

DOCH 2013080903
 07/19/2013 01:37 PM Page 1 of 3
 PLAT R 525.00 B 2013C P 0085 M Toulous Olivere, Bernalillo Cour

Plat of
 Lots 1 and 2
American Square

Albuquerque, Bernalillo County, New Mexico
 June 2013

Legal Description

SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTION

Project No. 1008124

Application No. 13DRB-70604

Utility Approvals

<i>Leonardo Vigil</i>	7-9-13
PNM	DATE
<i>[Signature]</i>	7/16/2013
NEW MEXICO GAS COMPANY	DATE
<i>[Signature]</i>	6/28/13
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
<i>[Signature]</i>	7/1/13
COMCAST	DATE

City Approvals

<i>Leo P. Auer</i>	6-11-13
CITY SURVEYOR	DATE
<i>[Signature]</i>	7-10-13
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
<i>[Signature]</i>	07/10/13
A.B.C.W.U.A.	DATE
<i>Carol S. Dumont</i>	7-10-13
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	7-10-13
AMAFCA	DATE
<i>[Signature]</i>	7-10-13
CITY ENGINEER	DATE
<i>[Signature]</i>	7-19-13
DRB/CHAIRPERSON, PLANNING DEPARTMENT	

Subdivision Data:

ZONING: C-2
 GROSS SUBDIVISION ACREAGE: 11.6150 ACRES±
 ZONE ATLAS INDEX NO: H-16-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 2
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: DECEMBER 2012

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE LOT (BLOCK A1A1) INTO TWO NEW LOTS (LOT 1 & LOT 2).

Notes:

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 10, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

- PNM (ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 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.
- QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

DISCLAIMER
 IN APPROVING THIS PLAT, PNM, NEW MEXICO GAS COMPANY AND QWEST CORPORATION (D/B/A CENTURYLINK QC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Solar Note:

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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

[Signature]
 LEE S. BLAUGRUND
 MANAGER MEMBER
 THE Tanager COMPANY, L.L.C.
 A NEW MEXICO LIMITED LIABILITY COMPANY

DATE: 6/11/13
OFFICIAL SEAL
 Marco L. Cisneros
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 10/24/2016

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF June, 2013 BY LEE S. BLAUGRUND, MANAGING MEMBER, THE Tanager COMPANY, L.L.C., A NEW MEXICO LIMITED LIABILITY COMPANY.

[Signature]
 BY Marco L. Cisneros MY COMMISSION EXPIRES: 10/24/2016
 NOTARY PUBLIC

TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101605949030410915
 PROPERTY OWNER OF RECORD:
 Tanager Company
 BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 7/19/13

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 6/11/13
 LARRY W. MEDRANO
 N.M.P.S. No. 11993

LARRY W. MEDRANO
 NEW MEXICO
 11993
 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.

OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER THE Tanager COMPANY, L.L.C.
 SECTION 10, TOWNSHIP 10 N, RANGE 3 E,
 SUBDIVISION AMERICAN SQUARE

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 10, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF BLOCK A-1-A1, OF PLAT FOR AMERICAN SQUARE, LOT 1 AND LOT 2, BEING A REPLAT OF BLOCKS A-1-A AND B1, ALBUQUERQUE, 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 OCTOBER 26, 1990, IN PLAT BOOK 90C, PAGE 269, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "NDC_17_2A" BEARS N 41°45'56" W, A DISTANCE OF 2,542.89 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 89°52'06" E, A DISTANCE OF 539.52 FEET TO AN ANGLE POINT MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 00°20'57" E, A DISTANCE OF 116.00 FEET TO AN ANGLE POINT MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°47'54" E, A DISTANCE OF 209.50 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT-OF-WAY LINE OF CARLISLE BOULEVARD, N.E. MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE FOR THE NEXT ELEVEN COURSES, S 00°07'47" W, A DISTANCE OF 48.46 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 4 REBAR;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 40.59 FEET, A DELTA ANGLE OF 15°30'19", A CHORD BEARING OF S 08°25'41" W AND A CHORD LENGTH OF 40.47 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 40.75 FEET, A DELTA ANGLE OF 15°33'55", A CHORD BEARING OF S 08°07'54" W AND A CHORD LENGTH OF 40.62 FEET TO A POINT OF TANGENCY;

THENCE S 00°15'35" W, A DISTANCE OF 115.15 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL;

THENCE S 89°50'39" E, A DISTANCE OF 11.02 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL;

THENCE S 00°25'16" W, A DISTANCE OF 65.41 FEET TO AN ANGLE POINT MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 88°49'37" W, A DISTANCE OF 3.04 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 4 REBAR;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 999.63 FEET, AN ARC LENGTH OF 44.40 FEET, A DELTA ANGLE OF 02°32'42", A CHORD BEARING OF S 02°09'07" W AND A CHORD LENGTH OF 44.40 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND NO. 4 REBAR;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1007.00 FEET, AN ARC LENGTH OF 55.07 FEET, A DELTA ANGLE OF 03°08'00", A CHORD BEARING OF S 01°54'58" W AND A CHORD LENGTH OF 55.06 FEET TO A POINT OF TANGENCY MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°20'58" W, A DISTANCE OF 419.71 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 55.07 FEET, A DELTA ANGLE OF 90°09'08", A CHORD BEARING OF S 45°02'27" W AND A CHORD LENGTH OF 49.56 FEET TO A POINT OF TANGENCY; LYING ON THE NORTH RIGHT-OF-WAY LINE OF MENAUL BOULEVARD NE, MARKED BY A FOUND NO. 4 REBAR;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE FOR THE NEXT EIGHT COURSES, S 89°56'39" W, A DISTANCE OF 89.10 FEET TO A POINT OF CURVATURE MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 8478";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 143.00 FEET, AN ARC LENGTH OF 49.81 FEET, A DELTA ANGLE OF 19°57'27", A CHORD BEARING OF N 79°51'58" W AND A CHORD LENGTH OF 49.81 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND CHISELED "X";

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 57.00 FEET, AN ARC LENGTH OF 19.67 FEET, A DELTA ANGLE OF 19°46'22" W, A CHORD BEARING OF N 80°07'07" W AND A CHORD LENGTH OF 19.57 FEET TO A POINT OF TANGENCY MARKED BY A FOUND CHISELED "X";

THENCE N 89°58'17" W, A DISTANCE OF 60.09 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED "X";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FEET, AN ARC LENGTH OF 21.72 FEET, A DELTA ANGLE OF 21°50'02", A CHORD BEARING OF S 78°45'39" W AND A CHORD LENGTH OF 21.59 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND CHISELED "X";

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 143.00 FEET, AN ARC LENGTH OF 50.64 FEET, A DELTA ANGLE OF 20°17'27", A CHORD BEARING OF S 78°25'40" W AND A CHORD LENGTH OF 50.38 FEET TO A POINT OF TANGENCY MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 8478";

THENCE S 88°33'04" W, A DISTANCE OF 150.38 FEET TO A POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 8478";

THENCE S 89°59'59" W, A DISTANCE OF 155.27 FEET TO AN THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N 00°29'25" W, A DISTANCE OF 190.62 FEET TO AN ANGLE POINT MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°45'42" E, A DISTANCE OF 6.67 FEET TO AN ANGLE POINT MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 00°14'36" W, A DISTANCE OF 456.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE, N 89°55'15" W, A DISTANCE OF 113.93 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL;

THENCE N 00°13'53" E, A DISTANCE OF 108.33 FEET TO THE POINT OF BEGINNING, CONTAINING 11.6151 ACRES (505,952 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOTS 1 AND 2, AMERICAN SQUARE.

DOCH 2013080903

07/19/2013 01:37 PM Page: 2 of 3
tyPLAT R:25.00 B: 2013C P: 0085 M: Toulouse Olivere, Bernalillo Cour

Plat of
Lots 1 and 2
American Square

Albuquerque, Bernalillo County, New Mexico
June 2013

PRECISION
SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

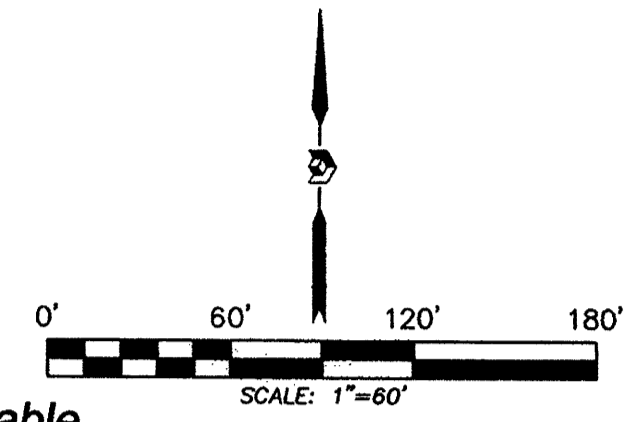
866.442.8011 TOLL FREE
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INDEXING INFORMATION FOR COUNTY CLERK
OWNER THE Tanager COMPANY, L.L.C.
SECTION 10, TOWNSHIP 10 N, RANGE 3 E,
SUBDIVISION AMERICAN SQUARE

Sheet 2 of 3
123164P

2013C-85(2)

Plat of
Lots 1 and 2
American Square
Albuquerque, Bernalillo County, New Mexico
June 2013



Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.59'	150.00'	15°30'19"	N 08°25'41" E	40.47'
C2	40.75'	150.00'	15°33'55"	S 08°07'54" W	40.62'
C3	44.40'	999.63'	2°32'42"	N 02°09'07" E	44.40'
C4	55.07'	1007.00'	3°08'00"	S 01°54'58" W	55.06'
C5	55.07'	35.00'	90°08'08"	N 45°02'27" E	49.56'
C6	49.80'	143.00'	19°52'25"	S 79°53'47" E	49.35'
C7	19.88'	57.00'	19°59'01"	N 80°02'25" W	19.78'
C8	19.67'	57.00'	19°46'22"	N 80°07'07" W	19.57'
C9	21.72'	57.00'	21°50'02"	S 78°45'39" W	21.59'
C10	49.81'	143.00'	19°57'27"	S 79°53'47" E	49.56'
C11	50.64'	143.00'	20°17'27"	N 78°25'40" E	50.38'
C12	53.92'	150.00'	20°35'44"	S 79°37'26" E	53.63'
C13	54.35'	150.00'	20°45'33"	N 79°21'20" W	54.05'
C14	54.35'	150.00'	20°45'33"	N 79°21'20" W	54.05'
C15	54.13'	150.00'	20°40'39"	S 79°29'21" E	53.84'
C16	63.16'	175.00'	20°40'39"	N 79°29'21" E	62.81'
C17	45.11'	125.00'	20°40'39"	S 79°29'21" E	44.87'
C18	20.85'	30.00'	39°26'34"	N 70°27'06" E	20.25'
C19	54.81'	125.00'	25°07'22"	N 77°16'01" W	54.37'
C20	81.12'	185.00'	25°07'22"	S 77°16'01" E	80.47'
C21	47.85'	254.85'	10°42'45"	N 58°52'40" W	47.58'
C22	47.72'	249.85'	10°56'38"	N 58°45'44" W	47.85'
C23	43.47'	180.00'	15°33'55"	S 08°07'54" W	43.33'
C24	53.72'	989.63'	3°06'36"	N 01°55'40" E	53.71'
C25	55.62'	1017.00'	3°08'00"	S 01°54'58" W	55.61'
C26	39.11'	25.00'	89°37'37"	N 45°09'50" E	35.24'
C27	46.31'	133.00'	19°56'58"	S 80°03'13" E	46.07'
C28	23.33'	67.00'	19°57'10"	N 80°03'19" W	23.21'
C29	25.45'	67.00'	21°45'44"	N 79°05'26" E	25.30'
C30	47.18'	133.00'	20°19'34"	N 78°22'20" E	46.94'
C31	47.43'	30.00'	90°38'36"	N 44°03'22" W	42.85'
C32	13.48'	30.00'	25°44'12"	N 77°18'16" E	13.36'
C33	13.48'	30.00'	25°44'12"	N 77°18'16" E	13.36'
C34	7.18'	30.00'	13°42'22"	N 57°34'59" E	7.16'

Line Table

LINE	BEARING	DISTANCE
L1	S 89°50'39" E	11.02'
L2	N 88°49'37" W	3.04'
L3	N 89°45'42" E	6.67'
L4	N 89°49'41" W	11.00'
L5	N 00°20'54" E	45.43'
L6	S 89°55'27" E	2.99'
L7	N 89°58'17" E	15.58'
L8	N 76°07'53" E	20.42'
L9	N 76°07'53" E	72.04'
L10	N 12°58'39" E	5.35'
L11	N 89°45'24" E	5.85'
L12	N 89°45'24" E	8.35'
L13	N 00°13'36" W	25.00'
L14	S 89°45'24" W	14.00'
L15	S 00°14'36" E	25.00'

Line Table

LINE	BEARING	DISTANCE
L16	N 89°51'05" E	6.00'
L17	N 00°08'55" W	6.00'
L18	S 89°51'05" W	6.00'
L19	S 00°09'20" E	0.40'
L20	S 63°28'42" E	50.24'
L21	S 64°14'03" E	57.09'
L22	S 76°24'35" E	4.59'
L23	S 74°41'25" E	3.00'
L24	S 15°18'36" W	5.01'
L25	N 74°41'25" W	2.94'
L26	N 76°24'35" W	5.53'
L27	N 64°14'03" W	57.12'
L28	N 63°28'42" W	47.76'
L29	N 89°49'41" W	20.00'
L30	N 00°15'35" E	9.71'

Easement Legend

	EXISTING MSTR&T EASEMENT		EXISTING COMMUNICATION & POWER EASEMENT
	EXISTING PUBLIC UTILITY EASEMENT		EXISTING PRIVATE DRAINAGE, ACCESS PUBLIC WATER, POWER, COMMUNICATIONS & GAS LINE EASEMENT
	EXISTING GAS LINE EASEMENT		EXISTING PERMANENT JOINT USE AREA
	EXISTING WATERLINE EASEMENT		EXISTING JOINT USE AREA
	EXISTING 5' OVERHEAD UTILITY EASEMENT		EXISTING ENCROACHMENT EASEMENT FOR ELECTRIC POWER AND TRANSMISSION COMMUNICATIONS LINE

Legend

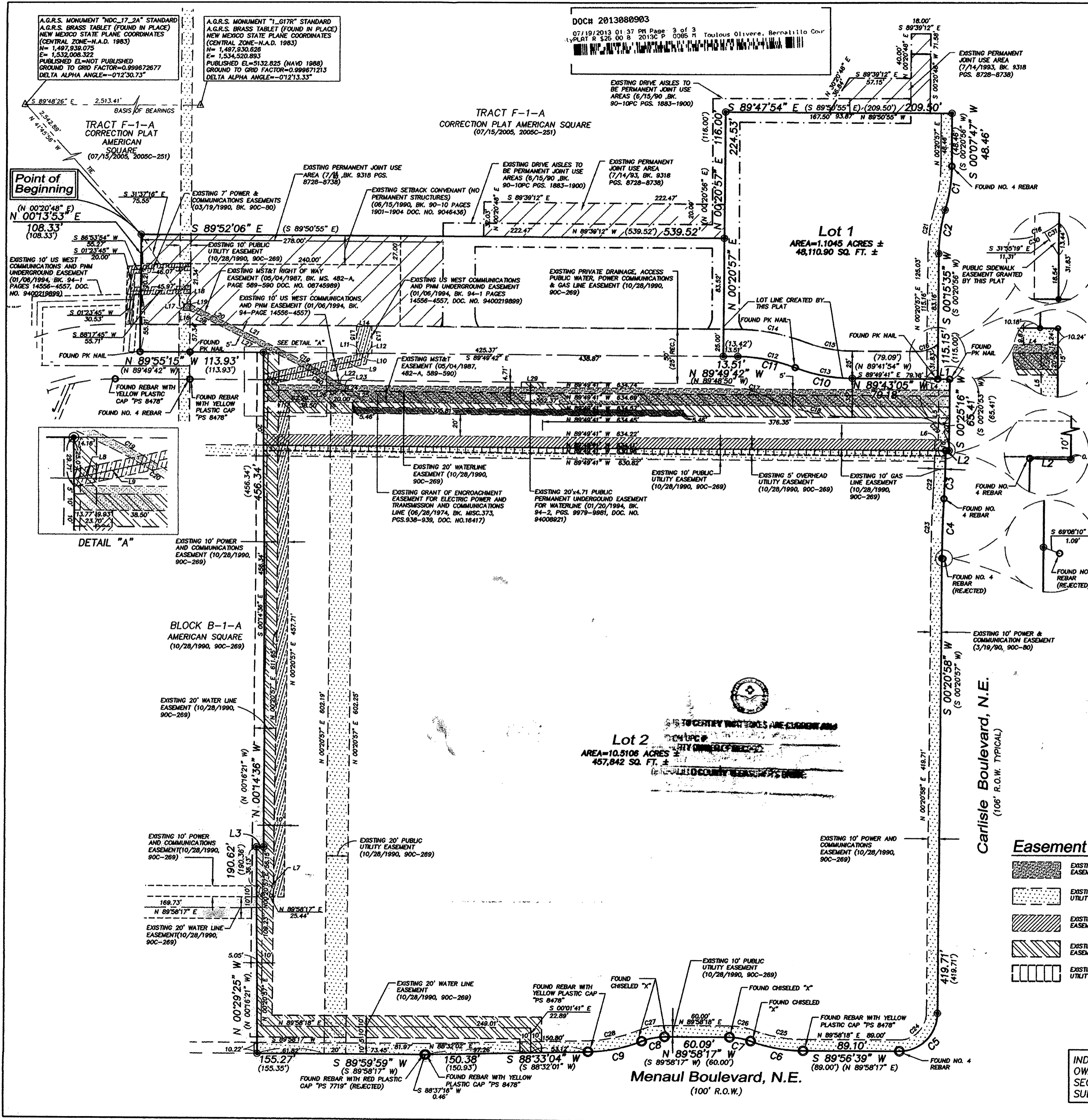
	FOUND AND USED MONUMENT AS DESIGNATED
	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



