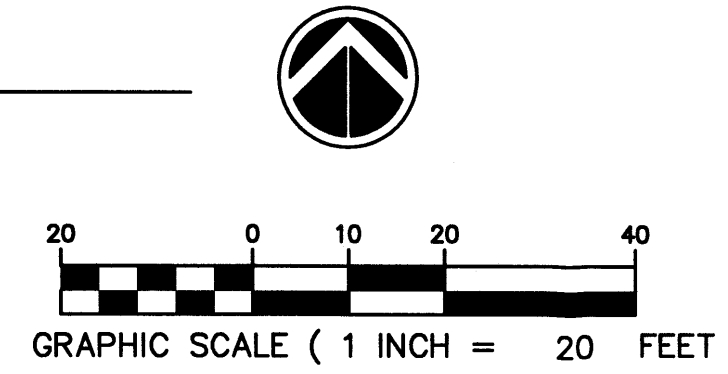
Traffic Engineering, Transportation Division	_____	Date	_____
ABCWUA	_____	Date	_____
Parks & Recreation Department	_____	Date	_____
City Engineer	_____	Date	_____
Environmental Health Department (conditional)	_____	Date	_____
<i>Michael Helton</i> Solid Waste Management	_____	Date	2/19/08
DRB Chairperson, Planning Department	_____	Date	_____

HELMICK OFFICE SITE ANAHEIM @ SAN PEDRO ALBUQUERQUE, NM

DRAWING NAME: PROTEC_PRL.DWG SHEET
 C1 OF 1



ARCHITECTURAL SITE PLAN



KEYED NOTES

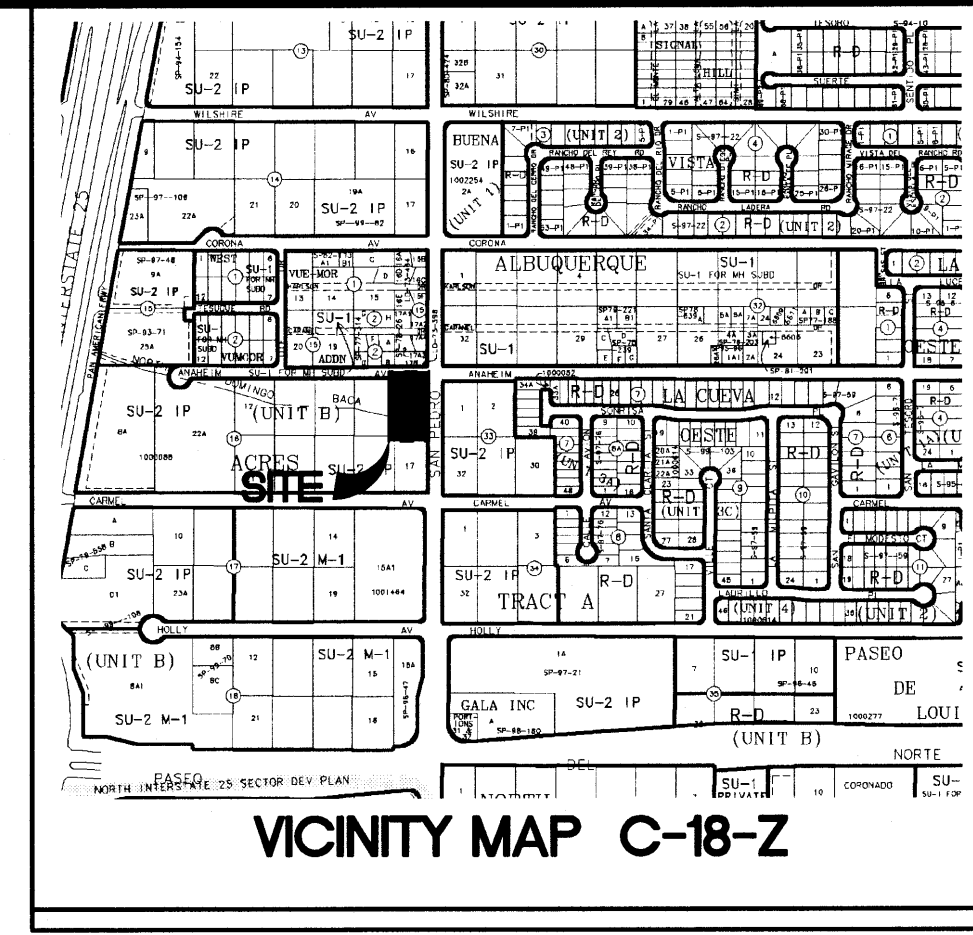
1. LOCATION OF NEW BUILDING
2. NEW ASPHALT PAVING
3. NEW CONCRETE SIDEWALK
4. NEW CONCRETE CURB
5. NEW HANDICAPPED PARKING SPACE WITH SIGNAGE AND PAVEMENT MARKING
6. NEW STRIPING PER CIVIL DWGS
7. NEW LANDSCAPE AREA PER LANDSCAPE DWGS
8. NEW REFUSE CONTAINER ENCLOSURE PER ARCHITECTURAL ELEVATION SHEET
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16. BIKE RACK LOCATION PAINTED TO MATCH STUCCO
17. EXISTING STOP SIGN TO REMAIN
18. PROPOSED TRANSFORMER LOCATION
19. PROPOSED WATER SERVICE LOCATION
20. PROPOSED SEWER SERVICE LOCATION
21. PROPOSED NEW STORM DRAIN WITH INLETS

PARKING AND CIRCULATION CALCULATIONS

GROSS BUILDING AREA = 8,908 sf (6,052 sf 1st floor, 2,856 sf 2nd floor)
 NET LEASABLE AREA = 8,463 SF (95% of gross)
 PARKING TOTAL REQUIRED = 43
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ZONING DATA

EXISTING ZONING: SU-2 IP
 SETBACKS: FRONT: 20 FEET, SIDE 10 FEET, REAR 10 FEET
 MAXIMUM HEIGHT: 27'-0" PER VARIANCE GRANTED (1006989)
 BUILDING AREA: 8,908 sf



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NO.	DATE	REVISIONS DESCRIPTION
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CONCEPTUAL ARCHITECTURAL SITE PLAN

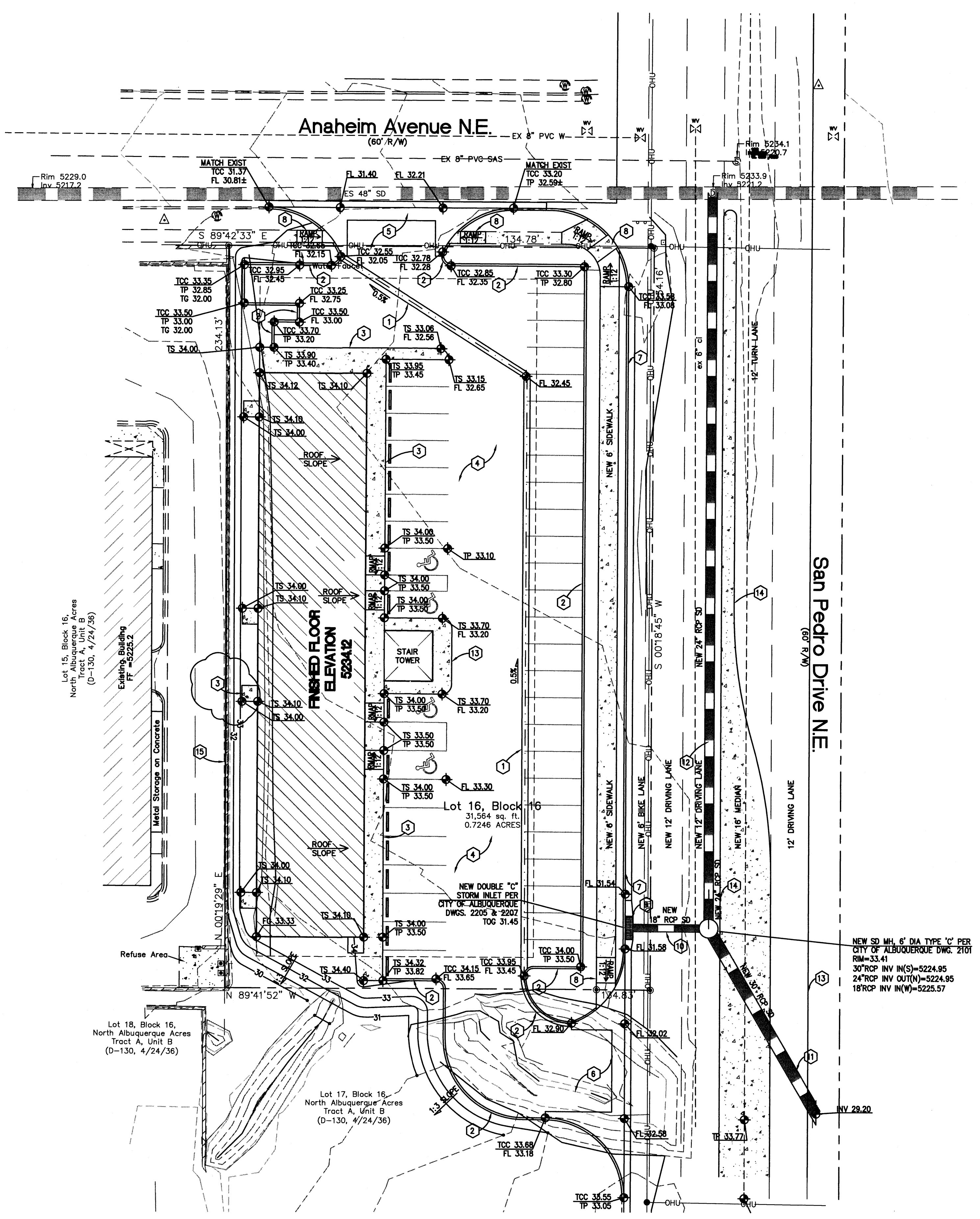
PROJECT NUMBER: _____
Application Number: _____

Is an Infrastructure List required? Yes () No. If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way of for construction of public improvements.

