

VICINITY MAP

ZONE PAGE L-9



UTILITY APPROVALS

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

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 - B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - C. QWEST CORPORATION dba CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
- 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, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, 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 STRUCTURES 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 POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
- EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC 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.

Lernando Vigil 3-19-12
PUBLIC SERVICE CO. OF NEW MEXICO DATE

Meluh Ramel 03-19-12
QWEST CORPORATION dba CENTURY LINK QC DATE

[Signature] 3-19-2012
NEW MEXICO GAS COMPANY DATE

[Signature] 03-19-12
COMCAST CABLE DATE

LEGAL DESCRIPTION:

Lot numbered One (1), LANDS OF L.W. BARRETT, being a Replat of Tract 458, Unit 7, Town of Atrisco Grant, situate within Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 3, 1976 in Plat Book C11, Page 56, as Document No. 76-23595.

FREE CONSENT:

The undersigned owner(s) do hereby consent to the platting of the property shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to so act. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned warrant that they hold among them complete and indefeasible title, in fee simple, to the subdivided property. The undersigned hereby dedicates the additional right of way shown hereon to the City of Albuquerque for public use, in fee simple, with warranty covenants.

Robert T. Bogan
Robert T. Bogan, managing partner, of Eighty Sixth Limited Partnership

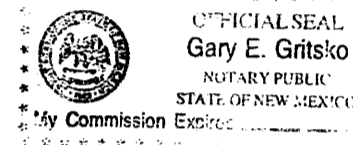
ACKNOWLEDGEMENT

State of New Mexico)
County of Bernalillo)ss

This instrument was acknowledged before me on March 2, 2012.

BY: Robert T. Bogan

My Commission expires: 7/27/2012 *[Signature]*
Notary Public



BERNALILLO COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 10090564206641307

303 COURTS LLC
PROPERTY OWNER OF RECORD

[Signature] 5-2-12
Bernalillo County Treasurer Date

COUNTY CLERK RECORDING STAMP

PLAT OF
Lot 1-A, LANDS OF L.W. BARRETT
projected Section 28, T10N, R2E, NMPM
Town of Atrisco Grant
City of Albuquerque
Bernalillo County, New Mexico
February 2012

PURPOSE OF PLAT:

The purpose of this plat is dedicate additional right of way to the City of Albuquerque.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

| | |
|--------------------------------------|------------------------------------|
| PROJECT NO. <u>1007095</u> | APPLICATION NO. <u>12DEB-70089</u> |
| <i>[Signature]</i> | 3-2-12 |
| CITY SURVEYOR | DATE |
| <i>[Signature]</i> | 4-25-12 |
| TRAFFIC ENGINEERING | DATE |
| <i>Carol S. Dumont</i> | 4-25-12 |
| PARKS & RECREATION DEPARTMENT | DATE |
| <i>Allan Pate</i> | 04/25/12 |
| A.B.C.W.U.A. | DATE |
| <i>Ante a Chua</i> | 4-25-12 |
| A.M.A.F.C.A. | DATE |
| <i>Ante a Chua</i> | 4-25-12 |
| CITY ENGINEER | DATE |
| <i>[Signature]</i> | 4-27-12 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |

SURVEYOR'S CERTIFICATION

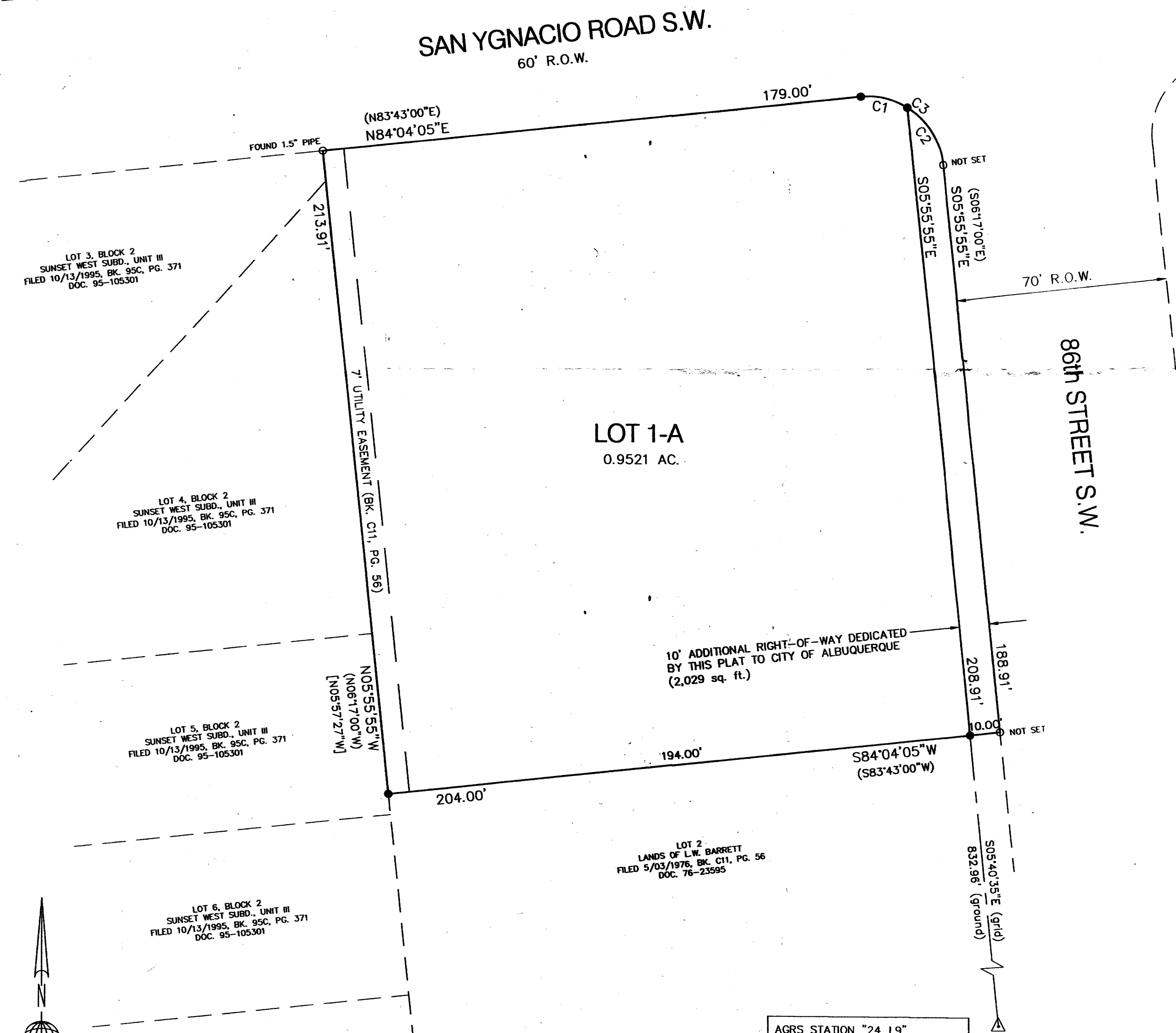
I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it 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] March 2, 2012
Gary E. Gritsko Date
New Mexico Professional Surveyor No. 8686

DOC# 2012044332
05/02/2012 12:56 PM Page: 1 of 2
PLAT R: \$25.00 B: 2012C P: 0052 M. Toulous Oliveira, Bernalillo Co.

ALPHA PROFESSIONAL SURVEYING, INC.
P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
PHONE (505) 892-1076 FAX (505) 891-0471
DRAWN BY: CS FILE NO: 12-024

PLAT OF
 Lot 1-A, LANDS OF L.W. BARRETT
 projected Section 28, T10N, R2E, NMPM
 Town of Atrisco Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2012



SURVEY AND SUBDIVISION NOTES:

1. Bearings are based on NM State Plane grid bearings, Central zone, NAD83, derived from GPS observations tied to AGRS Control Station 24_19.
2. Distances are horizontal ground distances in US survey feet.
3. Bearings and distances in parenthesis () are record measurements, where record data differs from measured data.
4. This plat shows all easements of record made known to this surveyor.
5. Gross subdivision area: 0.9987 acre, more or less
6. Number of existing lots: 1
7. Number of lots created: 1
8. 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)

MONUMENT LEGEND

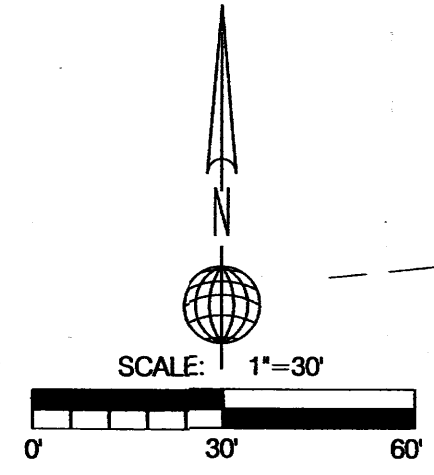
- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR WITH PLASTIC CAP STAMPED "G. GRITSKO PS 8686" UNLESS OTHERWISE NOTED

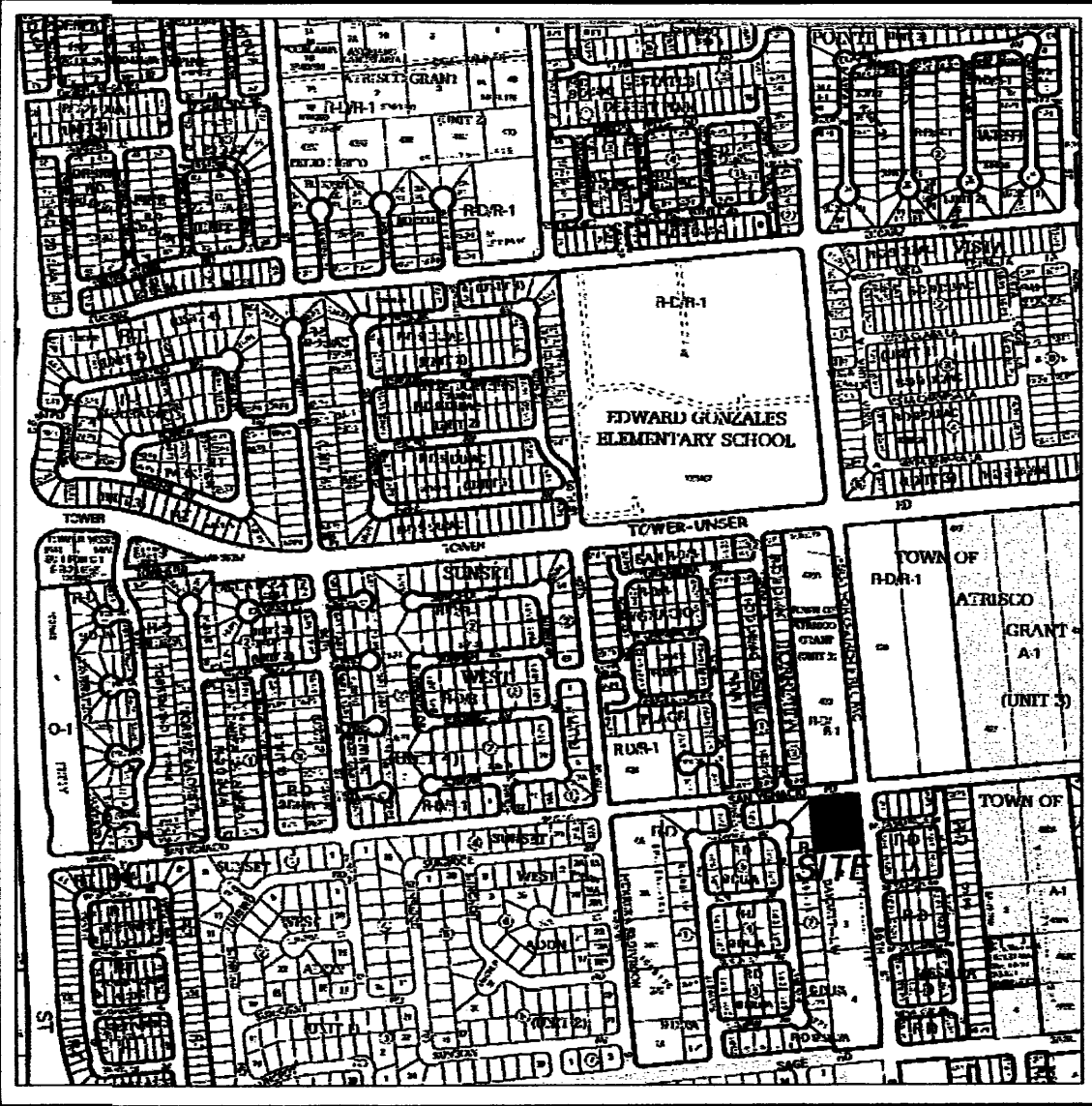
CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD | DELTA |
|-------|--------|--------|---------------|-------|-----------|
| C1 | 16.09 | 25.00 | N77°29'49"W | 15.81 | 36°52'12" |
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VICINITY MAP

ZONE PAGE L-9

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| | |
|---------------------------------------|------|
| _____ | DATE |
| PUBLIC SERVICE CO. OF NEW MEXICO | |
| _____ | DATE |
| QWEST CORPORATION dba CENTURY LINK QC | |
| _____ | DATE |
| NEW MEXICO GAS COMPANY | |
| _____ | DATE |
| COMCAST CABLE | |

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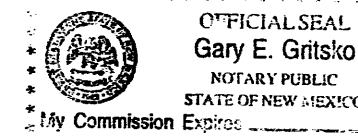
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Robert T. Bogan Eighty Sixth LP
Robert T. Bogan, managing partner, of Eighty Sixth Limited Partnership

ACKNOWLEDGEMENT

State of New Mexico)
County of Bernalillo)ss



This instrument was acknowledged before me on March 2, 2012.

BY: Robert T. Bogan

My Commission expires: 7/27/2012 *Gary E. Gritsko*
Notary Public

COUNTY CLERK RECORDING STAMP

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projected Section 28, T10N, R2E, NMPM
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Gary E. Gritsko March 2, 2012
Gary E. Gritsko Date
New Mexico Professional Surveyor No. 8686

BERNALILLO COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: _____

PROPERTY OWNER OF RECORD

_____ Bernalillo County Treasurer Date

ALPHA PROFESSIONAL SURVEYING, INC.
P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
PHONE (505) 892-1076 FAX (505) 891-0471
DRAWN BY: CS FILE NO: 12-024

COUNTY CLERK RECORDING STAMP

PLAT OF
Lot 1-A, LANDS OF L.W. BARRETT
projected Section 28, T10N, R2E, NMPM
Town of Atrisco Grant
City of Albuquerque
Bernalillo County, New Mexico
February 2012

SAN YGNACIO ROAD S.W.
60' R.O.W.

LOT 1-A
0.9521 AC.

70' R.O.W.

8th STREET S.W.

10' ADDITIONAL RIGHT-OF-WAY DEDICATED
BY THIS PLAT TO CITY OF ALBUQUERQUE
(2,029 sq. ft.)

SURVEY AND SUBDIVISION NOTES:

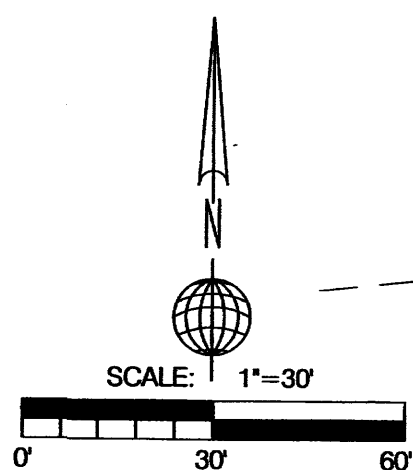
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MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR WITH PLASTIC CAP STAMPED "G. GRITSKO PS 8686" UNLESS OTHERWISE NOTED

| CURVE TABLE | | | | | |
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| C3 | 39.27 | 25.00 | N50°55'55"W | 35.36 | 90°00'00" |

AGRS STATION "24_L9"
NM STATE PLANE COORDINATES
N=1476602.813, E=1496841.493
CENTRAL ZONE (NAD 83)
C-G FACTOR: 0.999683755
MAPPING ANGLE: -0°16'32.09"



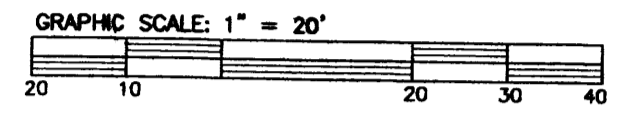
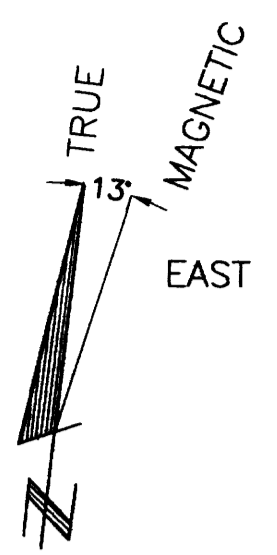
SHEET 2 OF 2

ALPHA PROFESSIONAL SURVEYING, INC.

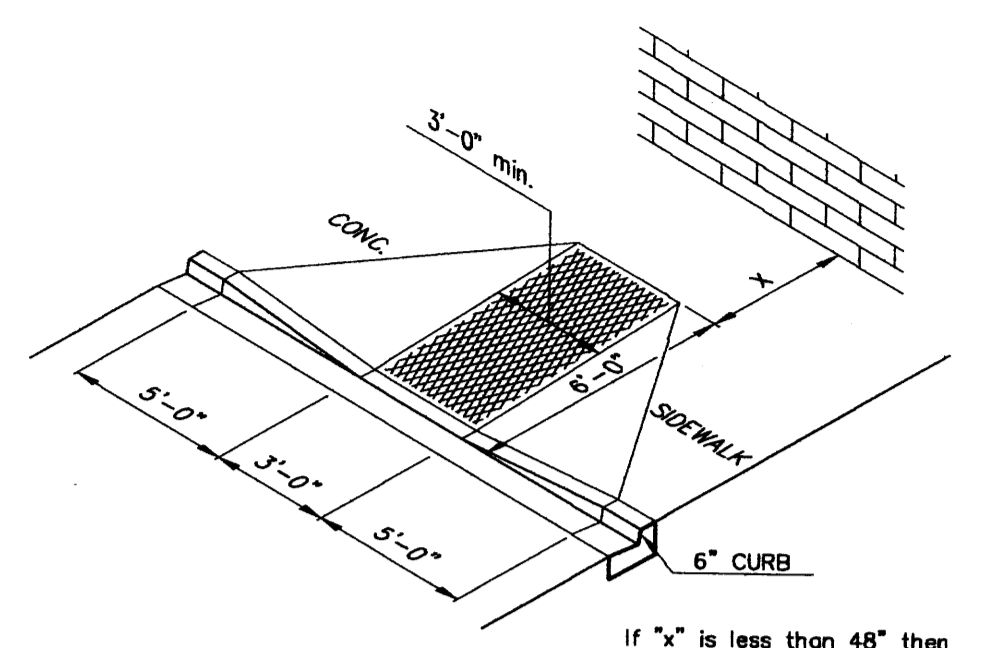
P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
PHONE (505) 892-1076 FAX (505) 891-0471
DRAWN BY: CS FILE NO: 12-024

PROJECT NUMBER: 1007095
 Application Number: _____
 DRB SITE DEVELOPMENT PLAN APPROVAL:

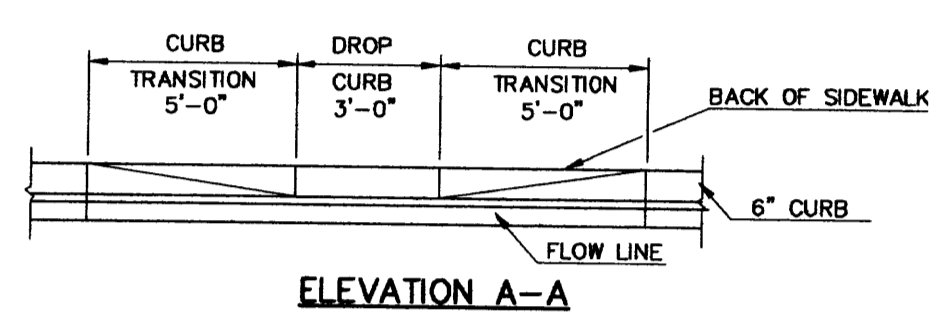
| | |
|--|------|
| Traffic Engineering, Transportation Division | Date |
| ABQ/UA | Date |
| Parks and Recreation Department | Date |
| City Engineer | Date |
| *Environmental Health Department (conditional) | Date |
| Solid Waste Management | Date |
| DRB Chairperson, Planning Department | Date |



| LEGAL DESCRIPTION | |
|--|--------------------|
| LOT NUMBERED ONE (1) OF THE LANDS OF L. W. BARRETT, 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 MAY 3, 1976 IN MAP BOOK C11, FOLIO 56. | |
| UPC# | 100905644006641307 |
| LOT AREA = | 0.994 ACRES |



If "x" is less than 48" then the slope of the flared side shall not exceed 12:1.

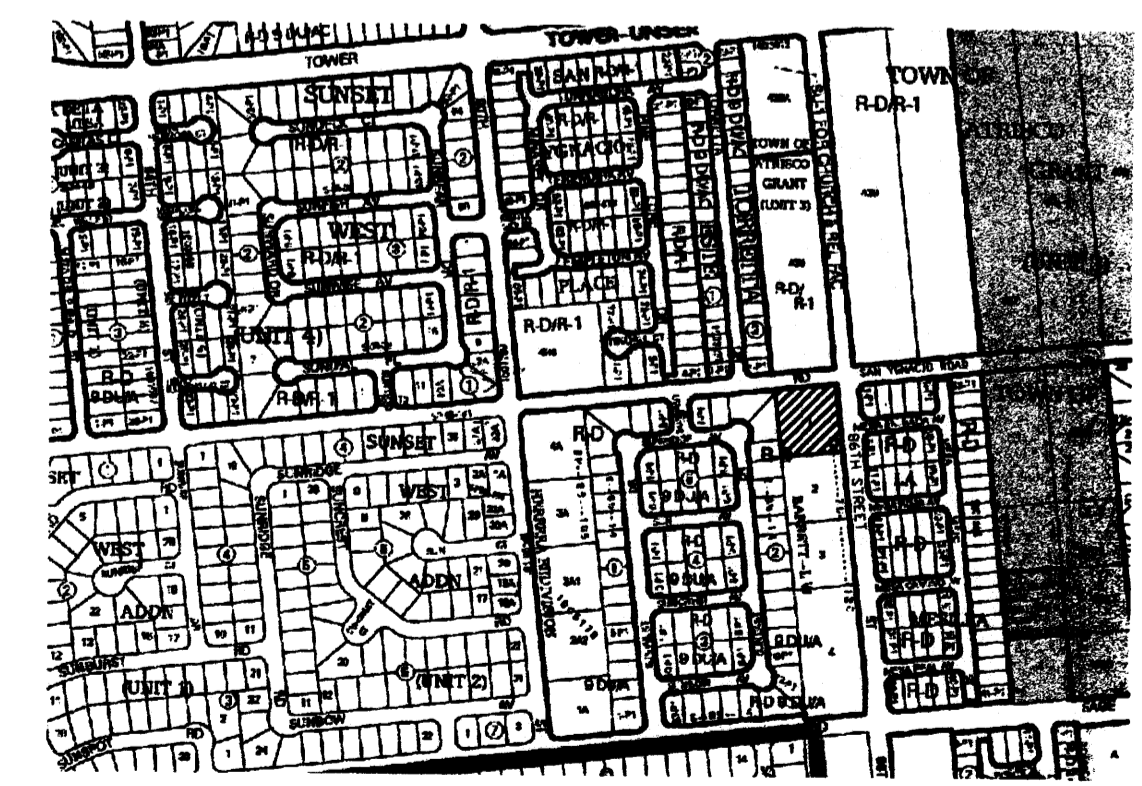


- NOTES:
- Ramps are designed to the Uniform Federal Accessibility Standards to comply with the Americans with Disabilities Act.
 - Ramps shall have a tactile surface, textured to a depth not exceeding 1/8" by use of ramp or roller in conformance with requirements of FDOT Roadway and Traffic Design Standards, Detail 304 or Most Recent Modifications.

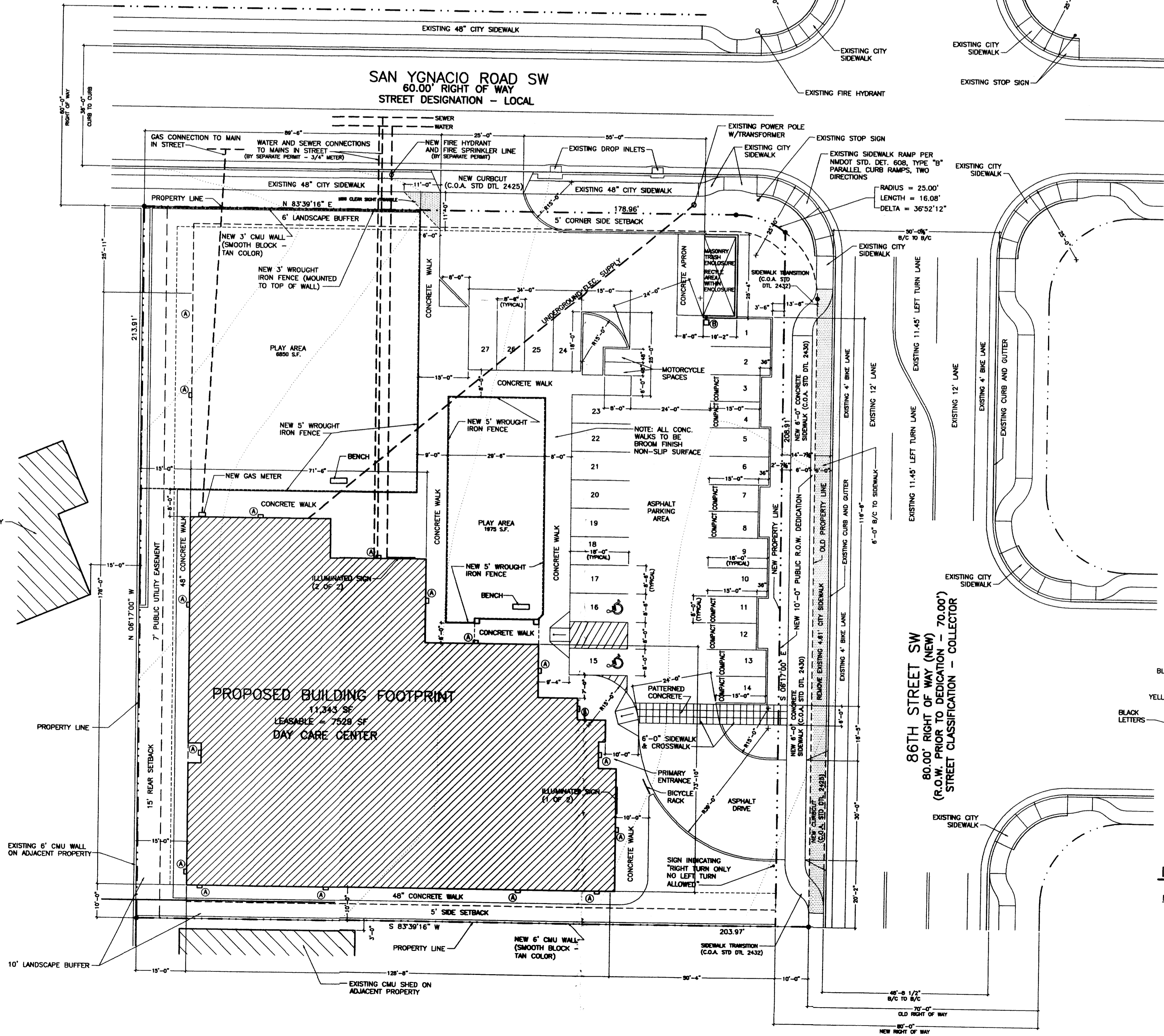
ACCESSIBLE RAMP DETAILS

SITE LIGHTING SPECIFICATIONS

- NOTES:
- All building mounted site lighting shall be wall mounted at 8'-0" o.f.f. on the west and south sides and at 10'-0" a.f.f. on the north and east sides at the locations designated (A) on the Site Plan. There shall be a parking area light fixture, pole mounted at 16'-0" at the location designated (B) on the Site Plan.
 - Fixture A specification: Lithonia 70W Metal Halide Cutoff Wall Pack Model #TWAG70MTBLP1 (or equal).
 - Fixture B specification: Lithonia 70W Metal Halide Area Light Model #KAD250MR3120SPD09 (or equal). Provide timer control - this fixture shall not be illuminated between 10:00 PM and 7:00 AM.
 - Fixtures shall comply with IES cutoff lighting standards.
 - All lighting shall comply with Section 14-16-3-9 of the Zoning Code.

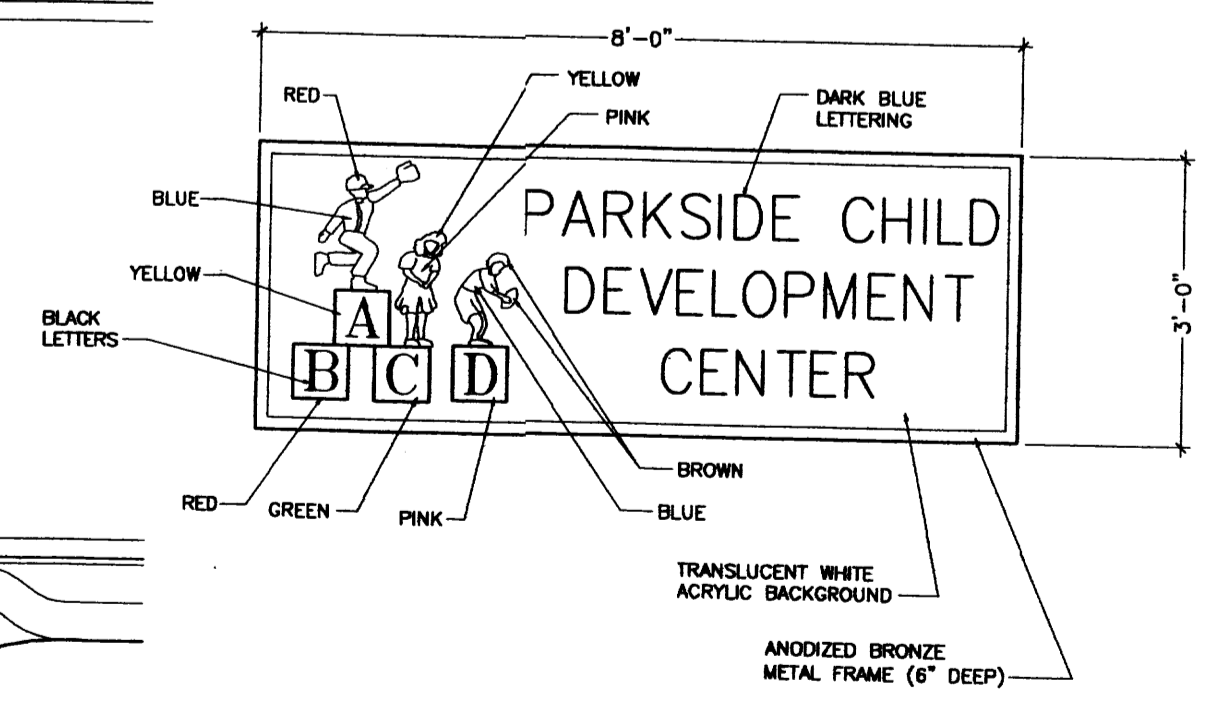


VICINITY MAP 1" = 600'



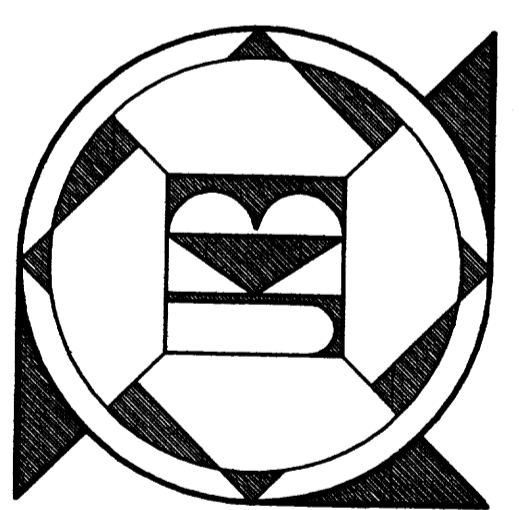
| BUILDING DATA | |
|--------------------|-----------------------------------|
| PROJECT: | PARKSIDE CHILD DEVELOPMENT CENTER |
| | 901 86TH STREET SW |
| | ALBUQUERQUE, NEW MEXICO 87121 |
| OWNER: | EIGHTY SIXTH LIMITED PARTNERSHIP |
| | 142 WALDEN ROAD |
| | CORRALES, NEW MEXICO 87048 |
| ZONE ATLAS MAP: | L-9-Z |
| BUILDING TYPE: | EDUCATIONAL - DAY CARE |
| CONSTRUCTION TYPE: | VA |
| ZONING: | SU-1 FOR DAY CARE |

| PARKING CALCULATIONS: | |
|-------------------------------|-----------|
| 2 SPACES PLUS 1 SPACE PER | |
| 500 SF NET LEASABLE AREA | |
| NET LEASABLE AREA = 7529 SF | |
| 7529/500 = 15 + 2 = 17 | |
| REQUIRED PARKING = | 17 SPACES |
| PROVIDED PARKING = | 27 SPACES |
| REQUIRED HC PARKING = | 1 SPACES |
| PROVIDED HC PARKING = | 2 SPACES |
| 1 SPACE VAN ACCESSIBLE | |
| REQUIRED MOTORCYCLE PARKING = | 1 SPACES |
| PROVIDED MOTORCYCLE PARKING = | 2 SPACES |
| REQUIRED BICYCLE PARKING = | 2 SPACES |
| PROVIDED BICYCLE PARKING = | 4 SPACES |



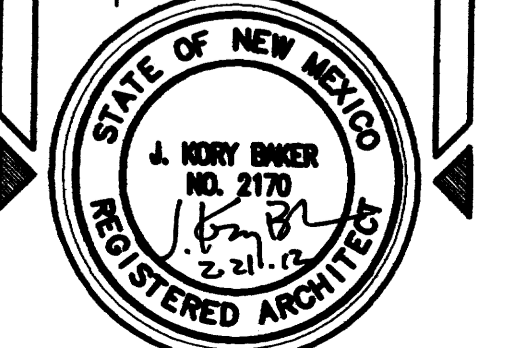
- ILLUMINATED SIGN SCHEMATIC 1/2" = 1'-0"
- NOTES:
- Sign to be illuminated internally utilizing fluorescent lighting.
 - Locations for 2 signs indicated in plan view on this sheet and in elevation view on sheet A10.
 - Sign area is 24 square feet (each sign).
 - All signage must comply with section 14-16-3-5 of the Zoning Code.
 - Only one sign may be illuminated between 10:00 PM and 7:00 AM. (Sign at north elevation will not be illuminated between 10:00 PM and 7:00 AM.)