INDEXING INFORMATION FOR COUNTY CLERK
OWNER THE Tanager Company, L.L.C.
SECTION 10, TOWNSHIP 10 N, RANGE 3 E,
SUBDIVISION AMERICAN SQUARE

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
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505.856.7900 FAX



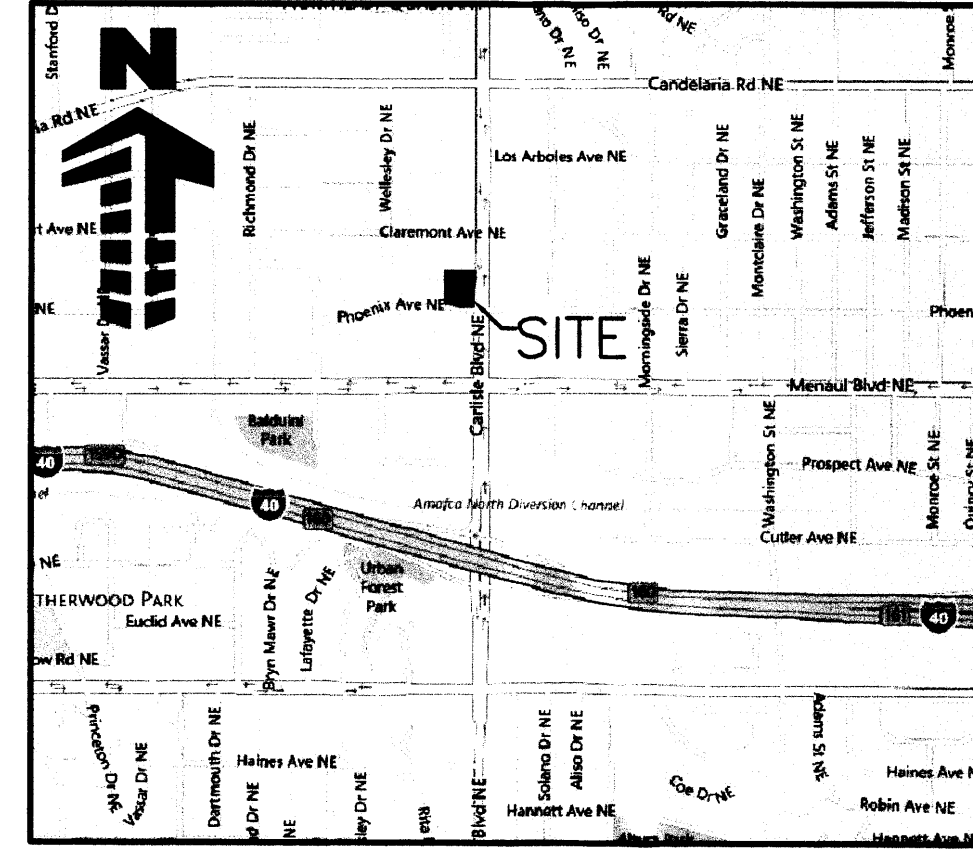
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2013C-85 (3)

SITE PLAN FOR BUILDING PERMIT & SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE

SHEET INDEX

DESCRIPTION	SHEET
COVER SHEET	1 of 14
SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT	2 of 14
SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT	3 of 14
SITE PLAN FOR BUILDING PERMIT	4 of 14
SITE DETAILS	5 of 14
SITE DETAILS	6 of 14
TRASH ENCLOSURE DETAILS	7 of 14
CONCEPTUAL GRADING AND DRAINAGE PLAN	8 of 14
UTILITY PLAN	9 of 14
PHOTOMETRIC PLAN	10 of 14
LANDSCAPE PLAN	11 of 14
LANDSCAPE AND IRRIGATION NOTES & DETAILS	12 of 14
EXTERIOR ELEVATIONS	13 of 14
ALTA SURVEY	14 of 14



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOT 1, BLOCK A-1-A1 AMERICAN SQUARE SUBDIVISION, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, CONTAINING 1.1038 ACRES (48,082 SQ FT) MORE OR LESS.

GENERAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- WARRANTY/DISCLAIMER:**
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- SAFETY NOTICE TO CONTRACTOR:**
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- ALL CONSTRUCTION WITHIN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER.
- ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.
- CONSTRUCTION AND INSTALLATION OF 1,200 S.F. KIOSK, ALL UTILITY ENTRANCES, AND 2-20,000 GALLON UNDERGROUND TANKS SHALL BE IN ACCORDANCE WITH ASSOCIATED PLANS.
- THE GENERAL CONTRACTOR TO FIELD COORDINATE THE CANOPY SIGN LOCATION WITH MURPHY'S CONSTRUCTION SUPERVISOR.
- STAGE II VAPOR RECOVERY SYSTEM IS NOT REQUIRED.
- CONTRACTOR REQUIRED TO KEEP REDLINE AS-BUILTS AND PROVIDE THOSE TO MURPHY UPON COMPLETION.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.

CONTACTS

DEVELOPER:
MURPHY OIL USA
422 NORTH WASHINGTON
EL DORADO, ARKANSAS 71730
TEL: (870) 875-7629
CONTACT: RUSTY COAN, PE

ARCHITECT:
BRR ARCHITECTURE, INC.
6700 ANTIOCH PLAZA, SUITE 300
MERRIAM, KANSAS 66204
TEL: (913) 262-9095
CONTACT: MICHAEL RUCERETO

UTILITY COMPANY:
PNM-ELECTRIC SERVICE
4201 EDITH BOULEVARD NE
ALBUQUERQUE, NM 87107
TEL: (505) 241-3697
FAX: (505) 241-3415
CONTACT: MIKE MOYER

CIVIL ENGINEER:
GALLOWAY & COMPANY, INC.
5300 DTC PARKWAY, SUITE 100
GREENWOOD VILLAGE, CO 80111
TEL: 303-770-8884
CONTACT: ZANE ROSS, PE, LEED AP

LANDSCAPE ARCHITECT:
GALLOWAY & COMPANY, INC.
5300 DTC PARKWAY, SUITE 100
GREENWOOD VILLAGE, CO 80111
TEL: 303-770-8884
CONTACT: JOE WILSON, RLA, CID

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CENTER OF NEW MEXICO
(800) 321-ALERT**
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES

CITY PROJECT NUMBER: 1008124
CASE# 12EPC-40078
CASE# 12EPC-40079
DATE: FEBRUARY 28, 2013

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Spill Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

FIRE MARSHAL APPROVAL

FIRE MARSHAL _____ DATE _____

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Greenwood Village, CO 80111
303.770.8884
www.gallowayus.com

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MURPHY OIL U.S.A. INC.
422 NORTH WASHINGTON
EL DORADO, ARKANSAS 71730

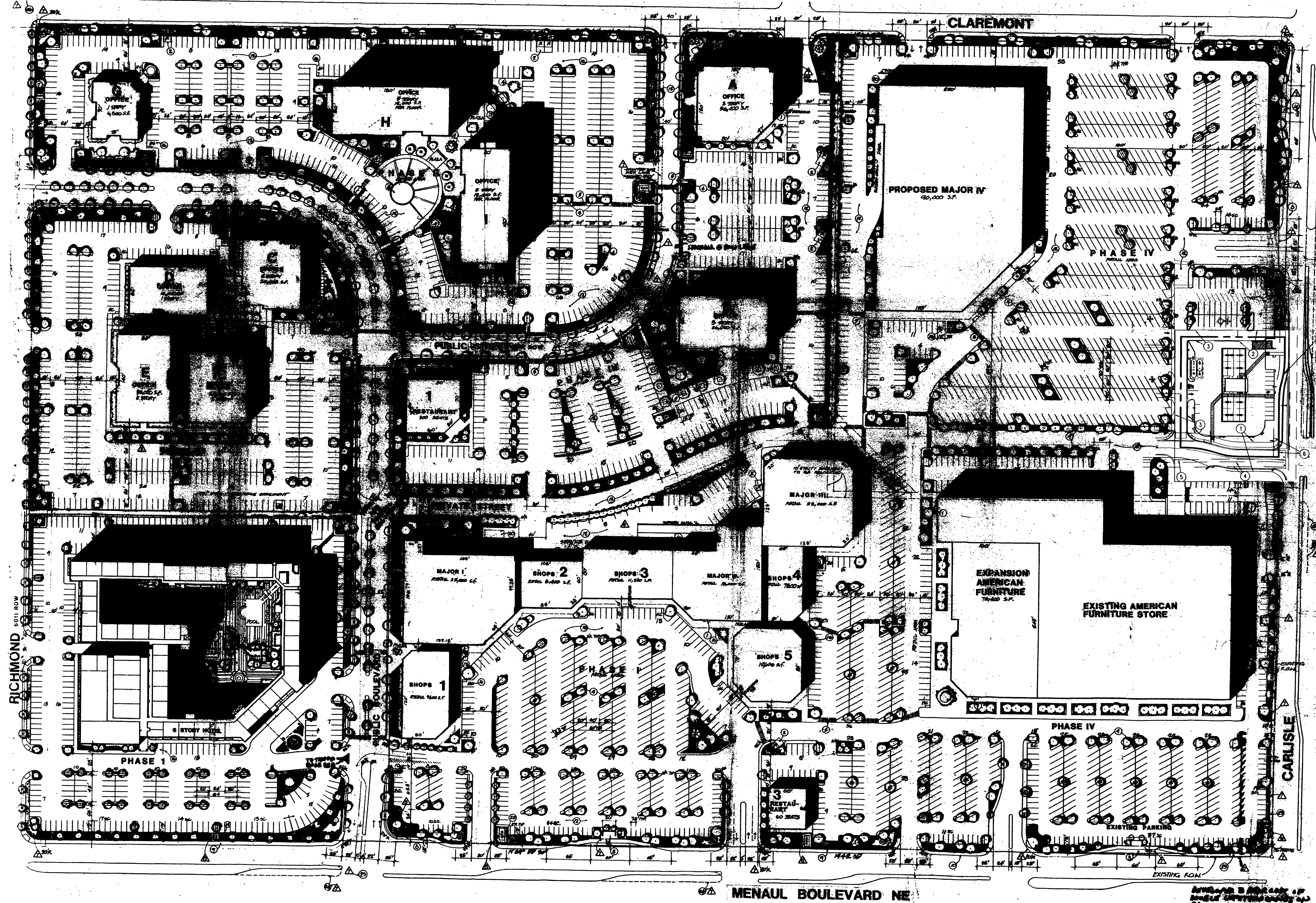
**MURPHY OIL
MURPHY EXPRESS SITE**

CARLISLE BLVD. & PHOENIX AVE.
ALBUQUERQUE, NEW MEXICO

Project No: MOC000024
Sheet Scale: 1" = 20'
Designed By: ZMR
Drawn By: JAR
Date: NOVEMBER 2012
Disk File: MOC024_P_Cover

COVER SHEET

SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



LOT 1, BLOCK A-1-A1
AMERICAN SQUARE

- ① EXISTING PRIVATE DRAINAGE AND ACCESS, PUBLIC WATER, POWER AND COMMUNICATION AND GAS LINE EASEMENT WIDTH VARIES FROM 50'-60'
 - ② EXISTING DRIVE ISLES TO BE PRESERVED AND PERMANENT JOINT USE AREAS (06/15/1990, Bk. 40-10 PG. 1983-1990)
 - ③ EXISTING PERMANENT JOINT USE AREAS (07/14/11, BK. 9318-POS. 8728-8738)
 - ④ EXISTING EASEMENT FOR UTILITIES RECORDED IN BOOK 0749, PAGE 930, RECORDS OF BERNALILLO COUNTY, NEW MEXICO
 - ⑤ EXISTING 50 FOOT PRIVATE ACCESS EASEMENT
 - ⑥ EXISTING 10' OVERHEAD AND UNDERGROUND UTILITY EASEMENT
- NOTE: PORTIONS OF THE EXISTING ACCESS EASEMENT (1) ARE ENCUMBERED BY SIDEWALK, CURB & GUTTER AND LANDSCAPING.

No.	REVISION	1ST CITY PLANNING COMMENTS	DATE
1			1/28/2013
2			2/28/2013

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 Greenwood Village, CO 80111
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 422 NORTH WASHINGTON
 EL DORADO, ARKANSAS 71730

**MURPHY OIL
MURPHY EXPRESS SITE**
 CARLISLE BLVD. & PHOENIX AVE.
 ALBUQUERQUE, NEW MEXICO

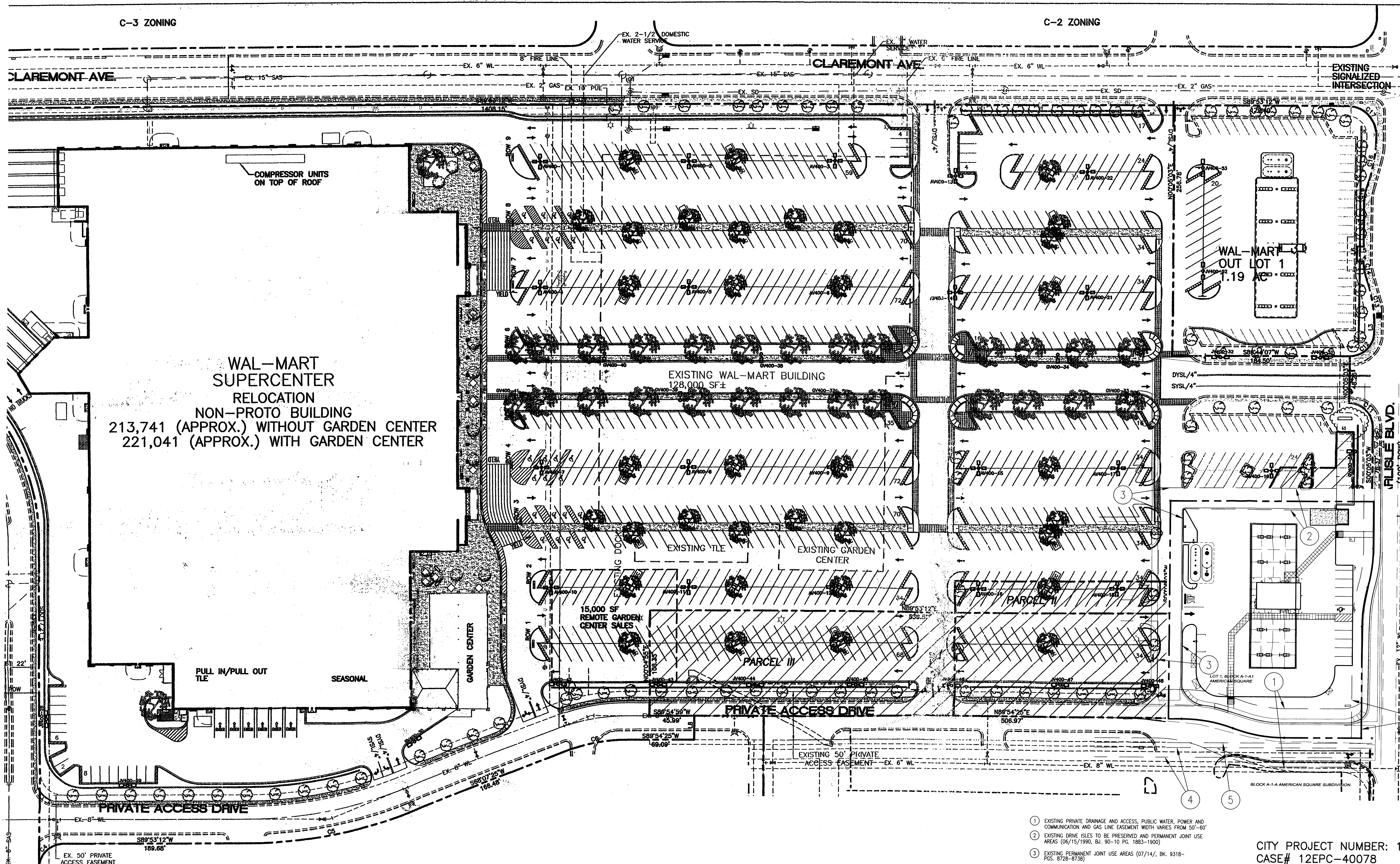
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 Sheet Scale: NOT TO SCALE
 Designed By: ZMR
 Drawn By: JAR
 Date: NOVEMBER 2012
 Disk File: MOC024_P.2-GV Site