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks & Recreation Department	Date _____
City Engineer	Date _____
Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____

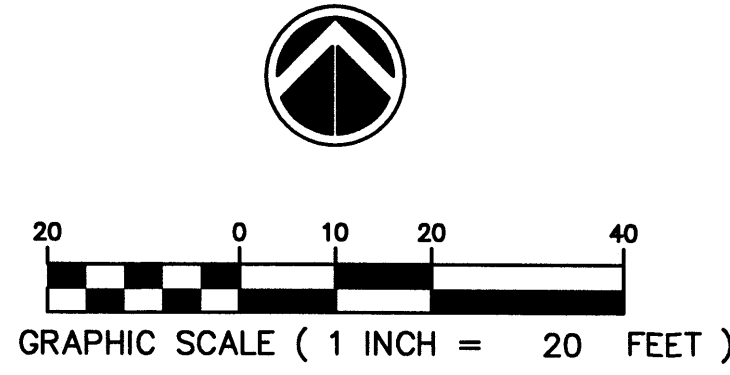
HELMICK OFFICE SITE ANAHEIM @ SAN PEDRO ALBUQUERQUE, NM



GRADING PLAN

APPROVED FOR ROUGH GRADING

APPROVED FOR ROUGH GRADING _____ DATE _____



100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(24 hour) (acre-ft)	V(24 hour) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
HISTORIC CONDITIONS											
ONSITE BASIN A	0.0704	100.00	0.00	0.00	0.66	0.00	169	0.00	169	0.13	
ONSITE BASIN B	0.6542	100.00	0.00	0.00	0.66	0.04	1,567	0.04	1,567	1.22	
OFFSITE BASIN C	0.0288	100.00	0.00	0.00	0.66	0.00	69	0.00	69	0.05	
PROPOSED CONDITIONS											
ONSITE BASIN A	0.0704	0.00	48.70	3.30	1.15	0.01	293	0.01	297	0.22	
ONSITE BASIN B	0.6542	0.00	0.00	4.90	95.10	2.31	0.13	5,480	0.15	6,609	3.23
OFFSITE BASIN C	0.0288	0.00	0.00	8.40	91.60	2.27	0.01	237	0.01	285	0.14
INCREASE DUE TO DEVELOPMENT											
BASIN A, B AND C						0.10	4204.69	0.12	5385.93	2.18	
EXCESS PRECIP.											
PEAK DISCHARGE											
	0.66	0.92	1.29	2.36	Ei (in)						
	1.87	2.6	3.45	5.02	Qp (cfs)						
						ZONE =	3				
						P6HR (in.) =	2.60				
						P24HR (in.) =	3.10				
						P1DAY (in.) =	4.90				

DRAINAGE DISCUSSION

LOCATION & DESCRIPTION
 THE PROJECT SITE IS 0.7246 ACRES, LOCATED ON THE WEST SIDE OF SAN PEDRO NE AND THE SOUTH SIDE OF ANAHEIM NE. THE PROPOSED DEVELOPMENT ON THIS SITE IS A 6,400 SQUARE FOOT (FOOTPRINT), TWO STORY OFFICE BUILDING ALONG WITH ASSOCIATED PAVED PARKING AND SIDEWALKS.

HYDROLOGY
 THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION
 THE 100-YR, 6-HR DURATION STORM EVENT WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THE SITE LIES WITHIN THE ZONE 3 PRECIPITATION AREA FOR THE CITY OF ALBUQUERQUE, AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. THEREFORE, TABLES WITHIN THIS SECTION WERE USED TO ESTABLISH THE EXCESS PRECIPITATION AND PEAK DISCHARGE.

EXISTING DRAINAGE
 THE SITE HAS MOST RECENTLY BEEN USED AS A PLAYGROUND FOR A NEARBY SCHOOL AND EVEN HAS THE REMNANTS OF A TRACK. SINCE IT IS NO LONGER USED, IT HAS BECOME OVERGROWN WITH WEEDS. THE GROUND GENERALLY SLOPES TOWARD THE SOUTHWEST AT ABOUT 1% GRADE. THE RUNOFF EXISTS THE SOUTHWEST CORNER OF THIS SITE, RUNS TO THE WEST OF A MANMADE BERM ON THE NORTH END OF LOT 17 AND DISCHARGES WEST INTO A DEVELOPED SITE. IN ADDITION TO THE RUNOFF FROM THE SUBJECT SITE DISCHARGING INTO THE LOT WEST OF LOT 17, THERE ARE TWO 36" CULVERTS UNDER SAN PEDRO THAT DISCHARGE UP TO 18.4 cfs INTO THE NORTH END OF LOT 17 AND THE SOUTH END OF THE SUBJECT SITE. THIS RUNOFF HISTORICALLY CROSSED THE SOUTHWEST CORNER OF THE SUBJECT SITE AND CONTINUED WEST, IN A NORTHWESTERLY DIRECTION, UNTIL IT WAS INTERCEPTED BY ANAHEIM. PREVIOUS DEVELOPMENT ON LOT 15 TO THE WEST OF THIS SITE HAS BLOCKED THIS RUNOFF PATH SUCH THAT THE RUNOFF FROM THE CULVERTS IS FORCED TO POND ON THE SUBJECT SITE AND LOT 17 TO THE SOUTH UNTIL IT BUILDS SUFFICIENT HEIGHT TO DISCHARGE OVER THE WALL ON LOTS 15 AND 18 TO THE WEST OF THE SUBJECT SITE. IT APPEARS THE MAN MADE BERM DISCUSSED ABOVE MIGHT HAVE BEEN CONSTRUCTED TO TRY TO STOP RUNOFF FROM DISCHARGING OVER THE WALL.

DEVELOPED CONDITION
 THE PROPOSED GRADING FOR THIS SITE SEPARATES THE FLOWS INTO THREE DISTINCT DISCHARGES.

THE FLOW ENTERING THE SITE FROM THE CULVERTS UNDER SAN PEDRO IS PROPOSED TO BE INTERCEPTED IN A NEW 24" STORM DRAIN STARTING WHERE THE EAST END OF THE CULVERTS CURRENTLY BEGIN. THE STORM DRAIN PROCEEDS NORTH TO CONNECT TO THE EXISTING 48" STORM DRAIN IN ANAHEIM.

THE RUNOFF GENERATED FROM THE BUILDING AND PARKING LOT ARE ROUTED NORTH, WITHIN THE PAVED PARKING LOT AND DISCHARGE, THROUGH THE DRIVEPAD, INTO ANAHEIM. THIS RUNOFF INCLUDES BOTH THE RUNOFF GENERATED ON-SITE (BASIN B) AND RUNOFF GENERATED WITHIN THE JOINT USE DRIVE (BASIN C) ON THE NORTH END OF LOT 17.

THE FINAL DISCHARGE POINT FROM BASIN A CONSISTS OF THE 10-FOOT WIDE STRIP BETWEEN THE BUILDING AND THE WEST PROPERTY LINE. RUNOFF FROM THIS AREA DISCHARGES OVER THE EXISTING RETAINING WALL AT THE WEST PROPERTY LINE INTO LOT 15.