PARKSIDE CHILD DEVELOPMENT CENTER
 ALBUQUERQUE - NEW MEXICO



J. KORY BAKER - ARCHITECT
 P.O. BOX 254 - ESTANCIAS NM 87016
 505-384-3112

SHEET NUMBER
 DRAWN BY: JKB
 REVISIONS:
 DATE: 9-24-11

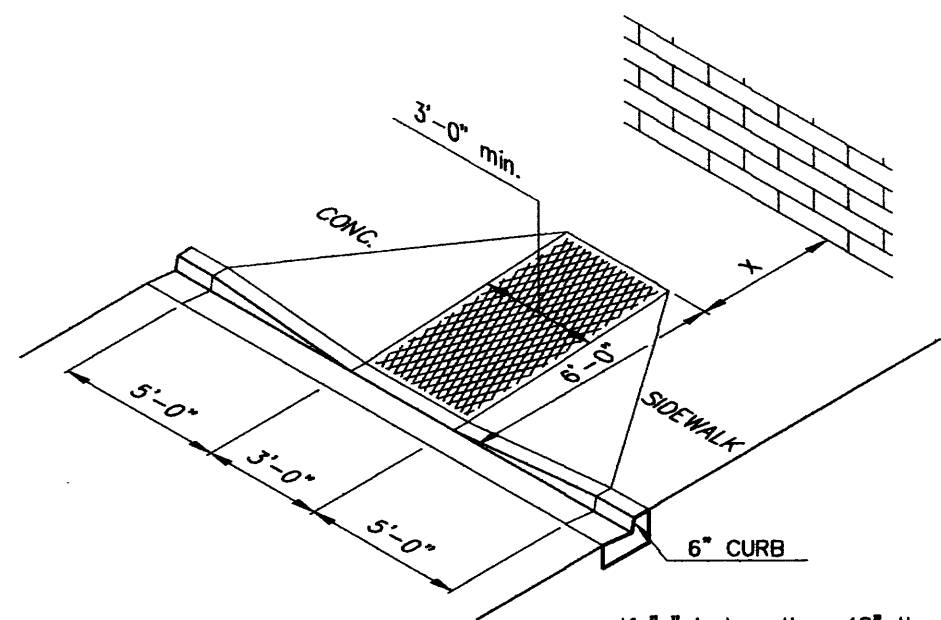


PROJECT NUMBER: 1007095

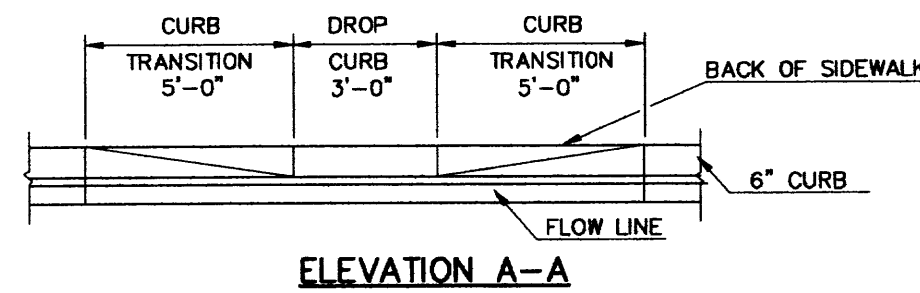
Application Number:

DRB SITE DEVELOPMENT PLAN APPROVAL:

| | |
|---|------|
| Traffic Engineering, Transportation Division | Date |
| ABC/WJA | Date |
| Parks and Recreation Department | Date |
| City Engineer | Date |
| Environmental Health Department (conditional) | Date |
| Solid Waste Management | Date |
| DRB Chairperson, Planning Department | Date |



ISOMETRIC VIEW



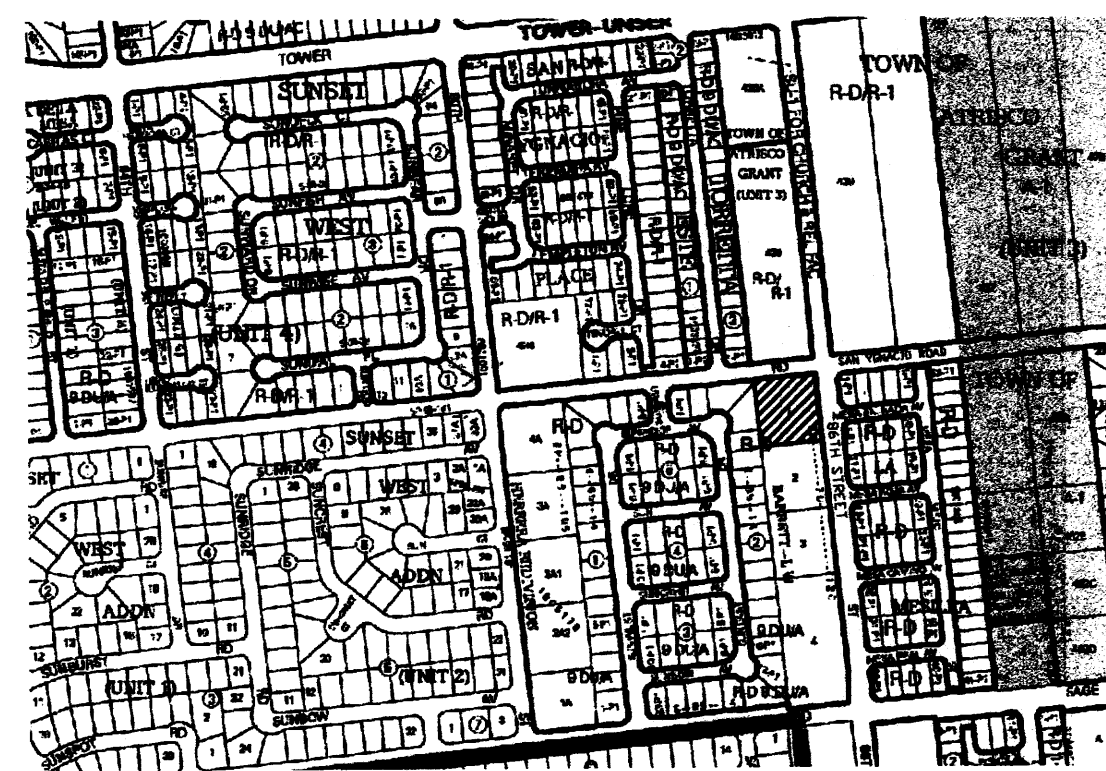
ELEVATION A-A

- NOTES:
- Ramps are designed to the Uniform Federal Accessibility Standards to comply with the Americans with Disabilities Act.
 - Ramps Shall Have a Tactile Surface, Textured to a Depth Not Exceeding 1/8" by use of Tarp or roller in Conformance with Requirements of FDOT Roadway and Traffic Design Standards, Detail 304 Or Most Recent Modifications.

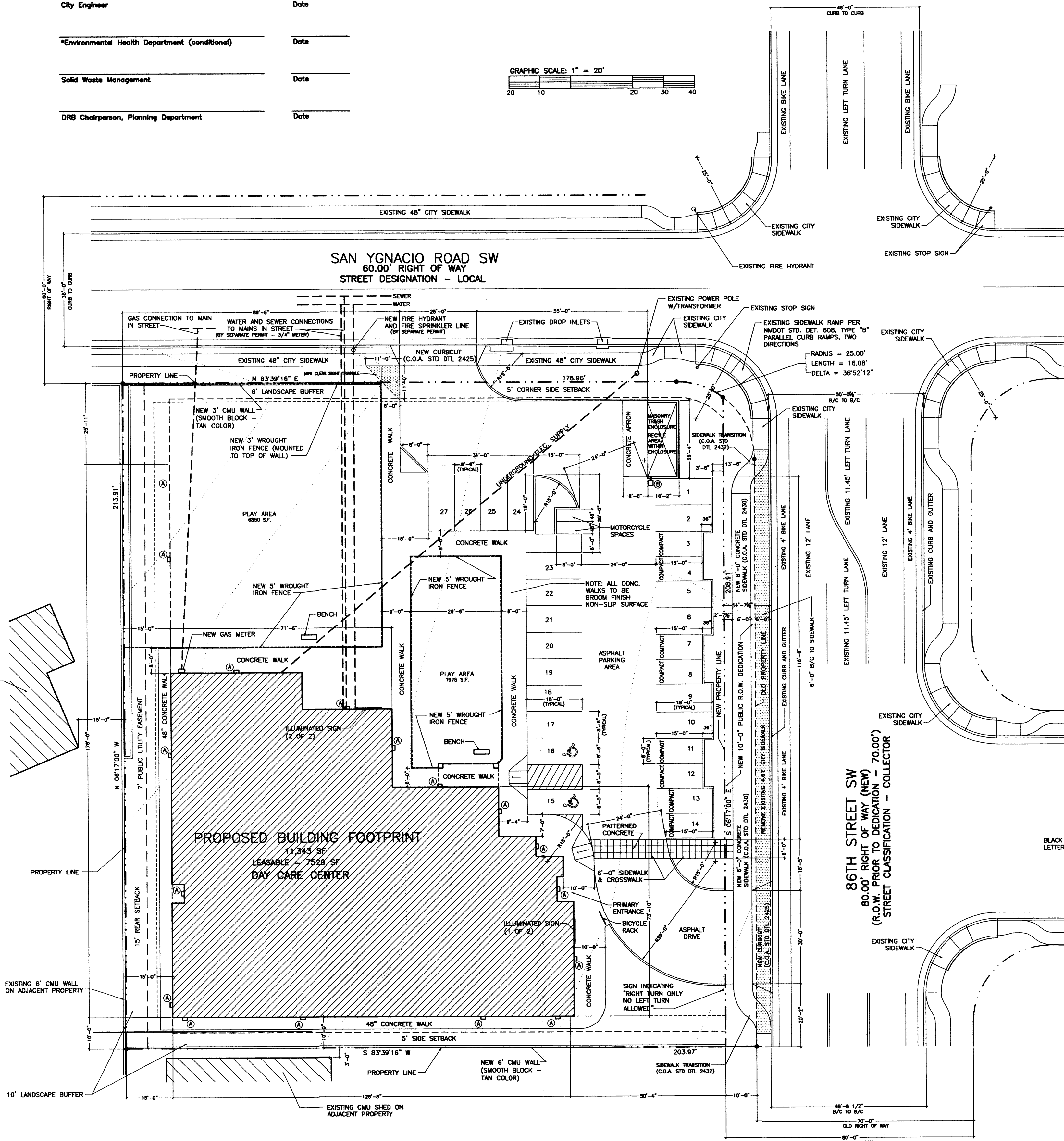
ACCESSIBLE RAMP DETAILS

SITE LIGHTING SPECIFICATIONS

- NOTES:
- All building mounted site lighting shall be wall mounted at 8'-0" o.f.f. on the west and south sides and at 10'-0" o.f.f. on the north and east sides at the locations designated (A) on the Site Plan. There shall be a parking area light fixture, pole mounted at 16'-0" at the location designated (B) on the Site Plan.
 - Fixture A specification: Lithonia 70W Metal Halide Cutoff Wall Pack Model #TWAC70MTBLP1 (or equal).
 - Fixture B specification: Lithonia 70W Metal Halide Area Light Model #KAD250MR3120SPD09 (or equal). Provide timer control - this fixture shall not be illuminated between 10:00 PM and 7:00 AM.
 - Fixtures shall comply with IES cutoff lighting standards.
 - All lighting shall comply with Section 14-16-3-9 of the Zoning Code.



VICINITY MAP 1" = 600'



LEGAL DESCRIPTION

LOT NUMBERED ONE (1) OF THE LANDS OF L. W. BARRETT, 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 MAY 3, 1976 IN MAP BOOK C11, FOLIO 56.

UPC# 100905644006641307

LOT AREA = 0.994 ACRES

BUILDING DATA

PROJECT: PARKSIDE CHILD DEVELOPMENT CENTER
901 86TH STREET SW
ALBUQUERQUE, NEW MEXICO 87121

OWNER: EIGHTY SIXTH LIMITED PARTNERSHIP
142 WALDEN ROAD
CORRALES, NEW MEXICO 87048

ZONE ATLAS MAP: L-9-Z

BUILDING TYPE: EDUCATIONAL - DAY CARE

CONSTRUCTION TYPE: VA

ZONING: SU-1 FOR DAY CARE

PARKING CALCULATIONS:

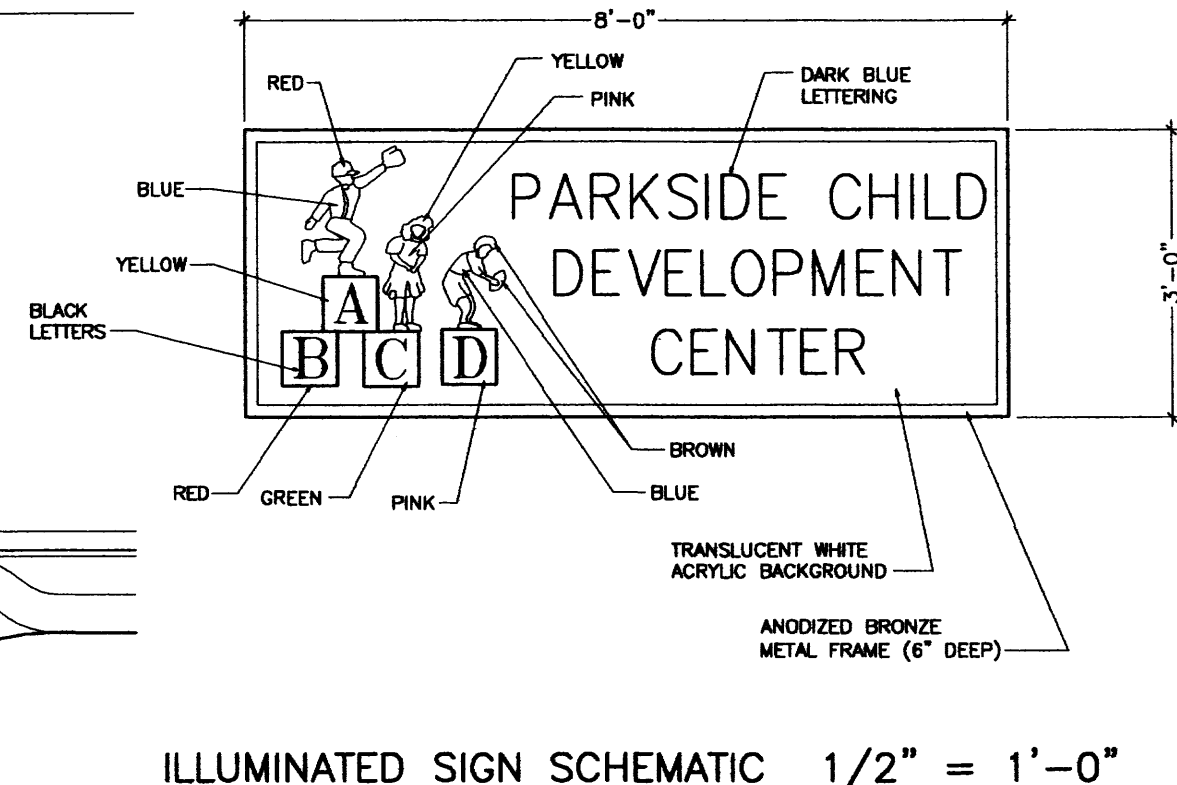
2 SPACES PLUS 1 SPACE PER
500 SF NET LEASABLE AREA
NET LEASABLE AREA = 7529 SF
7529/500 = 15 + 2 = 17

REQUIRED PARKING = 17 SPACES
PROVIDED PARKING = 27 SPACES

REQUIRED HC PARKING = 1 SPACES
PROVIDED HC PARKING = 2 SPACES
1 SPACE VAN ACCESSIBLE

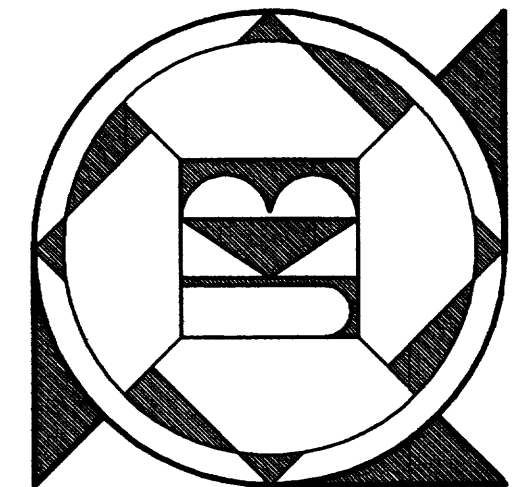
REQUIRED MOTORCYCLE PARKING = 1 SPACES
PROVIDED MOTORCYCLE PARKING = 2 SPACES

REQUIRED BICYCLE PARKING = 2 SPACES
PROVIDED BICYCLE PARKING = 4 SPACES



ILLUMINATED SIGN SCHEMATIC 1/2" = 1'-0"

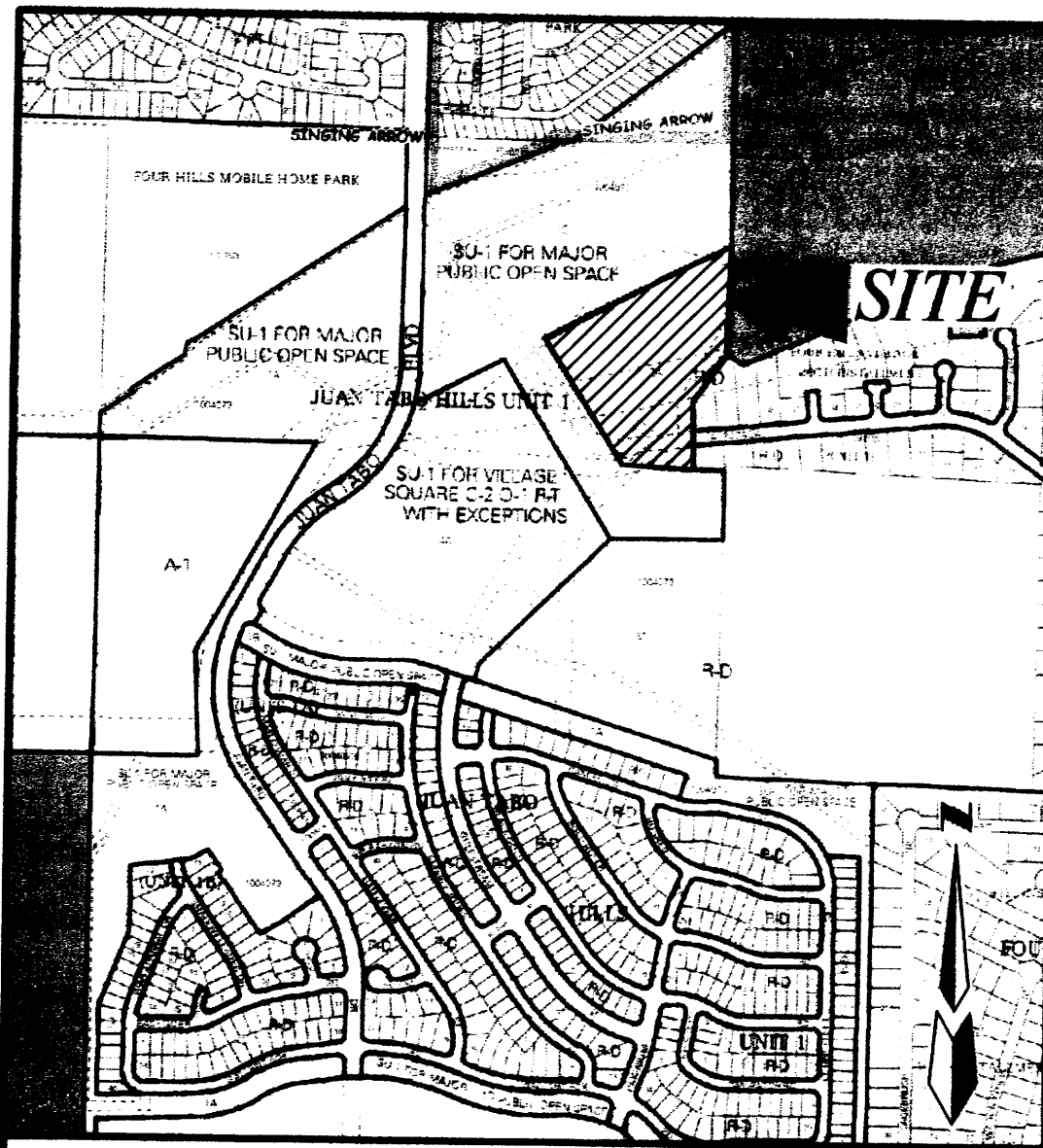
- NOTES:
- Sign to be illuminated internally utilizing fluorescent lighting.
 - Locations for 2 signs indicated in plan view on this sheet and in elevation view on sheet A10.
 - Sign area is 24 square feet (each sign).
 - All signage must comply with section 14-16-3-5 of the Zoning Code.
 - Only one sign may be illuminated between 10:00 PM and 7:00 AM. (Sign on north elevation will not be illuminated between 10:00 PM and 7:00 AM.)



J. KORY BAKER - ARCHITECT
P.O. BOX 254 - ESTANCIA, NM 87016
505-338-4311
DATE: 9/24/11
PROJECT: PARKSIDE CHILD DEVELOPMENT CENTER

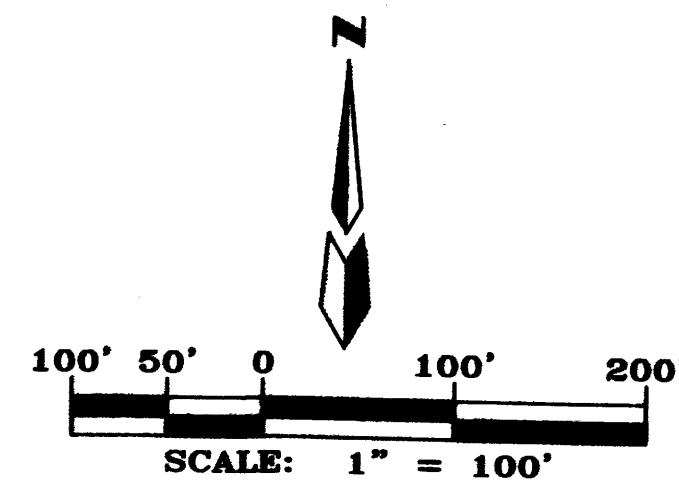
STATE OF NEW MEXICO
J. KORY BAKER
NO. 2170
REGISTERED ARCHITECT

PARKSIDE CHILD DEVELOPMENT CENTER
ALBUQUERQUE - NEW MEXICO



LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 2-A, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and contains 9.5455 acres more or less.



AMENDED PRELIMINARY PLAT FOR
JUAN TABO HILLS, UNIT 3B
 WITHIN
 SECTIONS 27, AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2012

SUBDIVISION DATA

| | |
|-----------------------|----------------|
| GROSS ACREAGE | 9.5455 Ac. |
| ZONE ATLAS NO. | M-22-Z |
| NO. OF LOTS CREATED | 40 LOTS |
| NO. OF TRACTS CREATED | 6 TRACTS |
| ZONING | R-D |
| DATE OF SURVEY | DECEMBER, 2003 |

PURPOSE OF PLAT

- SUBDIVIDE TRACT 2-A INTO 40 RESIDENTIAL LOTS AND 6 TRACTS.
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE A SET #5 REBAR WITH CAP "RPS 7719"
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 RPS#7719
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-B(A) (3). NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.
- A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22). TRACTS 2-A WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT.
- THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

APPROVED

[Signature] 2-8-12
 City Surveyor, City of Albuquerque, N.M. Date

JTH, LLS, Owner Tracts 2-A
[Signature] 1-30-12
 Scott Grady, Managing Member Date

ZONE ATLAS MAP M-22 VICINITY MAP SCALE: NTS

EASEMENTS

- EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) **TO BE VACATED**
- EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
- EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A (01/19/05, BK. 2005C, PG. 22) **TO BE VACATED**
- EXISTING 60' ACCESS AND UTILITY EASEMENT (12-22-99, BK. 9916, PG. 5720) **TO BE VACATED**
- EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) **A PORTION TO BE VACATED**
- EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
- EXISTING 60' PUBLIC DRAINAGE AND VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG. 871) **TO BE VACATED**
- EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
- EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXIST 10' PUE JUAN TABO HILLS UNIT 3A (/ / , BK- C, PG-)
- EXIST 10' PNM JUAN TABO HILLS UNIT 3A (/ / , BK- C, PG-)
- EXIST. 20' C.O.A. PUBLIC DRAINAGE ESMT. JUAN TABO HILLS UNIT 3A (/ / , BK- C, PG-)
- EXIST. 10' CENTURY LINK EASEMENT JUAN TABO HILLS UNIT 3A (/ / , BK- C, PG-)
- EXIST. 10'x20' CENTURY LINK EASEMENT JUAN TABO HILLS UNIT 3A (/ / , BK- C, PG-)
- EXIST. 20' WIDE PUBLIC SANITARY SEWER EASEMENT JUAN TABO HILLS UNIT 3A (/ / , BK- C, PG-)

LEGEND

- FOUND AND SET 5/8" REBAR WITH CAP "RPS 7719"
- ▨ LIMITS OF VACATION
- ▨ (5) LIMITS OF VACATION EXISTING BLANKET DRAINAGE EASEMENT (SEE EASEMENT NOTE (5))

OWNERS

JTH, LLC PO Box 1443 Corrales, NM 87048
 (505) 892-5533

ENGINEERS

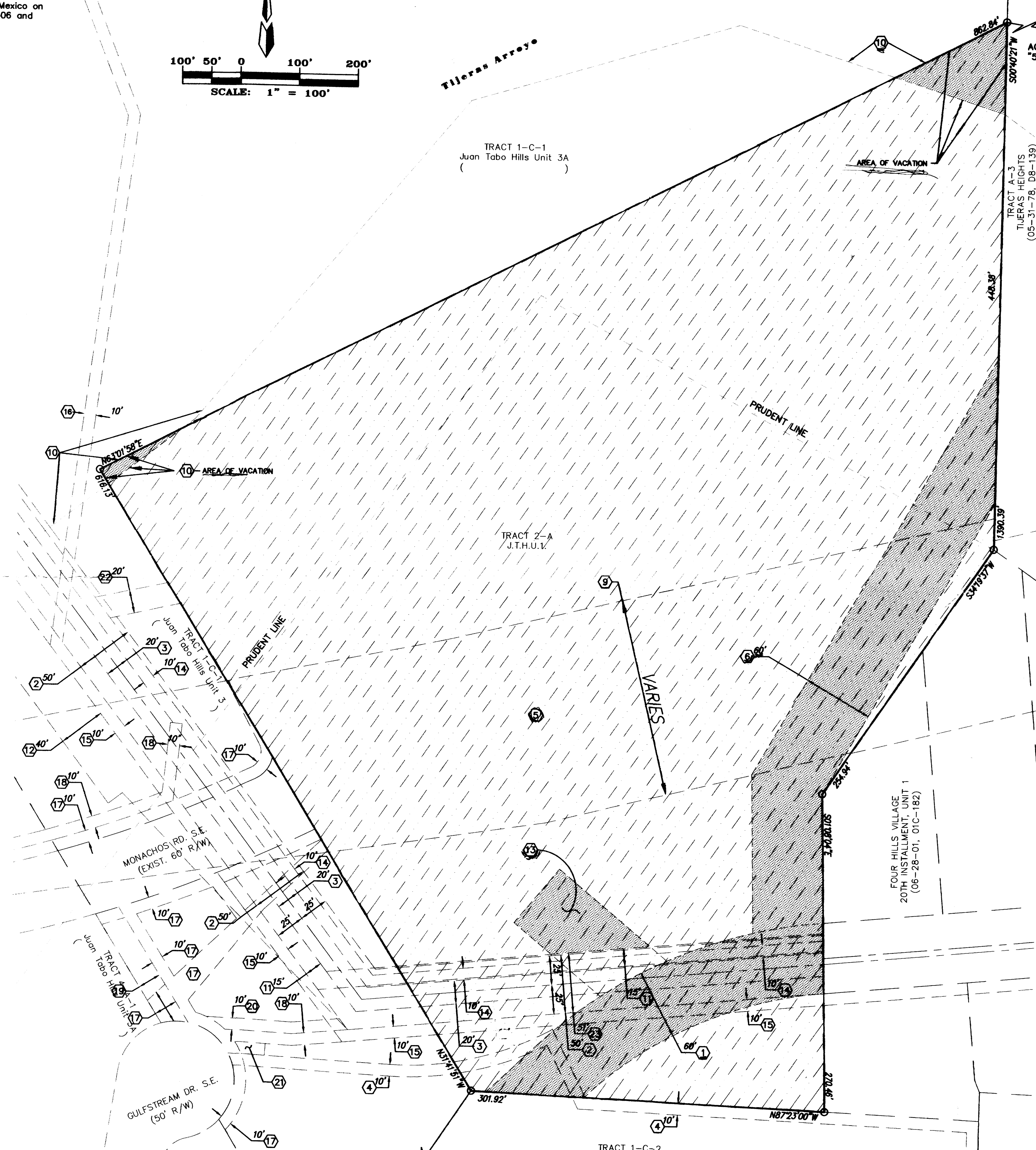
D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

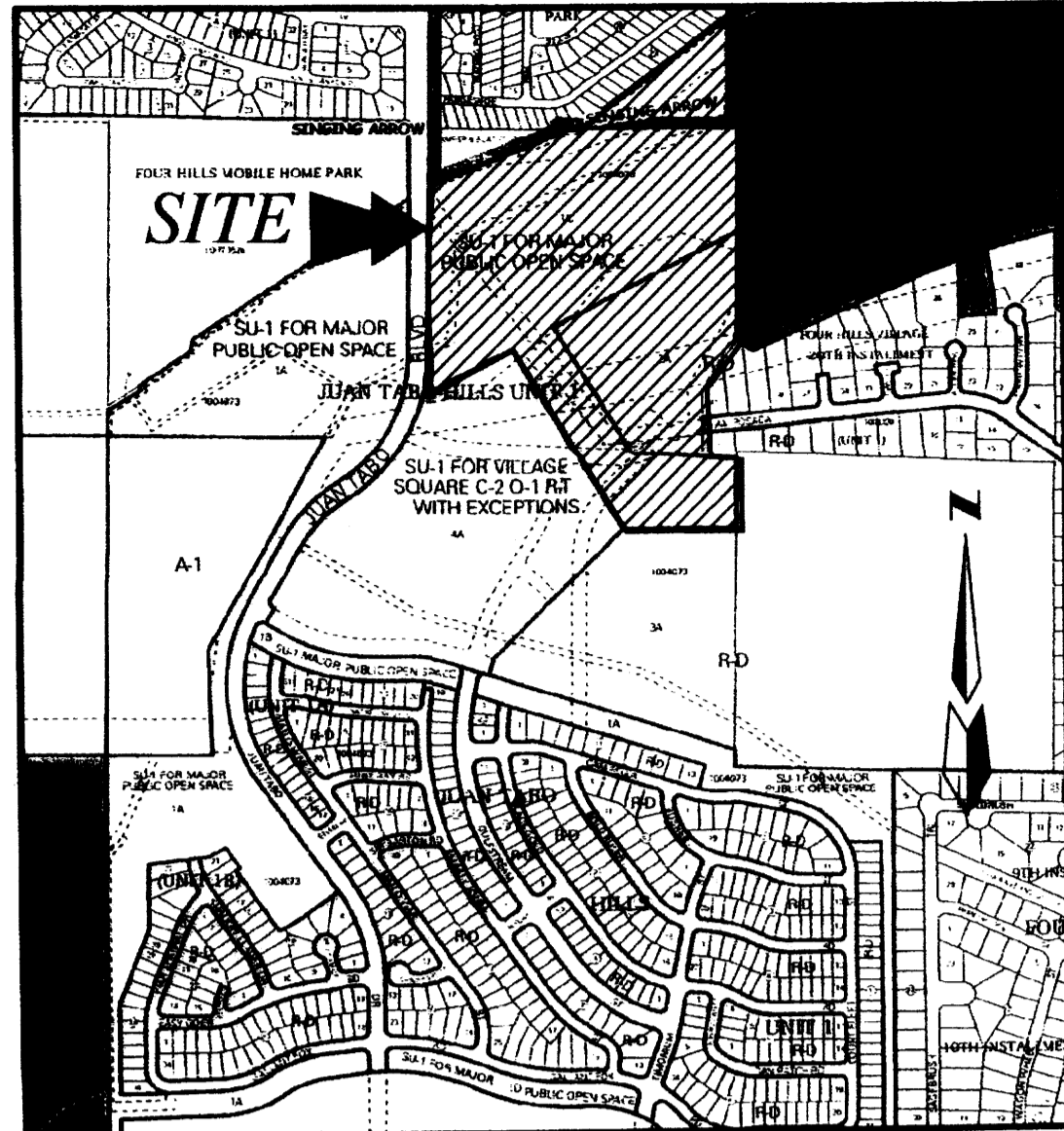
SURVEYOR

ALDRICH LAND SURVEYING
 P.O. BOX 3001
 ALBUQUERQUE, NEW MEXICO 87190
 (505) 884-1990

SITE BENCHMARK

ACS MONUMENT
 "5-M22"
 ELEVATION=5594.518
 (NAVD 1929)