**SITE DEVELOPMENT
PLAN FOR
SUBDIVISION
AMENDMENT**



NOT TO SCALE
 CITY PROJECT NUMBER: 1008124
 CASE# 12EPC-40078
 CASE# 12EPC-40079
 DATE: FEBRUARY 28, 2013

SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



**WAL-MART
SUPERCENTER
RELOCATION
NON-PROTO BUILDING**
213,741 (APPROX.) WITHOUT GARDEN CENTER
221,041 (APPROX.) WITH GARDEN CENTER

EXISTING WAL-MART BUILDING
128,000 SF±

WAL-MART
OUT LOT 1
7.19 AC

EXISTING GARDEN CENTER

15,000 SF
REMOTE GARDEN
CENTER SALES

PRIVATE ACCESS DRIVE

- 1 EXISTING PRIVATE DRAINAGE AND ACCESS; PUBLIC WATER, POWER AND COMMUNICATION AND GAS LINE EASEMENT WITH VARIES FROM 50'-60'
- 2 EXISTING DRIVE ISLES TO BE PRESERVED AND PERMANENT JOINT USE AREAS (06/15/1990, BL. 90-10 PG. 1883-1900)
- 3 EXISTING PERMANENT JOINT USE AREAS (07/14/, BK. 9318-POS. 8728-8738)
- 4 EXISTING EASEMENT FOR UTILITIES RECORDED IN BOOK D749, PAGE 930, RECORDS OF BERNALILLO COUNTY, NEW MEXICO
- 5 EXISTING 50 FOOT PRIVATE ACCESS EASEMENT
- 6 EXISTING 10' OVERHEAD AND UNDERGROUND UTILITY EASEMENT

NOTE: PORTIONS OF THE EXISTING ACCESS EASEMENT (1) ARE ENCUMBERED BY SIDEWALK, CURB & GUTTER AND LANDSCAPING.

CITY PROJECT NUMBER: 1008124
CASE# 12EPC-40078
CASE# 12EPC-40079
DATE: FEBRUARY 28, 2013

REVISION	No.	1ST CITY PLANNING COMMENTS	DES. BY	DATE
	1		ZMR	1/28/2013
	2		ZMR	2/28/2013

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MURPHY OIL U.S.A. INC.
MURPHY EXPRESS SITE
CARLISLE BLVD. & PHOENIX AVE.
ALBUQUERQUE, NEW MEXICO

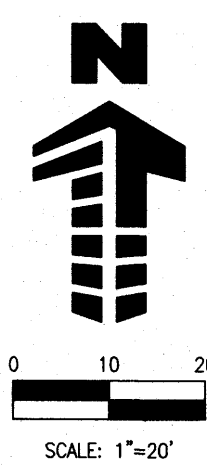
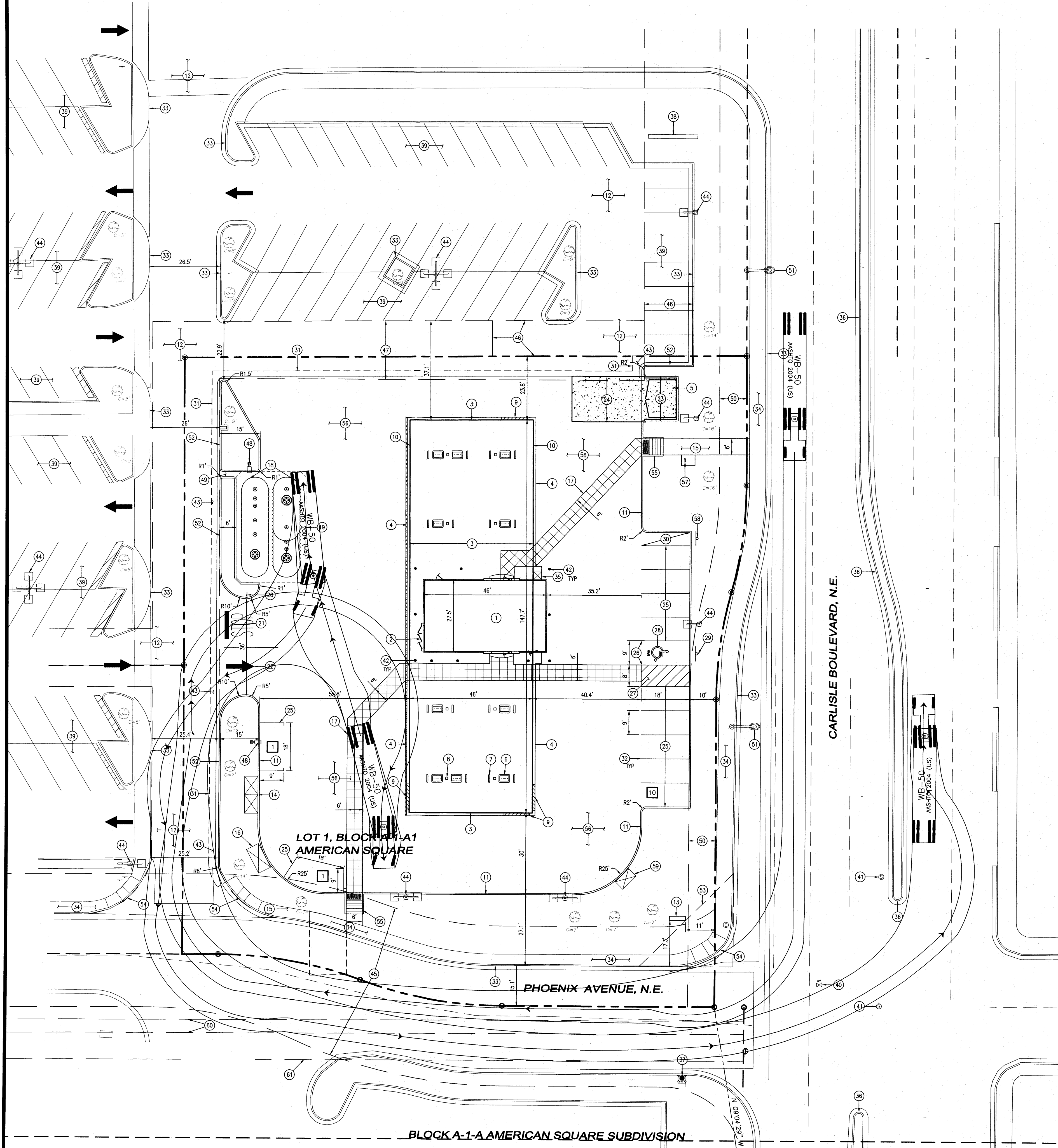
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Designed By: ZMR
Drawn By: JAR
Date: NOVEMBER 2012
Disk File: MOC024_P-3-Site

**SITE DEVELOPMENT
PLAN FOR
SUBDIVISION
AMENDMENT**



NOT TO SCALE

SITE PLAN FOR BUILDING PERMIT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



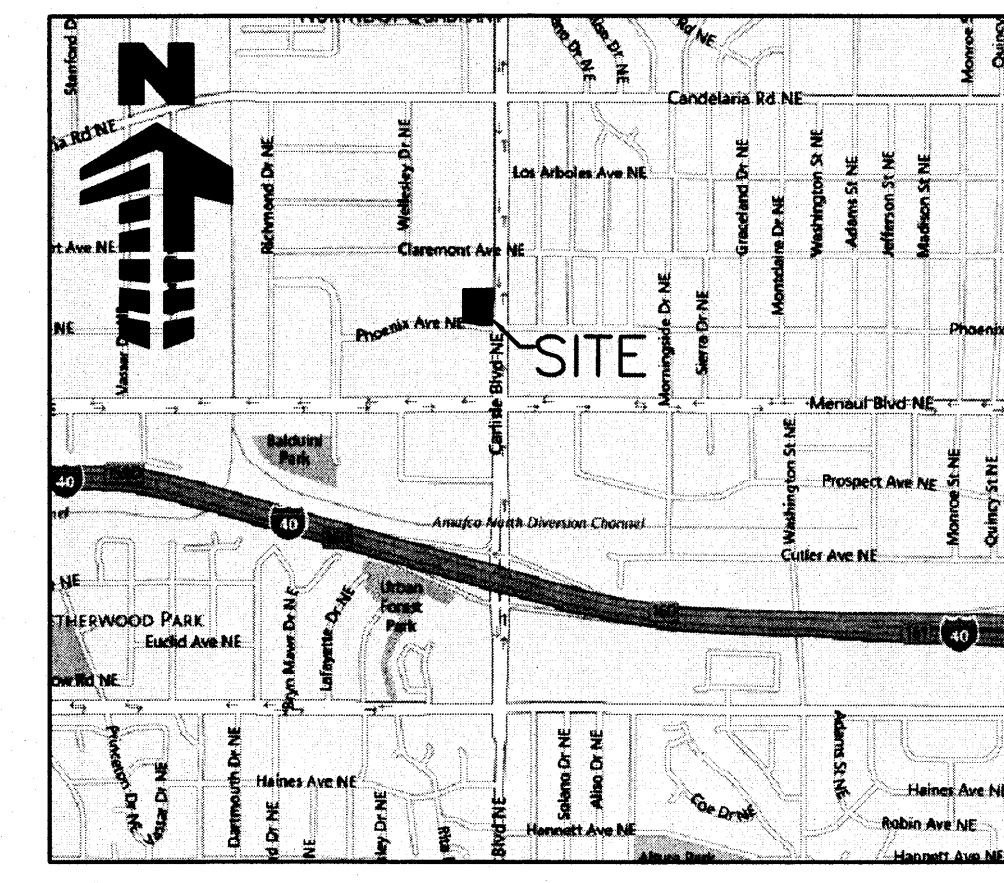
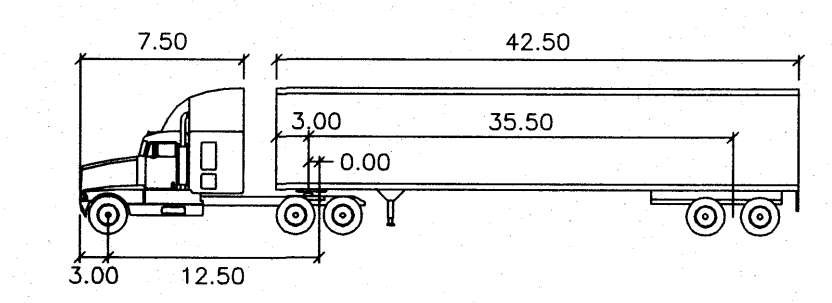
SCHEDULE

- 1 PROPOSED 1200 SF MODULAR CONVENIENCE KIOSK WITH RESTROOM
- 2 PROPOSED KIOSK ELECTRICAL CABINET
- 3 PROPOSED 6,793 SF OVERHEAD CANOPY
- 4 PROPOSED CONCRETE CANOPY SLAB
- 5 PROPOSED 6" BOLLARD, SEE DETAIL SHEET 5
- 6 PROPOSED MULTI-PRODUCT DISPENSER (TYP. 10)
- 7 PROPOSED U-SHAPED BOLLARD (TYP. 16)
- 8 PROPOSED CANOPY COLUMN (TYP.)
- 9 PROPOSED CANOPY PRICE SIGNAGE
- 10 PROPOSED MURPHY EXPRESS LOGO (REFER TO CANOPY ELEVATION)
- 11 PROPOSED 6" MONOLITHIC CURB AND GUTTER, SEE DETAIL SHEET 5
- 12 EXISTING ASPHALT TO REMAIN
- 13 PROPOSED MURPHY OIL MONUMENT SIGN
- 14 PROPOSED ICE STORAGE UNITS (2), SEE DETAIL SHEET 6
- 15 PROPOSED 6' WIDE SIDEWALK
- 16 PROPOSED 5'x4' CONCRETE PAD FOR PROPANE TANK EXCHANGE CAGE, SEE DETAIL SHEET 5
- 17 PROPOSED 3'x3' TOOLED JOINT PATTERN TO DELINEATE CROSSWALK
- 18 PROPOSED UNDERGROUND STORAGE TANKS (20,000 GAL. REGULAR UNLEADED, 12,000 GAL. DIESEL, 8,000 GAL. PREMIUM UNLEADED)
- 19 PROPOSED UST CONCRETE PAD, 8" THICK
- 20 PROPOSED R1-1 STOP SIGN, SEE DETAIL SHEET 5
- 21 PROPOSED STOP BAR AND LETTERING, SEE DETAIL SHEET 5
- 22 PROPOSED TRAFFIC DIRECTIONAL ARROW, SEE DETAIL SHEET 5
- 23 PROPOSED TRASH ENCLOSURE, SEE DETAIL SHEET 7
- 24 PROPOSED TRASH ENCLOSURE CONCRETE PAD, 8" THICK, SEE DETAIL SHEET 7
- 25 PROPOSED 18'x9' PARKING SPACE (TYP. 12)
- 26 PROPOSED 18'x8' ACCESSIBLE PARKING SPACE
- 27 PROPOSED 18'x9' VAN ACCESSIBLE LOADING SPACE, 4" WHITE STRIPING, ANGLED 60° AND SPACED EVERY 3'
- 28 PROPOSED ACCESSIBLE PARKING SYMBOL WITH VAN LETTERING, SEE DETAIL SHEET 5
- 29 PROPOSED "ACCESSIBLE PARKING ONLY" AND "VAN ACCESSIBLE" SIGN, SEE DETAIL SHEET 5
- 30 5' WIDE MOTORCYCLE PARKING
- 31 PROPOSED SAWCUT LINE
- 32 PROPOSED 4" WHITE STRIPING
- 33 EXISTING CURB AND GUTTER TO REMAIN
- 34 EXISTING SIDEWALK TO REMAIN
- 35 PROPOSED REDBOX UNIT
- 36 EXISTING CONCRETE MEDIAN TO REMAIN
- 37 EXISTING FIRE HYDRANT
- 38 EXISTING WAL-MART SIGN
- 39 EXISTING PARKING TO REMAIN
- 40 EXISTING WATER VALVE TO REMAIN
- 41 EXISTING SANITARY SEWER MANHOLE TO REMAIN
- 42 PROPOSED 4" FLEXIBLE PLASTIC BOLLARD, SEE DETAIL SHEET 5
- 43 PROPOSED ASPHALT PATCHBACK
- 44 EXISTING SITE LIGHT TO REMAIN
- 45 EXISTING PRIVATE DRAINAGE AND ACCESS, PUBLIC WATER, POWER AND COMMUNICATION AND GAS LINE EASEMENT WIDTH VARIES FROM 50'-60'
- 46 EXISTING DRIVE ISLES TO BE PRESERVED AND PERMANENT JOINT USE AREAS (06/15/1990, BU. 90-10 PG. 1883-1900)
- 47 EXISTING PERMANENT JOINT USE AREAS (07/14/, BK. 9318-PGS. 8728-8738)
- 48 PROPOSED SITE LIGHT
- 49 PROPOSED 2' WIDE CURB OPENING
- 50 EXISTING 10' OVERHEAD AND UNDERGROUND UTILITY EASEMENT
- 51 EXISTING STREET LIGHT TO REMAIN
- 52 PROPOSED 6" CURB AND 12" GUTTER, SEE DETAIL SHEET 5
- 53 EXISTING SIGHT TRIANGLE (35')
- 54 EXISTING ACCESSIBLE RAMP TO REMAIN
- 55 PROPOSED ADA ACCESSIBLE RAMP (SEE DETAIL)
- 56 PROPOSED CONCRETE PAVING
- 57 PROPOSED U-SHAPED (2-BIKE) BIKE RACK ON 4'x5' CONCRETE PAD, SEE DETAIL SHEET 5
- 58 PROPOSED 12"x18", "MOTORCYCLE PARKING ONLY" SIGN MOUNTED 48" AFG. SEE DETAIL ON SHEET 5
- 59 PROPOSED AIR/VAC UNIT
- 60 EXISTING EASEMENT FOR UTILITIES RECORDED IN BOOK D749, PAGE 930, RECORDS OF BERNILLO COUNTY, NEW MEXICO
- 61 EXISTING 50 FOOT PRIVATE ACCESS EASEMENT

LEGAL DESCRIPTION

LOT 1, BLOCK A-1-A1 AMERICAN SQUARE SUBDIVISION, CITY OF ALBUQUERQUE, COUNTY OF BERNILLO, STATE OF NEW MEXICO, CONTAINING 1.1038 ACRES (48,082 SQ FT) MORE OR LESS.