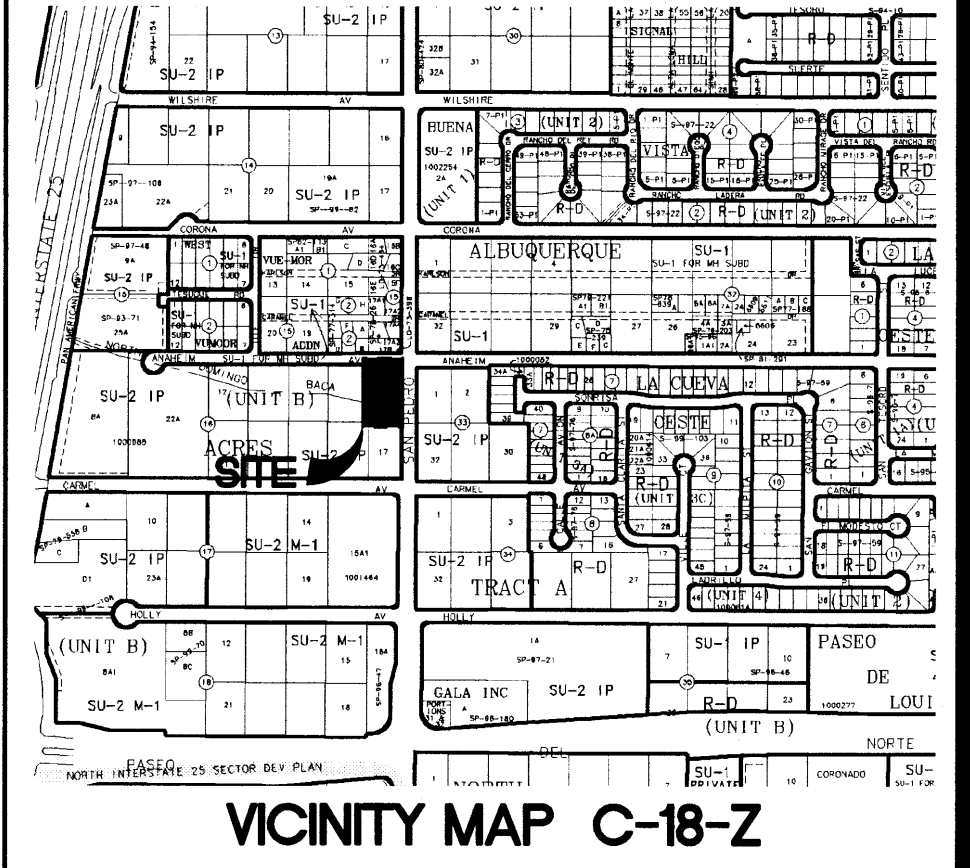
THE NET EFFECT OF THE PROPOSED DRAINAGE PLAN IS A REDUCTION IN SURFACE FLOWS DUE TO CAPTURING THE RUNOFF FROM THE CULVERTS (18.4 CFS) AND CONVEYING IT DIRECTLY TO THE 48" STORM DRAIN IN ANAHEIM.

GENERAL NOTES

- REFER TO SHEET CO.1 FOR GENERAL INFORMATION.
- REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.
- ALL RAMPS WILL COMPLY WITH ADA RULES AND REGULATIONS.
- ALL VALLEY GUTTERS SHOULD BE STRAIGHT LINE SLOPED BETWEEN NOTED SPOT ELEVATIONS.

KEYED NOTES

- CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL 1. S = 0.5%.
- BUILD CONCRETE HEADER CURB PER DETAIL 2
- BUILD SIDEWALK WITH TURNDOWN PER DETAIL 3
- BUILD ASPHALT PAVEMENT PER ARCHITECT'S DESIGN.
- BUILD 32' DRIVEPAD PER COA STD DWG 2426.
- BUILD 30' DRIVEPAD PER COA STD DWG 2426.
- BUILD STANDARD CURB AND GUTTER PER COA STD DWG 2415A.
- CONSTRUCT HANDICAP RAMP WITH SLOPE OF 1:12.
- BUILD TYPE DOUBLE 'C' STORM INLET PER COA STD DWG 2205 & 2207. GRATE ELEV 31.45. INV OUT 25.90.
- BUILD 18" CL III RCP STORM DRAIN.
- BUILD 30" CL III RCP STORM DRAIN.
- BUILD 24" CL III RCP STORM DRAIN.
- DEFERRED STANDARD CURB AND GUTTER NOT PART OF THIS PROJECT.
- DEFERRED MEDIAN NOT PART OF THIS PROJECT.
- EXISTING RETAINING WALL TO REMAIN.



LEGAL DESCRIPTION

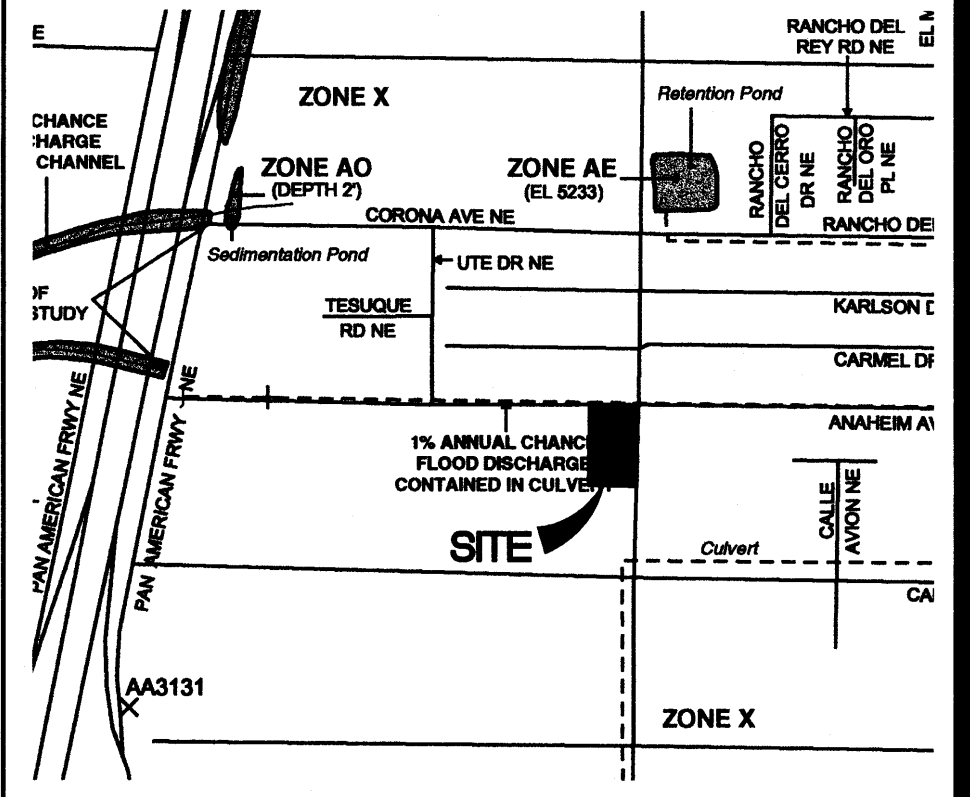
LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED SIXTEEN (16) IN TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AN ADDITION IN BERNALILLO COUNTY, NEW MEXICO.

ACS BENCHMARK

ACS ALUMINUM DISK, STAMPED 'ACS BM 9-C18'.

FLOODPLAIN

THE PROPERTY SHOWN HEREON DOES NOT HAVE A 100-YEAR DESIGNATED FLOODPLAIN ONSITE PER THE FEMA FLOOD INSURANCE RATE MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMMUNITY-PANEL NO. 35001C0137-F; EFFECTIVE DATE NOVEMBER 19, 2003. AS SHOWN HEREIN.



LARRY REED & ASSOCIATES
 Civil Engineers
 2430 Midtown Place, NE, Suite C
 Albuquerque, New Mexico 87107
 (505) 345-0620 Fax (505) 237-8422

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

CONCEPTUAL GRADING PLAN

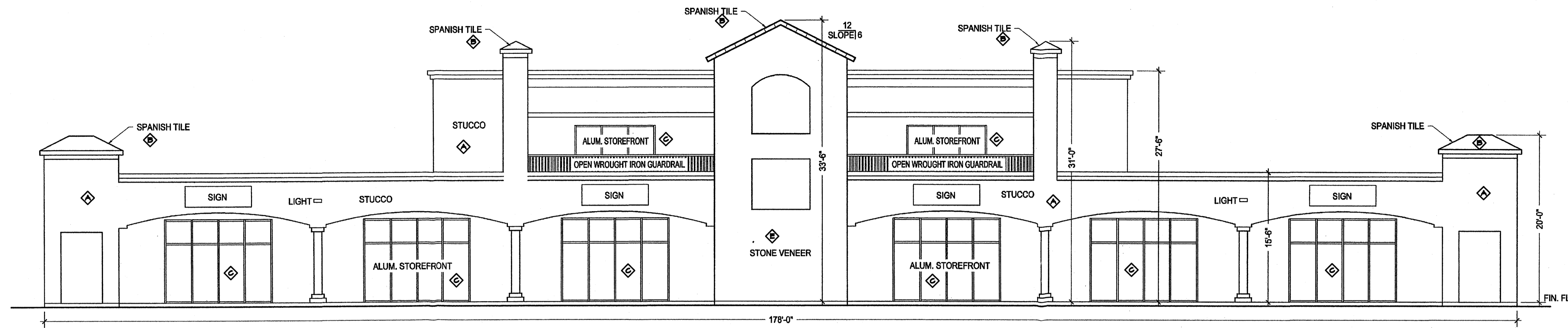
HELMICK OFFICE SITE ANAHEIM @ SAN PEDRO ALBUQUERQUE, NM