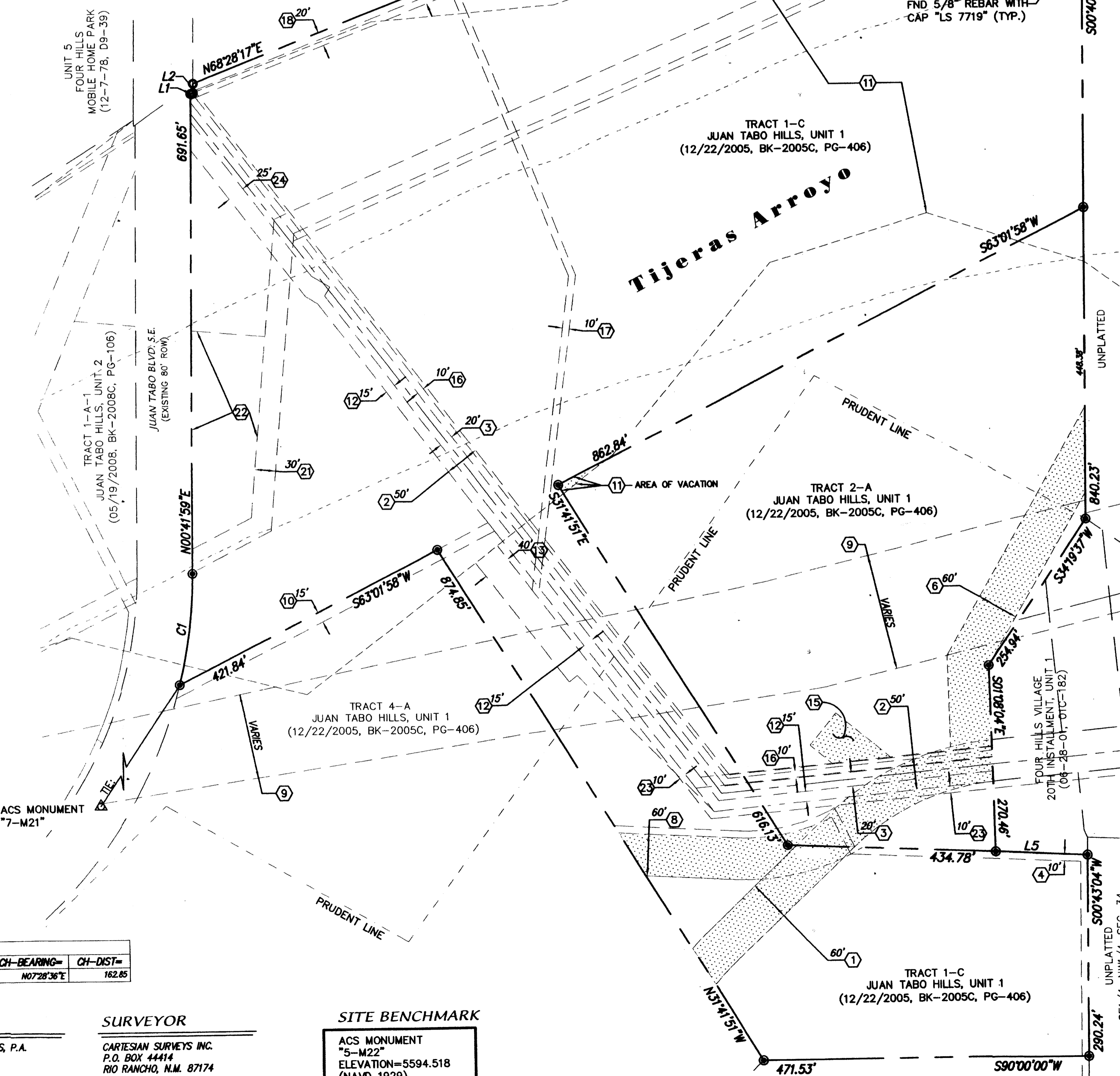
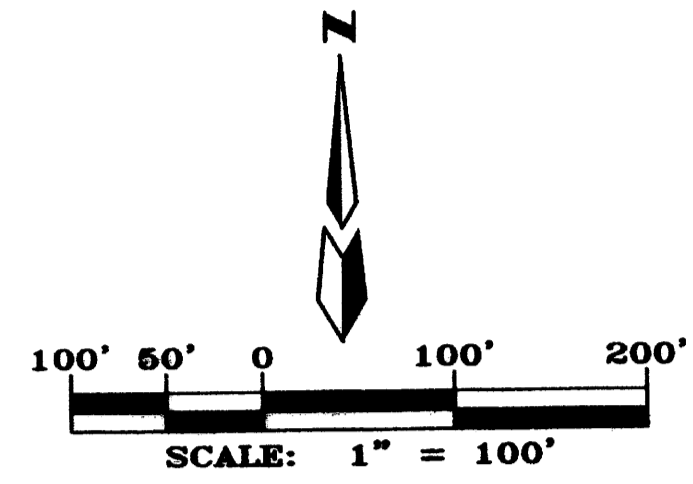




VICINITY MAP SCALE: NTS
ZONE ATLAS MAP M-22

LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 2-A and 1-C, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and contains 41.02442 acres more or less.



- LEGEND**
- FOUND CORNER
 - ▭ LIMITS OF VACATION

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N68°13'20"E | 3.96 |
| L2 | N00°53'31"E | 13.27 |
| L3 | N01°08'50"E | 18.00 |
| L4 | S86°43'49"E | 64.80 |
| L5 | S87°23'00"E | 132.86 |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CH-BEARING | CH-DIST |
|-------|--------|--------|-----------|---------|-------------|---------|
| C1 | 163.23 | 690.00 | 133°37'4" | 82.00 | N07°28'36"E | 162.85 |

OWNERS
JTH, LLC PO Box 1443 Corrales, NM 87048
(505) 892-5533

ENGINEERS
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

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

SITE BENCHMARK
ACS MONUMENT
"5-M22"
ELEVATION=5594.518
(NAVD 1929)

EASEMENTS

- EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) A PORTION TO BE VACATED
- EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
- EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A AND 1-C (01/19/05, BK. 2005C, PG. 22) (TO BE VACATED ON TRACT 2-A ONLY)
- EXISTING 60' ACCESS AND UTILITY EASEMENT (12-22-99, BK. 9916, PG. 5720) TO BE VACATED
- EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
- EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22) A PORTION TO BE VACATED
- EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) A PORTION TO BE VACATED
- EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
- EXISTING 60' PUBLIC DRAINAGE AND VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG. 871) TO BE VACATED
- EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
- EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
- EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
- EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
- EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)

SUBDIVISION DATA

| | |
|-----------------------|----------------|
| GROSS ACREAGE | 41.02442 Ac. |
| ZONE ATLAS NO. | M-22-Z |
| NO. OF LOTS CREATED | 40 LOTS |
| NO. OF TRACTS CREATED | 7 TRACTS |
| ZONING | R-D |
| DATE OF SURVEY | DECEMBER, 2003 |

PURPOSE OF PLAT

- SUBDIVIDE TRACT 2-A AND 1-C INTO 40 RESIDENTIAL LOTS AND 7 TRACTS.
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS ○ SHALL BE A SET BATHY MARKER WITH CAP "LS 14271"
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
PS#14271
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A) (3). NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.
- A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22). TRACT 2-A WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT.
- THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

APPROVED
for Robert Cliff Wilbur March 15, 2010
City Surveyor, City of Albuquerque, N.M. Date

JTH, LLC, Owner Tracts 2-A and 1-C
Scott Grady, Managing Member
3-12-10
DATE

AMENDED PRELIMINARY PLAT FOR
JUAN TABO HILLS, UNIT 3B
 WITHIN
 SECTIONS 27, AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 March, 2010

EASEMENTS

- ① EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-28-98, 98C-387)
- ② EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- ③ EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
- ④ EXIST. 10' OWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑤ EXISTING BLANKET DRAINAGE EASEMENT (01/19/05, BK. 2005C, PG. 22) **SEE NOTE 8 ON SHEET 1 OF 2**
- ⑦ EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
- ⑧ EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
- ⑨ EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑩ EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑪ EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-387)
- ⑫ EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑬ EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-28-98, 98C-387)
- ⑭ EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-78, BK.MISC. 698, PG. 291-293) (07-09-78, BK.MISC. 702, PG. 289-291)
- ⑰ EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑱ EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-387)
- ⑲ EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
- ⑳ EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
- ㉑ EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
- ㉒ EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
- ㉓ EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- ㉔ EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- ㉕ NEW 51' WIDE PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF UNPLATTED LAND EAST OF TRACT A.
- ㉖ NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT GRANTED TO AND TO BE MAINTAINED BY OWNERS
- ㉗ NEW 10' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE
- ㉘ NEW 51' WIDE PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED TO THE A.B.C.W.U.A.
- ㉙ NEW 15' WIDE PUBLIC WATERLINE EASEMENT GRANTED TO THE A.B.C.W.U.A.
- ㉚ NEW DRAINAGE EASMENT GRANTED TO A.M.A.F.C.A.

NOTES

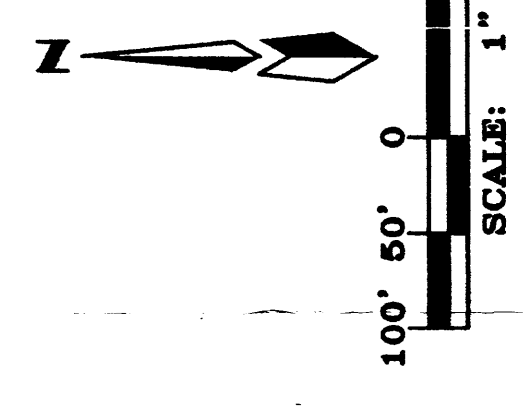
- TRACT A (2.4882 AC) OWNED AND MAINTAINED BY THE COA OPEN SPACE W/BLANKET PUBLIC DRAINAGE EASEMENT.
- TRACT B (0.5381 AC) OWNED AND MAINTAINED BY THE HOA.
- TRACT C (1.0687 AC) OWNED AND MAINTAINED BY THE COA OPEN SPACE.
- TRACT D (0.1273 AC) OWNED AND MAINTAINED BY THE HOA.
- TRACT E (0.0261 AC) OWNED AND MAINTAINED BY THE COA OPEN SPACE.
- TRACT I-C-1 (28.2896 AC) COA OPEN SPACE (EXISTING REMNANT)
- TRACT I-C-2 (4.8987 AC) COA OPEN SPACE (EXISTING REMNANT)

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N87°12'00"E | 3.96 |
| L2 | N03°53'17"E | 13.27 |
| L3 | N01°06'50"E | 18.00 |
| L4 | S89°35'52"E | 64.80 |
| L5 | S87°22'00"E | 132.06 |

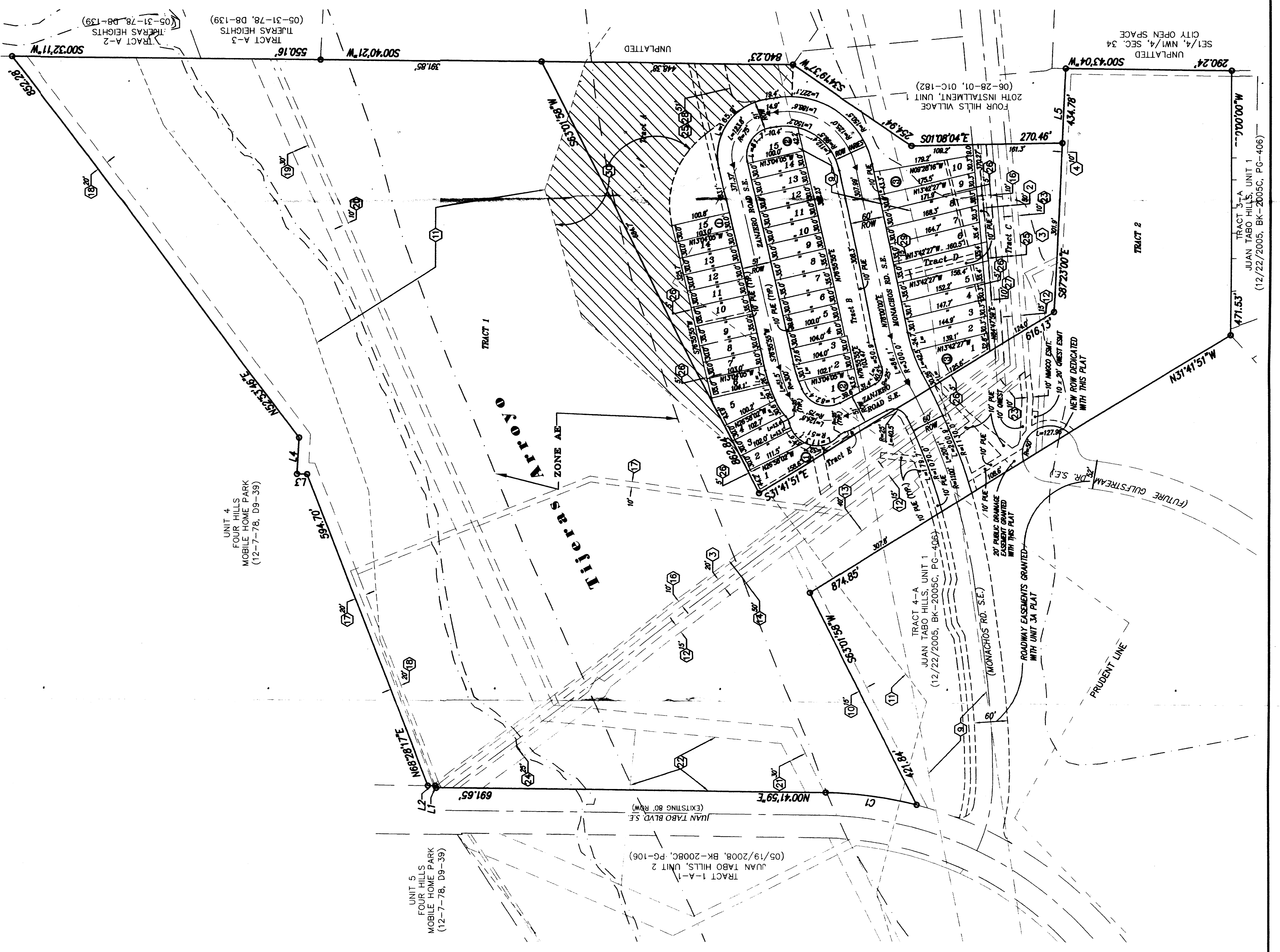
CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CH-BEARING | CH-DIST |
|-------|--------|--------|----------|---------|-------------|---------|
| C1 | 343.33 | 686.66 | 53.5714° | 82.09 | N07°28'30"E | 182.85 |



LEGEND

- ① LOT NUMBER
- ② BLOCK NUMBER
- ③ CENTER LINE MONUMENT
- ④ RIGHT-OF-WAY
- ⑤ PUBLIC UTILITY EASEMENT
- ⑥ PUBLIC DRAINAGE EASEMENT

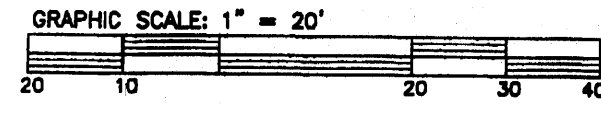
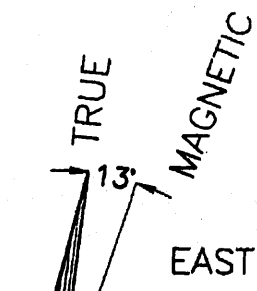


PROJECT NUMBER: 1007095
 Application Number: _____
 DRB SITE DEVELOPMENT PLAN APPROVAL:

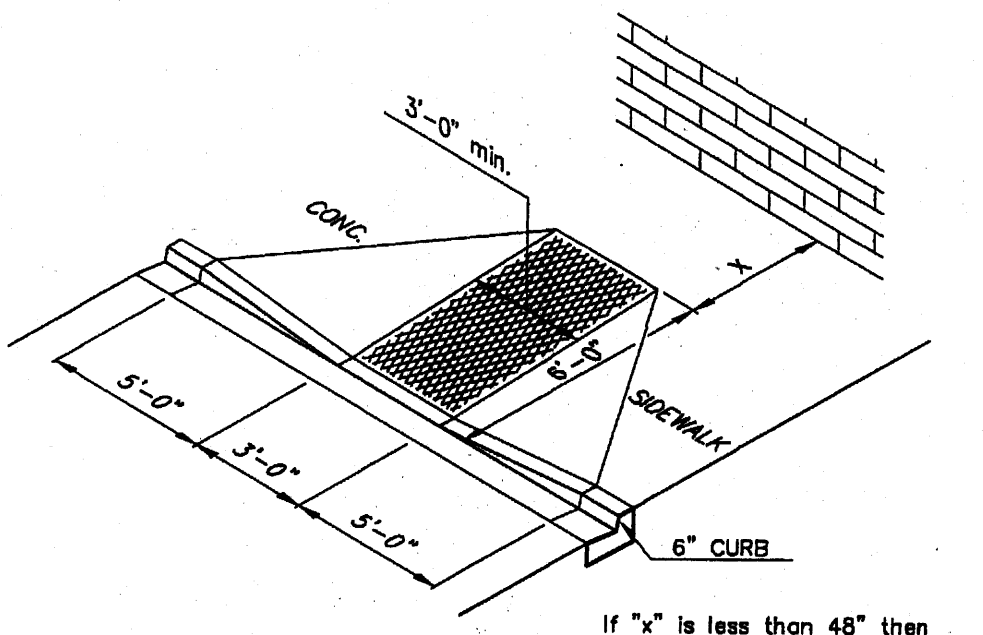
| | |
|---|--------|
| Traffic Engineering, Transportation Division | Date |
| ABCWA | Date |
| Parks and Recreation Department | Date |
| City Engineer | Date |
| Environmental Health Department (conditional) | Date |
| Solid Waste Management | 2-6-12 |
| DRB Chairperson, Planning Department | Date |

CITY OF ALBUQUERQUE
 "SOLID WASTE"
 MANAGEMENT DEPARTMENT
 APPROVED

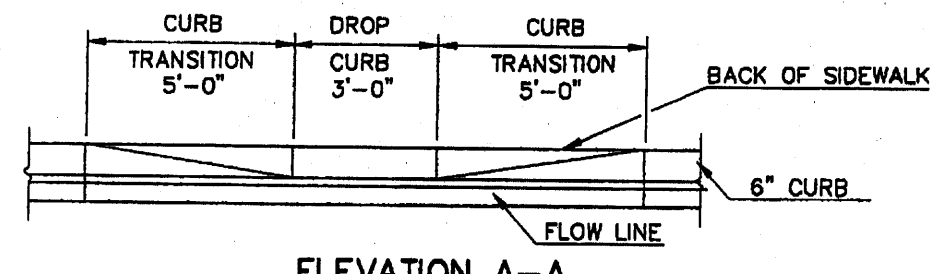
PLANNING DEPARTMENT
 624-6311
 APPROVED
 EXHIBIT(S) ONLY
 AFD FORM 24
 10/10/08 & DATE: 02-06-12



| LEGAL DESCRIPTION | |
|--|--------------------|
| LOT NUMBERED ONE (1) OF THE LANDS OF L. W. BARRETT, 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 MAY 3, 1976 IN MAP BOOK C11, FOLIO 56. | |
| UPC# | 100905644006641307 |
| LOT AREA | = 0.994 ACRES |



ISOMETRIC VIEW



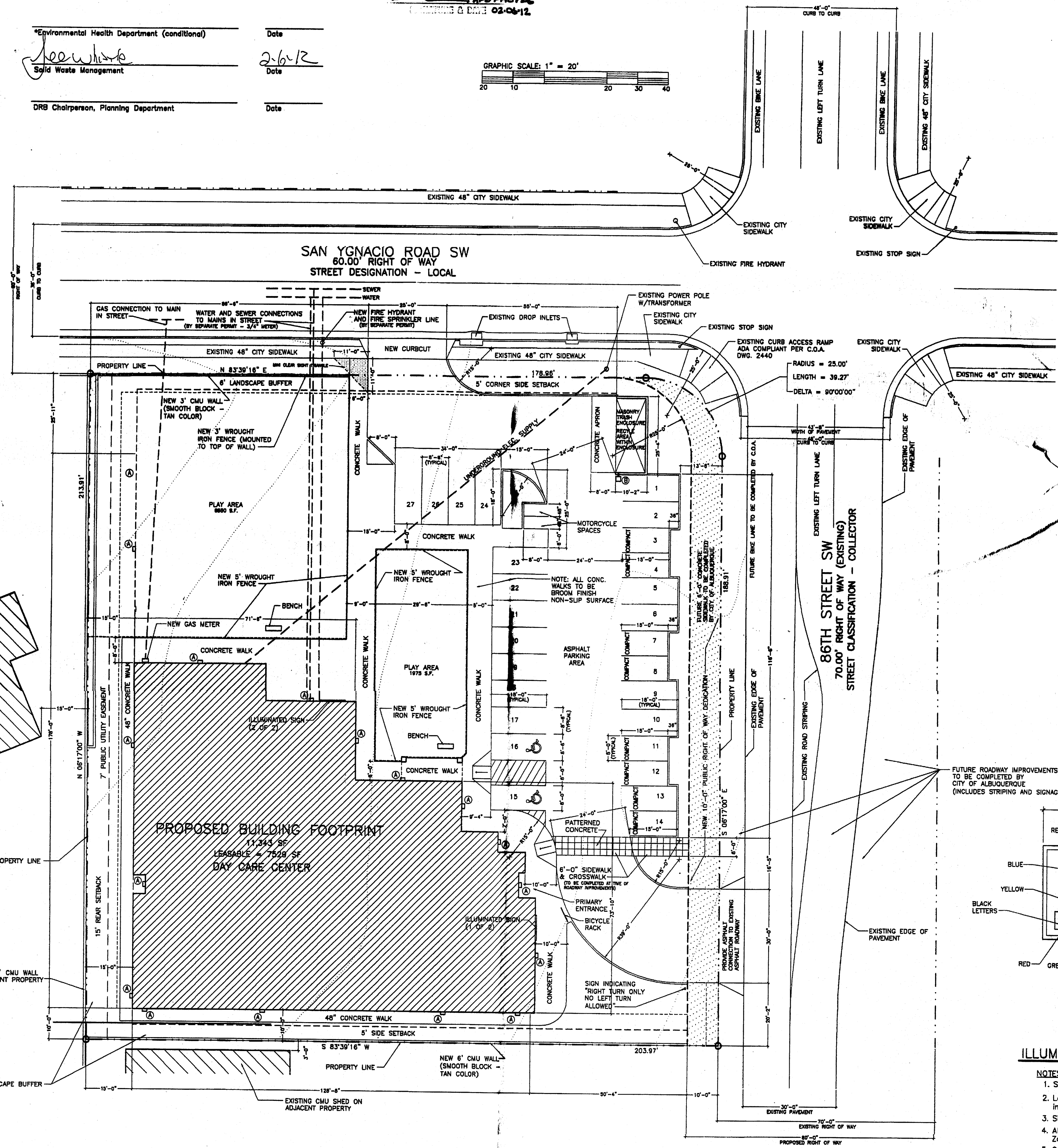
ELEVATION A-A

- NOTES:
- Ramps are designed to the Uniform Federal Accessibility Standards to comply with the Americans with Disabilities Act.
 - Ramps Shall Have a Tactile Surface, Textured to a Depth Not Exceeding 1/8" by use of Tamps or roller In Conformance with Requirements of FDOT Roadway and Traffic Design Standards, Detail 304 Or Most Recent Modifications.

ACCESSIBLE RAMP DETAILS

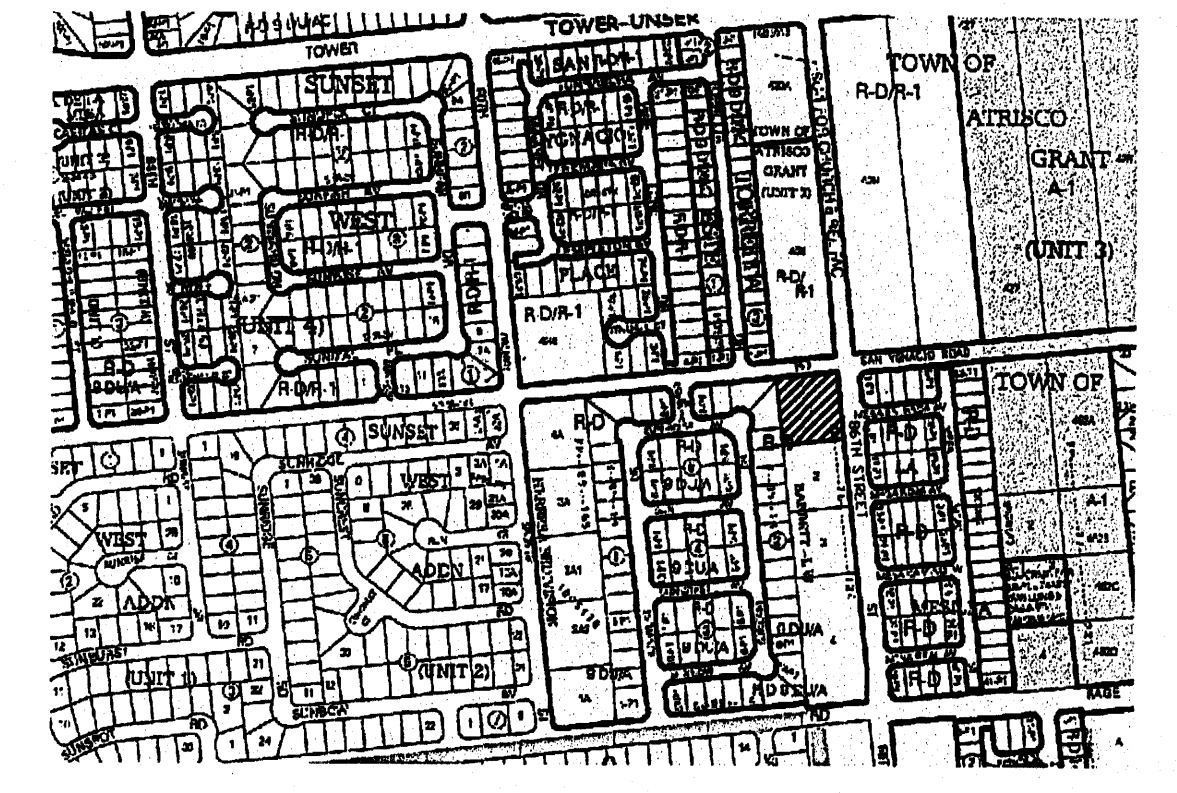
SITE LIGHTING SPECIFICATIONS

- NOTES:
- All building mounted site lighting shall be wall mounted at 8'-0" on the west and south sides and at 10'-0" c.l.f. on the north and east sides at the locations designated (A) on the Site Plan. There shall be a parking area light fixture, pole mounted at 16'-0" at the location designated (B) on the Site Plan.
 - Fixture A specification: Lithonia 70W Metal Halide Cutoff Wall Pack Model #TWAC70MTBLP1 (or equal).
 - Fixture B specification: Lithonia 70W Metal Halide Area Light Model #KAD250MR3120SPD09 (or equal). Provide timer control - this fixture shall not be illuminated between 10:00 PM and 7:00 AM.
 - Fixtures shall comply with IES cutoff lighting standards.
 - All lighting shall comply with Section 14-16-3-9 of the Zoning Code.

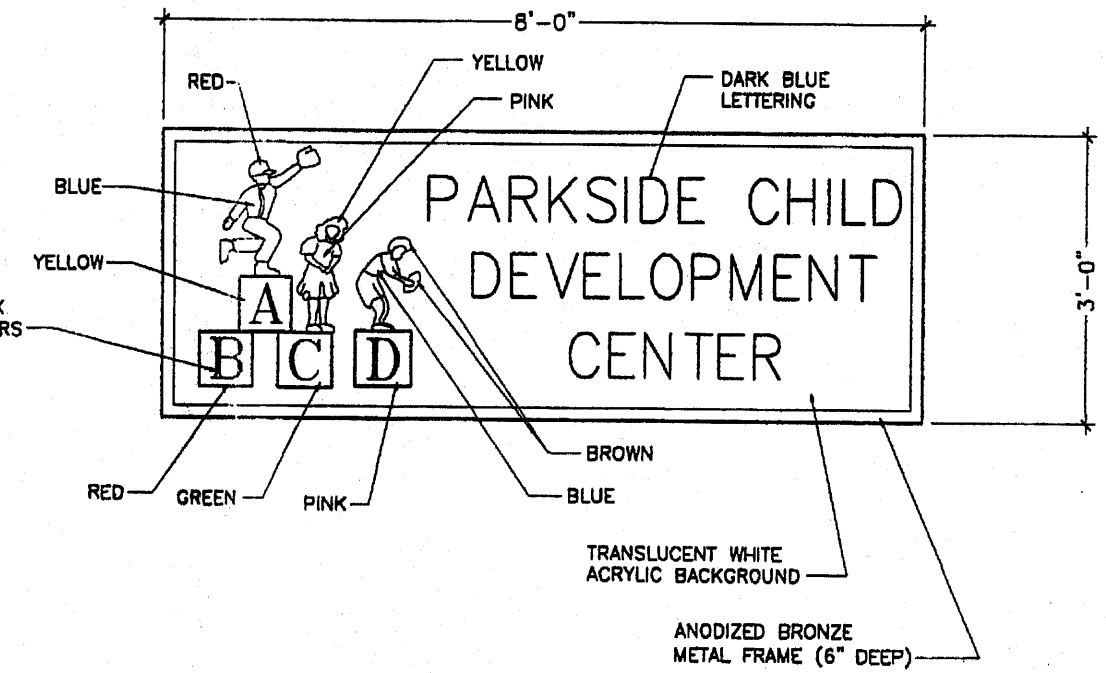


| BUILDING DATA | |
|--------------------|-----------------------------------|
| PROJECT: | PARKSIDE CHILD DEVELOPMENT CENTER |
| | 901 86TH STREET SW |
| | ALBUQUERQUE, NEW MEXICO 87121 |
| OWNER: | EIGHTY SIXTH LIMITED PARTNERSHIP |
| | 142 WALDEN ROAD |
| | CORRALES, NEW MEXICO 87048 |
| ZONE ATLAS MAP: | L-9-Z |
| BUILDING TYPE: | EDUCATIONAL - DAY CARE |
| CONSTRUCTION TYPE: | VA |
| ZONING: | SU-1 FOR DAY CARE |

| PARKING CALCULATIONS: | |
|--|--|
| 2 SPACES PLUS 1 SPACE PER | |
| 500 SF NET LEASABLE AREA | |
| NET LEASABLE AREA = 7529 SF | |
| 7529/500 = 15 + 2 = 17 | |
| REQUIRED PARKING = 17 SPACES | |
| PROVIDED PARKING = 27 SPACES | |
| REQUIRED HC PARKING = 1 SPACES | |
| PROVIDED HC PARKING = 2 SPACES | |
| 1 SPACE VAN ACCESSIBLE | |
| REQUIRED MOTORCYCLE PARKING = 1 SPACES | |
| PROVIDED MOTORCYCLE PARKING = 2 SPACES | |
| REQUIRED BICYCLE PARKING = 2 SPACES | |
| PROVIDED BICYCLE PARKING = 4 SPACES | |



VICINITY MAP 1" = 600'

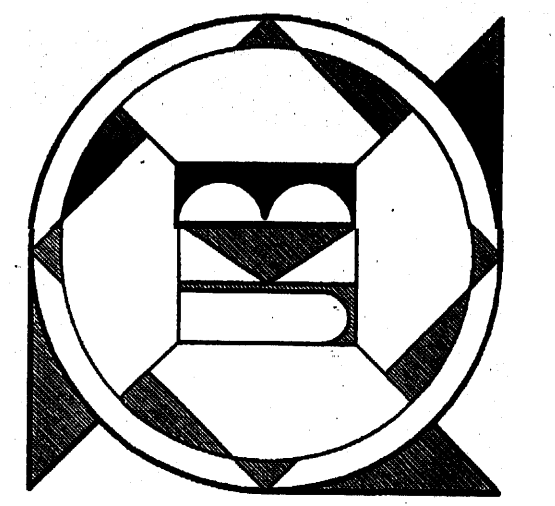


ILLUMINATED SIGN SCHEMATIC 1/2" = 1'-0"

- NOTES:
- Sign to be illuminated internally utilizing fluorescent lighting.
 - Locations for 2 signs indicated in plan view on this sheet and in elevation view on sheet A10.
 - Sign area is 24 square feet (each sign).
 - All signage must comply with section 14-16-3-5 of the Zoning Code.
 - Only one sign may be illuminated between 10:00 PM and 7:00 AM. (Sign at north elevation will not be illuminated between 10:00 PM and 7:00 AM.)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT 1" = 20'-0"