NOTE: THE SITE WILL COMPLY WITH THE GENERAL BUILDING AND SITE DESIGN REGULATIONS SECTION 14-16-3-18.



VICINITY MAP

SCALE: 1" = 2500'

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- SETBACK LINE
- EASEMENT BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- PARKING COUNT
- EXISTING SANITARY MANHOLE TO REMAIN
- EXISTING STORM DRAIN TO REMAIN
- PROPOSED INLET
- EXISTING ELECTRICAL BOX TO REMAIN
- EXISTING ELECTRICAL METER TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING GAS METER TO REMAIN
- EXISTING LIGHT POLE TO REMAIN
- EXISTING MANHOLE TO REMAIN
- EXISTING SIGN TO REMAIN
- EXISTING STREET LIGHT TO REMAIN
- EXISTING TRAFFIC BOX TO REMAIN
- EXISTING TELEPHONE PEDESTAL TO REMAIN
- HEAVY DUTY CONCRETE PAVING
- EXISTING TREE TO REMAIN
- DEMARCATED TEXTURED CONCRETE PEDESTRIAN PATH

LOT 1 DATA:

PROPOSED PROPERTY AREA:	48,082 SF (1.104 ACRES)
PARKING PROVIDED:	12 SPACES PLUS 1 MOTORCYCLE (1 HANDICAP INCL.)
BICYCLE PARKING PROVIDED:	3 BIKE RACK
PARKING REQUIRED:	6 SPACES PLUS 1 MOTORCYCLE (1 HANDICAP INCL.)
BICYCLE PARKING REQUIRED:	2 BIKE RACK
ZONING:	C-2 (COMMUNITY COMMERCIAL)
LANDSCAPE PROVIDED:	18.6% (8,700 S.F.)
LANDSCAPE REQUIRED:	15.0% NET LOT AREA (7,032 S.F.)

REQUIRED BUILDING SETBACK:	SOUTH: 5'
	EAST: 5'
	NORTH: 5'
	WEST: 5'

REQUIRED PARKING/LANDSCAPE SETBACK:	6' (PHOENIX AVE)
SOUTH:	10' (CARLISLE BLVD)
EAST:	6' (RELOCATED TO WEST DUE TO SHARED ACCESS)
NORTH:	6' (INTERNAL DRIVE)
WEST:	

MAX BUILDING HEIGHT:	18'-9"
F.A.R. (1,200 SF KIOSK):	0.025

DES. BY	DATE
ZMR	1/28/2013
JRK	2/28/2013
ZMR	4/18/2013

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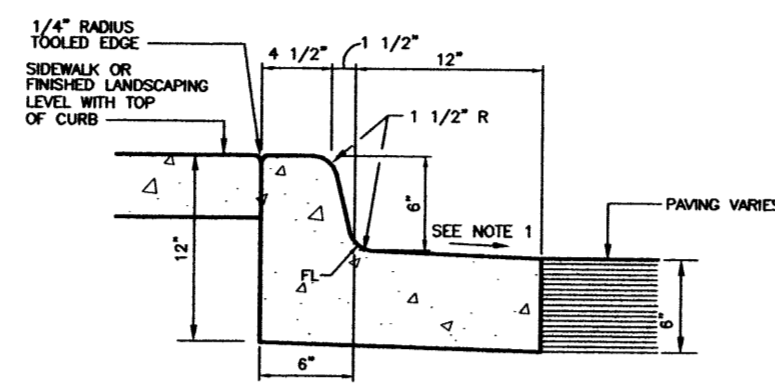
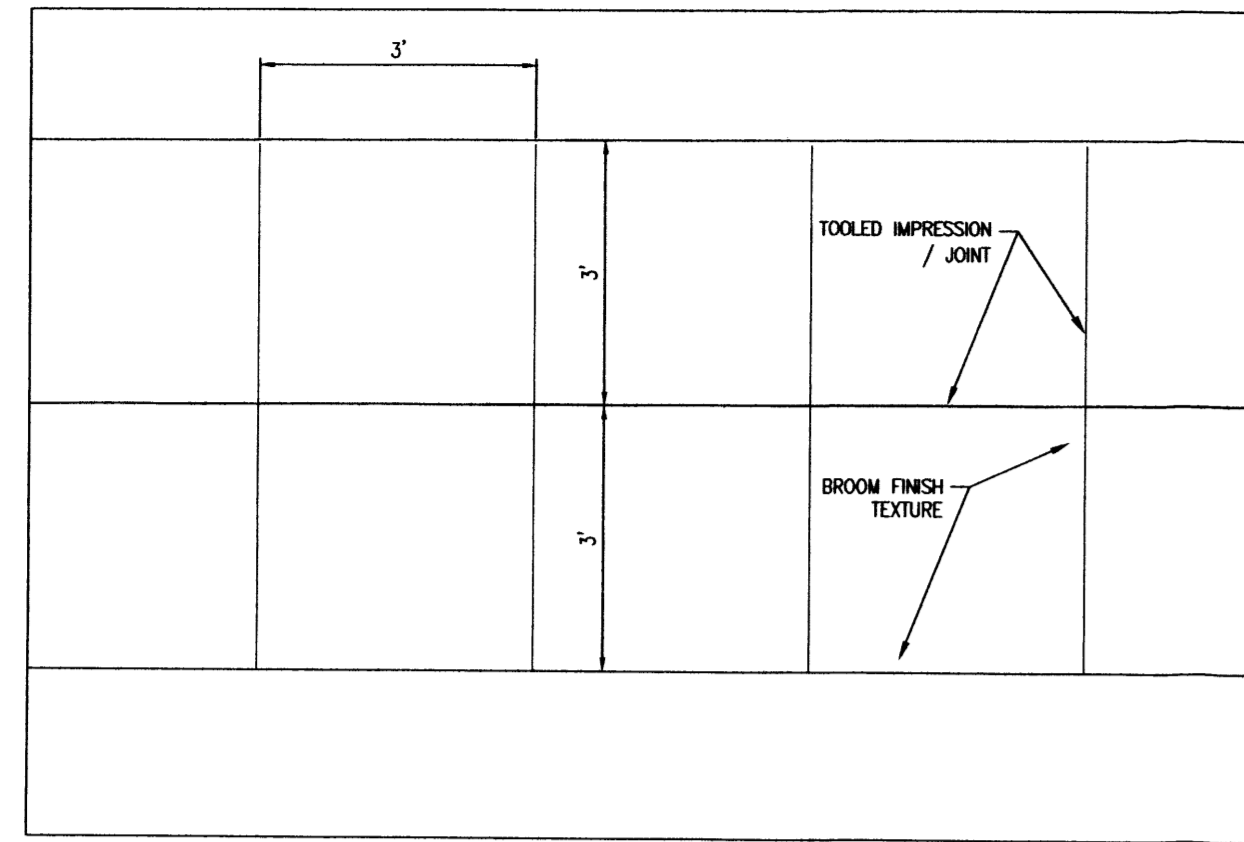
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SITE PLAN FOR BUILDING PERMIT