DRAWING NAME: PROTEK_P/BLDING SHEET
 C1 OF 2

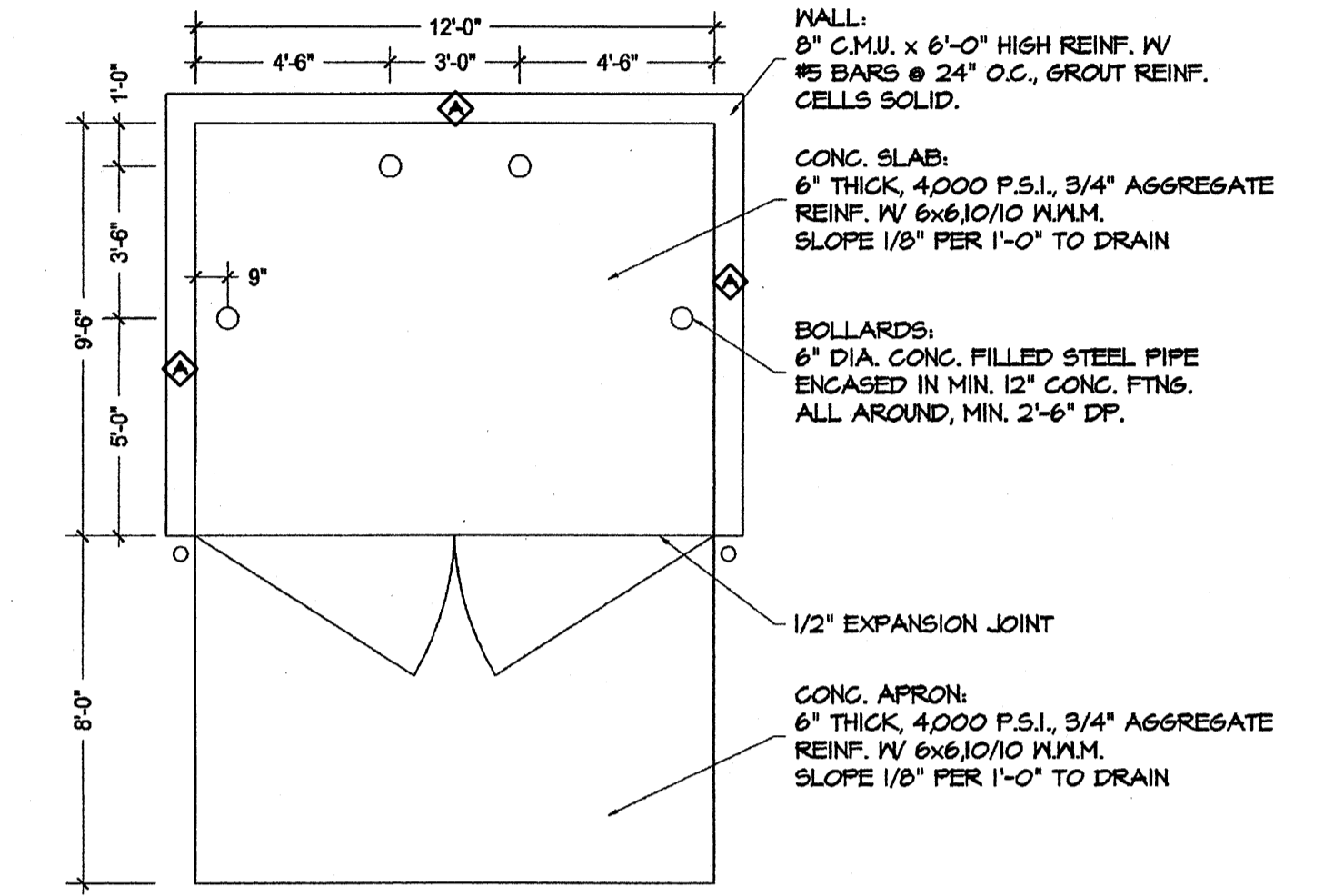
NOTES:

- 1 ALL SITE LIGHTING SHALL BE BUILDING MOUNTED WALL PACKS WITH NICKEL METAL HALIDE BULBS PROVIDING 2.5 TO 3 FC AT THE PARKING SURFACE.
- 2 ALL SIGNAGE SHALL BE BUILDING MOUNTED PER THE DETAIL BELOW.

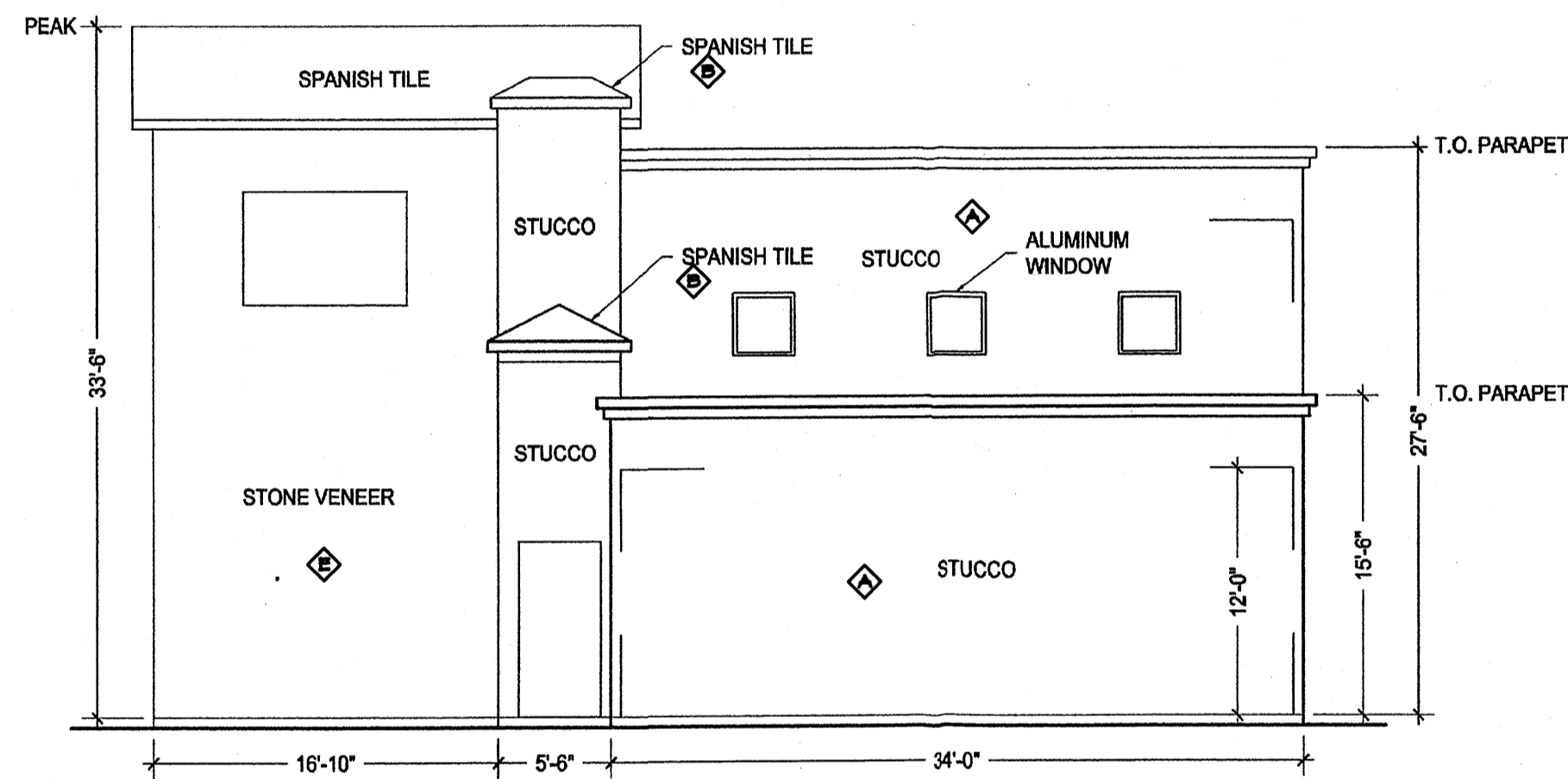
COLOR / MATERIAL SCHEDULE	
◇ MATERIAL	COLOR
◇ STUCCO	STO TUMBLENEED
◇ ROOF TILES	EAGLE MISSION RED
◇ WINDOW FRAMES & STOREFRONT	DARK BRONZE ANODIZED ALUMINUM
◇ REAR STEEL DOORS	PAINT TUMBLENEED
◇ STONE VENEER	CULTIVATED STONE CHARDONNAY FIELD STONE