PARKSIDE CHILD DEVELOPMENT CENTER
ALBUQUERQUE • NEW MEXICO



J. KORY BAKER • ARCHITECT
 P.O. BOX 254 • ESTANCA, NM 87016
 505 • 384 • 3112
 DATE: 2-23-12
 REGISTERED ARCHITECT
 STATE OF NEW MEXICO
 J. KORY BAKER
 2-23-12
 REGISTERED ARCHITECT

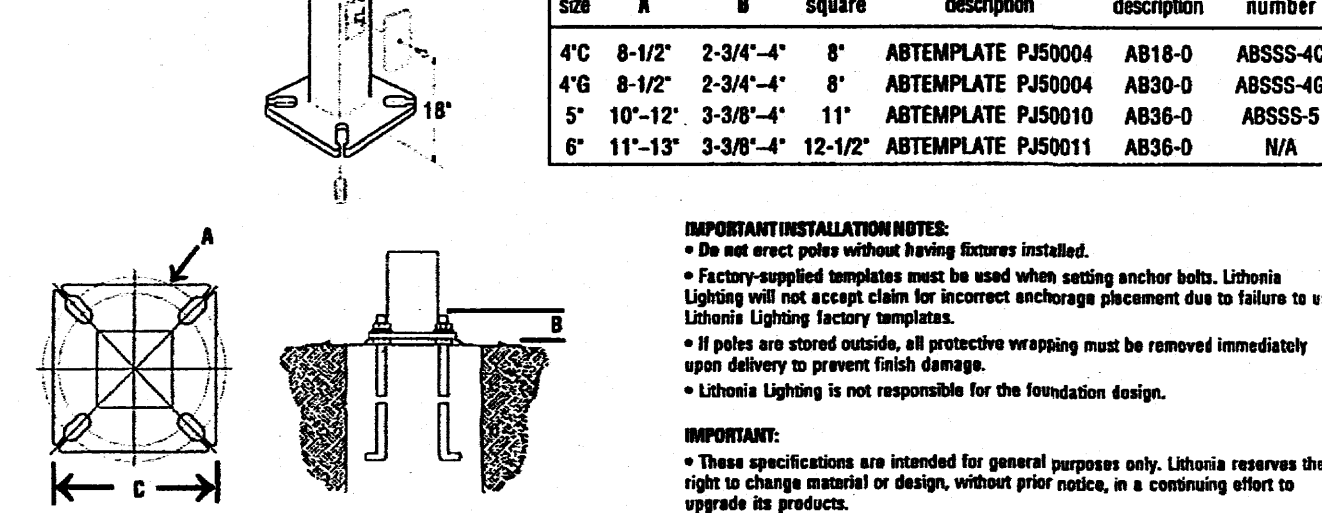
SSS Square Straight Steel Poles

TECHNICAL INFORMATION

EPA (87) with 1.3 gust

| Catalog Number | Nominal shaft length (feet) | Pole Shaft Size (in x ft) | Wall Thickness (inches) | Gauge | 80 mph | 90 mph | 100 mph | Max. weight (lbs) | Max. height (feet) | Bolt Circle (inches) | Bolt Size (in x in x in) | Approximate ship weight (pounds) | |
|----------------|-----------------------------|---------------------------|-------------------------|-------|--------|--------|---------|-------------------|--------------------|----------------------|--------------------------|----------------------------------|-----|
| SSS 10 4C | 10 | 4.0 x 10.0 | 0.125 | 11 | 306 | 265 | 228 | 595 | 18.9 | 473 | 8-9 | 3/4 x 18 x 3 | 75 |
| SSS 12 4C | 12 | 4.0 x 12.0 | 0.125 | 11 | 244 | 210 | 188 | 470 | 14.8 | 370 | 8-9 | 3/4 x 18 x 3 | 50 |
| SSS 14 4C | 14 | 4.0 x 14.0 | 0.125 | 11 | 193 | 165 | 151 | 378 | 11.7 | 293 | 8-9 | 3/4 x 18 x 3 | 100 |
| SSS 16 4C | 16 | 4.0 x 16.0 | 0.125 | 11 | 153 | 138 | 118 | 295 | 8.9 | 223 | 8-9 | 3/4 x 18 x 3 | 115 |
| SSS 18 4C | 18 | 4.0 x 18.0 | 0.125 | 11 | 126 | 105 | 82 | 220 | 6.7 | 188 | 8-9 | 3/4 x 18 x 3 | 125 |
| SSS 20 4C | 20 | 4.0 x 20.0 | 0.125 | 11 | 98 | 78 | 67 | 167 | 4.5 | 150 | 8-9 | 3/4 x 18 x 3 | 140 |
| SSS 20 4C | 20 | 4.0 x 20.0 | 0.188 | 7 | 140 | 110 | 77 | 200 | 8-9 | 3/4 x 30 x 3 | 8-9 | 3/4 x 30 x 3 | 198 |
| SSS 20 9C | 20 | 5.0 x 20.0 | 0.125 | 11 | 177 | 143 | 127 | 343 | 8.4 | 235 | 10-12 | 1 x 36 x 4 | 185 |
| SSS 20 9C | 20 | 5.0 x 20.0 | 0.188 | 7 | 281 | 233 | 194 | 535 | 18.2 | 405 | 10-12 | 1 x 36 x 4 | 265 |
| SSS 25 4C | 25 | 4.0 x 25.0 | 0.125 | 11 | 4.8 | 190 | 160 | 1.0 | 30 | 8-9 | 3/4 x 18 x 3 | 170 | |
| SSS 25 4C | 25 | 4.0 x 25.0 | 0.188 | 7 | 108 | 90 | 7.7 | 188 | 5.4 | 135 | 8-9 | 3/4 x 30 x 3 | 245 |
| SSS 25 9C | 25 | 5.0 x 25.0 | 0.125 | 11 | 9.8 | 245 | 8.3 | 157 | 3.7 | 190 | 10-12 | 1 x 36 x 4 | 225 |
| SSS 25 9C | 25 | 5.0 x 25.0 | 0.188 | 7 | 185 | 153 | 133 | 333 | 9.5 | 238 | 10-12 | 1 x 36 x 4 | 300 |
| SSS 30 4C | 30 | 4.0 x 30.0 | 0.188 | 7 | 6.7 | 188 | 4.4 | 110 | 2.8 | 85 | 8-9 | 3/4 x 18 x 3 | 225 |
| SSS 30 9C | 30 | 5.0 x 30.0 | 0.125 | 11 | 4.7 | 150 | 2.0 | 30 | -- | 10-12 | 1 x 36 x 4 | 265 | |
| SSS 30 9C | 30 | 5.0 x 30.0 | 0.188 | 7 | 187 | 157 | 8.7 | 187 | 3.9 | 100 | 10-12 | 1 x 36 x 4 | 300 |
| SSS 30 6G | 30 | 6.0 x 30.0 | 0.188 | 7 | 190 | 160 | 132 | 300 | 9.0 | 225 | 11-13 | 1 x 36 x 4 | 520 |
| SSS 35 9G | 35 | 5.0 x 35.0 | 0.188 | 7 | 5.9 | 150 | 2.5 | 100 | -- | 10-12 | 1 x 36 x 4 | 440 | |
| SSS 35 6G | 35 | 6.0 x 35.0 | 0.188 | 7 | 124 | 100 | 7.6 | 190 | 4.2 | 105 | 11-13 | 1 x 36 x 4 | 540 |
| SSS 39 6G | 39 | 6.0 x 39.0 | 0.188 | 7 | 7.2 | 180 | 3.0 | 75 | -- | 11-13 | 1 x 36 x 4 | 605 | |

BASE DETAIL



LITHONIA LIGHTING

Anchor Base Poles
SSS
SQUARE STRAIGHT STEEL

FEATURES & SPECIFICATIONS

CONSTRUCTION - Weldable-grade, hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 50,000 psi (11-gauge), or 50,000 psi (7-gauge). Uniform wall thickness of 1/2" or 1/8". Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft heights are 1, 5 and 8 inches. Anchor base is fabricated from hot-rolled carbon steel plate conforming to ASTM A36, that meets or exceeds a minimum yield strength of 36,000 psi. Base plate and shaft are circumferentially welded top and bottom. Base cover is finished to match pole.

A handhole having nominal dimensions of 3" x 3" x 3" for all shafts. Included is a cover with attachment screws.

Top cap provided with all drill-mount poles.

Fasteners are high-strength galvanized, zinc-plated or stainless steel.

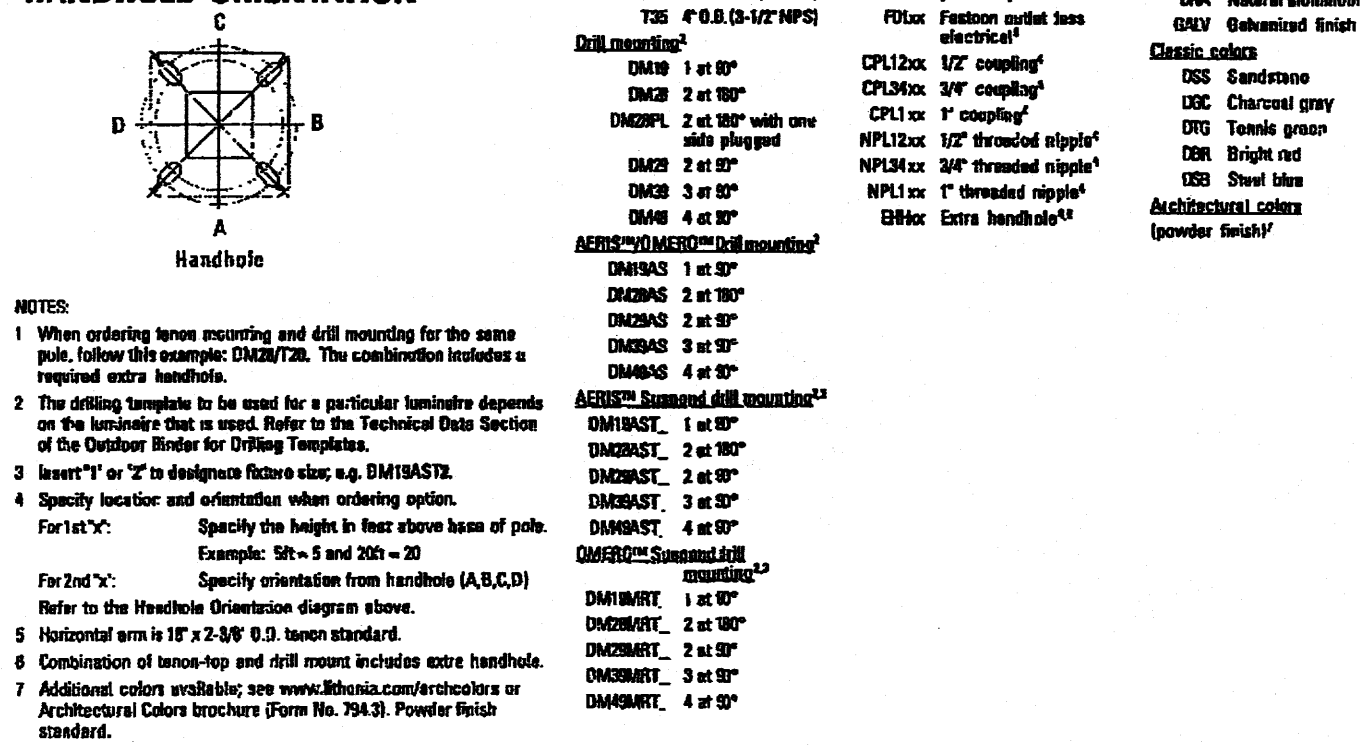
FINISH - Must specify finish.

GROUNDING - Provision located immediately inside handhole rim. Grounding hardware is not included (provided by others).

ANCHOR BOLTS - Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel not having a minimum yield strength of 50,000 psi.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: SSS 20 5C DM19 DBB

| Series | Nominal shaft length (feet) | Nominal shaft base size/ wall thickness | Mounting | Options | Finish |
|--------|------------------------------|---|---|---|--|
| SSS | 10 - 39 feet (see back page) | (See back page) | PT Dome top T20 2-3/8" O.D. 1/2" WFS T25 2-3/8" O.D. 1/2" WFS T30 3-1/2" O.D. 3/4" WFS T35 4" O.D. 1/2" WFS | Ribbed stainless LMB Lock anchor bolts V6 Vibration damper T7 Temper proof H1-H5C Horizontal grip bracket R15C Faston vertical base attachment | DBB Dark bronze DMH White DMB Black DMK Medium bronze DMN Natural aluminum DMY Galvanized finish Classic colors DCS Stainless DCG Charcoal grey DTG Tumble green DBH Bright red DSO Steel finish Architectural colors (powder finish)* |



Sheet #: Pole-SSS PL-220

LITHONIA LIGHTING

Soft Square Lighting
KAD
METAL HALIDE: 70-400W
HIGH PRESSURE SODIUM: 70-400W
2X TO 3X MOUNTING

FEATURES & SPECIFICATIONS

CONSTRUCTION - Rugged die-cast aluminum housing with 1/2" nominal wall thickness. Die-cast cover frame has impact resistant, tempered glass lens that is fully gasketed with one-piece sealant silicone. Finish: Standard finish is Dark Bronze (DBB) polyester powder finish, with other architectural colors available.

OPTICS - Anodized aluminum reflectors. R5 full cutoff distribution R2 (symmetrical), R3 (symmetrical), R4 (symmetrical) and R5 (symmetrical) are interchangeable. High performance anodized, tapered aluminum reflectors R5 full cutoff distribution R2 (symmetrical), R3 (symmetrical) and R4C (forward throw, sharp cutoff). High performance reflectors attach with tool-less fasteners and are available in interchangeable.

ELECTRICAL - Full range of wattage options: 70-150W High pressure sodium, high pressure sodium, constant voltage, auto-restart for 200-400W Metal Halide, 70-150W High pressure sodium, high pressure sodium, auto-restart with pole-start technology. "SCM" not required. Constant voltage systems recommended for 70-400W Super CDM (pole start ballast), DMH reflectors and DMH applications. It is required for metal halide (H1-H5C). DMH reflectors for US Applications only. CSA, IECM or IECM required for pole start applications outside of the US. Pole start ballast (SCM) required for 200W, 300W, or 350W ballast in 100% heavy-duty.

SOCKET - Standard, hot-plug mounted socket for E17. DMH socket for 175W and above, and 70-400W, with copper alloy, sealed-plated screw shell and center contact. UL listed 150W, 600V. LISTING - UL Listed (Standard) CSA Certified (see options). UL listed for 2' x 2' ambient and wet locations. IES rated in accordance with standard IES-225.

Specifications subject to change without notice.

| Series | Wattage | High Pressure Sodium | Standard reflectors | High performance reflectors | Voltage | Ballast | Mounting* | Arm length |
|--------|---------|----------------------|------------------------------|-------------------------------|---------|---------|------------------------------|-------------|
| KAD | 70W | 250W | R2 R5 type I asymmetric* | SR2 R5 type II asymmetric* | 120 | 100 | DMH Magnetic ballast | 04' 4" arm |
| | 100W | 300W | R3 R5 type II asymmetric* | SR3 R5 type III asymmetric* | 240 | 240 | DMH Constant voltage ballast | 06' 6" arm |
| | 150W | 350W | R4 R5 type IV forward throw* | SR4 R5 type IV forward throw* | 277 | 277 | DMH Wood or pole-volt | 08' 8" arm |
| | 150W | 400W | R5 R5 type V square | SR5 R5 type V square | 347 | 347 | DMH Wood or pole-volt | 12' 12" arm |
| | 200W | 400W | R5 R5 type V square | SR5 R5 type V square | 400 | 400 | DMH Wood or pole-volt | 12' 12" arm |
| | 300W | 400W | R5 R5 type V square | SR5 R5 type V square | 480 | 480 | DMH Wood or pole-volt | 12' 12" arm |

Options

| Option | Code | Description | Shroud options** | Finish** | Lamp** |
|--------------------------------------|------|--|--|---------------------------------|-------------------|
| Shroud material in frame | QSTD | Q55 time delay* | R5 Round shroud | (DMH) Dark bronze | LPI Lamp included |
| SF Single face (120, 277, 347V) | WB | Terminal wiring block* | DMH White | DWH White | LAP Lamp |
| DF Double face (240, 480V) | CA | CSA Certified | PE1 HEMA inside back PE (120, 240, 240V) | DBL Black | |
| PE Power entry* | WTL | Available with power start shipping outside the U.S. | PE3 HEMA inside back PE (277) | DMB Medium bronze | |
| PER HEMA inside back PE (pole start) | PECA | California Title 20, reflector UV2018 | PE4 HEMA inside back PE (150) | DMA Natural aluminum | |
| QS Quartz retractor system** | | | PE5 HEMA inside back PE (277) | SC Shrouding cap for PER option | |
| | | | PE6 HEMA inside back PE (400) | WV Wind guard* | |

Notes:

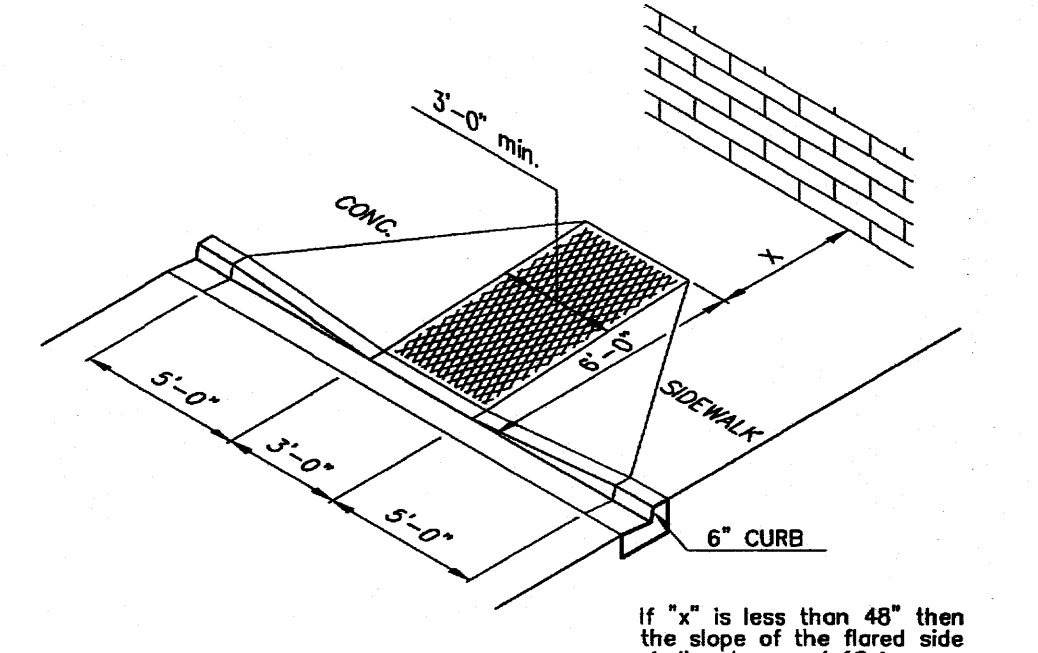
- Not available with SCW.
- Not available with DBB.
- These reflectors are compatible with Lithonia 175W and 300W lamps.
- Not available with DBB.
- These reflectors are compatible with the R5 type II and R5 type III reflectors.
- Not available with DMH and DMK.
- Not available with DMN.
- High pressure sodium reflectors available with DMH.
- High pressure sodium reflectors available with DMK.
- High pressure sodium reflectors available with DMY.
- Not available with DMH and DMK.
- Not available with DMN.
- Not available with DMY.
- Not available with DMH and DMK.
- Not available with DMN.
- Not available with DMY.

Accessories: Tempra Mounting Bracket (P/N 277-100) Order as separate catalog number. Must be used with pole mounting.

Sheet #: Pole-SSS PL-220

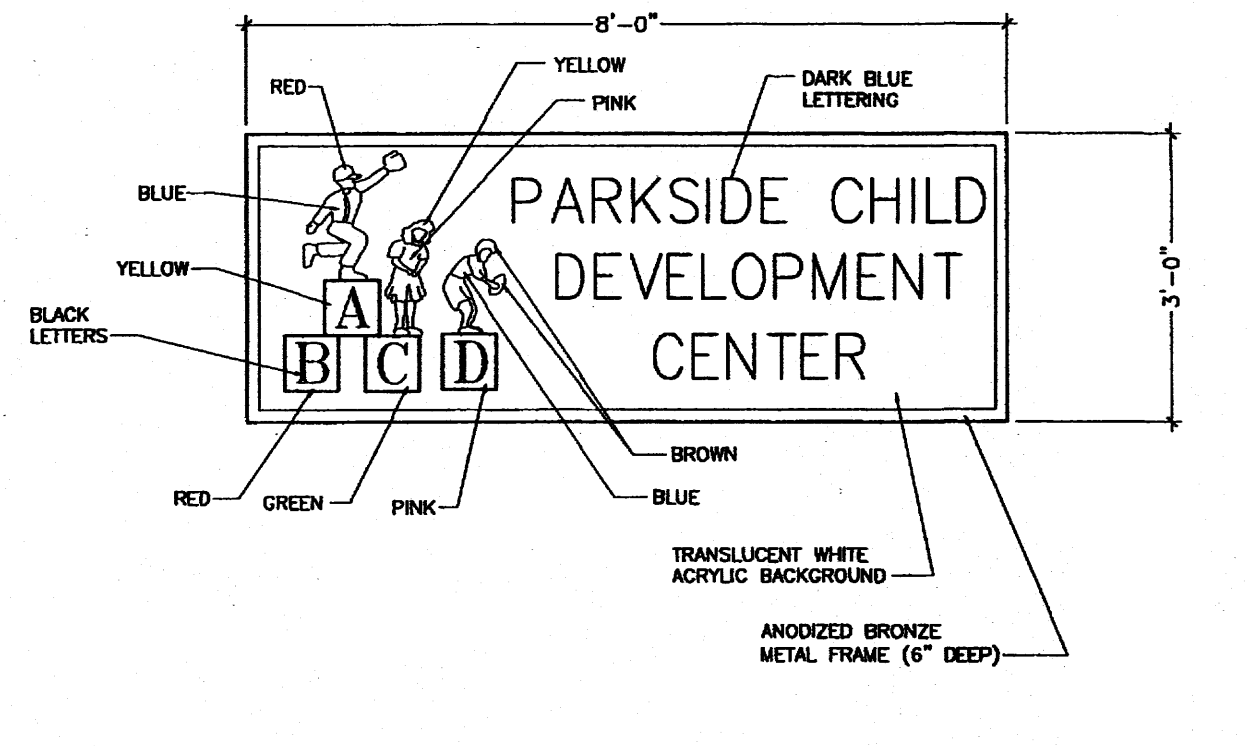
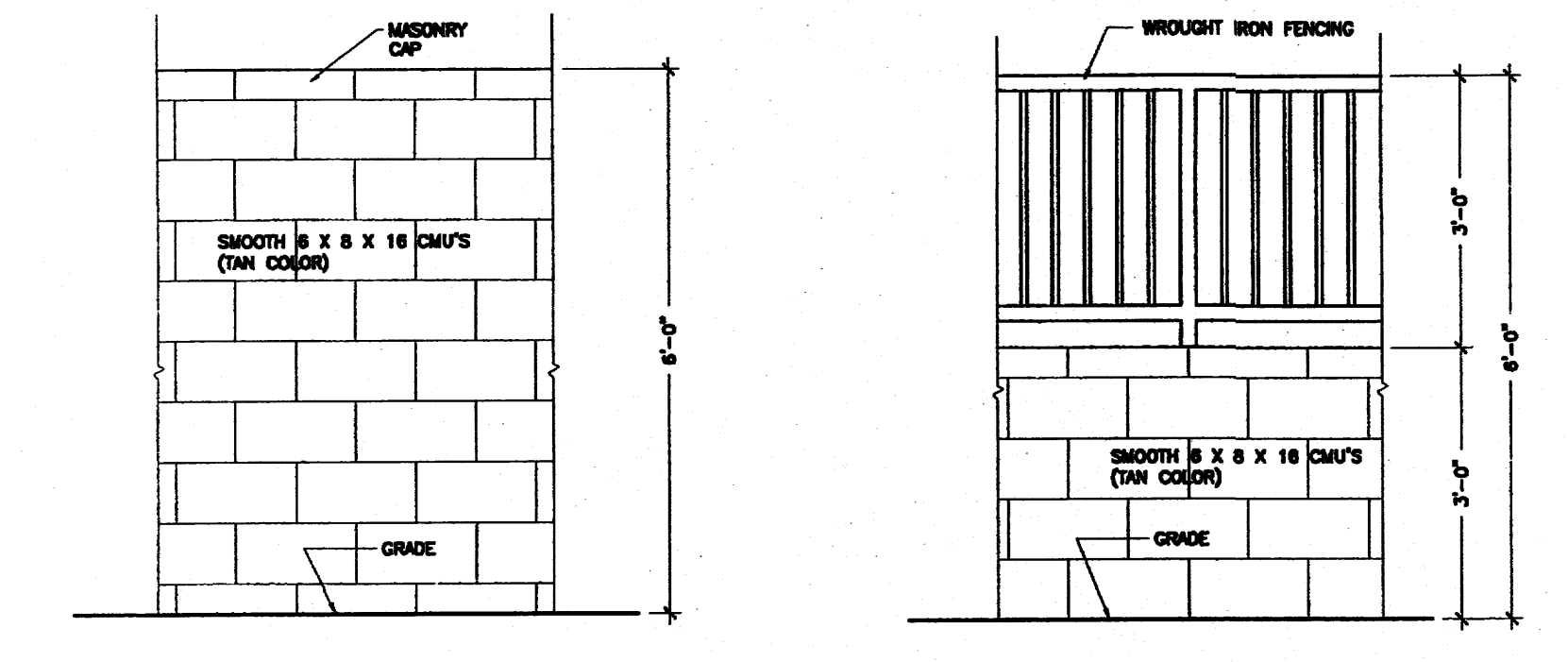
SITE LIGHTING SPECIFICATIONS

- NOTES:**
- All building mounted site lighting shall be wall mounted at 8'-0" a.f.f. on the west and south sides and at 10'-0" a.f.f. on the north and east sides at the locations designated (A) on the Site Plan. There shall be a parking area light fixture, pole mounted at 16'-0" at the location designated (B) on the Site Plan.
 - Fixture A specification: Lithonia 70W Metal Halide Cutoff Wall Pack Model #TWAC70MTBLP1 (or equal).
 - Fixture B specification: Lithonia 70W Metal Halide Area Light Model #KAD250MR3120SPD09 (or equal). Provide timer control - this fixture shall not be illuminated between 10:00 PM and 7:00 AM.
 - Fixtures shall comply with IES cutoff lighting standards.
 - All lighting shall comply with Section 14-16-3-9 of the Zoning Code.

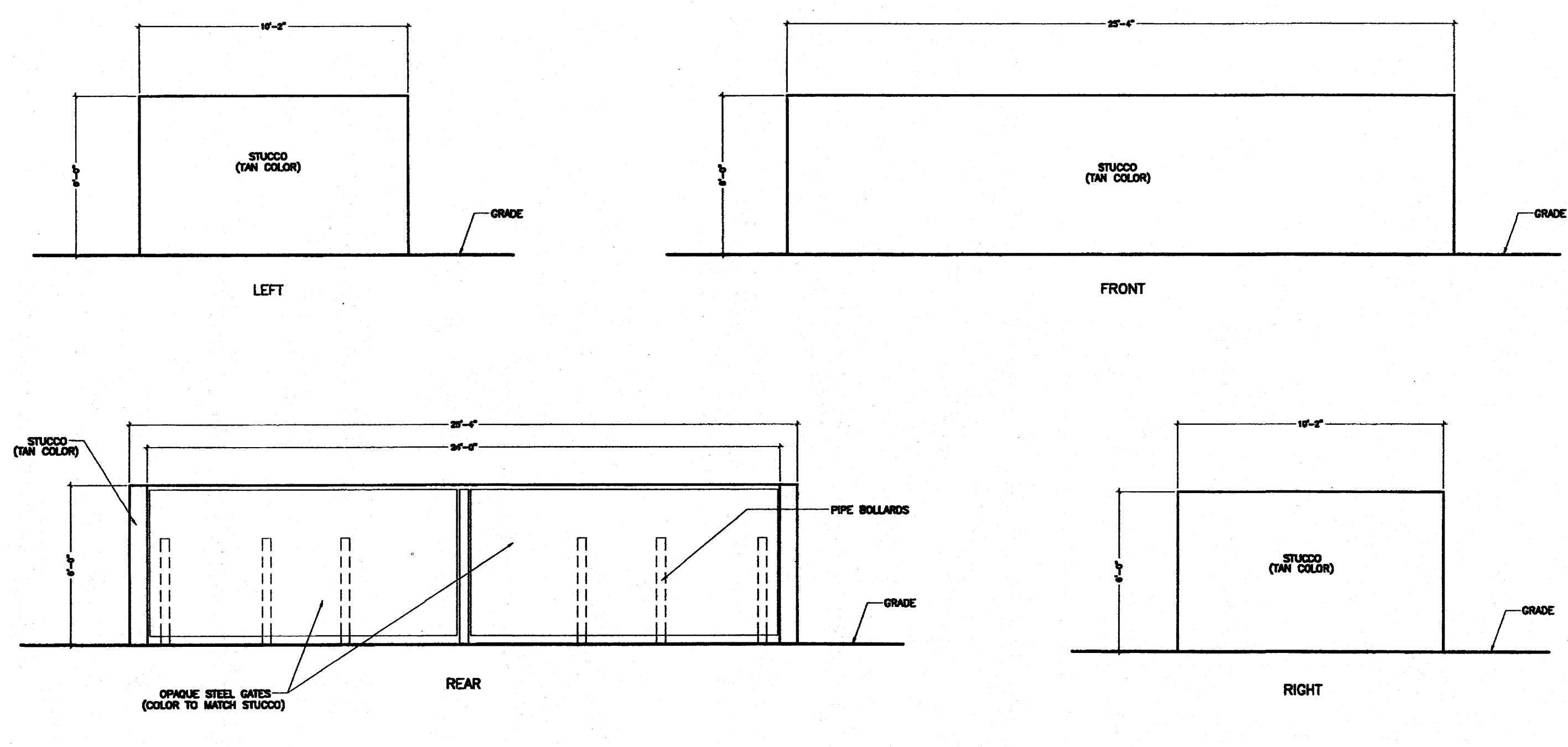


- NOTES:**
- Ramps are designed to the Uniform Federal Accessibility Standards to comply with the Americans with Disabilities Act.
 - Ramps Shall Have a Tactile Surface, Textured to a Depth Not Exceeding 1/8" by use of Temp or roller in Conformance with Requirements of FDOT Roadway and Traffic Design Standards, Detail 304 Or Most Recent Modifications.

ACCESSIBLE RAMP DETAILS



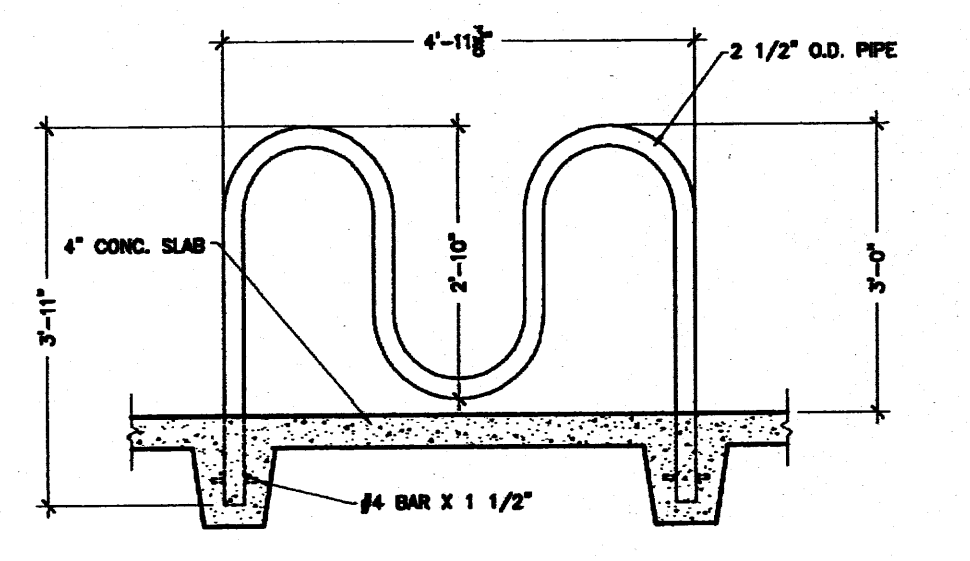
- NOTES:**
- Sign to be illuminated internally utilizing fluorescent lighting.
 - Locations for 2 signs indicated in plan view on this sheet and in elevation view on sheet A10.
 - Sign area is 24 square feet (each sign).
 - All signage must comply with section 14-16-3-5 of the Zoning Code.
 - Only one sign may be illuminated between 10:00 PM and 7:00 AM. (Sign at north elevation will not be illuminated between 10:00 PM and 7:00 AM.)