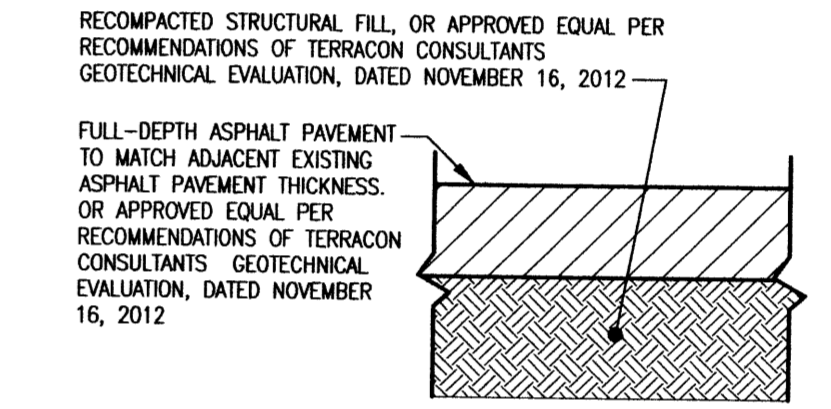
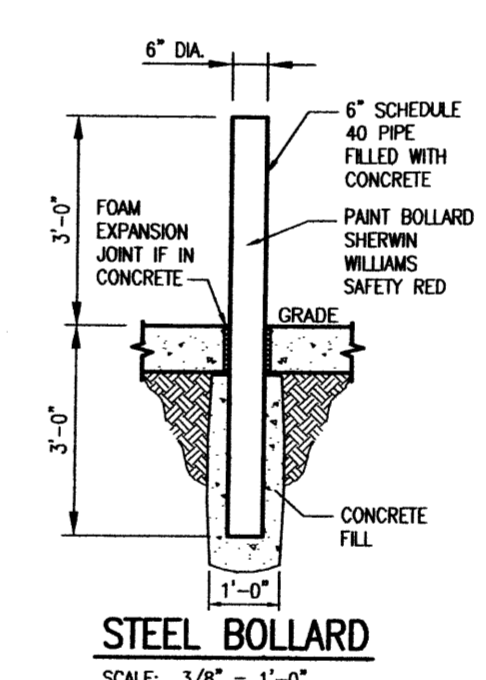
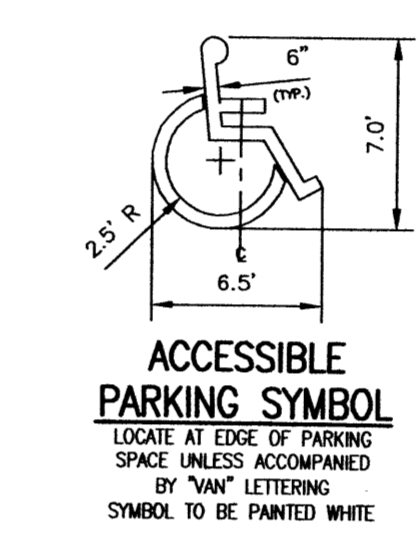
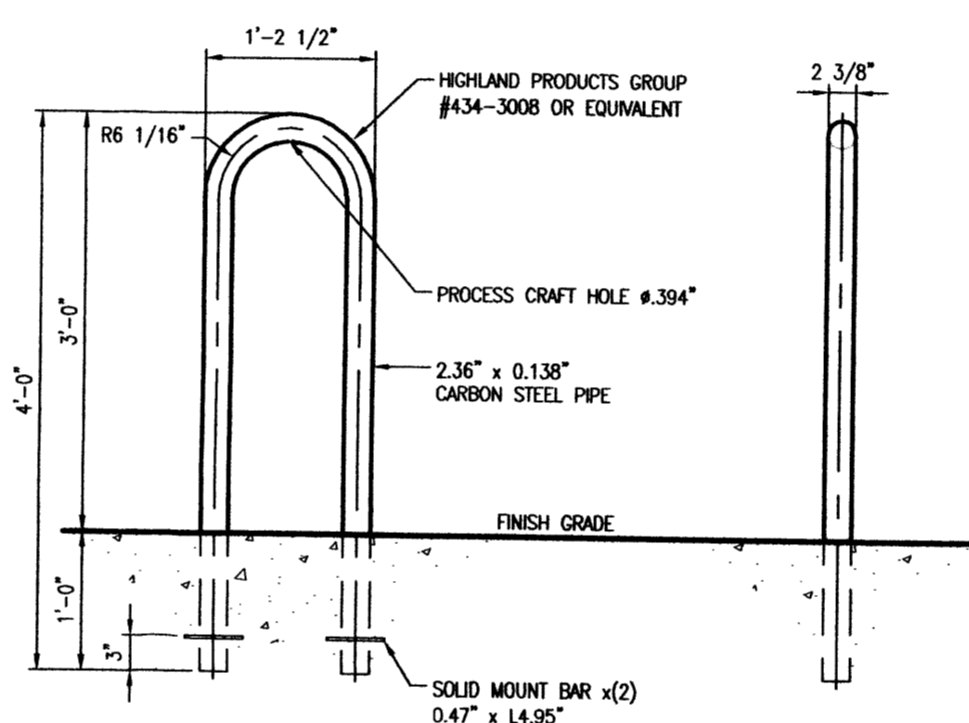
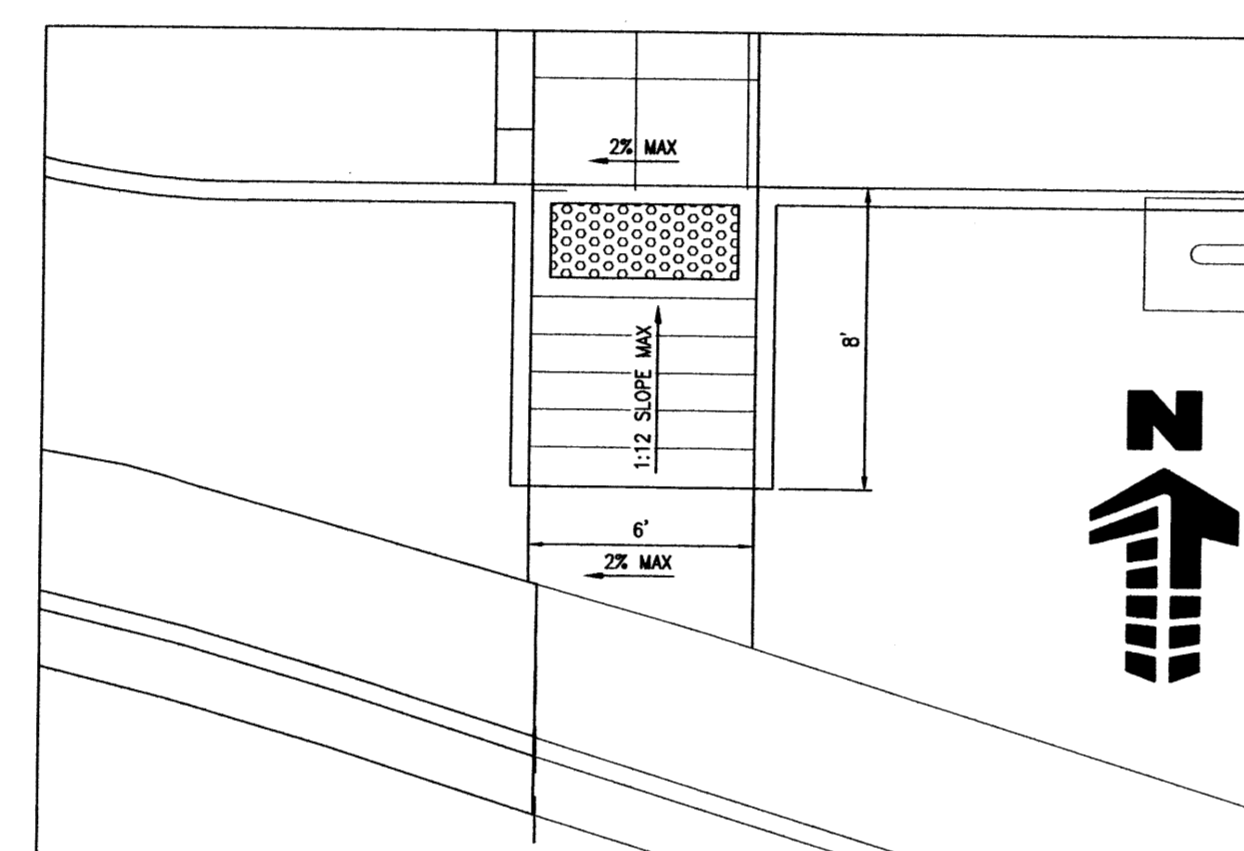
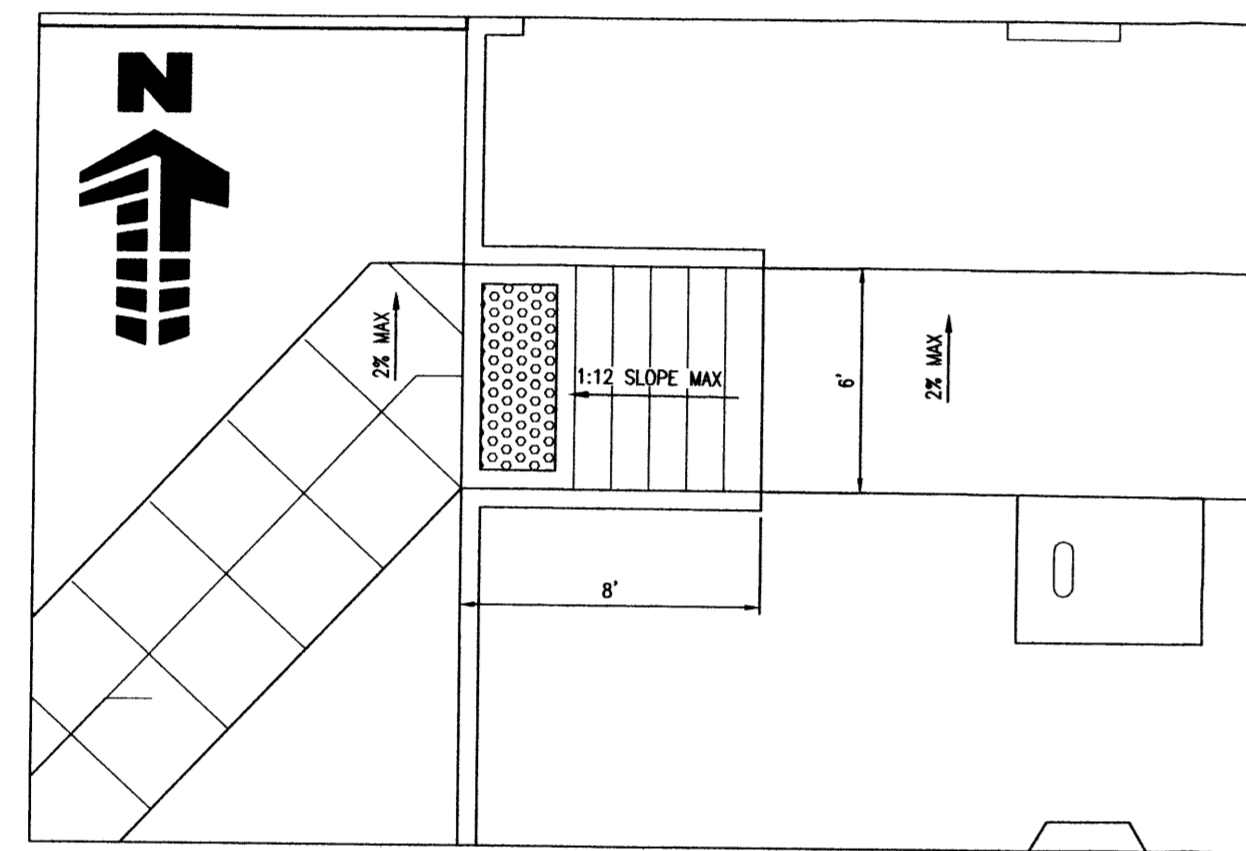
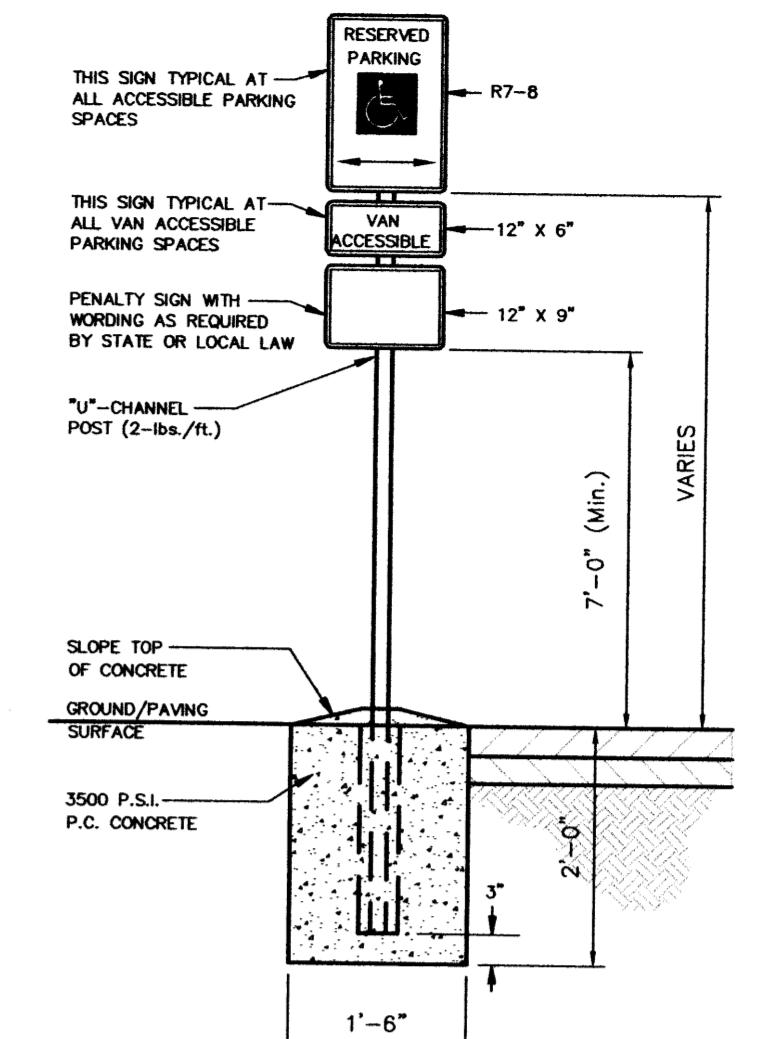
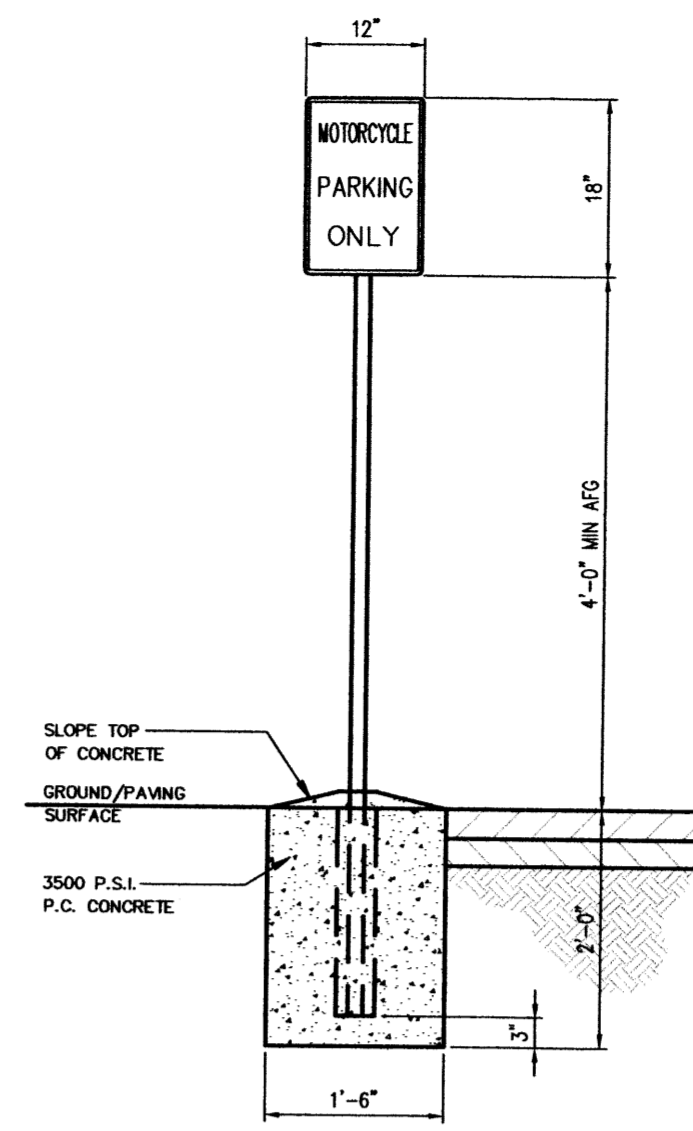
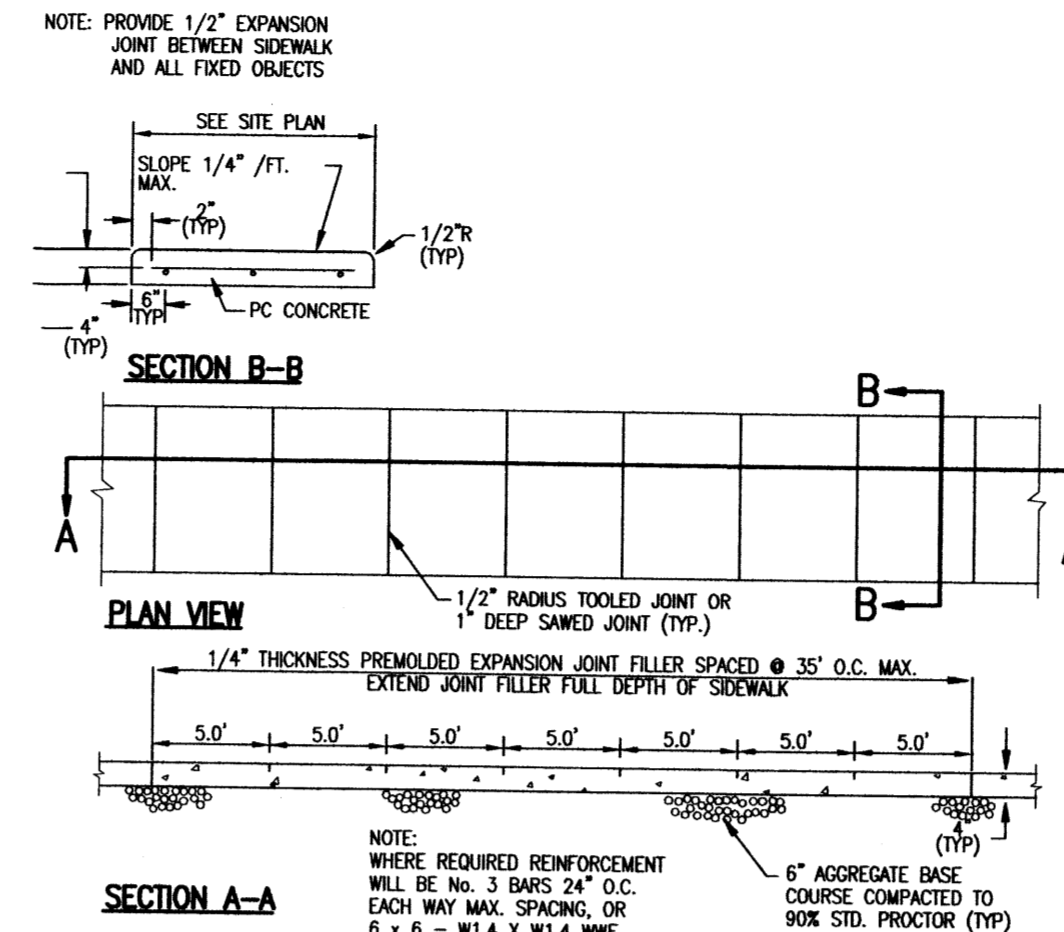
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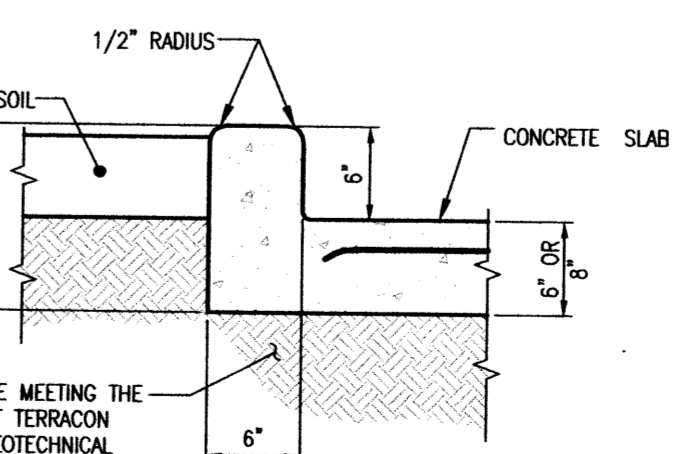
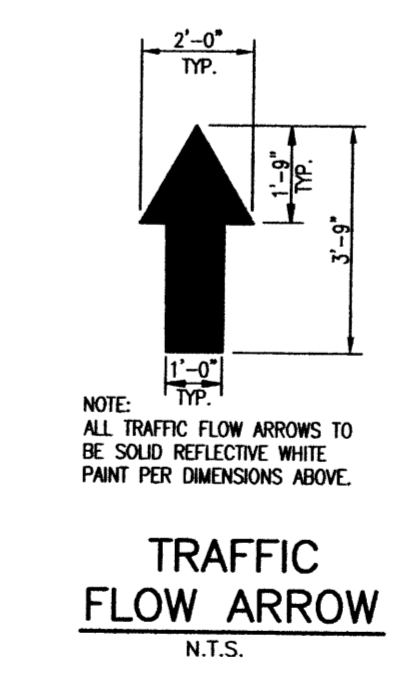
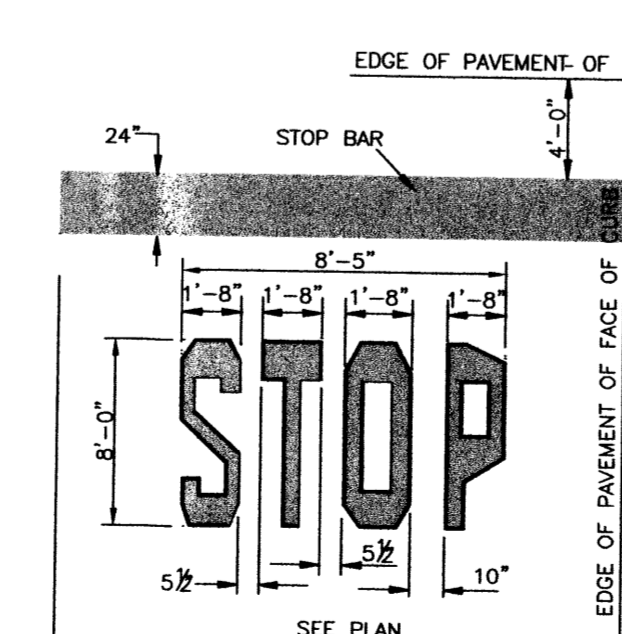
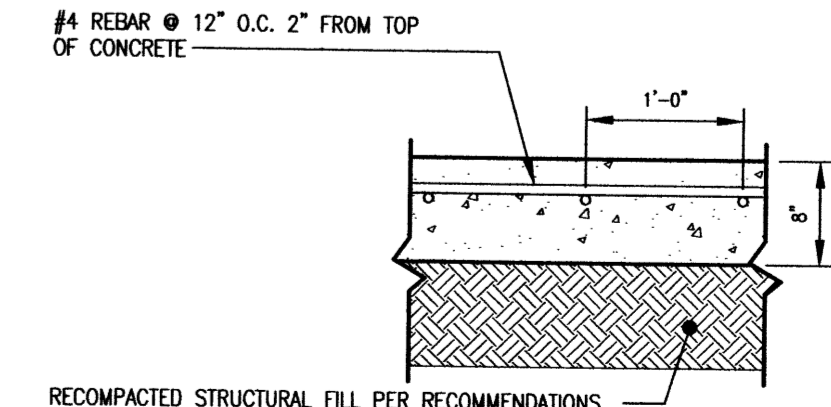
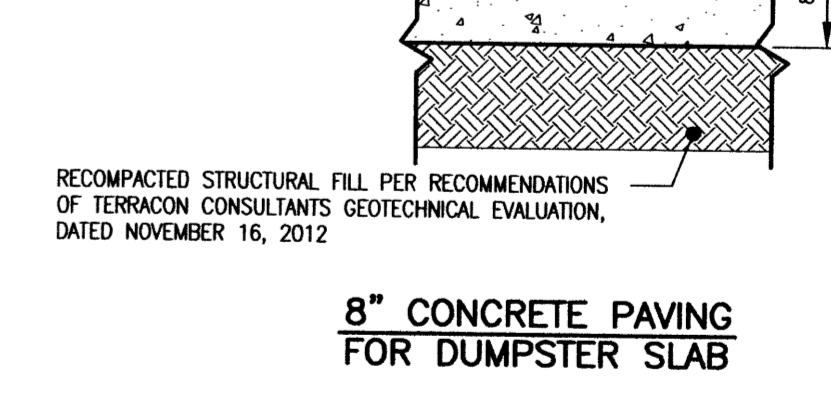
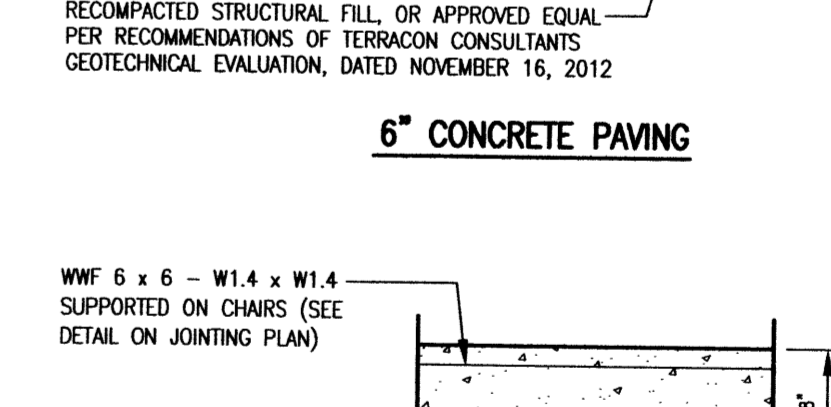
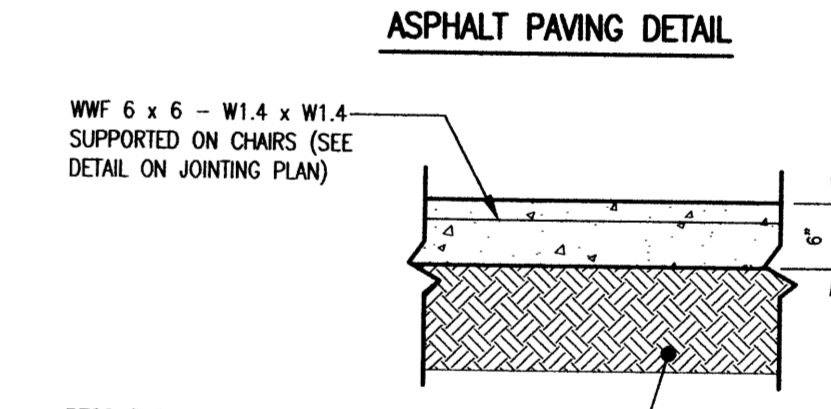
SITE PLAN FOR BUILDING PERMIT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