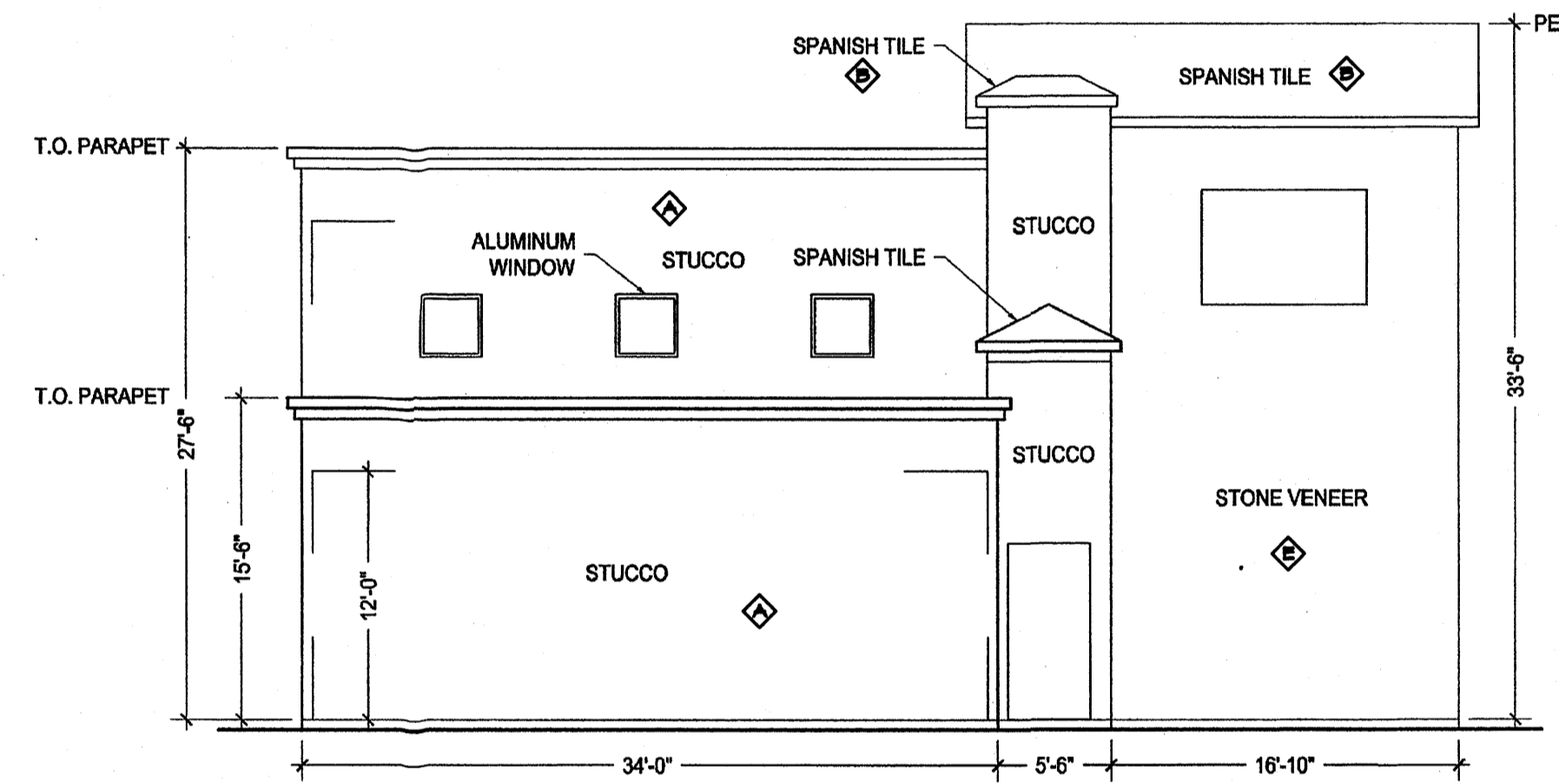
EAST ELEVATION



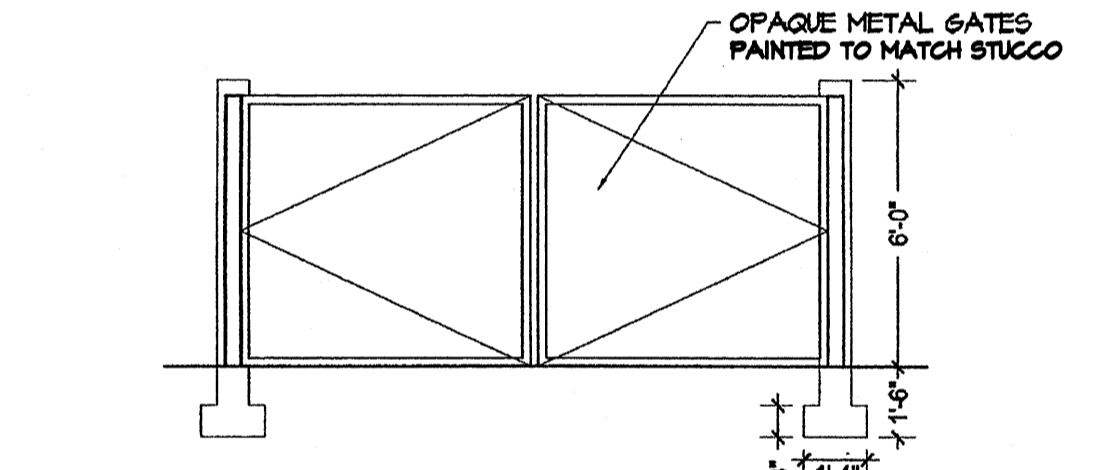
TRASH ENCLOSURE PLAN



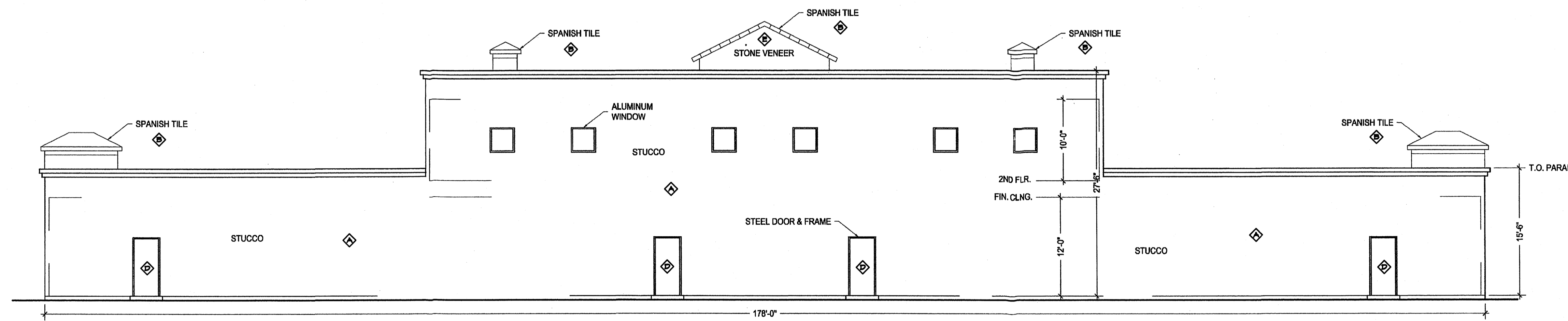
NORTH ELEVATION



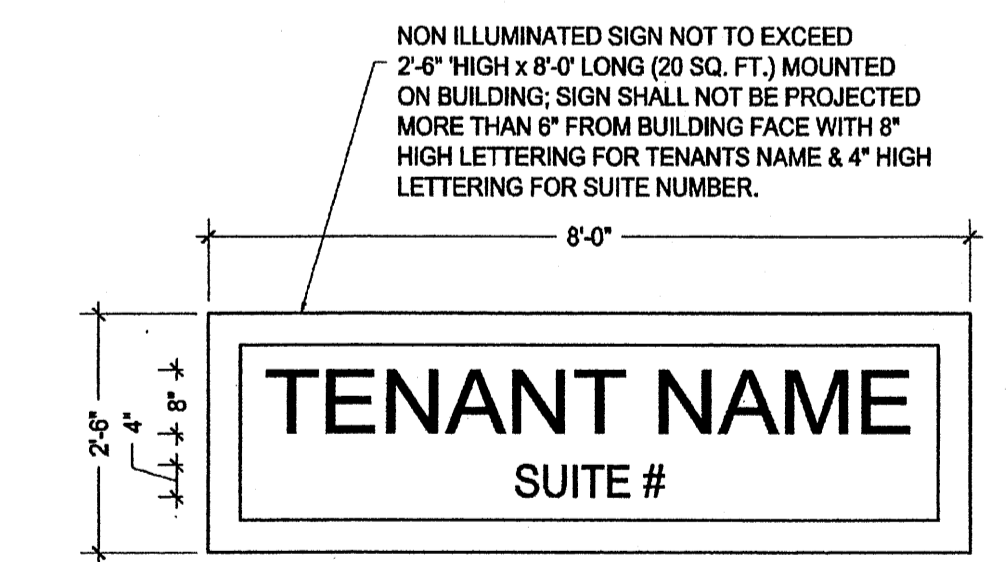
SOUTH ELEVATION



TRASH ENCLOSURE ELEV.