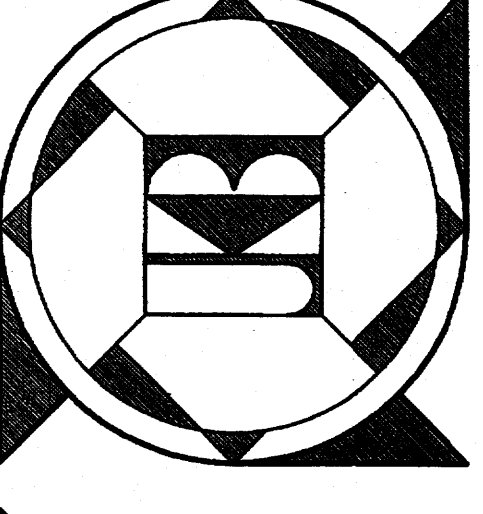
REFUSE ENCLOSURE ELEVATIONS

1/4" = 1'-0"

BIKE RACK DETAIL 1/2" = 1'-0"

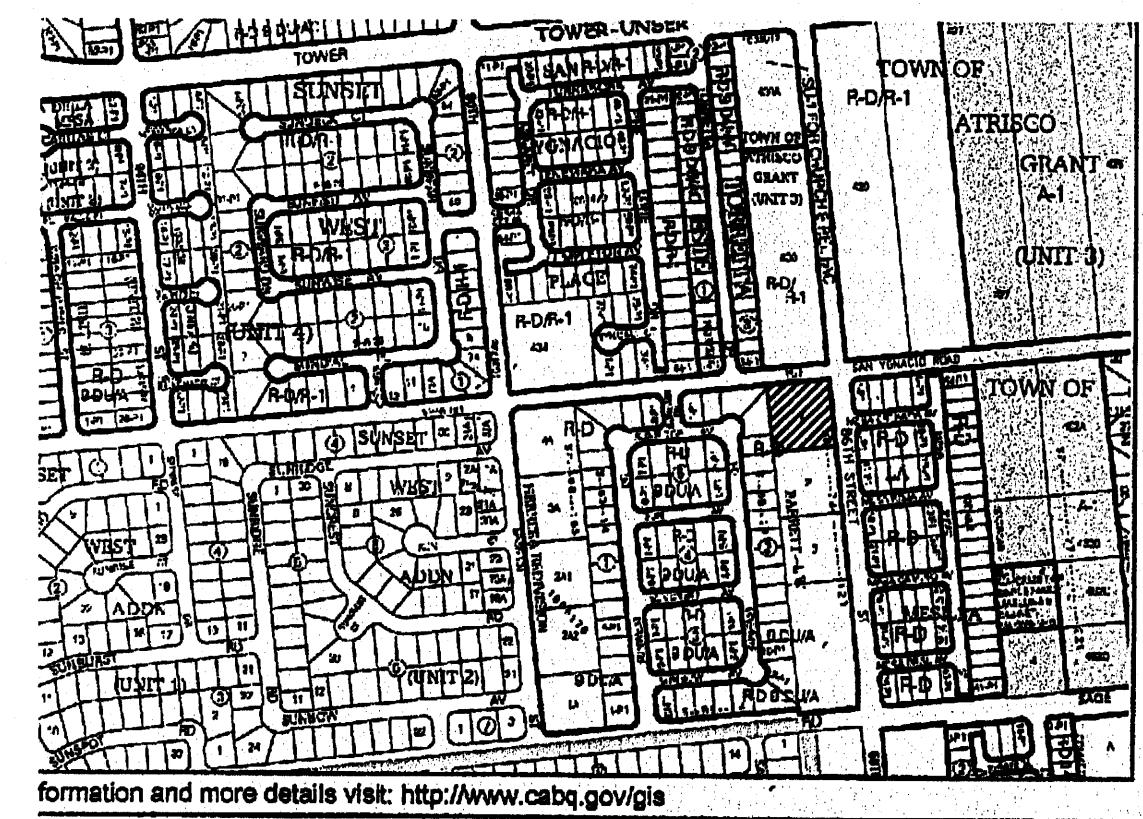


PARKSIDE CHILD DEVELOPMENT CENTER
ALBUQUERQUE, NEW MEXICO

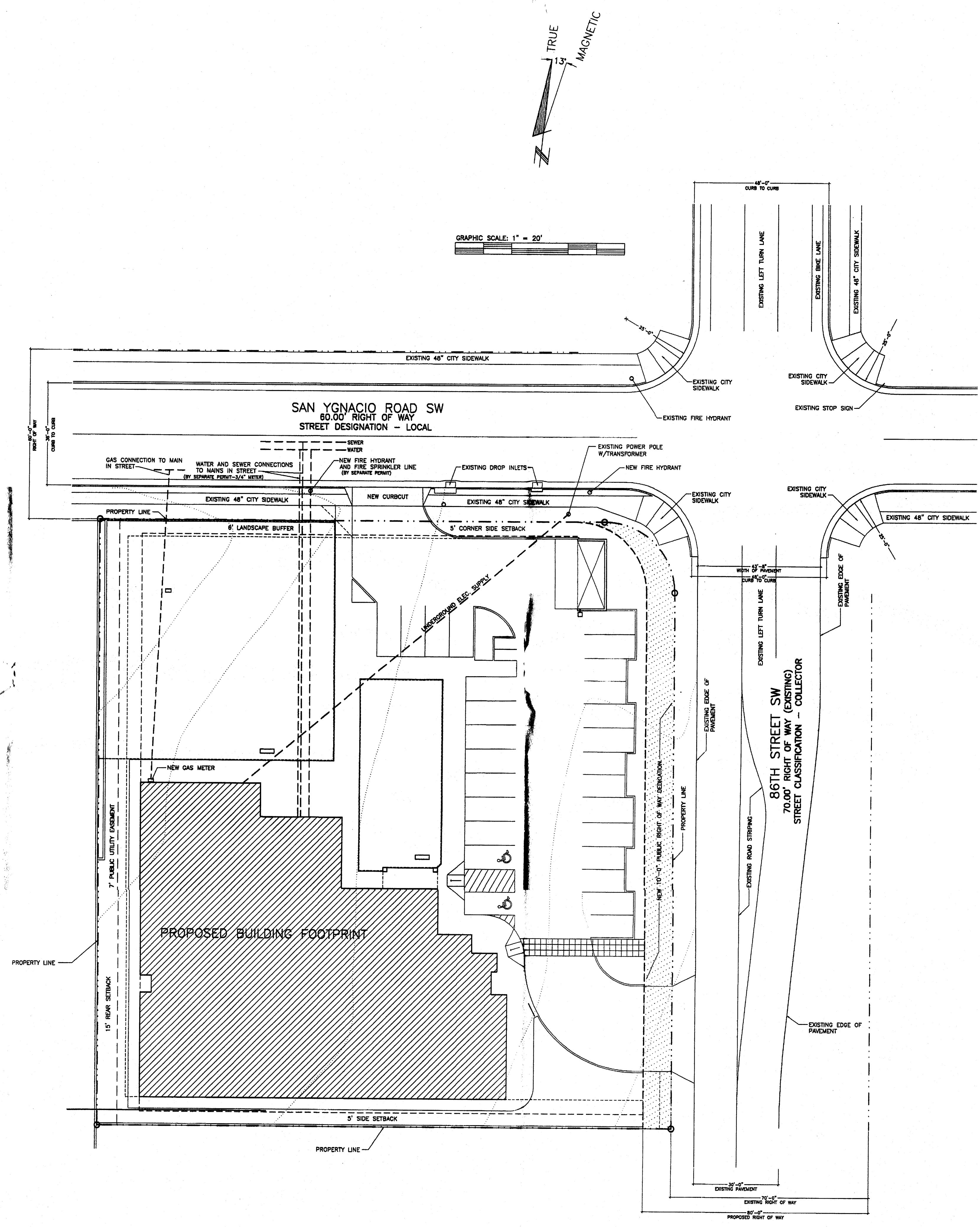


J. KORY BAKER - ARCHITECT
P.O. BOX 254 - ESTANCIAS, NM 87016
505.5.384.3112
DATE: 2/3/12
BY: JKB
CHECKED: JKB
REVISIONS

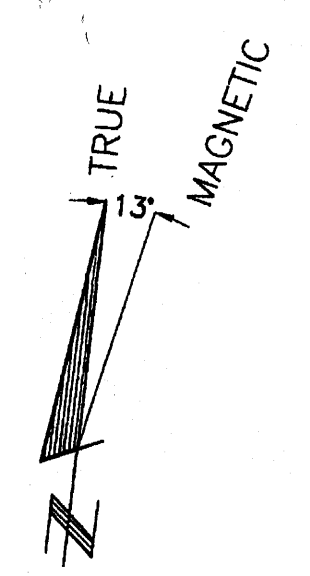
STATE OF NEW MEXICO
REGISTERED ARCHITECT
J. KORY BAKER
NO. 270
2-5-12



VICINITY MAP 1" = 600'



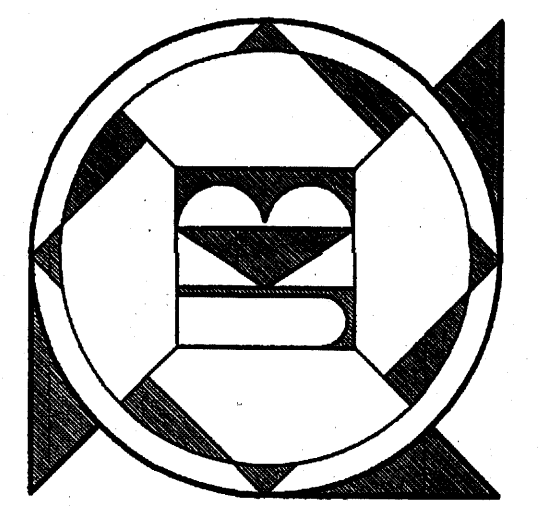
UTILITY PLAN 1" = 20'-0"



GRAPHIC SCALE: 1" = 20'

| LEGAL DESCRIPTION | |
|--|--------------------|
| LOT NUMBERED ONE (1) OF THE LANDS OF L. W. BARRETT, 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 MAY 3, 1976 IN MAP BOOK C11, FOLIO 56. | |
| UPC# | 100905644006641307 |
| LOT AREA = 0.994 ACRES | |

| BUILDING DATA | |
|---|---|
| PROJECT: | PARKSIDE CHILD DEVELOPMENT CENTER |
| 901 86TH STREET SW ALBUQUERQUE, NEW MEXICO 87121 | |
| OWNER: | EIGHTY SIXTH LIMITED PARTNERSHIP 142 WALDEN ROAD CORRALES, NEW MEXICO 87048 |
| ZONE ATLAS MAP: | L-9-Z |
| BUILDING TYPE: | EDUCATIONAL - DAY CARE |
| CONSTRUCTION TYPE: | VA |
| ZONING: | SU-1 FOR DAY CARE |



J. KORY BAKER • ARCHITECT
 P.O. BOX 254 • ESTANCOIA, NM 87016
 505 • 384 • 3112

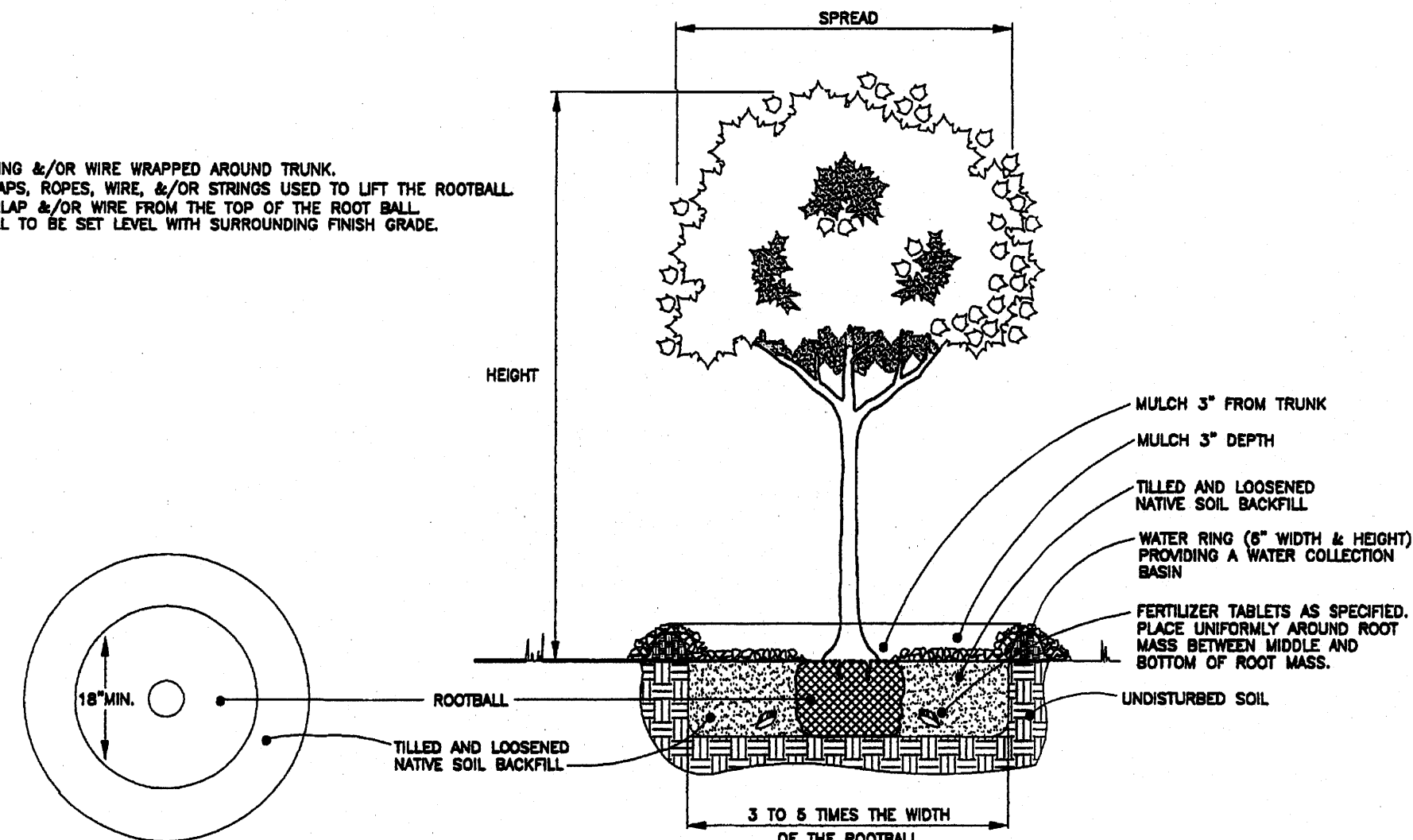
DATE: 2.23.12
 REVISIONS: 1-12, 2-12, 3-12
 DRAWN BY: JKB
 CHECKED BY: JKB

STATE OF NEW MEXICO
 J. KORY BAKER
 NO. 2170
 REGISTERED ARCHITECT

PARKSIDE CHILD DEVELOPMENT CENTER
 ALBUQUERQUE • NEW MEXICO

NOTES:

1. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
2. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
3. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOTBALL.
4. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.



TREE PLANTING DETAIL

COMPLIANCE STATEMENT

General Contractor agrees to advise the owner of the restrictions of Article 6-1-1, Water Conservation Landscaping and Waste Water Ordinance.

Landscape Contractor must construct all landscape elements, irrigation systems and plantings in accordance with the restrictions of Article 6-1-1.

Owner agrees to maintain and operate all landscape systems in accordance with Article 6-1-1.

General Contractor _____ Date _____

Owner _____ Date _____

LEGAL DESCRIPTION

LOT NUMBERED ONE (1) OF THE LANDS OF L. W. BARRETT, 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 MAY 3, 1976 IN MAP BOOK C11, FOLIO 56.
UPC# 100905644006641307
LOT AREA = 0.994 ACRES

BUILDING DATA

PROJECT: PARKSIDE CHILD DEVELOPMENT CENTER
901 86TH STREET SW
ALBUQUERQUE, NEW MEXICO 87121
OWNER: EIGHTY SIXTH LIMITED PARTNERSHIP
142 WALDEN ROAD
CORRALES, NEW MEXICO 87048
ZONE ATLAS MAP: L-9-Z

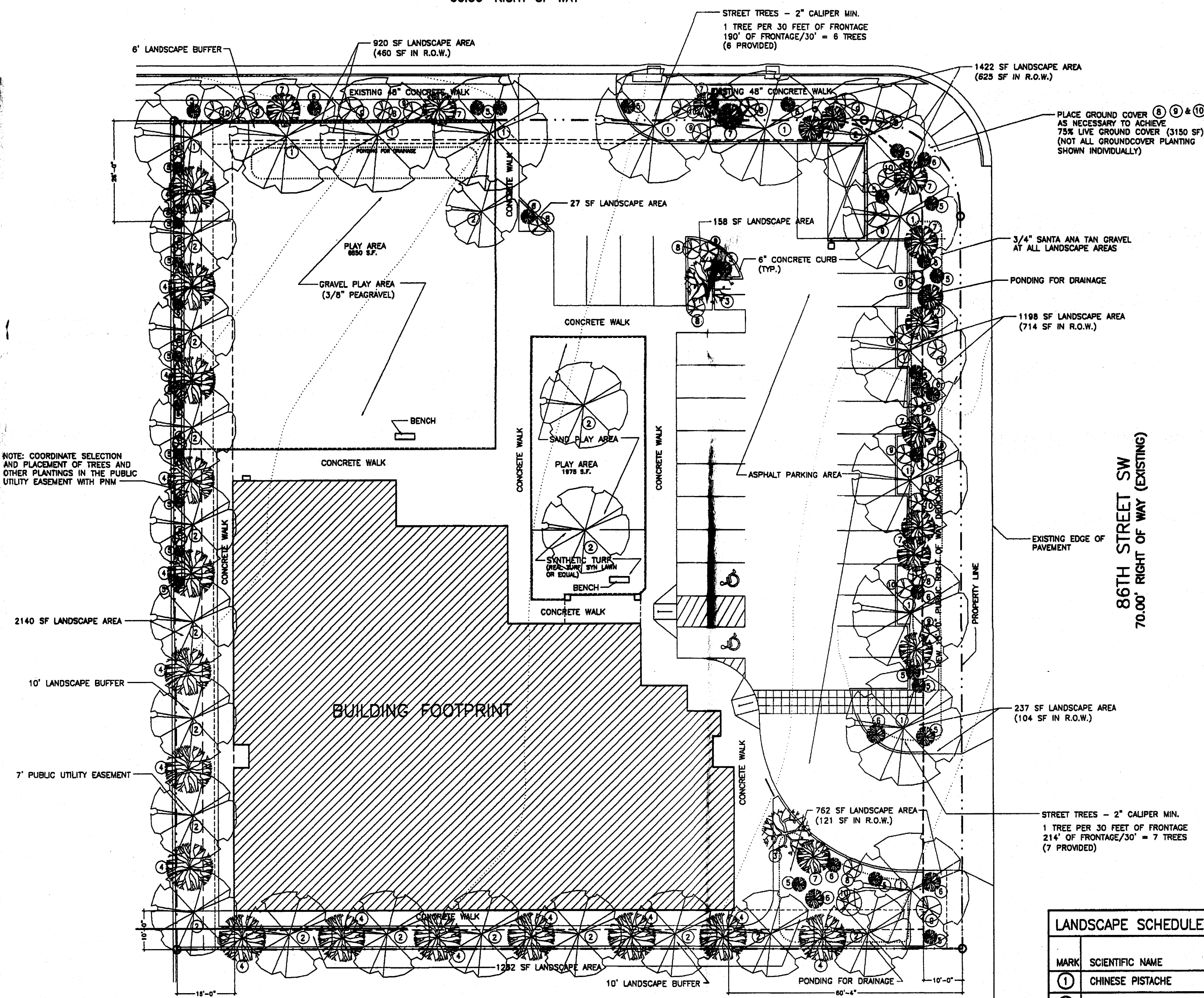
LANDSCAPE AREA CALCULATIONS:

| | |
|-----------------------------|-------------|
| GROSS SITE AREA | 41,365 SF |
| BUILDING AREA | 11,343 SF |
| LANDSCAPED RIGHT-OF WAY | 2024 SF |
| NET SITE AREA | 27,998 SF |
| 15% OF NET AREA | 4200 SF |
| LANDSCAPE AREA REQUIRED 15% | 4200 SF |
| LANDSCAPE AREA PROVIDED | 28% 7961 SF |
| GROUND COVER AREA REQ. 75% | 3150 SF |
| GROUND COVER AREA PROV. 75% | 3150 SF |
| STREET TREES REQUIRED | 13 |
| STREET TREES PROVIDED | 13 |

LANDSCAPE NOTES

1. Landscape and irrigation system maintenance shall be the responsibility of the owner.
2. Landscape shall be watered by a complete underground irrigation drip system operated by automatic controller.
3. Plantings shall achieve a minimum 75% live ground cover at maturity.
4. All landscape areas shall be mulched with 2 - 3" minimum depth landscape gravel over commercial grade weed barrier fabric.
5. Owner shall be provided with irrigation as-built drawings showing location of all irrigation components.
6. Design and provision of landscaping shall be in compliance with the City of Albuquerque Zoning Code, Pollen Ordinance, and the Water Conservation Landscaping and Waste Water Ordinance.

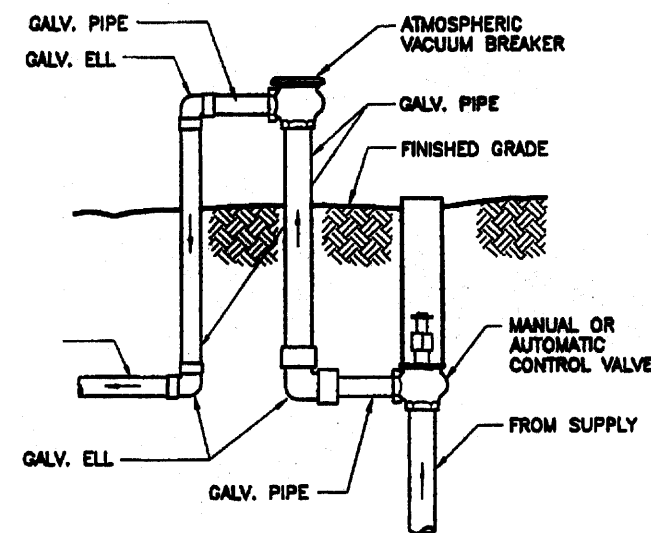
SAN YGNACIO ROAD SW
60.00' RIGHT OF WAY



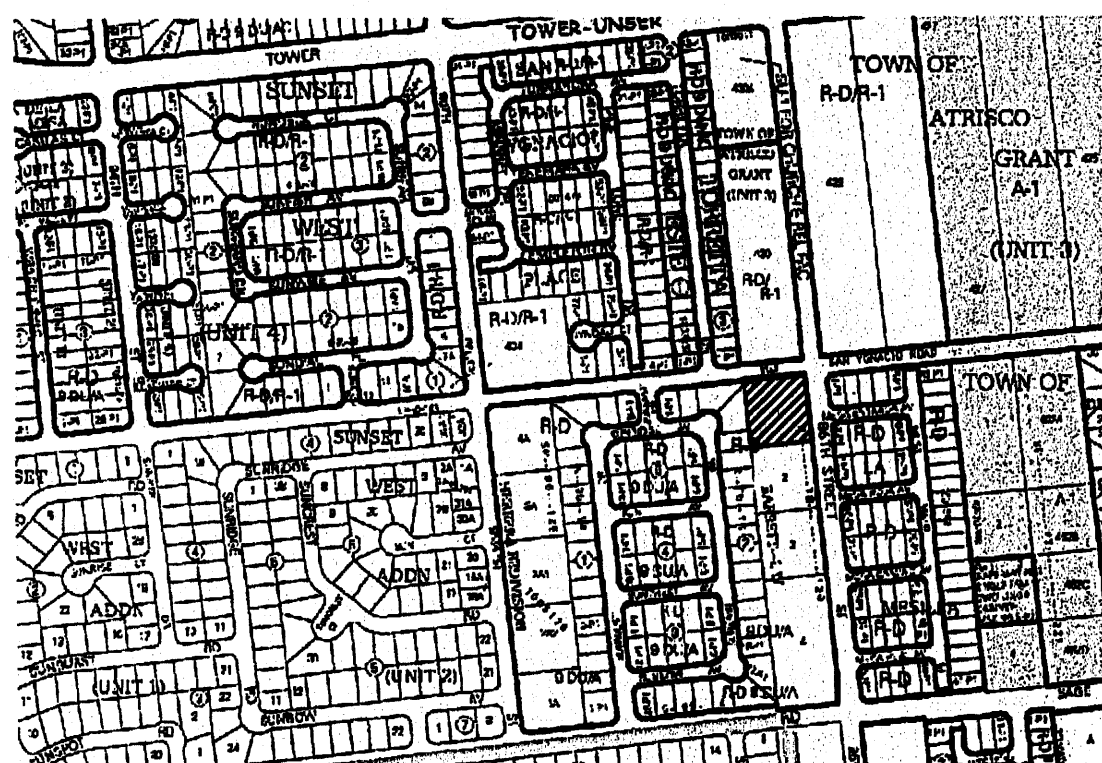
LANDSCAPE PLAN

1" = 20'-0"

IRRIGATION BACKFLOW PREVENTION



- NOTES:
1. ATMOSPHERIC VACUUM BREAKERS SHALL BE INSTALLED APPROXIMATELY 6" ABOVE HIGHEST OUTLET IN SYSTEM SO THAT AT NO TIME WILL IT BE SUBJECTED TO BACK PRESSURE OR DRAINAGE.
 2. CLOSE NIPPLES SHALL NOT BE USED.

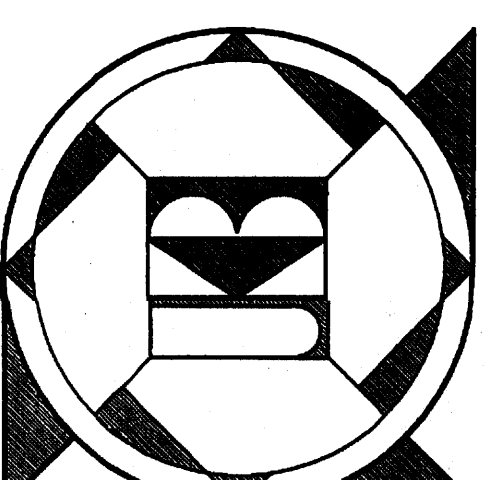


VICINITY MAP

1" = 600'

LANDSCAPE SCHEDULE

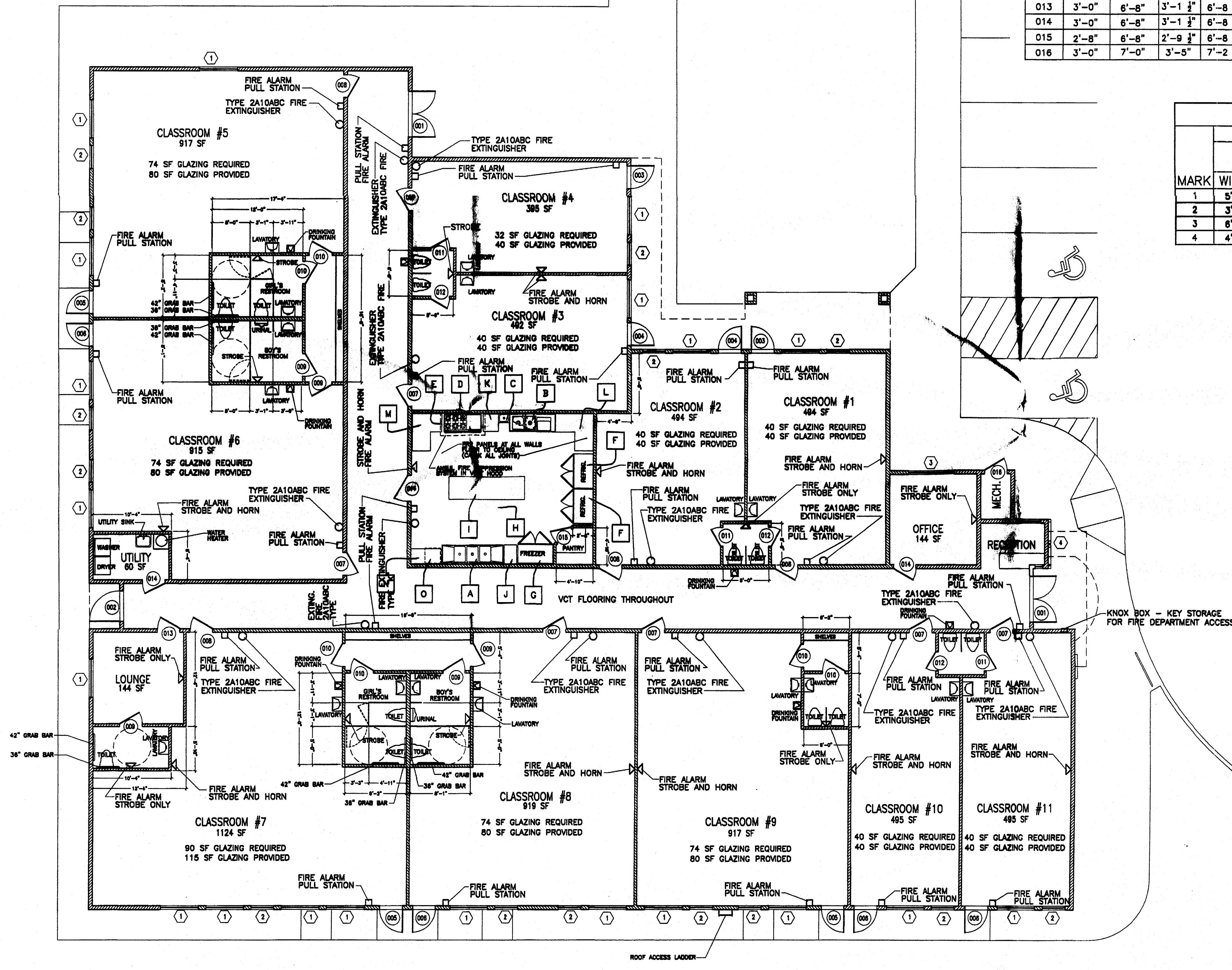
| MARK | SCIENTIFIC NAME | COMMON NAME | INSTALLED SIZE | QTY | TYPE | APPROX. HEIGHT | APPROX. SPREAD | WATER USE | ALLERGIC POTENTIAL |
|------|--------------------------|--------------------------|----------------|-----|------------------------|----------------|----------------|-----------|--------------------|
| ① | CHINESE PISTACHE | PISTACHIA CHINENSIS | 2" CALIPER | 12 | TREE/DECIDUOUS | 60' | 60' | MEDIUM | LOW |
| ② | QUERCUS MULHLENBERGII | CHINQUAPIN OAK | 2" CALIPER | 19 | TREE/DECIDUOUS | 40' | 40' | MEDIUM | MODERATE |
| ③ | VITEX AGNUS-CASTUS | CHASTE TREE | 5 GALLON | 2 | TREE/DECIDUOUS | 20' | 20' | MEDIUM | LOW |
| ④ | PINUS NIGRA | AUSTRIAN PINE | 15 GALLON | 15 | TREE/EVERGREEN | 35' | 25' | MEDIUM | LOW |
| ⑤ | SALVIA GREGGII | CHERRY SAGE | 1 GALLON | 25 | SHRUB/DECIDUOUS | 2' | 3' | MEDIUM | LOW |
| ⑥ | PRUNUS BESSEYI | WESTERN SAND CHERRY | 1 GALLON | 11 | SHRUB/DECIDUOUS | 3' | 3' | MEDIUM | LOW |
| ⑦ | FALLUGIA PARADOXA | APACHE PLUME | 5 GALLON | 12 | SHRUB/EVERGREEN | 6' | 7' | LOW | LOW |
| ⑧ | OENOTHERA BERLANDIERI | MEXICAN EVENING PRIMROSE | 1 GALLON | 27 | GROUND COVER/SEMI-EVER | 1' | 5' | LOW+ | LOW |
| ⑨ | ROMARINARUS OFFICINALIS | CREeping ROSEMARY | 1 GALLON | 24 | GROUND COVER/EVERGREEN | 2' | 6' | LOW+ | LOW |
| ⑩ | RHUS TRILOBATA PROSTRATA | 3 LEAF SUMAC (PROSTRATE) | 1 GALLON | 24 | GROUND COVER/EVERGREEN | 2' | 6' | LOW+ | LOW |



J. KORY BAKER • ARCHITECT
P.O. BOX 254 • ESTANCIA, NM 87016
505 • 384 • 3112
DATE: 9/26/11
REVISIONS:
11/16/11
2/23/12
2/3/12
STATE OF NEW MEXICO
J. KORY BAKER
NO. 2170
REGISTERED ARCHITECT

PARKSIDE CHILD DEVELOPMENT CENTER
ALBUQUERQUE • NEW MEXICO

NOTE: AUTOMATIC SPRINKLER SYSTEM REQUIRED
FIRE ALARM SYSTEM REQUIRED
SUBCONTRACTOR SUBMITTALS REQUIRED
DESIGNER MUST B NICET LEVEL 3