- NOTES:**
- GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.
 - BASE OF CURB SHALL REST ON COMPACTED FILL.
 - ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
 - CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS - SEE CURB CONTROL JOINT DETAIL.
 - EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING - SEE CURB EXPANSION JOINT DETAIL.



- NOTES:**
- INSTALL HOT PLANT MIX ASPHALT IN LIFTS BETWEEN 1-1/2" TO 3" THICK. THE TOTAL THICKNESS OF THE ASPHALT PATCH SHALL BE EQUAL TO THE THICKNESS OF THE ADJACENT EXISTING ASPHALT AND SHALL NOT BE LESS THAN 7" THICK. THE NUMBER OF ASPHALT LIFTS TO BE INSTALLED WILL BE DETERMINED BASED UPON THIS TOTAL THICKNESS.
 - ROLL SURFACE COURSE TO A TRUE AND FIRM FINISH MATCHING EXISTING GRADE.
 - CONTRACTOR SHALL SUBMIT ASPHALT MIX DESIGN TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.



BASE OPTIONS:

- 1 LB LITE BASE - BLACK
- 1.5 LB HEAVY DUTY BASE - COLORS ONLY
- INVISIBASE FLUSH MOUNT
- 10 LB GREEN CROSS BASE
- 20 LB HEX BASE WITH HEAVY BASE ATTACHED

SHOWN WITH TYPICAL REFLECTIVE TAPE APPLIED

MATERIAL: POLYURETHANE

MODEL UR

PART NAME: FG300 MODEL UR

DEPT. HEAD ENGINEERING MANAGER DATE

Davidson Traffic Control Products

DRAWING NUMBER: 8007194-UR

DATE: 02/25/06 DATE: DE- DATE: A 02/25/06

DATE: 02/25/06 DATE: DE- DATE: A 02/25/06

NO.	REVISION	DATE
1	1ST CITY PLANNING COMMENTS	1/28/2013
2	EPC COMMENTS	2/28/2013
3	FINAL EPC APPROVAL CONDITIONS	4/18/2013

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303.770.3838 F
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MURPHY EXPRESS SITE

CARLISLE BLVD. & PHOENIX AVE.
ALBUQUERQUE, NEW MEXICO

Project No: MOC00024
Sheet Scale: 1" = 20'
Designed By: ZMR
Drawn By: JAR
Date: NOVEMBER 2012
Disk File: MOC024_P_5-SiteData

SITE DETAILS

5

SITE PLAN FOR BUILDING PERMIT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE

No.	REVISION	DES. BY	DRAWN BY	DATE
1	1ST CITY PLANNING COMMENTS	ZMR	JAR	1/28/2013
2	EPC COMMENTS	ZMR	JJK	2/28/2013
3	FINAL EPC APPROVAL CONDITIONS	ZMR	JJK	4/18/2013

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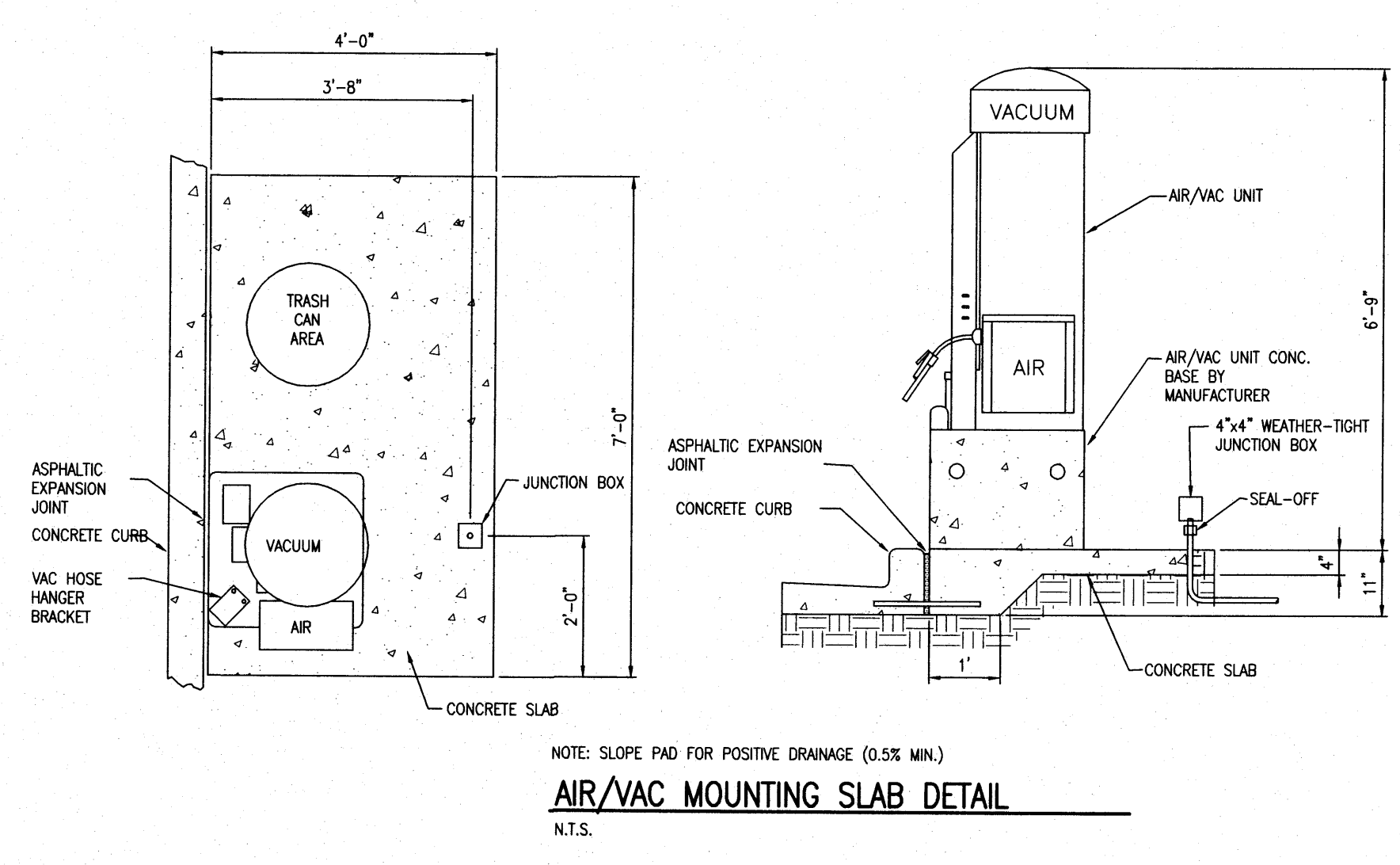
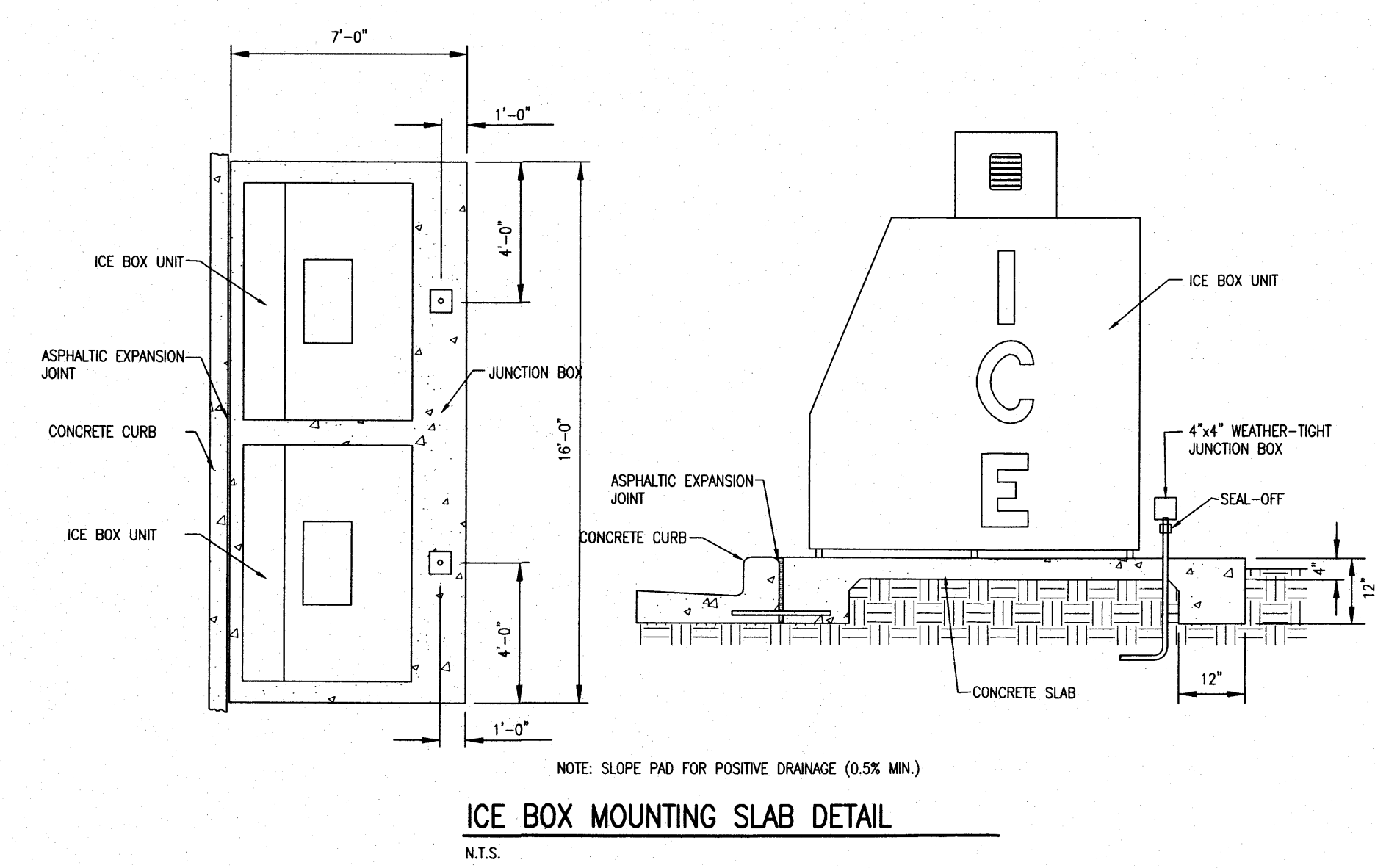
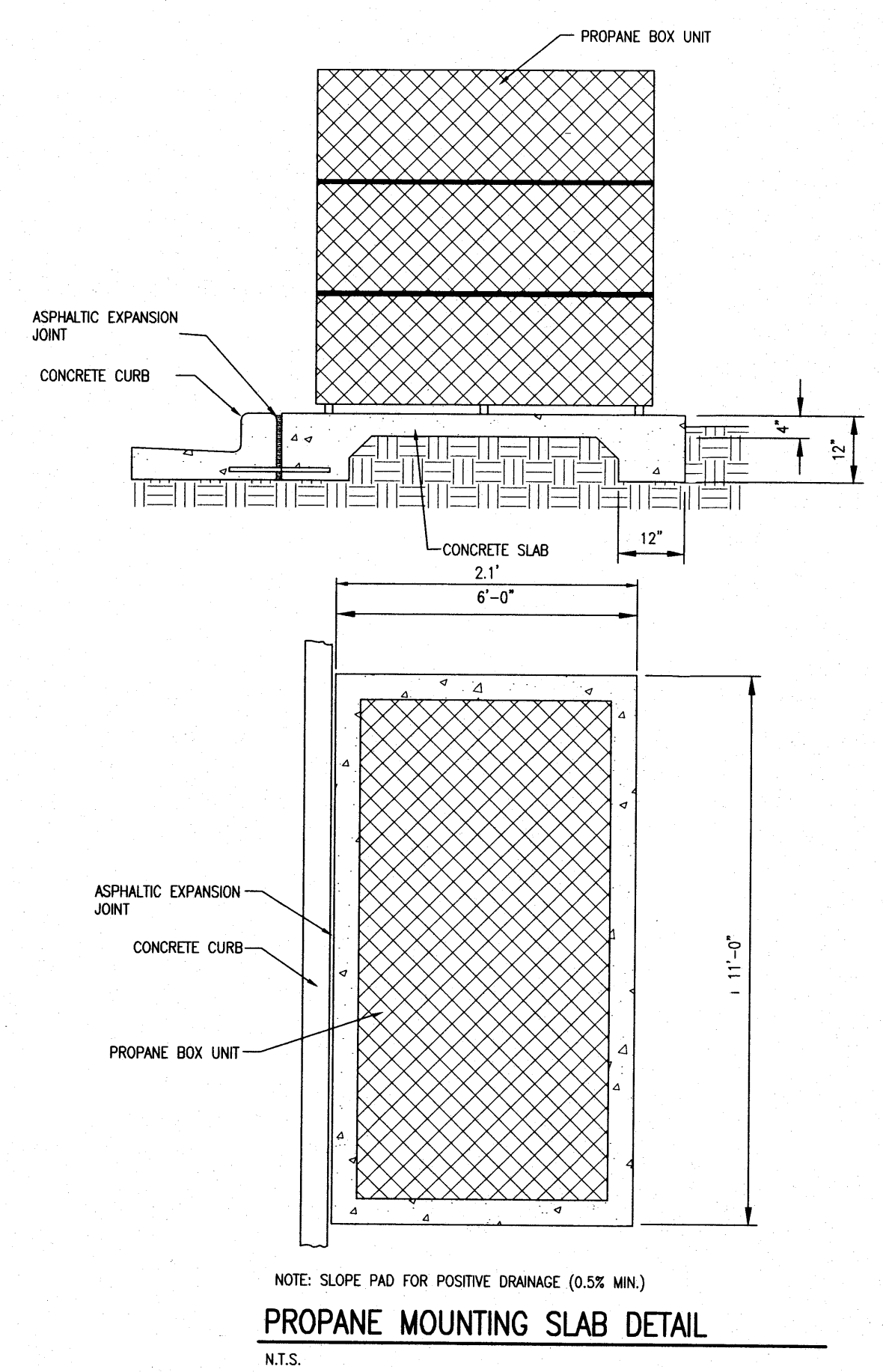
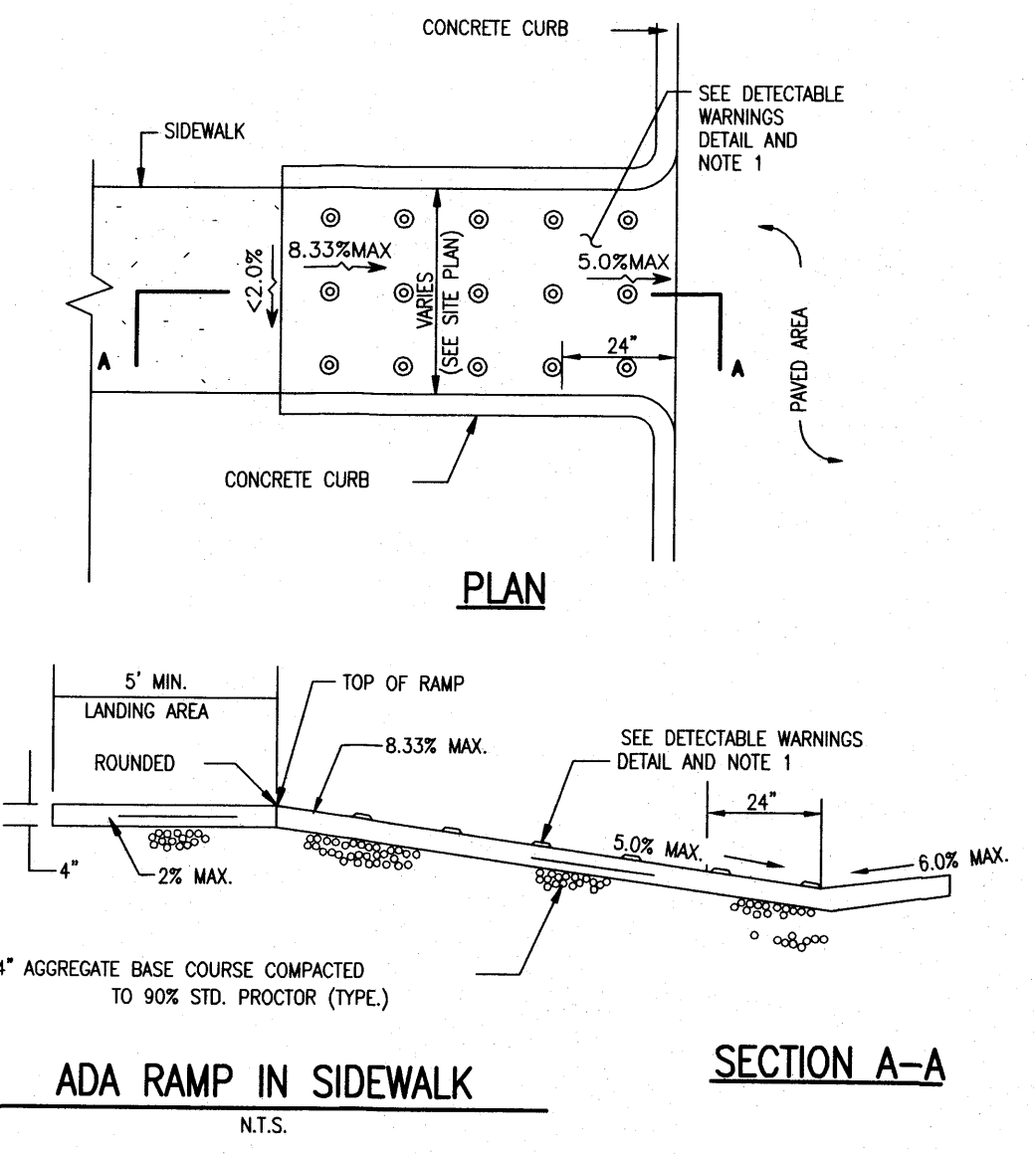
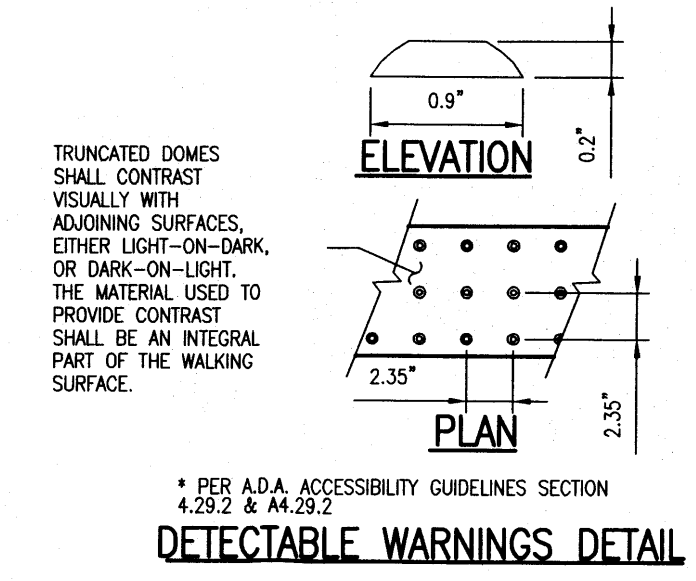
**MURPHY OIL
MURPHY EXPRESS SITE**