WEST ELEVATION

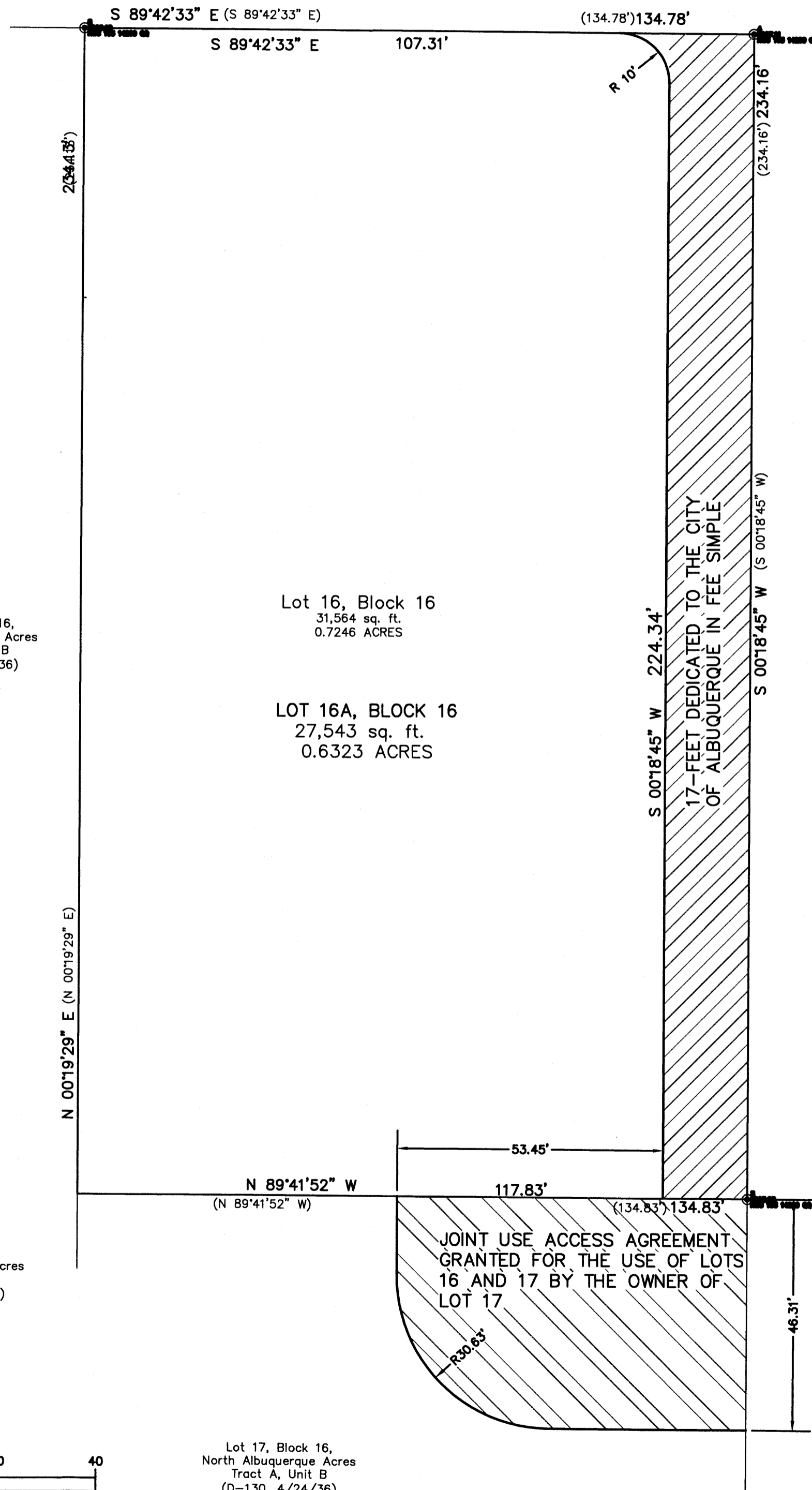


SIGN DETAIL

HELMICK OFFICE BUILDING
8311 SAN PEDRO DRIVE NE
ARCHITECTURAL ELEVATIONS

Anaheim Avenue N.E.
(60' R/W)

Preliminary Plat
for
Lot 16A, Block 16
North Albuquerque Acres
Tract A, Unit B
comprised of a
portion of Lot 16, Block 16
North Albuquerque Acres
Tract A, Unit B
City of Albuquerque
Bernalillo County, New Mexico
February 2008



San Pedro Drive N.E.
(60' R/W)

Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES
⊙ FOUND REBAR WITH CAP "LS 14289"

Benchmark

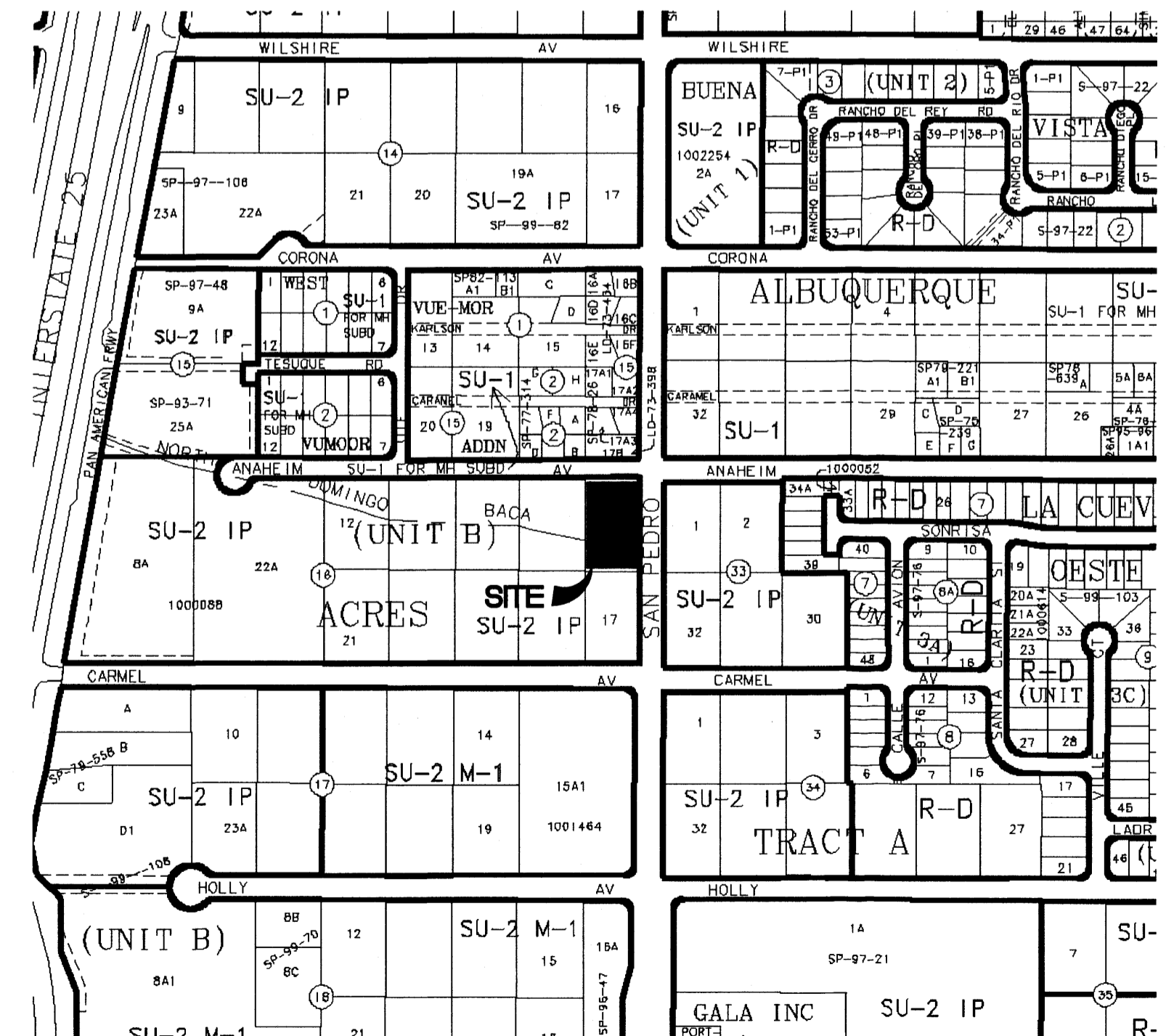
ACS MONUMENT "9-C18" HAVING AN ELEVATION OF 5229.79 (NAVD 1929).

Legal

LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED SIXTEEN (16), TRACT A, UNIT B, OF THE NORTH ALBUQUERQUE ACRES, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN PLAT BOOK D, FOLIO 130.

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2007.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. PROPERTY CURRENTLY ZONED: SU-2 IP.
4. ZONE ATLAS PAGE C-18-Z.