DOOR SCHEDULE

| MARK | SIZE | | ROUGH OPENING | | TYPE | MATERIAL | QTY | MANUF. | HANDING | HARDWARE | NOTES |
|------|-------|--------|---------------|-----------|-----------------|----------|-----|--------|------------|------------|---|
| | WIDTH | HEIGHT | WIDTH | HEIGHT | | | | | | | |
| 001 | 6'-0" | 7'-0" | 6'-5" | 7'-2 1/2" | EXTERIOR | STEEL | 2 | -- | PAIR | PANIC HDWR | T-HOLD, W-STRIP, CLOSER, FULL PANEL GLASS |
| 002 | 4'-0" | 7'-0" | 4'-5" | 7'-2 1/2" | EXTERIOR | STEEL | 1 | -- | RIGHT HAND | PANIC HDWR | T-HOLD, W-STRIP, CLOSER |
| 003 | 3'-0" | 7'-0" | 3'-5" | 7'-2 1/2" | EXTERIOR | STEEL | 2 | -- | RIGHT HAND | PANIC HDWR | T-HOLD, W-STRIP, CLOSER, HALF PANEL GLASS |
| 004 | 3'-0" | 7'-0" | 3'-5" | 7'-2 1/2" | EXTERIOR | STEEL | 2 | -- | LEFT HAND | PANIC HDWR | T-HOLD, W-STRIP, CLOSER, HALF PANEL GLASS |
| 005 | 3'-0" | 7'-0" | 3'-5" | 7'-2 1/2" | EXTERIOR | STEEL | 3 | -- | RIGHT HAND | PANIC HDWR | T-HOLD, W-STRIP, CLOSER |
| 006 | 3'-0" | 7'-0" | 3'-5" | 7'-2 1/2" | EXTERIOR | STEEL | 4 | -- | LEFT HAND | PANIC HDWR | T-HOLD, W-STRIP, CLOSER |
| 007 | 3'-0" | 6'-8" | 3'-1 1/2" | 6'-8 3/4" | INT. FLUSH SLAB | SC BIRCH | 7 | -- | RIGHT HAND | CLASSROOM | REDI-FRAME, RATED DOOR |
| 008 | 3'-0" | 6'-8" | 3'-1 1/2" | 6'-8 3/4" | INT. FLUSH SLAB | SC BIRCH | 5 | -- | LEFT HAND | CLASSROOM | REDI-FRAME, RATED DOOR |
| 009 | 3'-0" | 6'-8" | 3'-1 1/2" | 6'-8 3/4" | INT. FLUSH SLAB | SC BIRCH | 9 | -- | RIGHT HAND | PRIVACY | REDI-FRAME, RATED DOOR |
| 010 | 3'-0" | 6'-8" | 3'-1 1/2" | 6'-8 3/4" | INT. FLUSH SLAB | SC BIRCH | 8 | -- | LEFT HAND | PRIVACY | REDI-FRAME, RATED DOOR |
| 011 | 2'-6" | 6'-8" | 2'-7 1/2" | 6'-8 3/4" | INT. FLUSH SLAB | SC BIRCH | 4 | -- | RIGHT HAND | PRIVACY | REDI-FRAME, RATED DOOR |
| 012 | 2'-6" | 6'-8" | 2'-7 1/2" | 6'-8 3/4" | INT. FLUSH SLAB | SC BIRCH | 4 | -- | LEFT HAND | PRIVACY | REDI-FRAME, RATED DOOR |
| 013 | 3'-0" | 6'-8" | 3'-1 1/2" | 6'-8 3/4" | INT. FLUSH SLAB | SC BIRCH | 1 | -- | RIGHT HAND | KEYED | REDI-FRAME, RATED DOOR |
| 014 | 3'-0" | 6'-8" | 3'-1 1/2" | 6'-8 3/4" | INT. FLUSH SLAB | SC BIRCH | 3 | -- | LEFT HAND | KEYED | REDI-FRAME, RATED DOOR |
| 015 | 2'-8" | 6'-8" | 2'-9 1/2" | 6'-8 3/4" | INT. FLUSH SLAB | SC BIRCH | 1 | -- | LEFT HAND | PASSAGE | REDI-FRAME, RATED DOOR |
| 016 | 3'-0" | 7'-0" | 3'-5" | 7'-2 1/2" | EXTERIOR | STEEL | 1 | -- | RIGHT HAND | KEYED | T-HOLD, W-STRIP |

NOTE: HANDICAPPED ACCESSIBLE HARDWARE REQUIRED AT ALL ACCESSIBLE RESTROOMS
CLOSERS REQUIRED AT ALL DOORS INTO RATED HALLWAYS

WINDOW SCHEDULE

| MARK | SIZE | | ROUGH OPENING | | TYPE | MATERIAL | QTY | MANUF. | MANUF. DESIG. | NOTES |
|------|-------|--------|---------------|--------|-------------|----------|-----|--------|---------------|-------|
| | WIDTH | HEIGHT | WIDTH | HEIGHT | | | | | | |
| 1 | 5'-0" | 5'-0" | 5'-0" | 5'-0" | FIXED | ALUMINUM | 19 | -- | -- | -- |
| 2 | 3'-0" | 5'-0" | 3'-0" | 5'-0" | SINGLE HUNG | ALUMINUM | 14 | -- | -- | -- |
| 3 | 6'-0" | 4'-0" | 6'-0" | 4'-0" | FIXED | ALUMINUM | 1 | -- | -- | -- |
| 4 | 4'-0" | 4'-0" | 4'-0" | 4'-0" | FIXED | ALUMINUM | 1 | -- | -- | -- |

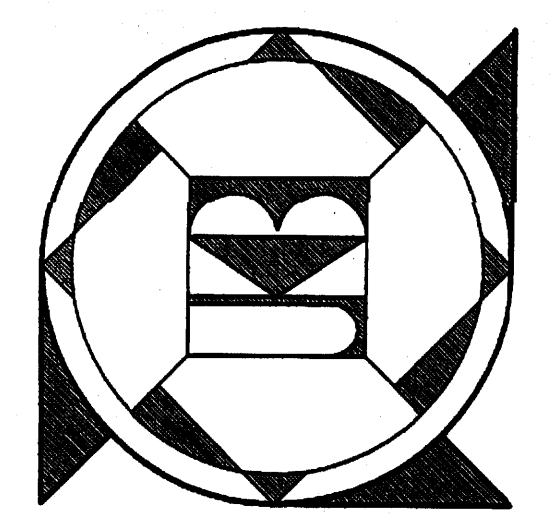
KITCHEN EQUIPMENT SCHEDULE

| MARK | DESCRIPTION | MANUFACTURER | MODEL | NOTES |
|------|-----------------------------------|--------------------------|-----------------------|--|
| A | TRIPLE BASIN STAINLESS STEEL SINK | ELKAY (OR EQUAL) | RNSF8358LR | DRAIN BOARDS AT RIGHT AND LEFT ENDS |
| B | PREP TABLE | ADVANCE TABCO (OR EQUAL) | DL-30-72, DOUBLE BOWL | |
| C | HAND SINK | ADVANCE TABCO (OR EQUAL) | 7-PS-79 | W/SOAP & PAPER TOWEL DISPENSER |
| D | SIX BURNER GAS RANGE | VULCAN (OR EQUAL) | V6-66 | COOKTOP 180,000 BTU/HR OVEN 40,000 BTU/HR |
| E | STAINLESS STEEL VENT HOOD | CAPTIVEAIR (OR EQUAL) | ND SERIES 72" | 150 CFM/FT OR 600 TOTAL CFM W/FM 200 ANSUL SYSTEM |
| F | REFRIGERATOR | TRUE (OR EQUAL) | T-49 | DOUBLE DOOR 49 CU. FT. 54 3/4" W X 82 3/4" H X 30 3/4" D |
| G | FREEZER | NORLAKE (OR EQUAL) | T-49F | DOUBLE DOOR 49 CU. FT. 54 3/4" W X 82 3/4" H X 30 3/4" D |
| H | MAKE-UP AIR UNIT | CAPTIVEAIR (OR EQUAL) | DMUA-FA | 600 CFM MIN. (SIZE TO MATCH VENT HOOD) |
| I | WORK TABLE | ADVANCE TABCO (OR EQUAL) | SAG-3610 | FLAT TOP WORK TABLE W/UNDERSHELF |
| J | WORK TABLE | ADVANCE TABCO (OR EQUAL) | TMFS-180 | 18" WIDE X 30" DEEP EQUIPMENT FILLER |
| K | WORK TABLE | ADVANCE TABCO (OR EQUAL) | EG-LG-302 | 24" WIDE X 30" DEEP EQUIPMENT STAND |
| L | WORK TABLE | ADVANCE TABCO (OR EQUAL) | KTMS-305 | LEFT LEG 60", RIGHT LEG 60" CORNER TABLE |
| M | WORK TABLE | ADVANCE TABCO (OR EQUAL) | KTMS-305 | LEFT LEG 60", RIGHT LEG 48" CORNER TABLE |
| N | DISH TABLE | ADVANCE TABCO (OR EQUAL) | DTC-S70-48R | 47" WIDE X 30" DEEP LEFT DRAIN DISH TABLE |
| O | DISHWASHER | HOBART (OR EQUAL) | SR24C | CHEMICAL SANITIZING DISHWASHER 120V/60H/1P, 9AMP |

FLOOR PLAN

1/8" = 1'-0"

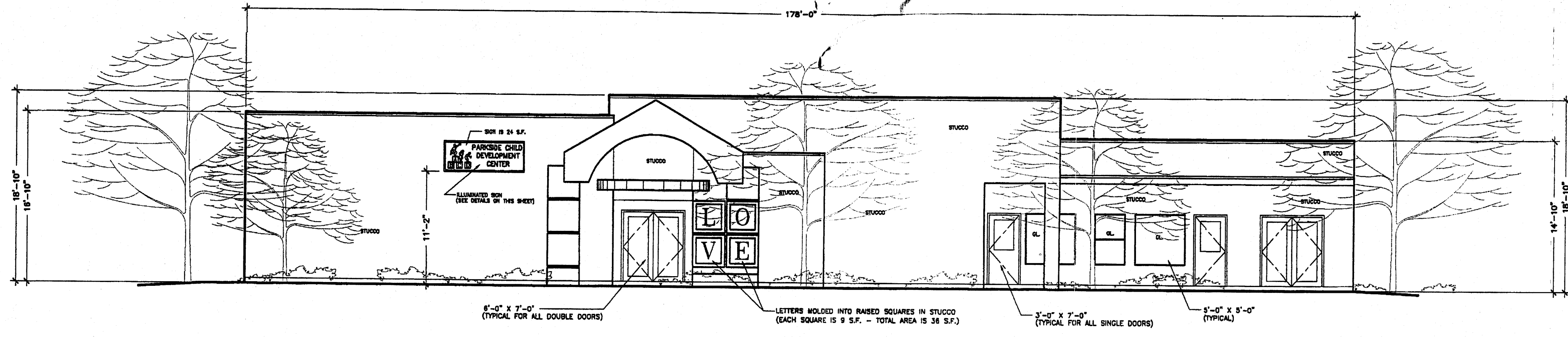
PARKSIDE CHILD DEVELOPMENT CENTER
ALBUQUERQUE • NEW MEXICO



J. KORY BAKER • ARCHITECT
P.O. BOX 254 • ESTANCIA, NM 87016
505 • 384 • 3112
797-6-340

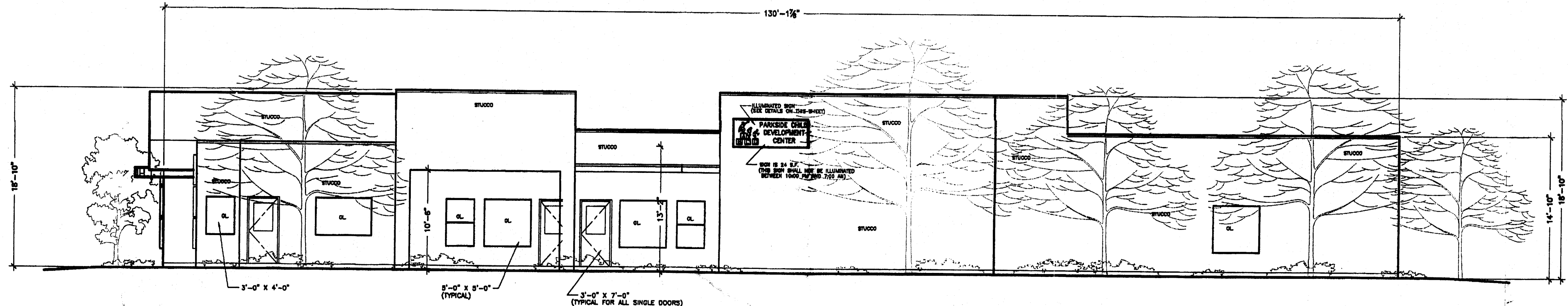
STATE OF NEW MEXICO
REGISTERED ARCHITECT
NO. 2170

SHEET NUMBER
14



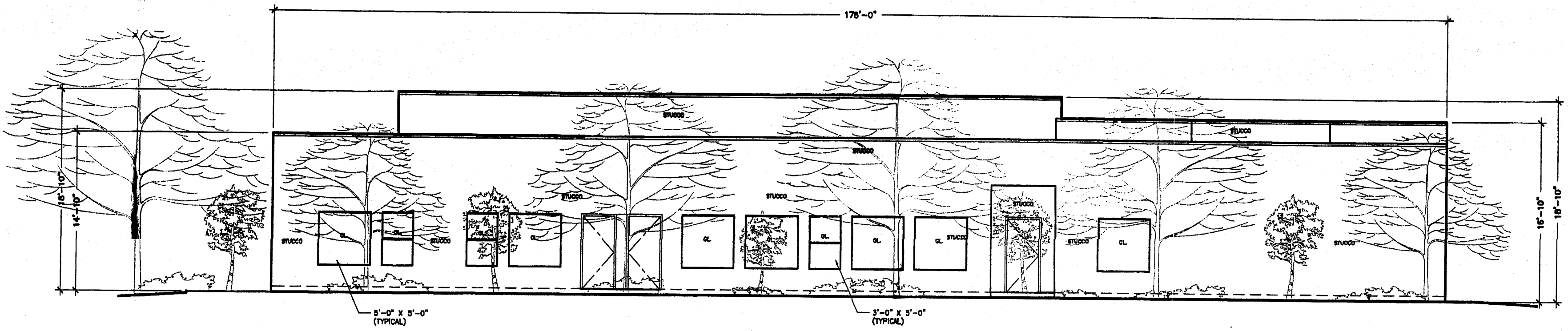
EAST ELEVATION

1/8" = 1'-0"



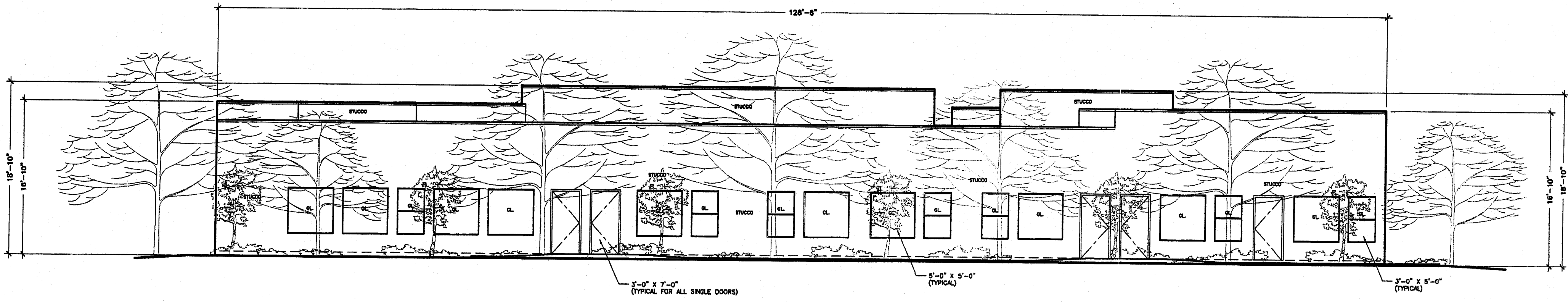
NORTH ELEVATION

1/8" = 1'-0"



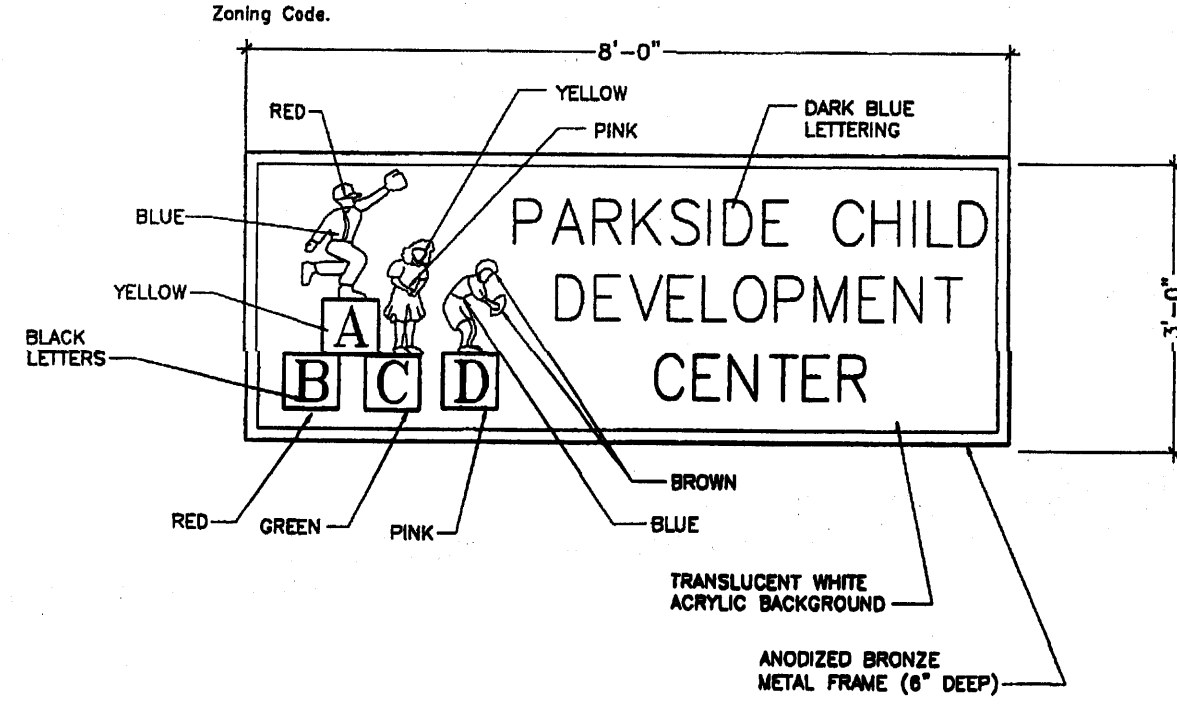
WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

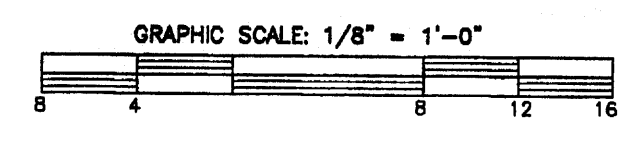


ILLUMINATED SIGN SCHEMATIC 1/2" = 1'-0"

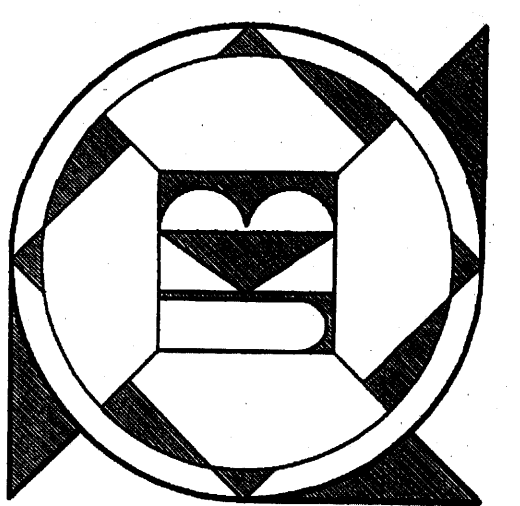
- NOTES:**
1. Sign to be illuminated internally utilizing fluorescent lighting.
 2. Locations for 2 signs indicated in elevation view on this sheet and in plan view on sheet S1.
 3. Sign area is 24 square feet (each sign).
 4. All signage must comply with section 14-16-3-5 of the Zoning Code.
 5. Only one sign may be illuminated between 10:00 PM and 7:00 AM.

ELEVATION NOTES

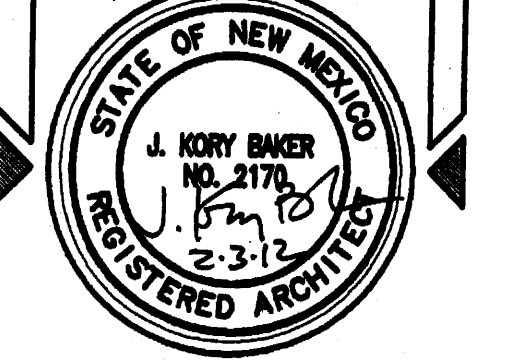
1. All mechanical equipment shall be screened behind parapet walls.
2. Landscaping is shown at full maturity for illustrative purposes only.
3. All stucco to be tan in color, all doors and door/window frames to be dark bronze in color.
4. All parapet caps and other metal trim to be dark bronze in color.



PARKSIDE CHILD DEVELOPMENT CENTER
ALBUQUERQUE • NEW MEXICO



J. KORY BAKER • ARCHITECT
 P.O. BOX 254 • ESTANCIADA NM 87016
 505 • 384 • 3112
 SHEET NUMBER 110
 REVISIONS:
 DATE: 11-27-77
 DRAWN BY: JKB
 CHECKED BY: JKB



GRADING & DRAINAGE PLAN

THE PROPOSED COMMERCIAL PROJECT IS LOCATED IN THE SOUTHWEST MESA AREA OF BERNALILLO COUNTY APPROXIMATELY 5 MILES FROM THE DOWNTOWN CORE OF THE CITY OF ALBUQUERQUE, NM. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS, SPOT ELEVATIONS, EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS
2. PROPOSED IMPROVEMENTS: 11300 SQUARE FOOT STRUCTURE, REQUIRED PARKING, CONCRETE FLATWORK, REFUSE PAD, AND NEW GRADE ELEVATIONS.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. ON-SITE ANALYSIS AS TO STORM WATER MANAGEMENT AND EROSION CONTROL.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY ALLOWING HISTORIC FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY. PRESENTLY, THE SITE IS BOUNDED ON WEST, SOUTH AND EAST BY DEVELOPED PROPERTY. SAN YGNACIO ROAD ON THE NORTH IS AN IMPROVED PAVED, MINOR LOCAL ROADWAY WITH CURB/GUTTER AND ATTACHED SIDEWALK.

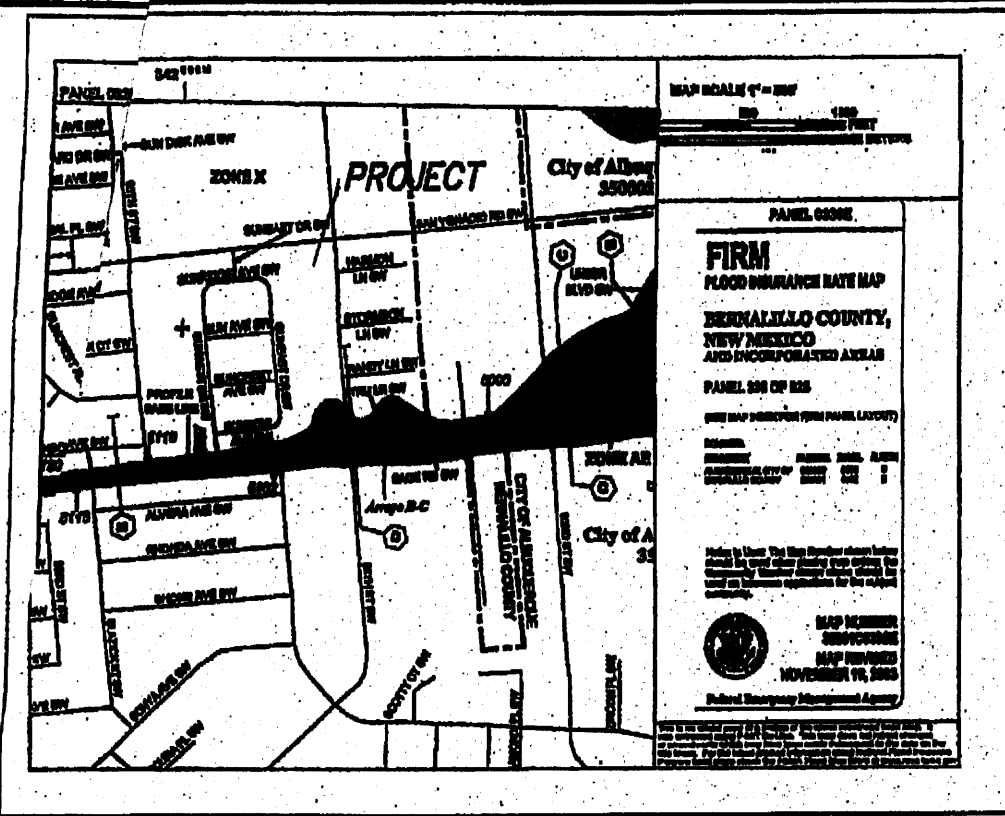
THE SITE SLOPES AT APPROXIMATELY 4% TO THE SOUTHEAST. ALL OFFSITE FLOWS ARE QUANTIFIED ON THE PLAN, AND ADDRESSED IN THE CALCULATIONS.

THE SITE IS NOT ENCUMBERED BY A DESIGNATED FEMA FLOODPLAIN ZONE.

HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED IN DEVELOPMENT. MINIMAL GRADING IS PROPOSED WITHIN THE CITY R.O.W. FREE DISCHARGE OF DEVELOPED FLOW IS ACCEPTABLE SINCE CPH 7690.91 ALLOWS CONVEYANCE TO ADEQUATE FACILITIES DOWNSTREAM.

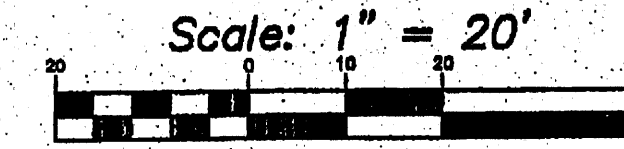


VICINITY MAP ZONE L-9



FIRM MAP PANEL # 336 E

NOTE: REF: 2003 FIRM MAPS, USING NAVD 1988 DATUM



CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPH) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE ADOPTED BY THE COUNTY OF BERNALILLO.
 DISCHARGE RATE: $Q = OPEAK \times AREA$, "Peak Discharge Rates For Small Watersheds"
 VOLUMETRIC DISCHARGE: $VOLUME = E_{Weighted} \times AREA$
 P100 = 2.2 inches, Zone 1
 Time of Concentration, TC = 10 Minutes
 DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR Where [] = 10 YEAR VALUES

EXISTING CONDITIONS

100% A
 LOT AREA = 0.99 ACRES, WHERE EXCESS PRECIP. "Weight" = 0.49 in. [0.08]
 PEAK DISCHARGE, Q100 = 1.3 CFS [0.3], WHERE UNIT PEAK DISCHARGE = 1.29 CFS/AC. [0.24]
 THEREFORE: VOLUME 100 = 1761 CF [287]

DEVELOPED CONDITIONS

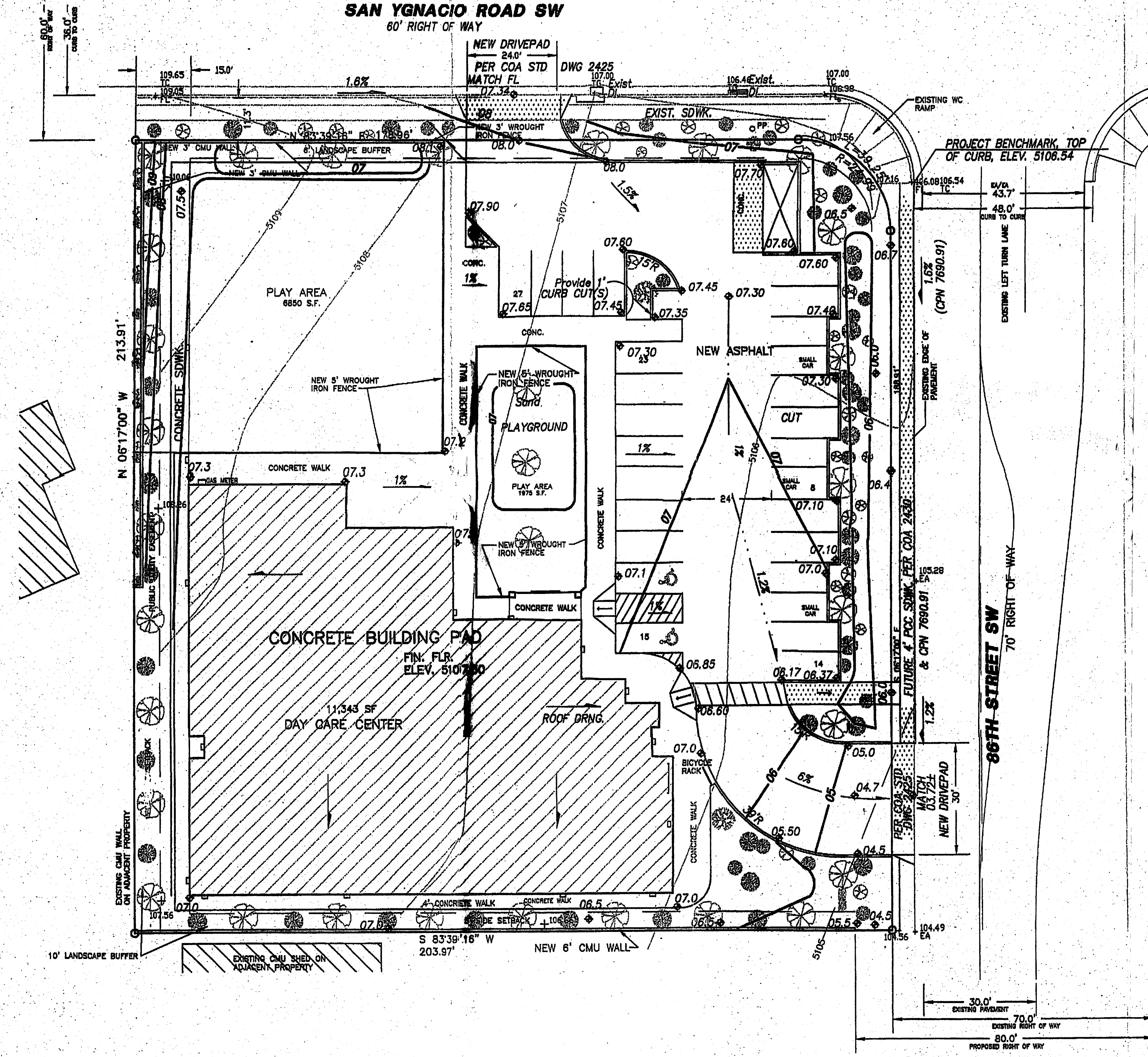
DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

| | AREA | LAND TREATMT | Ω Peak | E |
|-------------------------|----------------|--------------|---------------|------------|
| UNDEVELOPED/ | 0.00 Ac. (0%) | A | 1.29[0.24] | 0.49[0.08] |
| LANDSCAPING/POND | 0.13 Ac. (14%) | B | 2.03[0.76] | 0.67[0.22] |
| GRAVEL & COMPACTED SOIL | 0.14 Ac. (14%) | C | 2.87[1.49] | 0.99[0.44] |
| ROOF - PAVEMENT | 0.72 Ac. (72%) | D | 4.40[2.90] | 1.97[1.24] |
| | 0.99 Ac. | | | |

THEREFORE: $E_{Weighted} = 1.65 \text{ in.} [0.99]$ &
 $Q100 = 3.8 \text{ CFS}$ VOLUME 100 = 5930 CF
 $Q10 = 2.4 \text{ CFS}$ VOLUME 10 = 3558 CF

QUANTIFY UPSTREAM RUNOFF IMPACTING THE PROPERTY

NONE

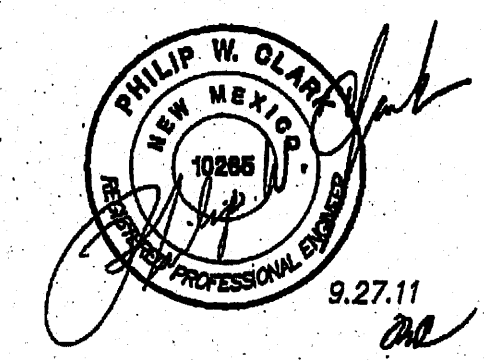


NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/ UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL. ASPHALT PARKING AREA SHALL DRAIN DIRECTLY TO EXISTING CURB CUT.
5. LANDSCAPING IRRIGATION SYSTEM SHALL BE DRIP-TYPE.
6. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
7. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
8. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL. 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

LEGEND

- +24.0 EXIST. SPOT ELEVATION
- 10 EXIST. CONTOUR
- 24.0 NEW SPOT ELEVATION
- 12 NEW CONTOUR
- EXIST. EDGE OF ROAD
- NEW SWALE
- DRAINAGE DIRECTION
- TA TOP OF ASPHALT
- OPP EXISTING POWER POLE
- EXISTING RIP RAP EROSION PROTECTION, 6" AVG. DIA. ROCK
- NEW CONCRETE



PROJECT DATA

LEGAL DESCRIPTION
 LOT 1, LANDS OF L.W. BARRETT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK
 SSW CURB RETURN OF 86TH/IGNACIO, TOP OF CURB MSL ELEVATION = 5106.54 (NAVD 88) AS TIED TO VERTICAL CONTROL ACS MONUMENT, 24-LB, ALUMINUM/DISK LOCATED AT THE NW CORNER OF THE SAGE/86TH ST INTERSECTION (5096.67)

TOPOGRAPHIC INFORMATION
 COMPILED BY CLARK CONSULTING ENGINEERS, DATE 10/2007 FROM FIELD SUPPLEMENTAL SURVEY, TERRAMETRICS OF NM.