CARLISLE BLVD. & PHOENIX AVE.
ALBUQUERQUE, NEW MEXICO

Project No: MOC000024
 Sheet Scale: 1" = 20'
 Designed By: ZMR
 Drawn By: JAR
 Date: NOVEMBER 2012
 Disk File: MOC024_P_6-Site Dets

SITE DETAILS

- NOTES:**
1. THE SURFACE OF RAMP SHALL HAVE DETECTABLE WARNINGS WHICH EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SURFACE SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT. SEE DETECTABLE WARNINGS DETAIL.
 2. CONSTRUCT PER A.D.A. STANDARDS.
 3. SEE ADA RAMP DETAILS ON GRADING PLAN FOR SPOT ELEVATIONS.



SITE PLAN FOR BUILDING PERMIT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE

No.	REVISION	PLANNING COMMENTS	DATE
1	1ST CITY PLANNING COMMENTS		1/28/2013
2	EPC COMMENTS		2/28/2013
3	FINAL EPC APPROVAL CONDITIONS		4/18/2013

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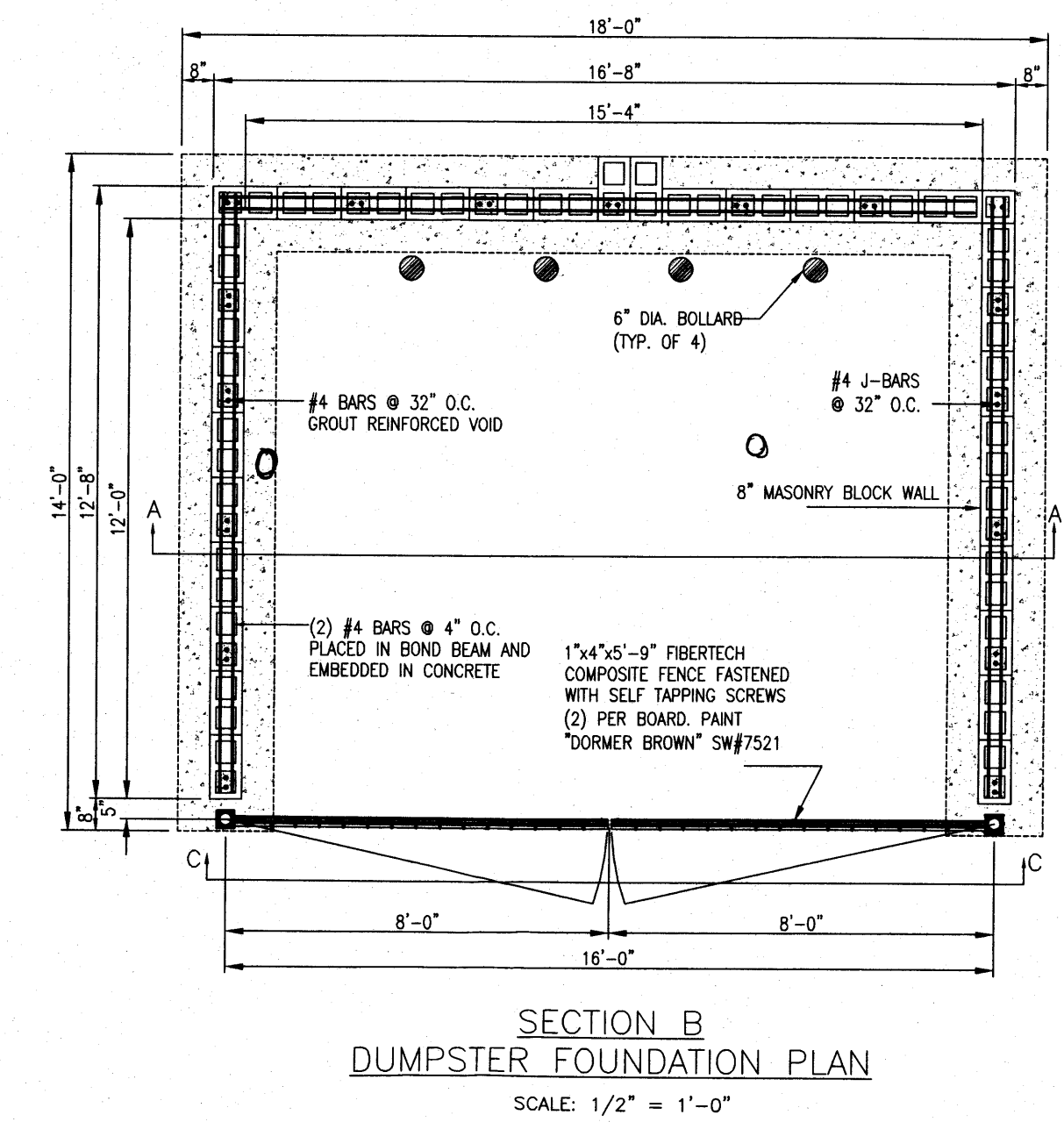
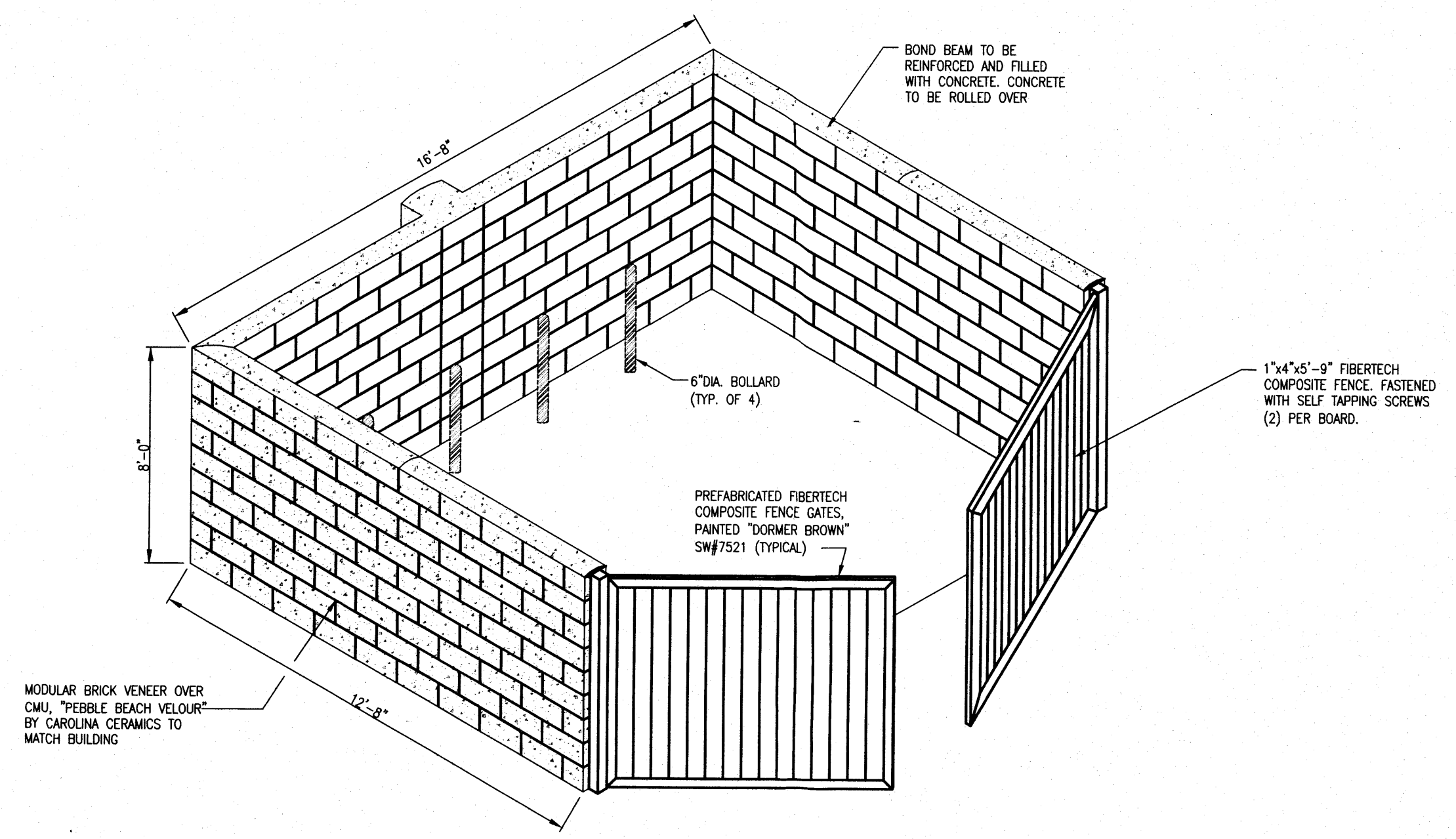
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MURPHY OIL U.S.A. INC.
422 NORTH WASHINGTON
EL DORADO, ARKANSAS 71730