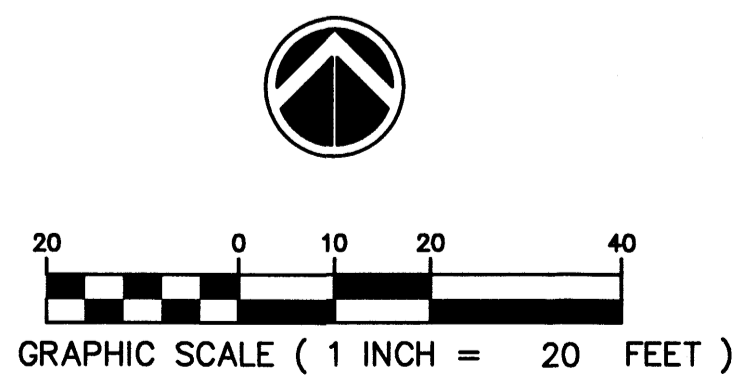


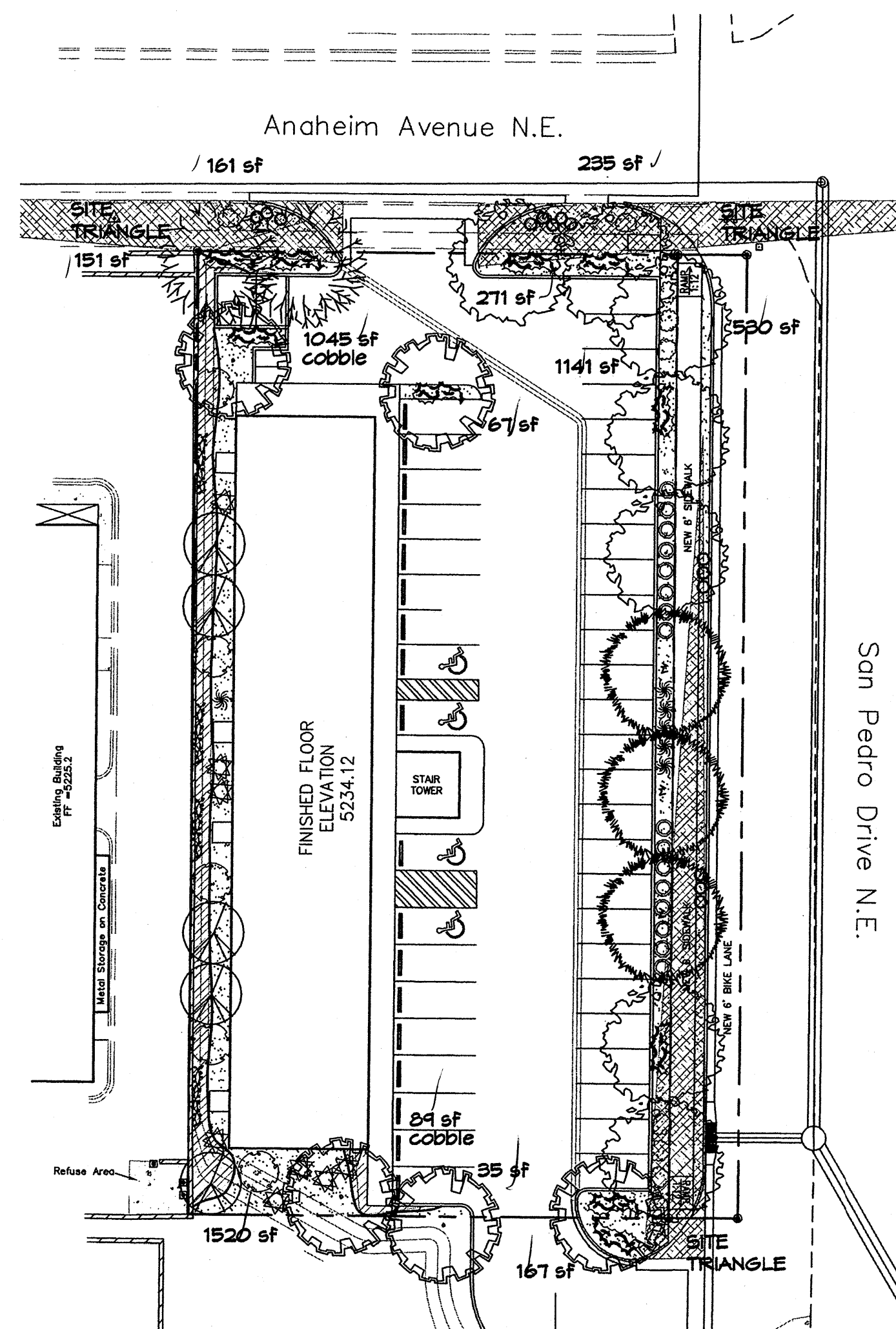
Vicinity Map

Lot 18, Block 16,
North Albuquerque Acres
Tract A, Unit B
(D-130, 4/24/36)

Lot 18, Block 16,
North Albuquerque Acres
Tract A, Unit B
(D-130, 4/24/36)

Lot 17, Block 16,
North Albuquerque Acres
Tract A, Unit B
(D-130, 4/24/36)





- ### PLANT LEGEND
- AUTUMN PURPLE ASH (M) 1**
Fraxinus americana 'Autumn Purple'
2" Cal.
 - BUR OAK (M) 3**
Quercus macrocarpa
2" Cal.
 - CHITALPA (M) 5**
Chilopsis x Catalpa
2" Cal.
 - COMMON HACKBERRY (M) 2**
Celtis occidentalis
2" Cal.
 - WESTERN RED CEDAR (M) 5**
Thuja plicata 'Green Giant'
5 Gal. 225sf
- ### SHRUBS/ORIAMENTAL GRASSES
- FIVE GAL.**
- BUTTERFLY BUSH (M) 5**
Buddleia davidii
5 Gal. 100sf
 - TRUE MOUNTAIN MAHOGANY (L) 8**
Cercocarpus montanus
5 Gal. 96sf
 - MADENGRASS (M) 6**
Miscanthus sinensis
5 Gal. 16sf
- ONE GAL.**
- POWIS CASTLE SAGE (L+) 11**
Artemisia x Powis Castle
1 Gal. 25sf
 - TURPENTINE BUSH (L+) 16**
Ericameria laricifolia
1 Gal. 16sf
 - CATMINT (M) 14**
Nepeta mussini
1 Gal. 4sf, 1' H x 2' W
- ### GROUNDCOVERS
- WINTER JASMINE (L+) 10**
Jasminum nudiflorum
1 Gal. 144sf
- ### VINES
- TRUMPET VINE (M) 4**
Campsis radicans
1 Gal.
- ### HARDSCAPES
- NATURAL EDGE**
 - SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH**
 - COBBLE W/FILTER FABRIC TO A MINIMUM 3" DEPTH**

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	27620	square feet
TOTAL BUILDINGS AREA	6050	square feet
NET LOT AREA	21570	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	3236	square feet ✓
TOTAL BED PROVIDED	5412	square feet ✓
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	4059	square feet ✓
TOTAL GROUNDCOVER PROVIDED	4090 (76%)	square feet ✓
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	5412 (25%)	square feet ✓

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: San Pedro Drive N.E.
Required # 8 Provided # 8

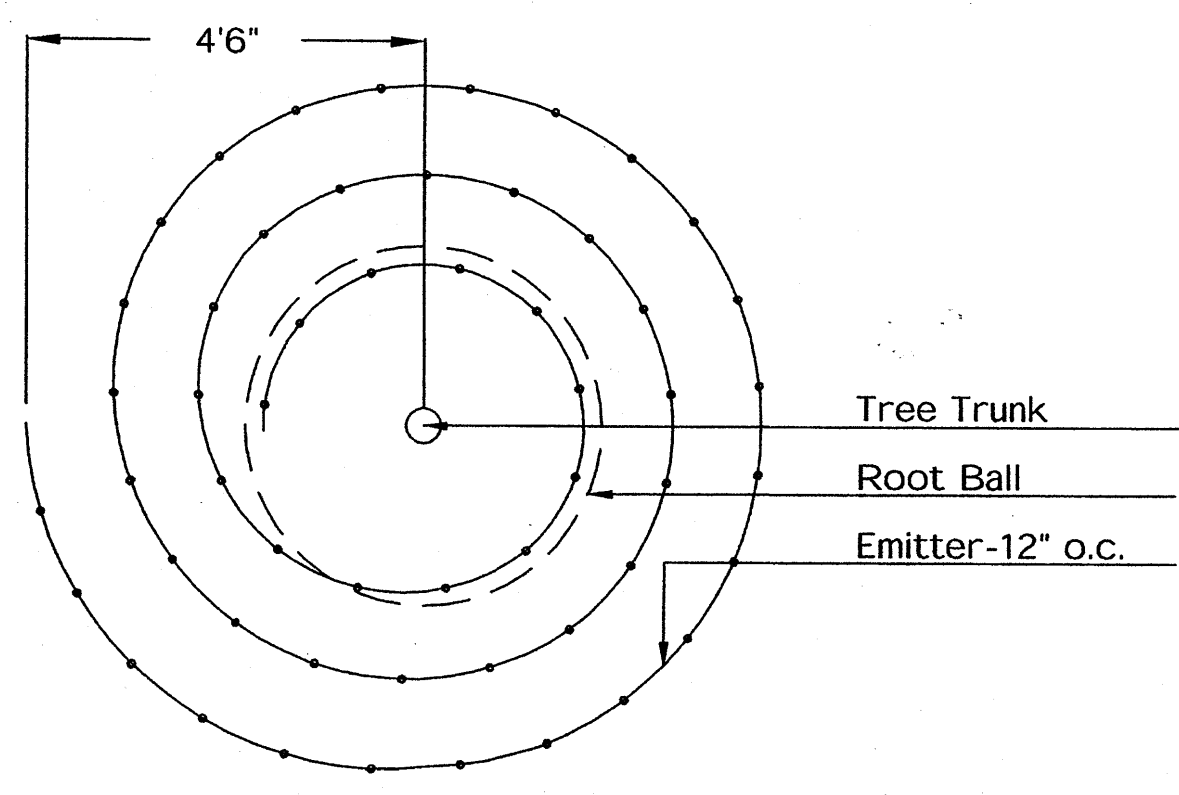
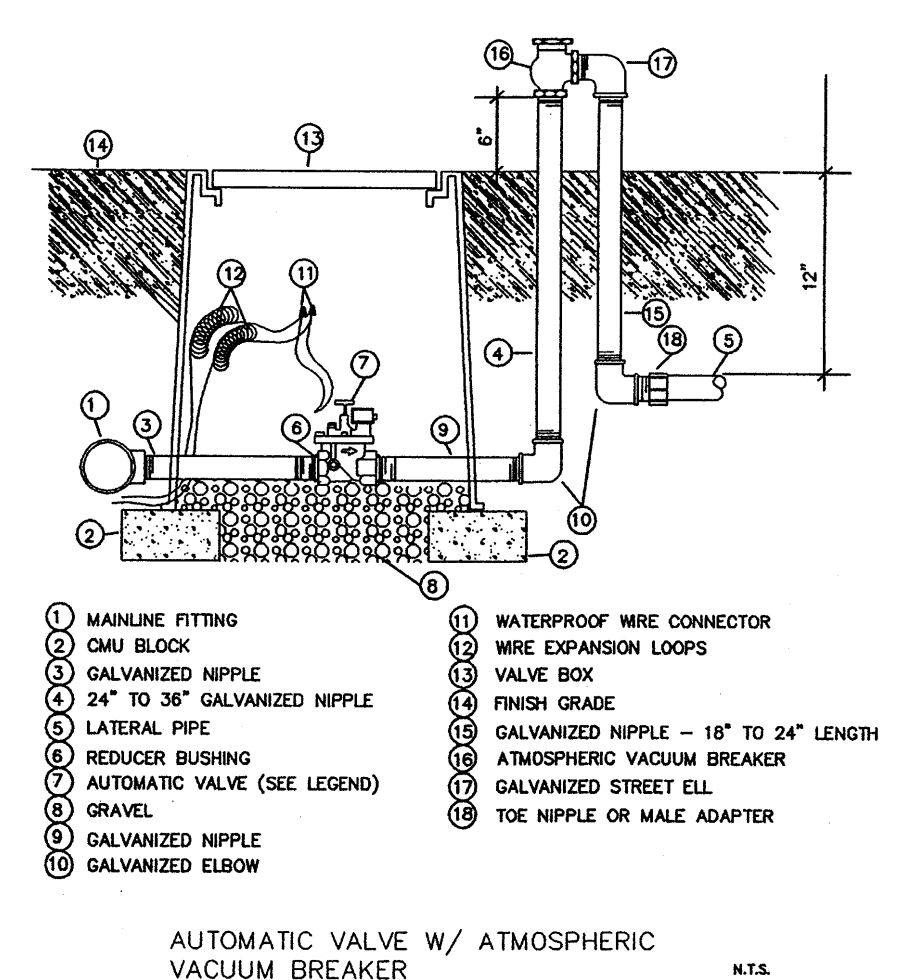
Name of Street: Anaheim Avenue N.E.
Required # 4 Provided # 4