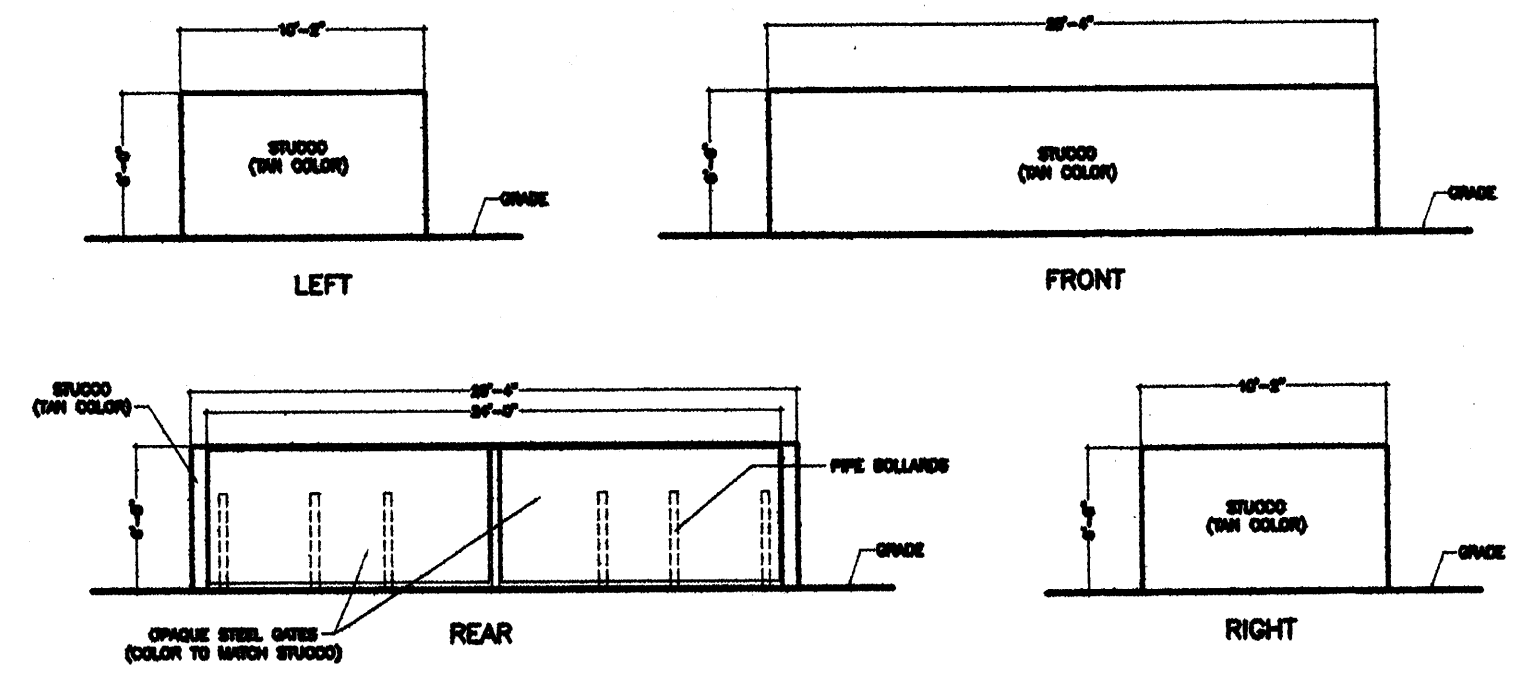
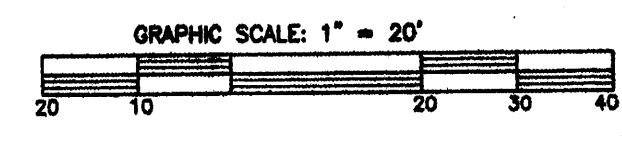
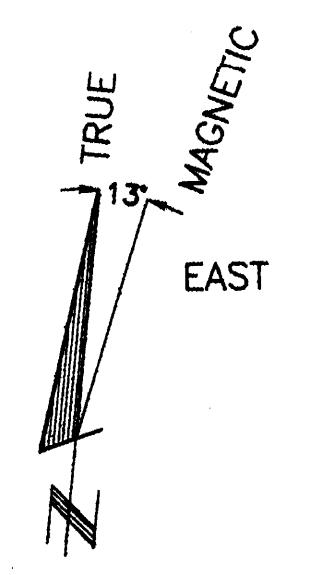
I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

Philip W. Clark
 PHILIP W. CLARK NMPE #10285

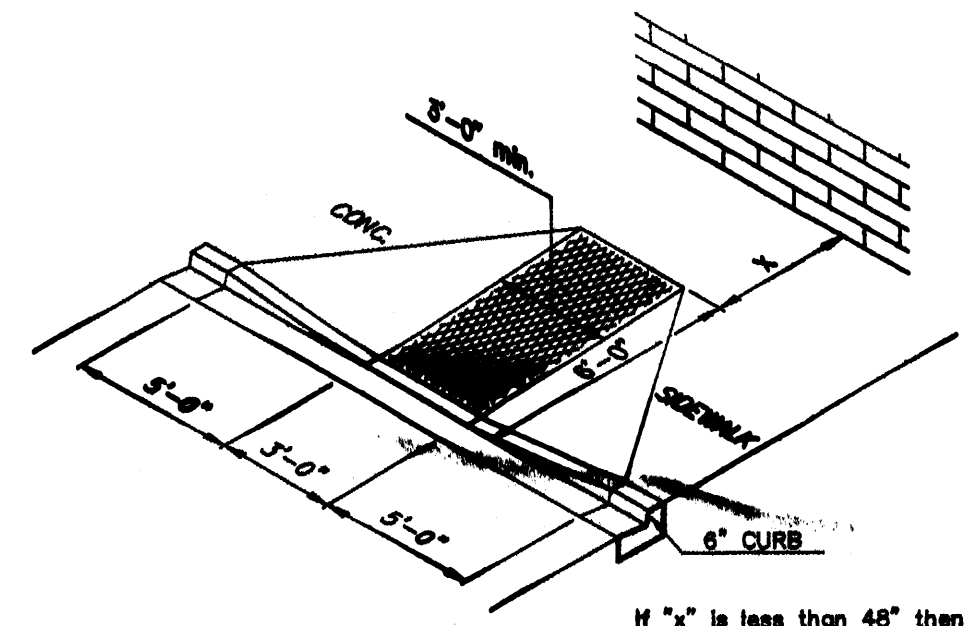
| | | | |
|---|----------------|---|--------|
| Clark Consulting Engineers 19 Ryan Road Edgewood, New Mexico 87015 Tel: (505) 281-2444 Fax: (505) 281-2444 | | LOT 1 OF THE LANDS OF L.W. BARRETT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PARKSIDE CHILD DEVELOPMENT CTR. | |
| | | Grading & Drainage Plan | |
| DESIGNED BY: PWC | DRAWN BY: OCE | JOB #: BAKER_86TH | 1 OF 1 |
| CHECKED BY: PWC | DATE: 10/15/07 | FILE #: 9/D | |

PROJECT NUMBER: 1007095
 Application Number: 09DRB-70021
 DRB SITE DEVELOPMENT PLAN APPROVAL:

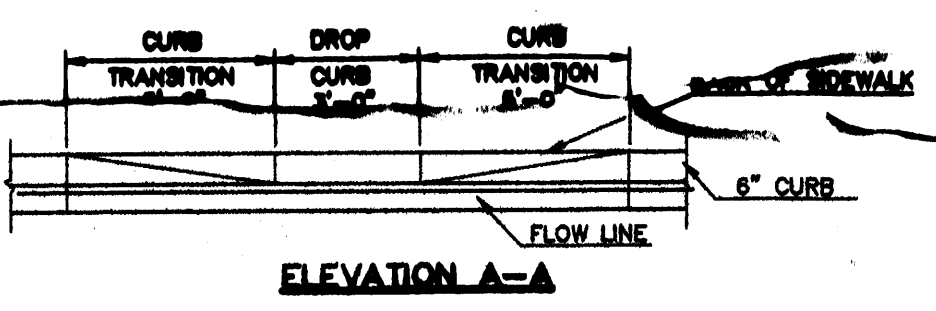
| | |
|---|------|
| Traffic Engineering, Transportation Division | Date |
| ABCWA | Date |
| Parks and Recreation Department | Date |
| City Engineer | Date |
| Environmental Health Department (conditional) | Date |
| Solid Waste Management | Date |
| DRB Chairperson, Planning Department | Date |



REFUSE ENCLOSURE ELEVATIONS 1/8" = 1'-0"



ISOMETRIC VIEW

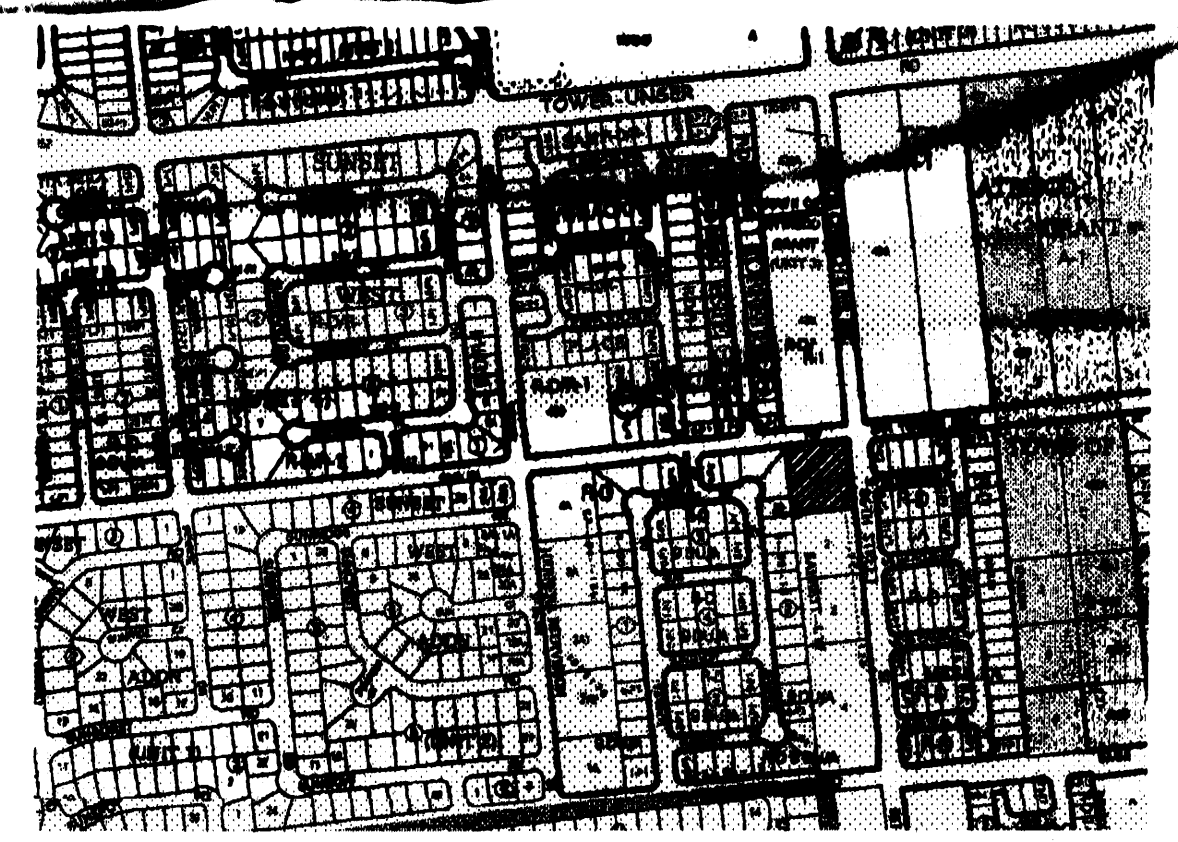


NOTES:
 1. Ramps are designed to the Uniform Federal Accessibility Standards (UFAS) with the Americans with Disabilities Act.
 2. Ramps shall have a tactile surface, textured to a depth not exceeding 1/8" by use of Timp or roller in conformance with Requirements of FDOT Roadway and Traffic Design Standards, Detail 304 or Most Recent Modifications.

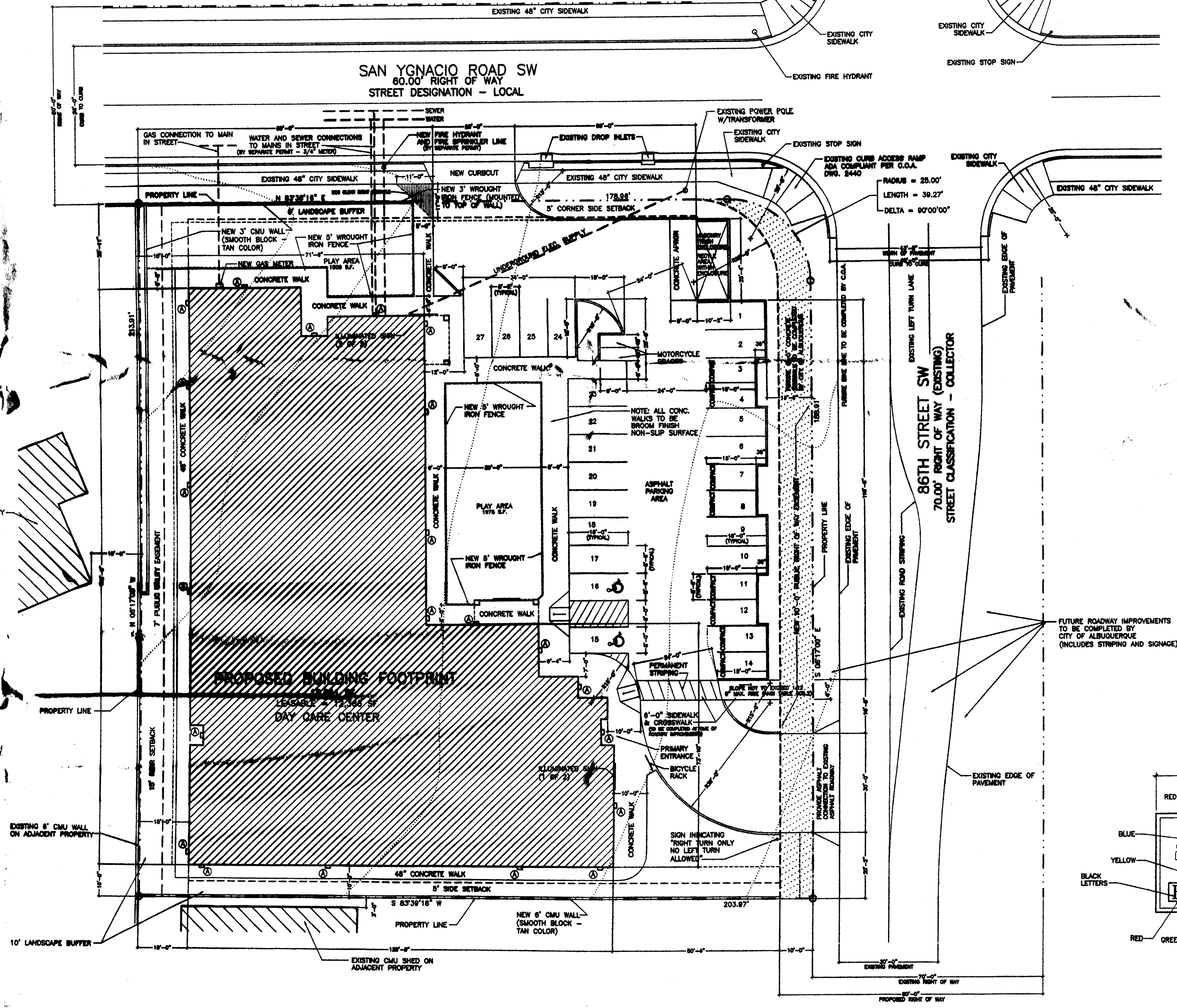
ACCESSIBLE RAMP DETAILS

SITE LIGHTING SPECIFICATIONS

- All site lighting shall be mounted at 6'-0" above the locations designated (L) on the Site Plan.
- Fixture shall comply with IES cutoff lighting standards.
- Fixture specification: Lithonia 70W Metal Halide Cutoff Wall Pack Model #TWA070MTRP1 (or equal).
- All lighting shall comply with Section 14-16-3-0 of the Zoning Code.



VICINITY MAP 1" = 600'



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT 1" = 20'-0"

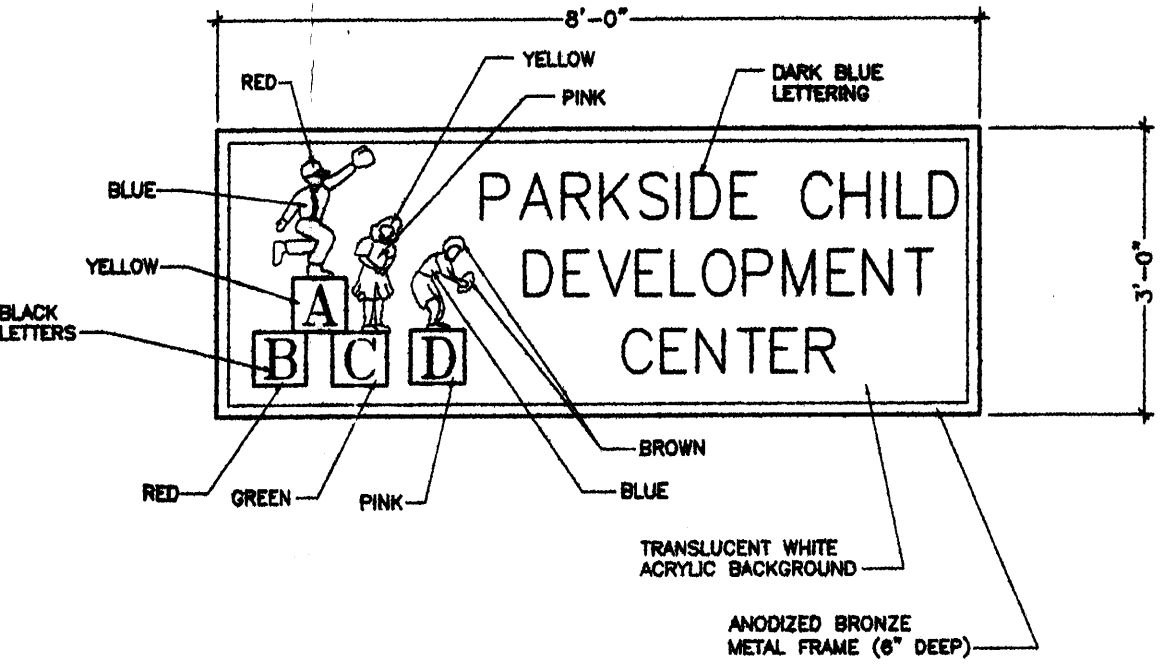
LEGAL DESCRIPTION
 LOT NUMBERED ONE (1) OF THE LANDS OF L. W. BARRETT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 3, 1976 IN MAP BOOK C11, FOLIO 56.
 UPC# 100905644006641307
 LOT AREA = 0.994 ACRES

BUILDING DATA

| | |
|--------------------|---|
| PROJECT: | PARKSIDE CHILD DEVELOPMENT CENTER |
| ADDRESS: | 901 86TH STREET SW, ALBUQUERQUE, NEW MEXICO 87121 |
| OWNER: | EIGHTY SIXTH LIMITED PARTNERSHIP, 142 WALDEN ROAD, CORRALES, NEW MEXICO 87048 |
| ZONE ATLAS MAP: | L-9-Z |
| BUILDING TYPE: | EDUCATIONAL - DAY CARE |
| CONSTRUCTION TYPE: | VA |
| ZONING: | SU-1 FOR DAY CARE |

PARKING CALCULATIONS:

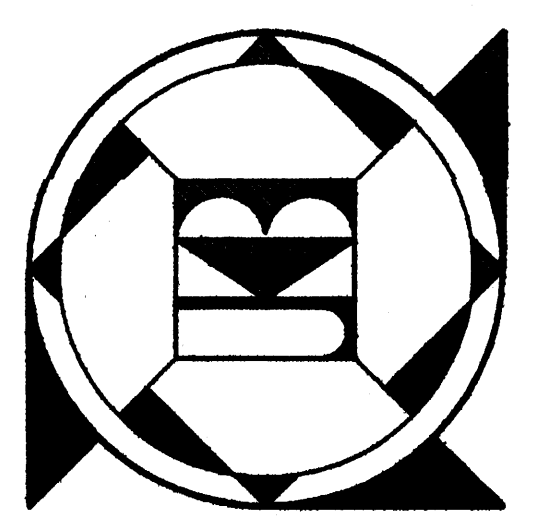
| |
|--|
| 2 SPACES PLUS 1 SPACE PER 500 SF NET LEASABLE AREA |
| NET LEASABLE AREA = 12,386 SF |
| 12,386/500 = 25 + 2 = 27 |
| REQUIRED PARKING = 27 SPACES |
| PROVIDED PARKING = 27 SPACES |
| REQUIRED HC PARKING = 2 SPACES |
| PROVIDED HC PARKING = 2 SPACES |
| 1 SPACE VAN ACCESSIBLE |
| REQUIRED MOTORCYCLE PARKING = 2 SPACES |
| PROVIDED MOTORCYCLE PARKING = 2 SPACES |
| REQUIRED BICYCLE PARKING = 2 SPACES |
| PROVIDED BICYCLE PARKING = 4 SPACES |



ILLUMINATED SIGN SCHEMATIC 1/2" = 1'-0"

- NOTES:
 1. Sign to be illuminated internally utilizing fluorescent lighting.
 2. Locations for 2 signs indicated in plan view on this sheet and in elevation view on sheet A10.

AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 PERMIT(S) ONLY
 7/10 2/10/09
 SIGNATURE & DATE



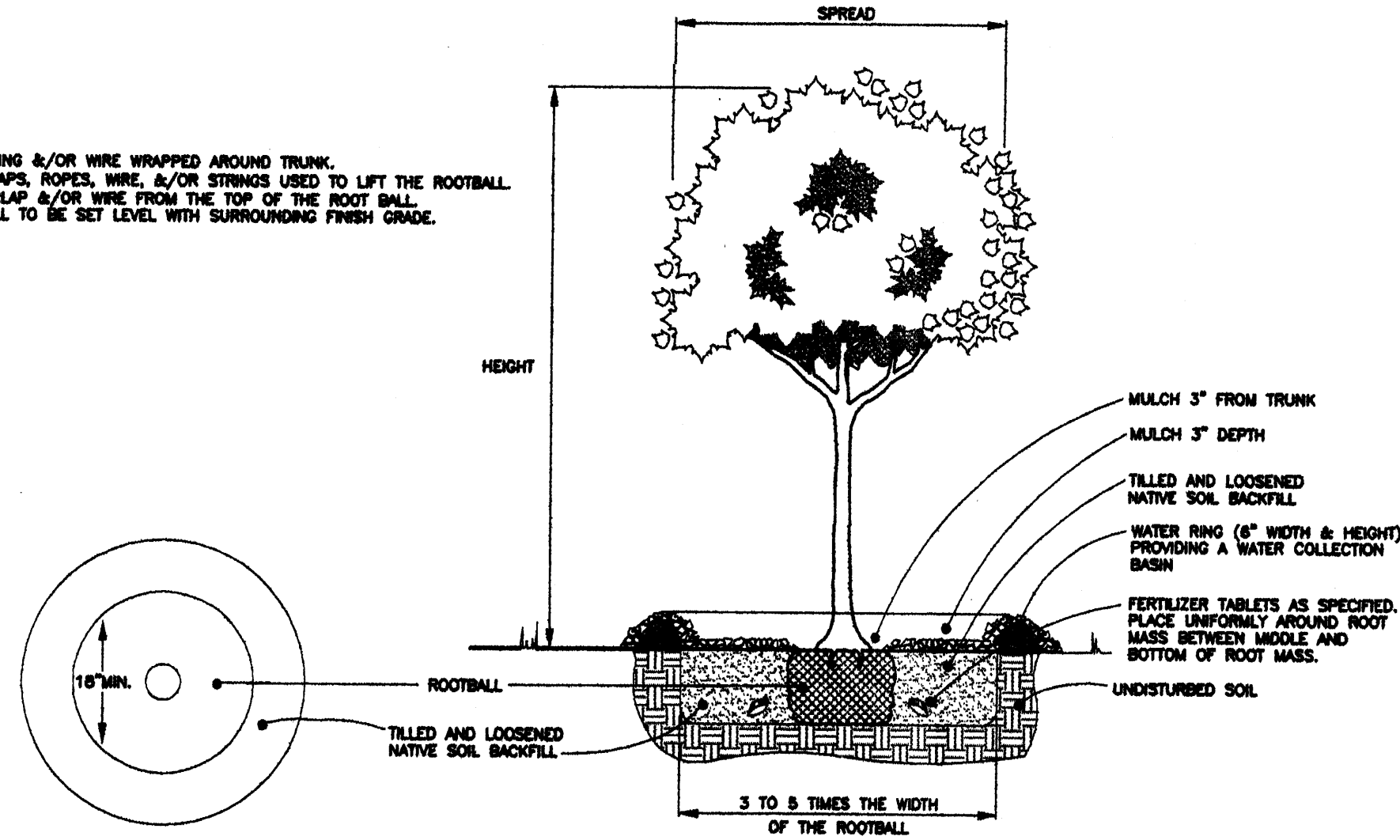
CITY OF ALBUQUERQUE
 "SOLID WASTE"
 MANAGEMENT DEPARTMENT
 APPROVED

J. KORY BAKER - ARCHITECT
 P.O. BOX 254 - ESTANCA, NM 87016
 505-384-3112
 STATE OF NEW MEXICO
 J. KORY BAKER
 NO. 2170
 REGISTERED ARCHITECT

PARKSIDE CHILD DEVELOPMENT CENTER
 ALBUQUERQUE - NEW MEXICO

NOTES:

1. REMOVE ALL STRIPS &/OR WIRE WRAPPED AROUND TRUNK.
2. REMOVE ALL STRIPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
3. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
4. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.



TREE PLANTING DETAIL

COMPLIANCE STATEMENT

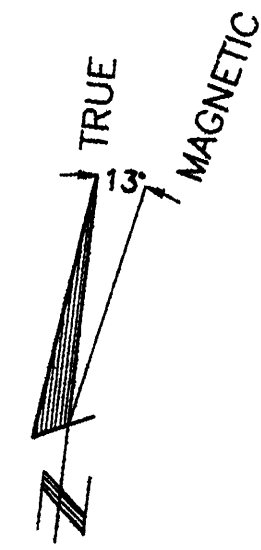
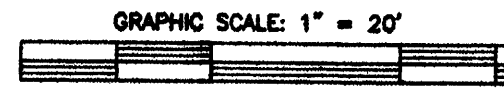
General Contractor agrees to advise the owner of the restrictions of Article 6-1-1, Water Conservation Landscaping and Waste Water Ordinance.

Landscape Contractor must construct all landscape elements, irrigation systems and plantings in accordance with the restrictions of Article 6-1-1.

Owner agrees to maintain and operate all landscape systems in accordance with Article 6-1-1.

General Contractor _____ Date _____

Owner _____ Date _____



LEGAL DESCRIPTION

LOT NUMBERED ONE (1) OF THE LANDS OF L. W. BARRETT, 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 MAY 3, 1976 IN MAP BOOK C11, FOLIO 56.

UPC# 100905644006641307
LOT AREA = 0.994 ACRES

BUILDING DATA

PROJECT: PARKSIDE CHILD DEVELOPMENT CENTER
901 86TH STREET SW
ALBUQUERQUE, NEW MEXICO 87121

OWNER: EIGHTY SIXTH LIMITED PARTNERSHIP
142 WALDEN ROAD
CORRALES, NEW MEXICO 87048

ZONE ATLAS MAP: L-9-Z

LANDSCAPE AREA CALCULATIONS:

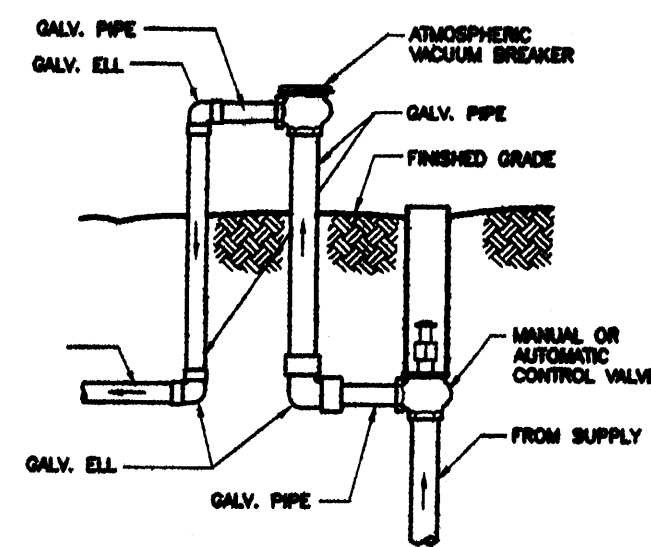
| | |
|-------------------------|-----------|
| GROSS SITE AREA | 41,365 SF |
| BUILDING AREA | 16,051 SF |
| LANDSCAPED RIGHT-OF-WAY | 2024 SF |
| NET SITE AREA | 23,290 SF |
| 15% OF NET AREA | 3494 SF |

| | |
|-----------------------------|---------|
| LANDSCAPE AREA REQUIRED 15% | 3494 SF |
| LANDSCAPE AREA PROVIDED 34% | 7961 SF |
| GROUND COVER AREA REQ. 75% | 2620 SF |
| GROUND COVER AREA PROV. 75% | 2620 SF |

LANDSCAPE NOTES

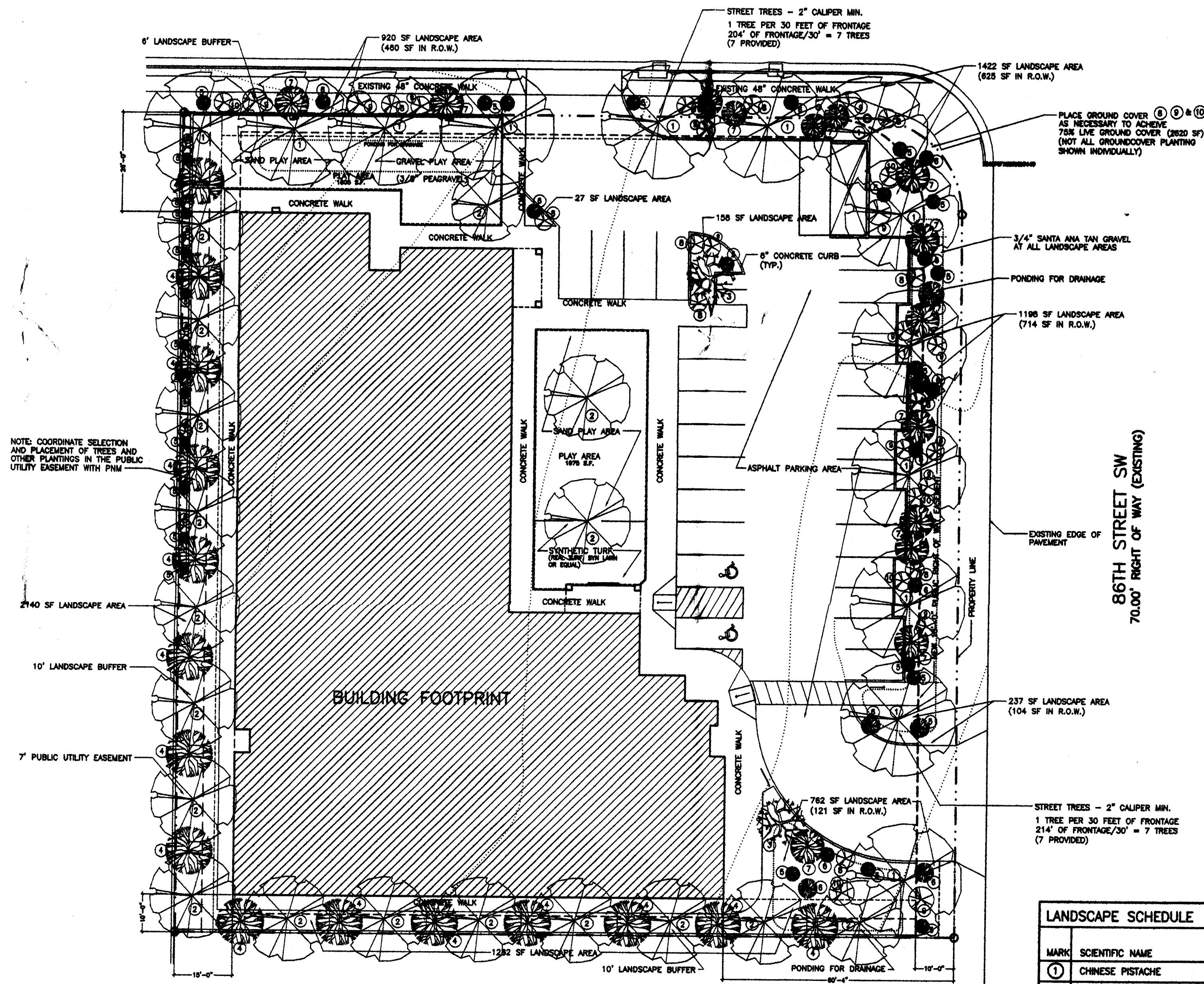
1. Landscape and irrigation system maintenance shall be the responsibility of the owner.
2. Landscape shall be watered by a complete underground irrigation drip system operated by automatic controller.
3. Plantings shall achieve a minimum 75% live ground cover at maturity.
4. All landscape areas shall be mulched with 2 - 3" minimum depth landscape gravel over commercial grade weed barrier fabric.
5. Owner shall be provided with irrigation as-built drawings showing location of all irrigation components.
6. Design and provision of landscaping shall be in compliance with the City of Albuquerque Zoning Code, Pollen Ordinance, and the Water Conservation Landscaping and Waste Water Ordinance.