PARKING LOT TREE REQUIREMENTS

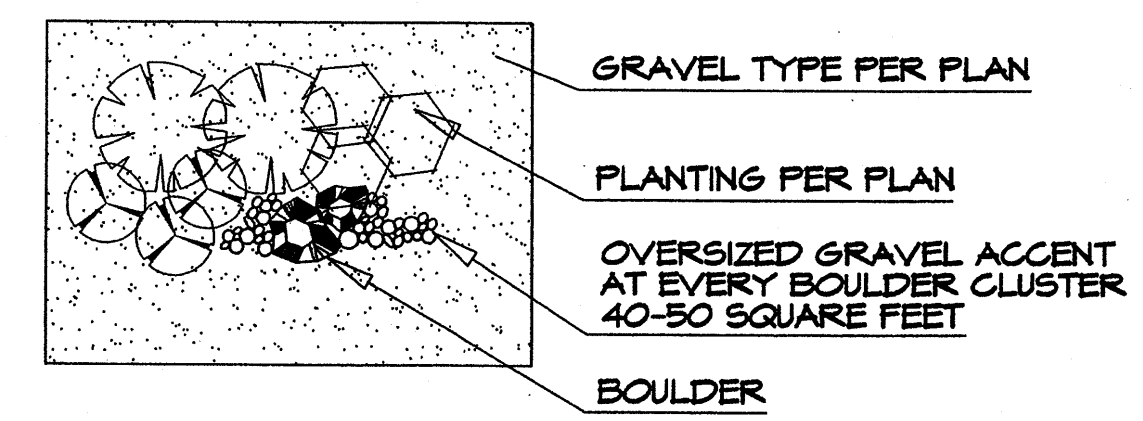
Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required # 5 Provided # 5

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.



GRAVEL ACCENT DETAIL



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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 to a minimum depth of 3" 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" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

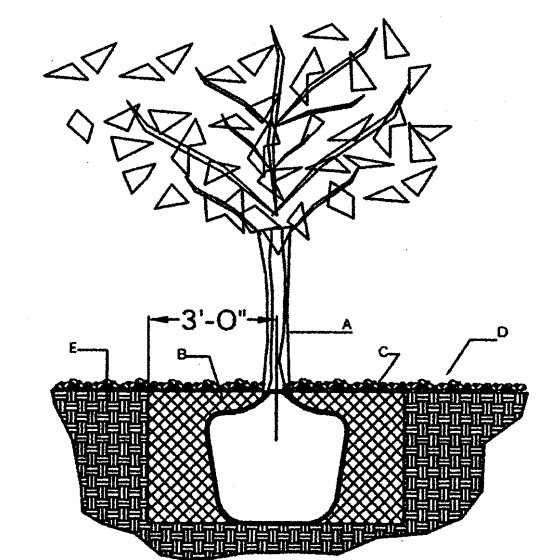
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

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.



TREE PLANTING DETAIL

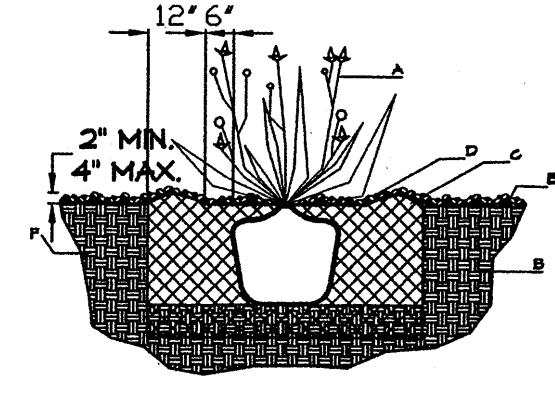
NTS

GENERAL NOTES:

- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
- 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.
- PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
- PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- TREE
- BACKFILL WITH EXISTING SOIL.
- 3" DEPTH OF GRAVEL MULCH.
- UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

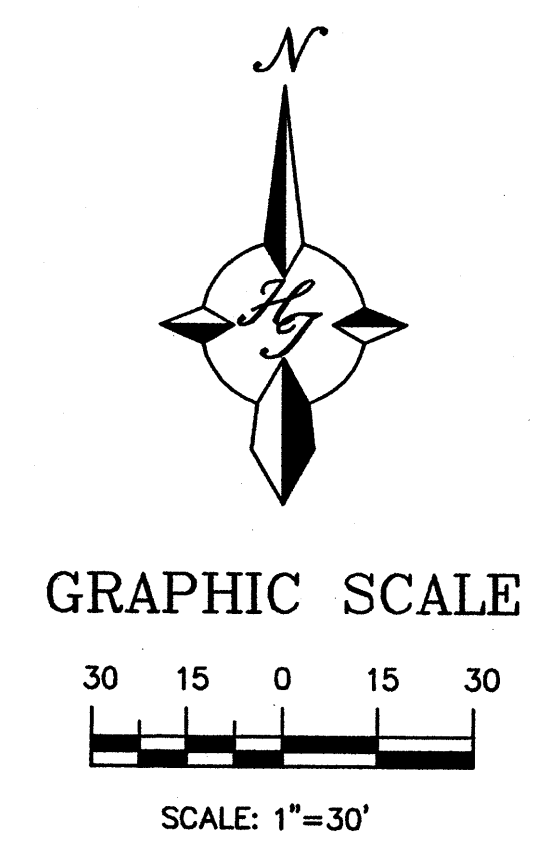
NTS

GENERAL NOTES:

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

CONSTRUCTION NOTES:

- SHRUB.
- BACKFILL WITH EXISTING SOIL.
- EARTH BERM AROUND WATER RETENTION BASIN.
- 3" DEPTH OF GRAVEL MULCH.
- FINISH GRADE.
- UNDISTURBED SOIL.



The Hilltop

LANDSCAPE ARCHITECTS & CONTRACTORS

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Albuquerque, NM 87184
Ph. (505) 898-9690
Fax. (505) 898-7737
cm@hilltoplandscaping.com

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LARRY READ & ASSOCIATES
Civil Engineers
2430 Midtown Place, N.E. Suite C
Albuquerque, New Mexico 87107
(505) 345-0620 Fax (505) 237-8422

NO.	DATE	REVISIONS DESCRIPTION
1		
2		
3		
4		

LANDSCAPE PLAN

STATE OF NEW MEXICO
JAMES DE FLON
0007
REGISTERED LANDSCAPE ARCHITECT

Lot 16, Block 16
North Albuquerque Acres
Tract A, Unit B
ALBUQUERQUE, NM

DRAWING NAME: PROTEK-PH.DWG SHEET L1 OF 1

2-5-08 RMM SCALE: 1"=30'