IRRIGATION BACKFLOW PREVENTION



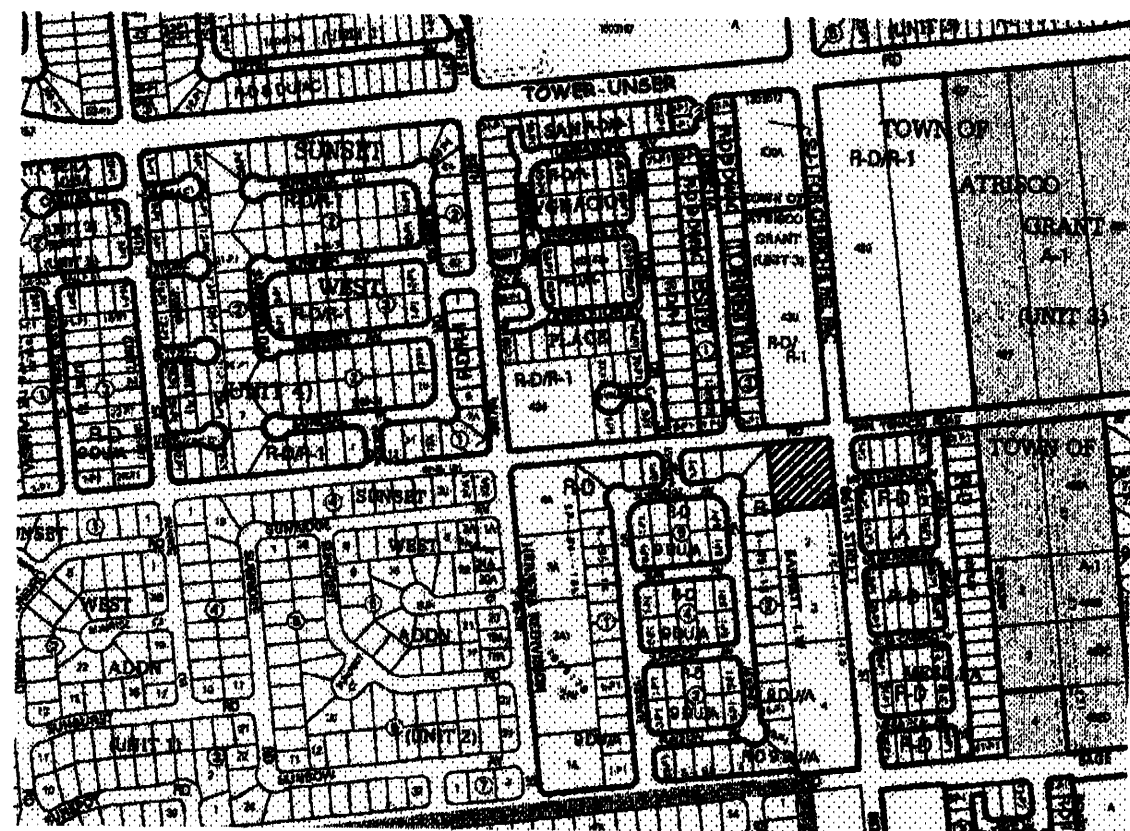
NOTES:

1. ATMOSPHERIC VACUUM BREAKERS SHALL BE INSTALLED APPROXIMATELY 6" ABOVE HIGHEST OUTLET IN SYSTEM SO THAT AT NO TIME WILL IT BE SUBJECTED TO BACK PRESSURE OR OVERWASH.
2. CLOSE NIPPLES SHALL NOT BE USED.



LANDSCAPE PLAN

1" = 20'-0"

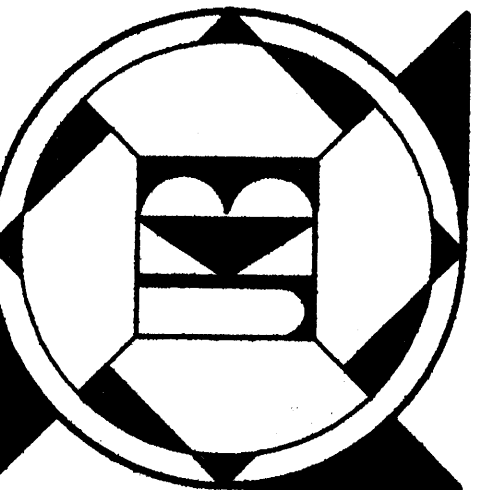


VICINITY MAP

1" = 600'

LANDSCAPE SCHEDULE

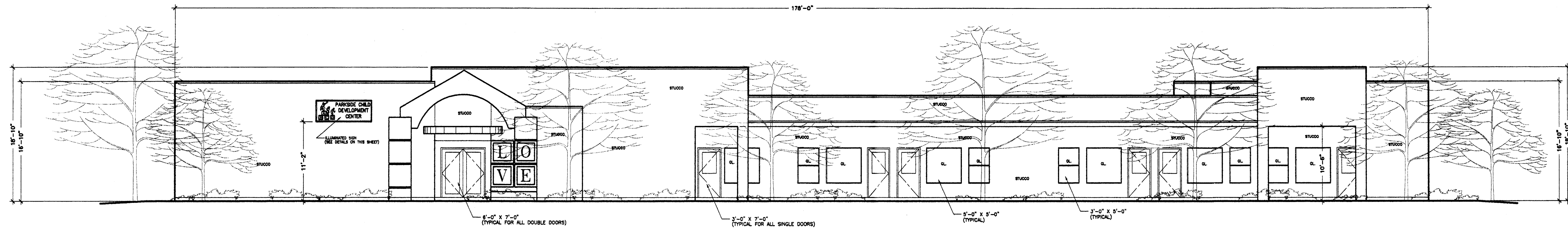
| MARK | SCIENTIFIC NAME | COMMON NAME | SIZE | QTY | TYPE | APPROX. HEIGHT | APPROX. SPREAD | WATER USE | ALLERGIC POTENTIAL |
|------|--------------------------|--------------------------|------------|-----|------------------------|----------------|----------------|-----------|--------------------|
| ① | CHINESE PISTACHE | PISTACHIA CHINENSIS | 2" CALIPER | 13 | TREE/DECIDUOUS | 60' | 80' | MEDIUM | LOW |
| ② | QUERCUS MULLENBERGII | CHINOQUAPIN OAK | 2" CALIPER | 18 | TREE/DECIDUOUS | 40' | 40' | MEDIUM | MODERATE |
| ③ | VITEX AGNUS-CASTUS | CHASTE TREE | 5 GALLON | 2 | TREE/DECIDUOUS | 20' | 20' | MEDIUM | LOW |
| ④ | PINUS NIGRA | AUSTRIAN PINE | 15 GALLON | 15 | TREE/EVERGREEN | 35' | 25' | MEDIUM | LOW |
| ⑤ | SALVIA GREGGII | CHERRY SAGE | 1 GALLON | 25 | SHRUB/DECIDUOUS | 2' | 3' | MEDIUM | LOW |
| ⑥ | PRUNUS BESSEYI | WESTERN SAND CHERRY | 1 GALLON | 11 | SHRUB/DECIDUOUS | 3' | 3' | MEDIUM | LOW |
| ⑦ | FALLUGIA PARADOXA | APACHE PLUME | 5 GALLON | 12 | SHRUB/EVERGREEN | 6' | 7' | LOW | LOW |
| ⑧ | OENOTHERA BERLANDIERI | MEXICAN EVENING PRIMROSE | 1 GALLON | 27 | GROUND COVER/SEMI-EVER | 1' | 5' | LOW+ | LOW |
| ⑨ | ROMARINUS OFFICINALIS | CREeping ROSEMARY | 1 GALLON | 24 | GROUND COVER/EVERGREEN | 2' | 6' | LOW+ | LOW |
| ⑩ | RHUS TRILOBATA PROSTRATA | 3 LEAF SIMAC (PROSTRATE) | 1 GALLON | 24 | GROUND COVER/EVERGREEN | 2' | 6' | LOW+ | LOW |



J. KORY BAKER - ARCHITECT
P.O. BOX 254 - ESTANCA, NM 87016
505-384-3112

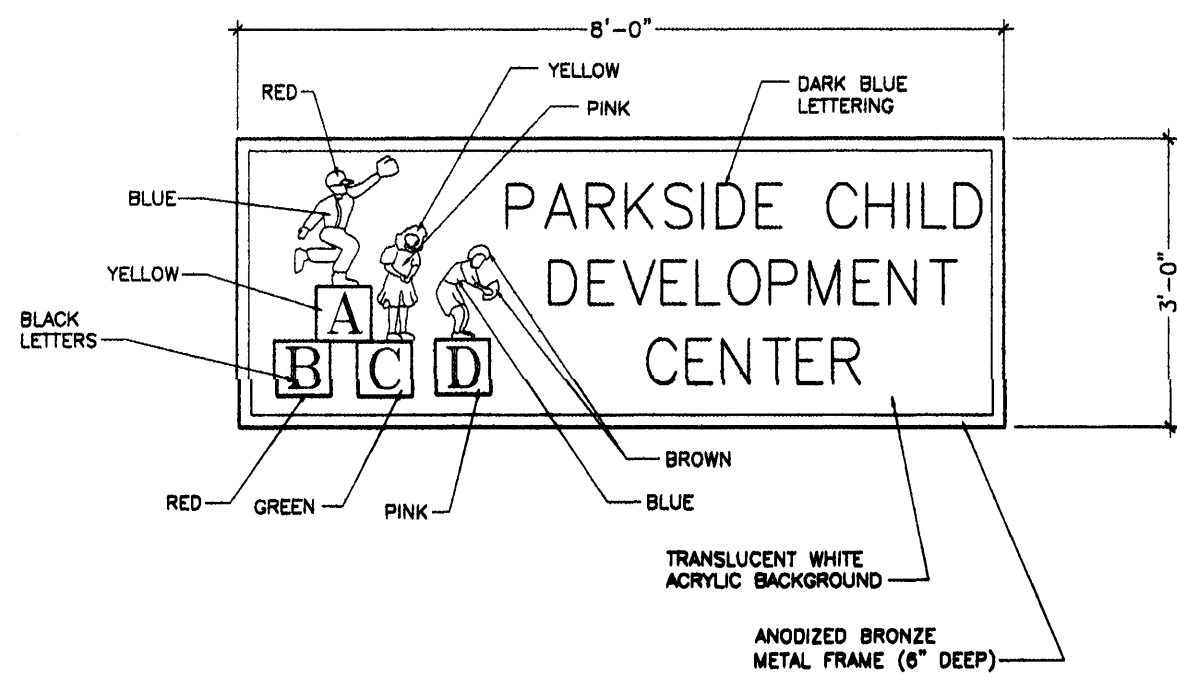
STATE OF NEW MEXICO
REGISTERED ARCHITECT
J. KORY BAKER
NO. 2170

PARKSIDE CHILD DEVELOPMENT CENTER
ALBUQUERQUE - NEW MEXICO



EAST ELEVATION

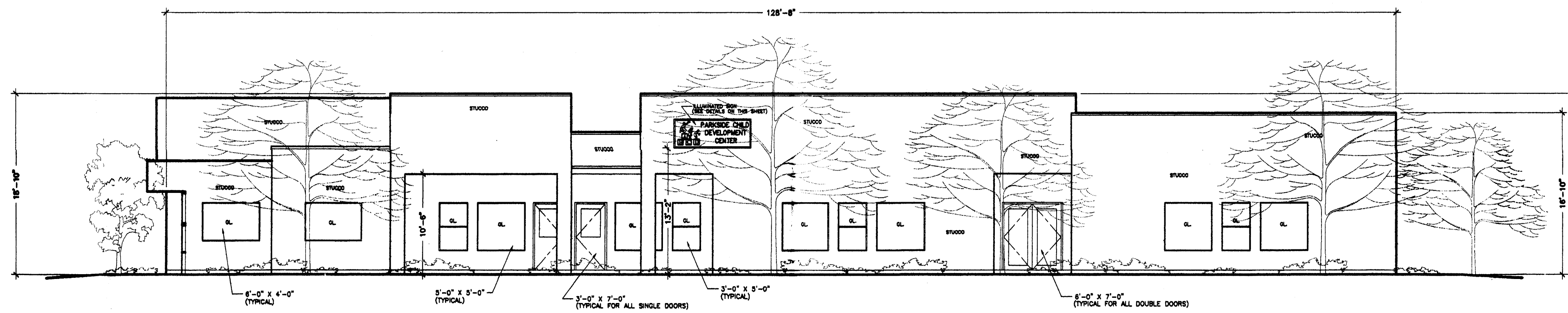
1/8" = 1'-0"



ILLUMINATED SIGN SCHEMATIC 1/2" = 1'-0"

NOTES:

1. Sign to be illuminated internally utilizing fluorescent lighting.
2. Locations for 2 signs indicated in elevation view on this sheet and in plan view on sheet S1.
3. Sign area is 24 square feet.

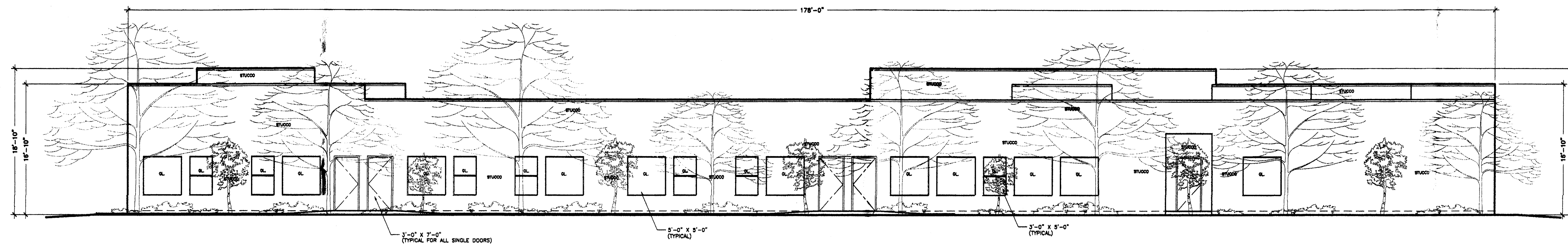
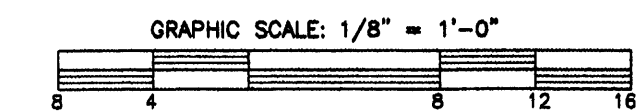


NORTH ELEVATION

1/8" = 1'-0"

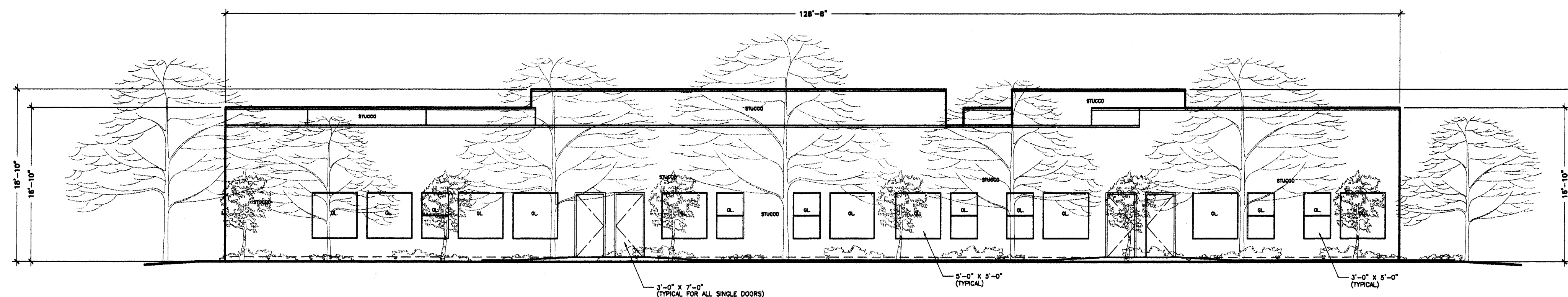
ELEVATION NOTES

1. All mechanical equipment shall be screened behind parapet walls.
2. Landscaping is shown at full maturity for illustrative purposes only.
3. All stucco to be tan in color, all doors and door/window frames to be dark bronze in color.
4. All parapet caps and other metal trim to be dark bronze in color.



WEST ELEVATION

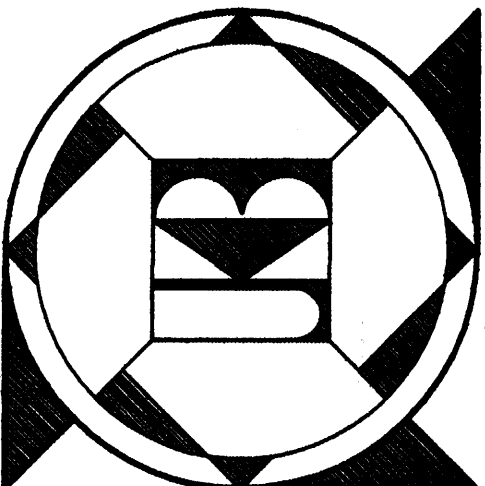
1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

PARKSIDE CHILD DEVELOPMENT CENTER
ALBUQUERQUE • NEW MEXICO



J. KORY BAKER • ARCHITECT
 P.O. BOX 254 • ESTANCIA, NM 87016
 505 • 384 • 3112

DATE: 1.14.07
 REVISIONS:
 18 NW88
 18 NW88
 18 NW88

SHEET NUMBER 110

STATE OF NEW MEXICO
 J. KORY BAKER
 NO. 2170
 REGISTERED ARCHITECT

GRADING & DRAINAGE PLAN

THE PROPOSED COMMERCIAL PROJECT IS LOCATED IN THE SOUTHWEST MESA AREA OF BERNALILLO COUNTY APPROXIMATELY 5 MILES FROM THE DOWNTOWN CORE OF THE CITY OF ALBUQUERQUE, NM. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

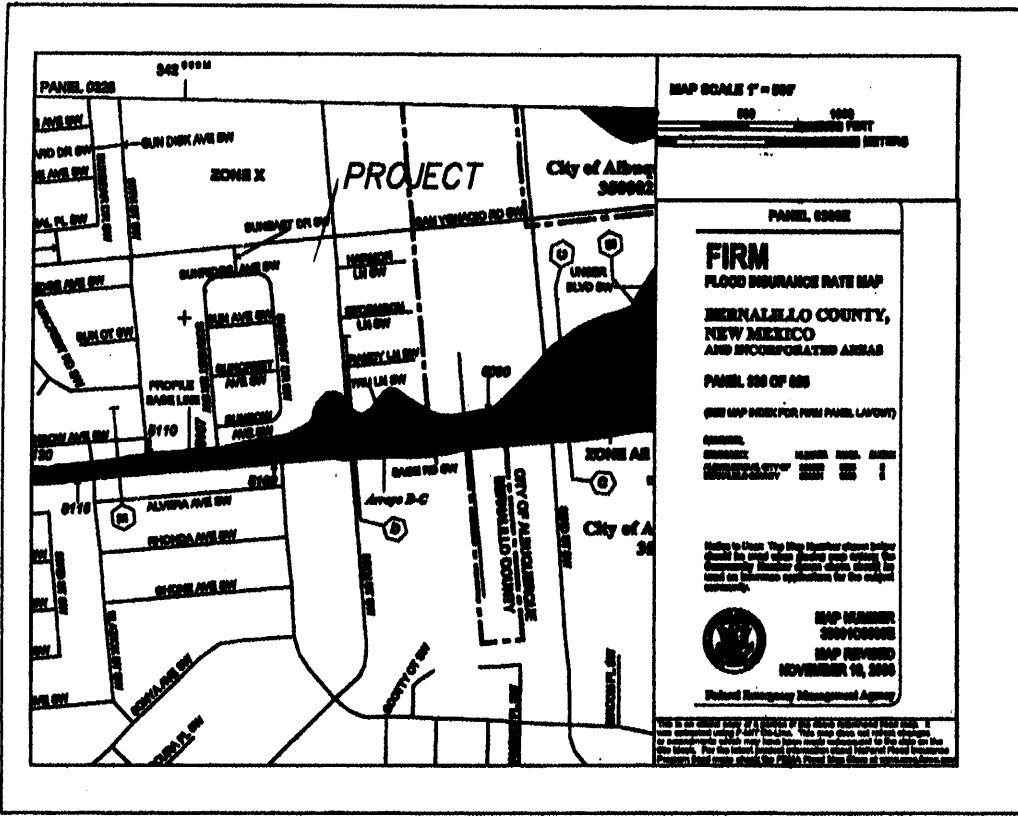
1. EXISTING CONTOURS, SPOT ELEVATIONS, EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS
2. PROPOSED IMPROVEMENTS: 16000 SQUARE FOOT STRUCTURE, REQUIRED PARKING, CONCRETE FLATWORK, REFUSE PAD, AND NEW GRADE ELEVATIONS.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. ON-SITE ANALYSIS AS TO STORM WATER MANAGEMENT AND EROSION CONTROL.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY ALLOWING HISTORIC FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY. PRESENTLY, THE SITE IS BOUNDED ON WEST, SOUTH AND EAST BY DEVELOPED PROPERTY. SAN YGNACIO ROAD ON THE NORTH IS AN IMPROVED PAVED, MINOR LOCAL ROADWAY WITH CURB/GUTTER AND ATTACHED SIDEWALK.

THE SITE SLOPES AT APPROXIMATELY 4% TO THE SOUTHEAST. ALL OFFSITE FLOWS ARE QUANTIFIED ON THE PLAN, AND ADDRESSED IN THE CALCULATIONS.

THE SITE IS NOT ENCUMBERED BY A DESIGNATED FEMA FLOODPLAIN ZONE.

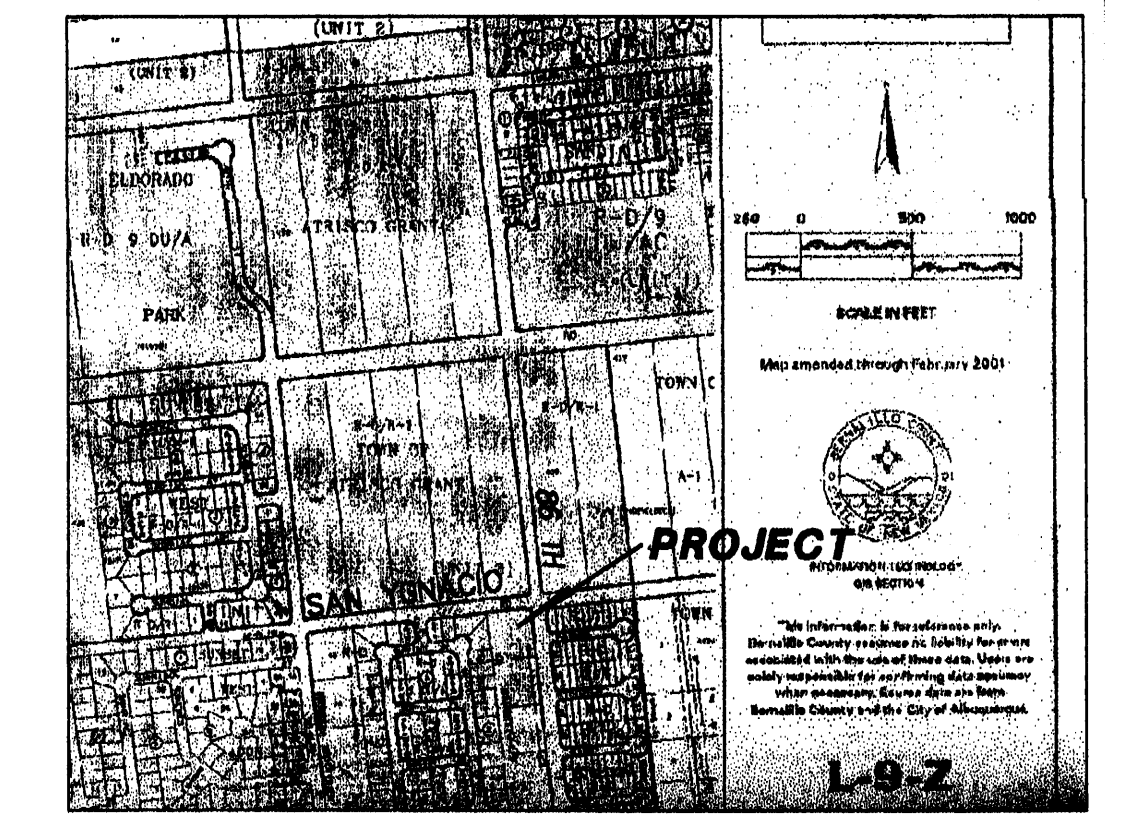
HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED IN DEVELOPMENT. MINIMAL GRADING IS PROPOSED WITHIN THE CITY R.O.W. FREE DISCHARGE OF DEVELOPED FLOW IS NOT ACCEPTABLE SINCE NO CONVEYANCE TO ADEQUATE FACILITIES EXIST DOWNSTREAM.



FIRM MAP

PANEL # 336 E

NOTE: REF: 2003 FIRM MAPS, USING NAVD 1988 DATUM



VICINITY MAP

ZONE L-9

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE ADOPTED BY THE COUNTY OF BERNALILLO
 DISCHARGE RATE: $Q = Q_{PEAK} \times AREA$. "Peak Discharge Rates For Small Watersheds"
 VOLUMETRIC DISCHARGE: $VOLUME = E_{Weighted} \times AREA$
 Time of Concentration, $TC = 10$ Minutes
 $P_{100} = 2.2$ inches, Zone 1
 DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR Where [] = 10 YEAR VALUES

EXISTING CONDITIONS

LOT AREA = 0.99 ACRES, WHERE EXCESS PRECIP. "Weight" = 0.49 in. [0.08]
 PEAK DISCHARGE, $Q_{100} = 1.3$ CFS [0.3], WHERE UNIT PEAK DISCHARGE = 1.29 CFS/AC. [0.24]
 THEREFORE: $VOLUME_{100} = 1761$ CF [287]

DEVELOPED CONDITIONS

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

| AREA | LAND TREATMENT | Q_{Peak} | E |
|-------------------------|----------------|------------|------------|
| UNDEVELOPED/ | A | 1.29[0.24] | 0.49[0.08] |
| LANDSCAPING/POND | B | 2.03[0.76] | 0.67[0.22] |
| GRAVEL & COMPACTED SOIL | C | 2.87[1.49] | 0.99[0.44] |
| ROOF - PAVEMENT | D | 4.40[2.90] | 1.97[1.24] |
| 0.99 Ac. | | | |

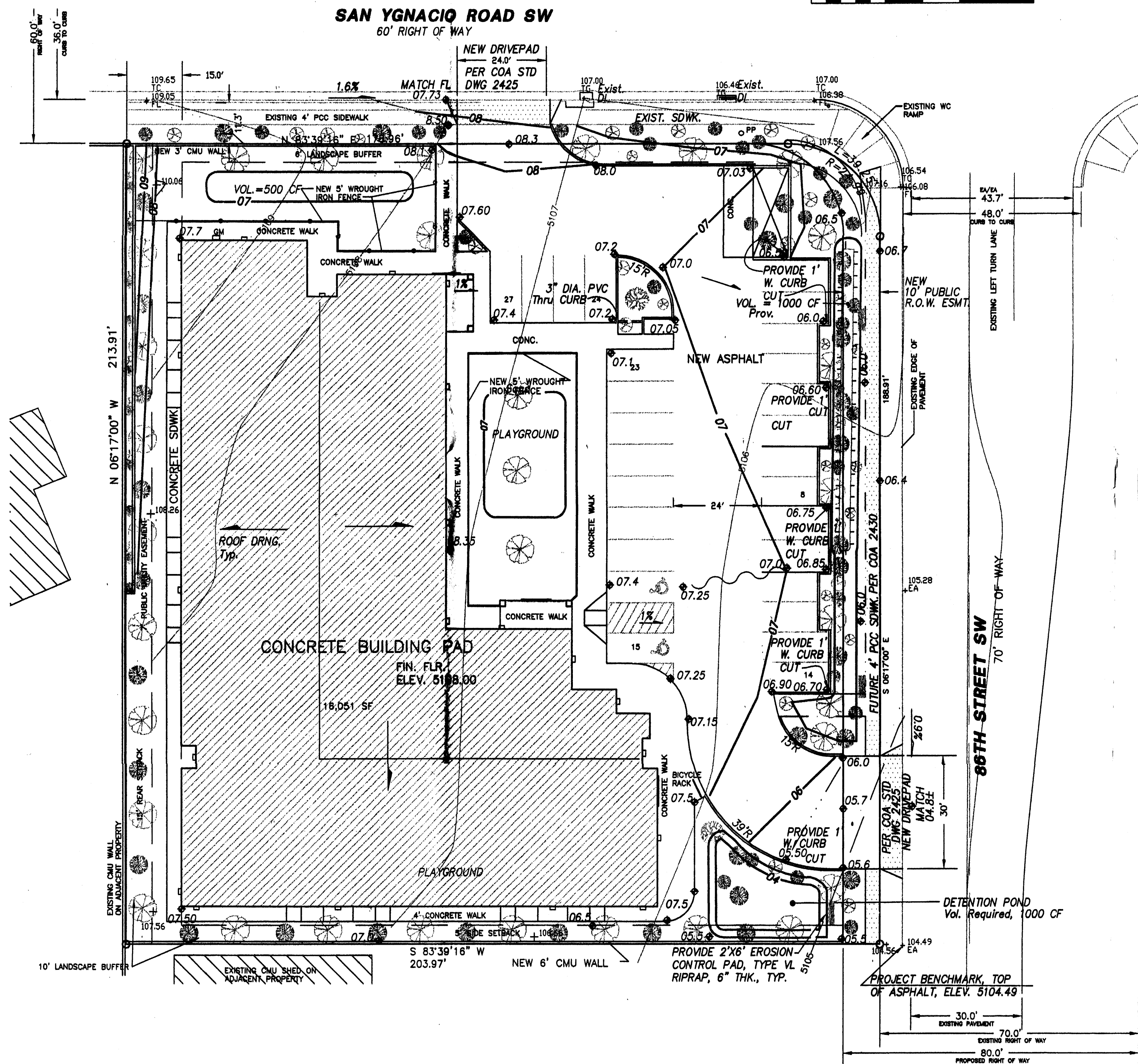
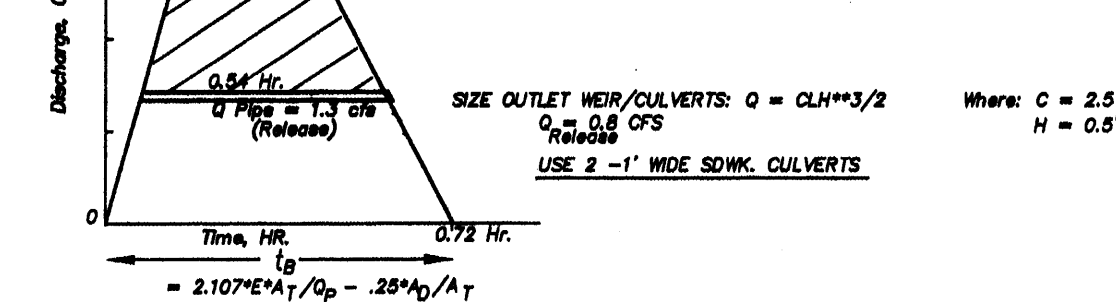
THEREFORE: $E_{Weighted} = 1.65$ in. [0.99] &
 $Q_{100} = 3.8$ CFS
 $Q_{10} = 2.4$ CFS
 VOLUME 100 = 5930 CF
 VOLUME 10 = 3558 CF

QUANTIFY UPSTREAM RUNOFF IMPACTING THE PROPERTY

NONE

RETENTION POND SIZE

RETENTION POND PER HYDROGRAPH & DPM, Section A.8
 STORAGE VOLUME (Required) = VOLUME AREA ABOVE ALLOWABLE RELEASE
 = 6435 CF
 $VOL_{Retention} = (0.54 + 0.18)/2 \times 2.5 \text{ CFS} \times 3600 \text{ s/hr.}$
 = 3240 CF.

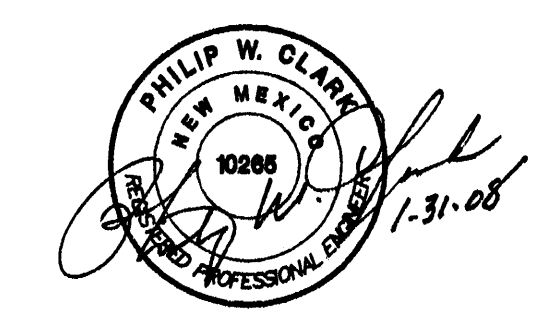


NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/ UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL. ASPHALT PARKING AREA SHALL DRAIN DIRECTLY TO EXISTING CURB CUT.
5. LANDSCAPING IRRIGATION SYSTEM SHALL BE DRIP-TYPE.
6. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
7. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
8. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL. 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

LEGEND

- +24.0 EXIST. SPOT ELEVATION
- 10 EXIST. CONTOUR
- 24.0 NEW SPOT ELEVATION
- 12 NEW CONTOUR
- EXIST. EDGE OF ROAD
- NEW SWALE
- DRAINAGE DIRECTION
- TA TOP OF ASPHALT
- PP EXISTING POWER POLE
- NEW RIP RAP EROSION PROTECTION, 6" AVG. DIA. ROCK
- NEW CONCRETE



PROJECT DATA

LEGAL DESCRIPTION
 LOT 1, LANDS OF L.W. BARRETT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK
 PROJECTION OF SE PROPERTY CORNER, TOP OF ASPHALT MSL ELEVATION = 5104.49 (NAVD 88) AS TIED TO VERTICAL CONTROL ACS MONUMENT, 24-L9, ALUMINUM DISK LOCATED AT THE NW CORNER OF THE SAGE/86TH ST INTERSECTION (5096.67)

TOPOGRAPHIC INFORMATION
 COMPILED BY CLARK CONSULTING ENGINEERS, DATE 10/20/2007 FROM ACTUAL SUPPLEMENTAL SURVEY, TERRAMETRICS OF NM.

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

P.W. Clark
 PHILIP W. CLARK NMPE #10285

| | |
|--|----------------|
| Clark Consulting Engineers 19 Ryan Road Edgewood, New Mexico 87015 Tel: (505) 281-2444 Fax: (505) 281-2444 | |
| DATE | REVISION |
| | |
| | |
| | |
| Grading & Drainage Plan | |
| DESIGNED BY: PWC | DRAWN BY: CCE |
| CHECKED BY: PWC | DATE: 10/15/07 |
| JOB #: BAKER_86TH | FILE #: G/D |
| 1 OF 1 | |