**MURPHY OIL
MURPHY EXPRESS SITE**

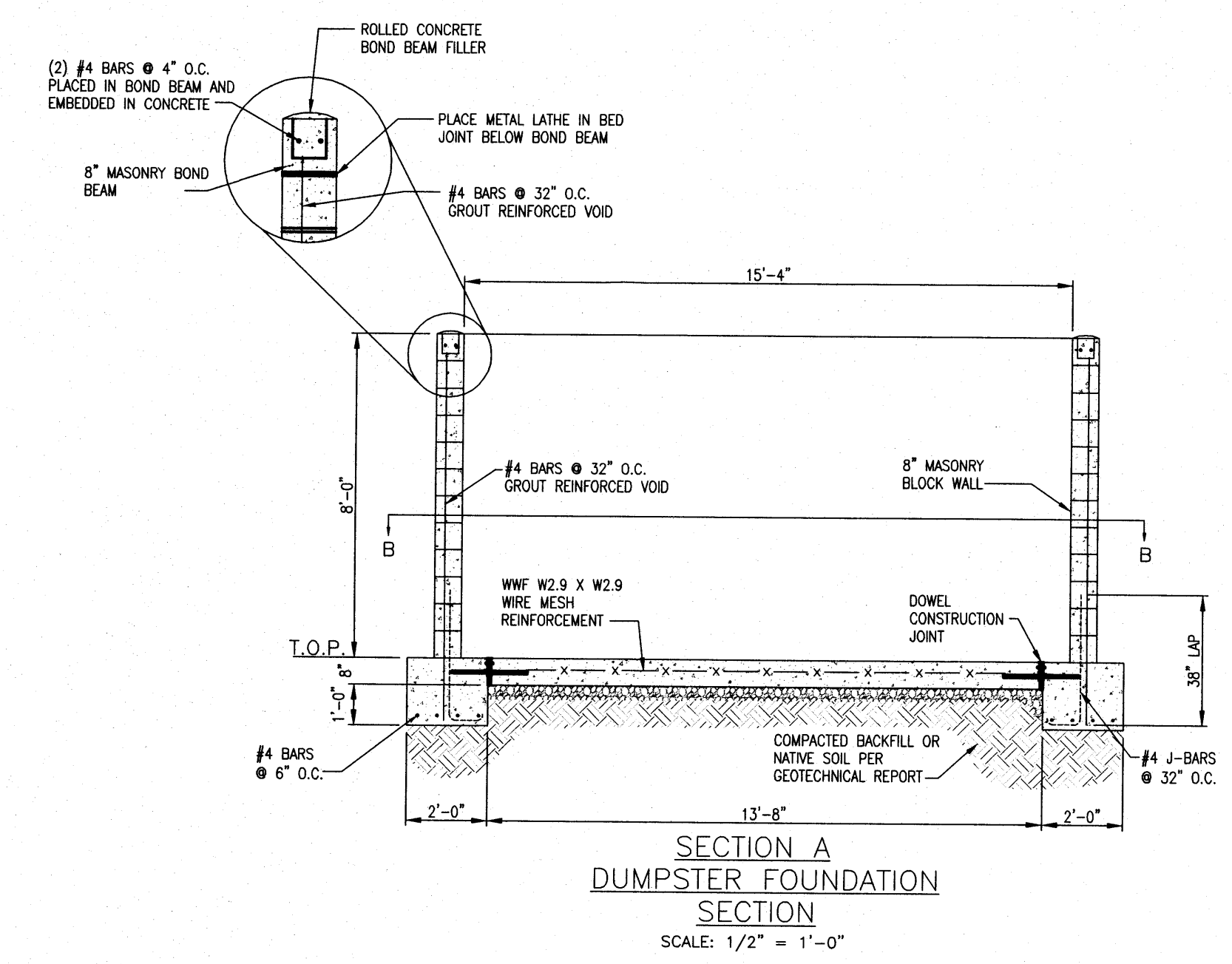
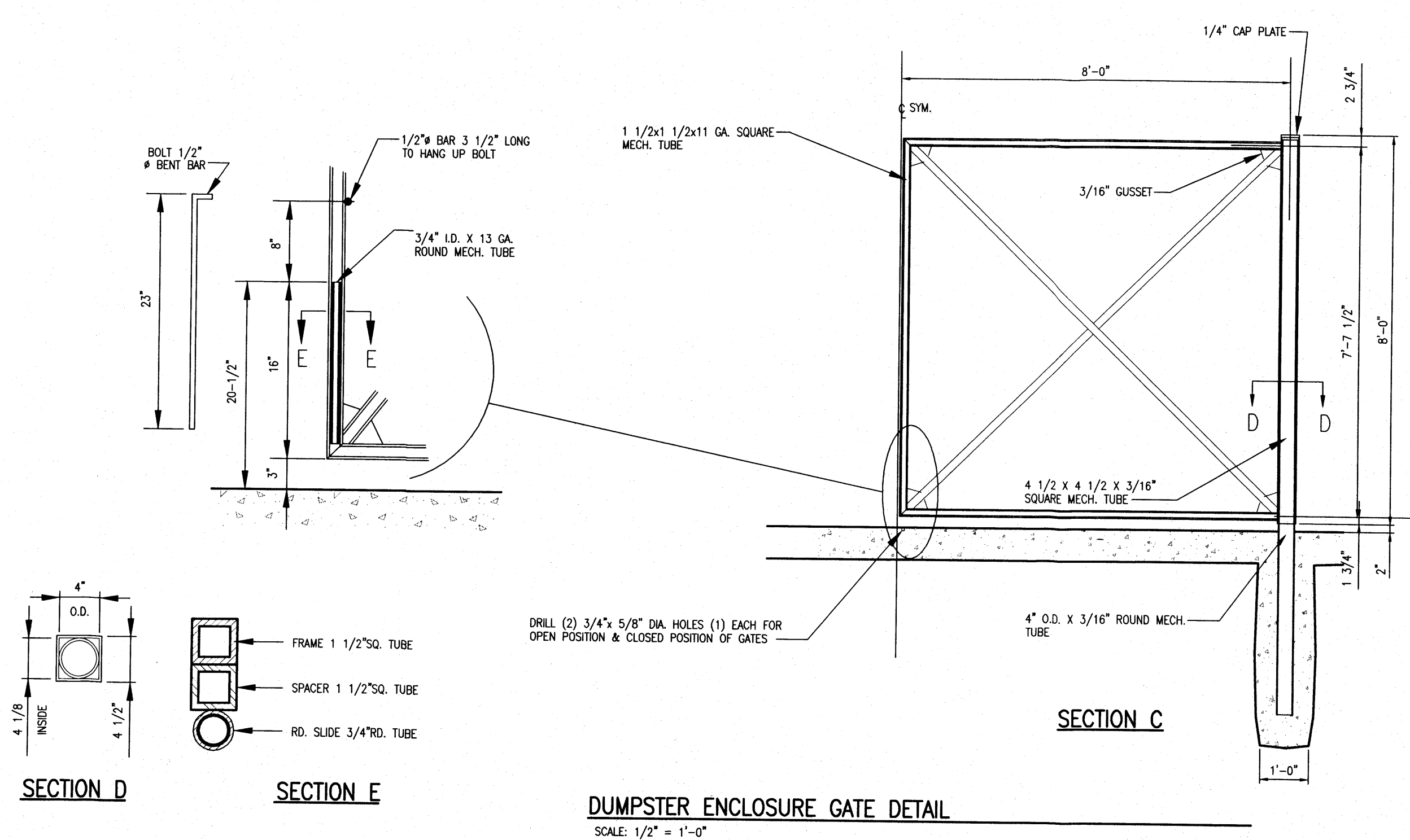
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Project No: MOC000024
Sheet Scale: 1" = 20'
Designed By: ZMR
Drawn By: JAR
Date: NOVEMBER 2012
Disk File: MOC024_P_7-Trash.Dwg

TRASH ENCLOSURE DETAILS



A MASONRY BLOCK DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"
DESIGN WIND SPEED: 130 M.P.H.
NOTE: COLORS AND MATERIALS SHALL BE PER APPROVED ARCHITECTURAL ELEVATION RENDERING.



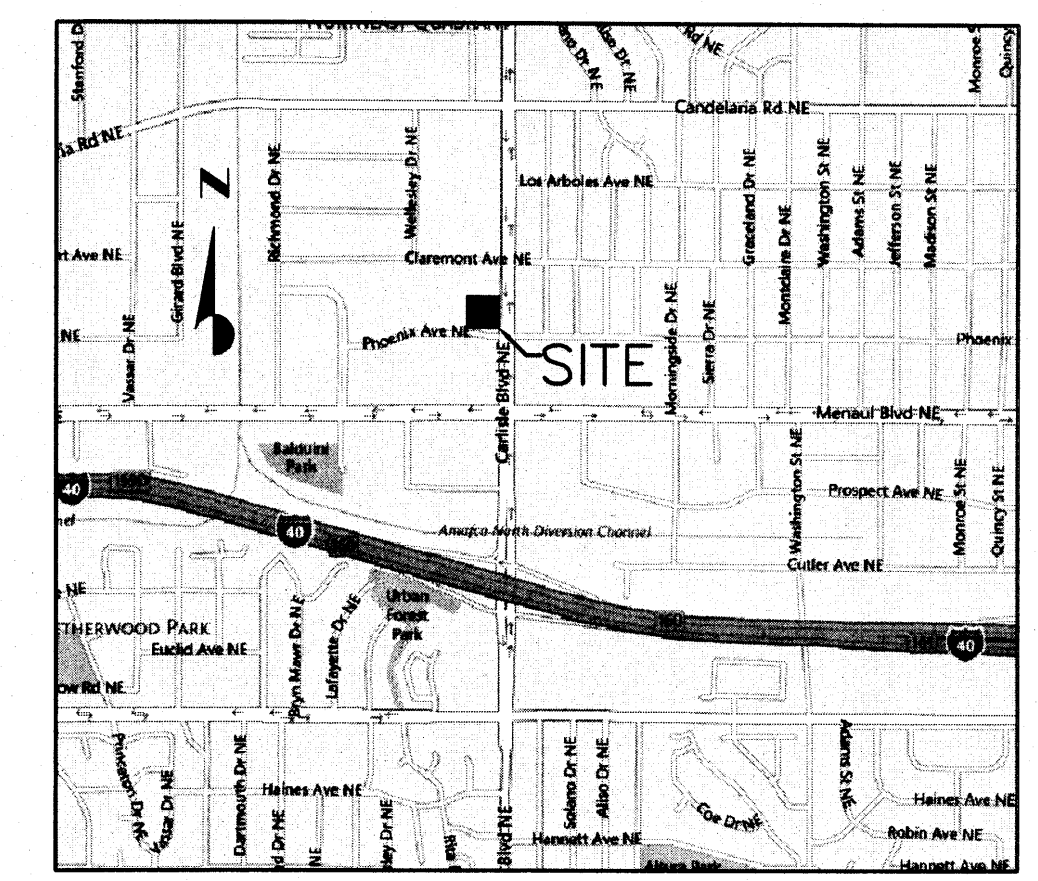
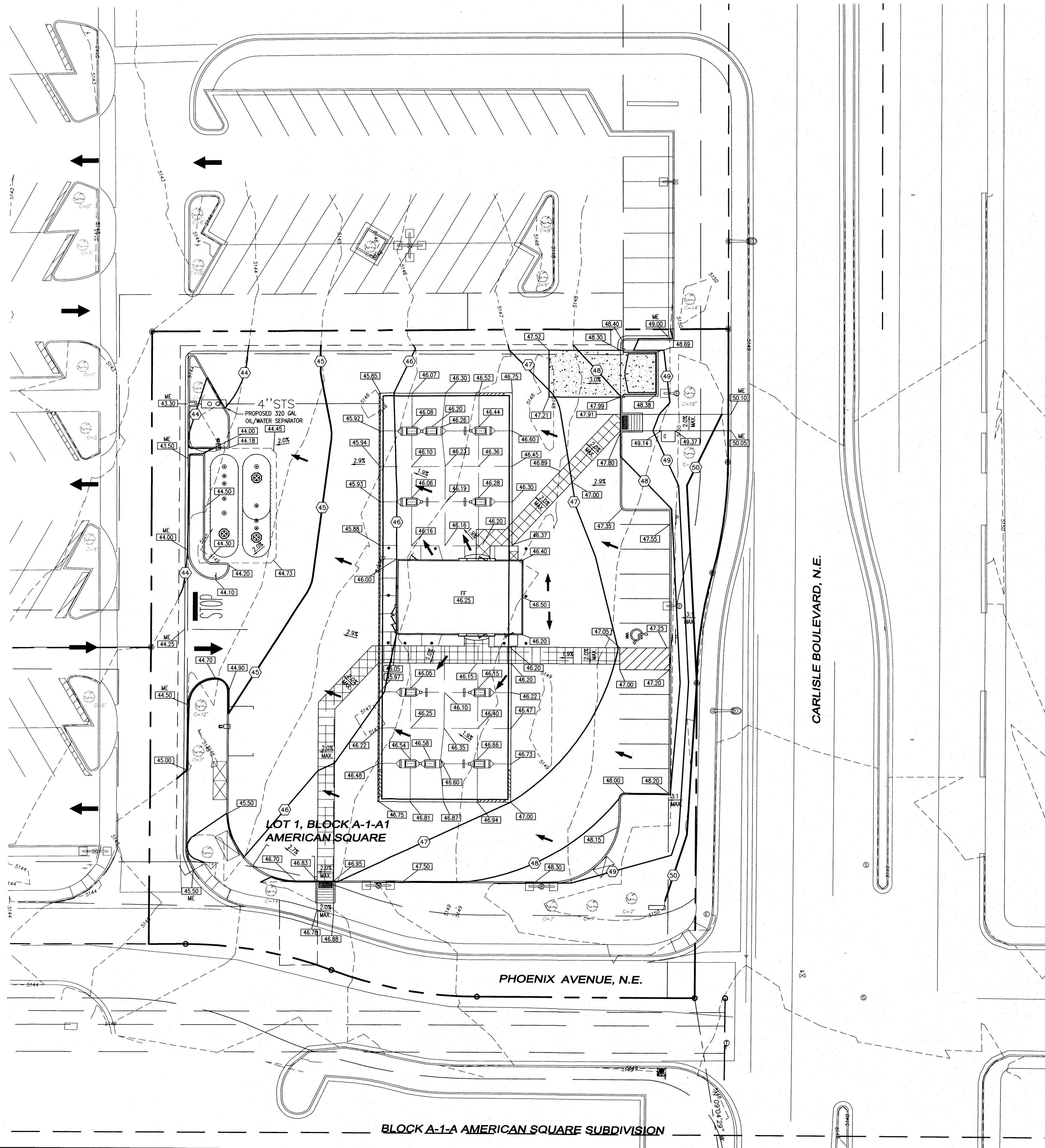
SECTION D

SECTION E

DUMPSTER ENCLOSURE GATE DETAIL
SCALE: 1/2" = 1'-0"

SECTION A DUMPSTER FOUNDATION SECTION
SCALE: 1/2" = 1'-0"

SITE PLAN FOR BUILDING PERMIT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



VICINITY MAP
NOT TO SCALE

GRADING LEGEND

— 24 —	EXISTING CONTOUR
— 24.00 —	PROPOSED CONTOUR
24.00	PROPOSED SPOT ELEVATION BY OTHERS
24.0	PROPOSED SPOT ELEVATION
24.0	INVERT ELEVATION
FF	FINISHED FLOOR
TC	TOP OF CURB
TOI	TOP OF ISLAND
TOT	TOP OF FOUNDATION
TOS	TOP OF SIDEWALK
FL	FLOWLINE
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
GB	GRADE BREAK
→	FLOW ARROW
3.0%	PROPOSED SLOPE AND DIRECTION

SITE GRADING NOTES

- CONTRACTOR SHALL NOTE THAT EXISTING CONTOURS SHOWN ON THIS PLAN ARE BASED UPON A TOPOGRAPHICAL SURVEY PERFORMED BY ENGINEERING SERVICE COMPANY IN DECEMBER, 2010. EXISTING GRADES MAY HAVE CHANGED SIGNIFICANTLY SINCE THEN. IF THE CONTRACTOR DESIRES CURRENT AND UP TO DATE SURVEY DATA, A NEW SURVEY SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
- ALL CUT AND FILL SLOPES IN LANDSCAPE AREAS SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- PRE-CAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.
- STORM SEWER PIPE SHALL BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE NOTED ON THE PLANS. ANY ALTERNATE PIPE MATERIAL MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- EXISTING GRADING CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADING CONTOURS SHOWN AT 1 FOOT INTERVALS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 15%+ V OR STEEPER AFTER SEEDING. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- ALL PROPOSED SPOT GRADES POINTING TO CURB REPRESENT FLOWLINE ELEVATIONS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY THAT SLOPES WITHIN DESIGNATED ADA AREAS COMPLY WITH ALL ADA REQUIREMENTS (NO MORE THAN 2% CROSS-SLOPE AND 5% IN THE DIRECTION OF TRAVEL).

GRADING NARRATIVE

THE SITE CONSISTS OF APPROXIMATELY 1.1 ACRES AND IS LOCATED BETWEEN PHOENIX AVE. N.E. AND CARLISLE AVE. N.E. BOUNDED BY THE NORTH BY A PRIVATE ACCESS ROAD, TO THE SOUTH BY PHOENIX AVE. N.E., TO THE EAST BY CARLISLE BLVD. N.E. AND TO THE WEST BY A PRIVATE PARKING LOT. THE SITE CONSISTS OF A PARKING LOT WITH EXISTING ASPHALT, LANDSCAPE ISLANDS, TREES AND LIGHT POLES. THERE IS APPROXIMATELY 6 FOOT GRADE DIFFERENCE FROM THE SOUTHWEST CORNER TO THE NORTHWEST CORNER. THE SITE CURRENTLY SLOPES AT APPROXIMATELY 3% SLOPE AND SHEET FLOWS TO THE WEST TOWARDS THE EXISTING PARKING LOT AND FLOWS TO WEST PHOENIX AVE. N.E. THE PROPOSED IMPROVEMENTS WILL NOT SIGNIFICANTLY IMPACT THE DRAINAGE PATTERNS THAT CURRENTLY EXIST. A TRENCH DRAIN WILL CAPTURE THE STORMWATER AREA UNDER THE FUEL CANOPY AND IS PASSED THROUGH AN OIL/WATER SEPARATOR BEFORE DAYLIGHTING AT THE NORTHWEST CORNER OF THE SITE.

REVISION	DES. BY	DATE
1	ZMR	1/28/2013
2	JMG	2/28/2013
3	JMG	4/18/2013

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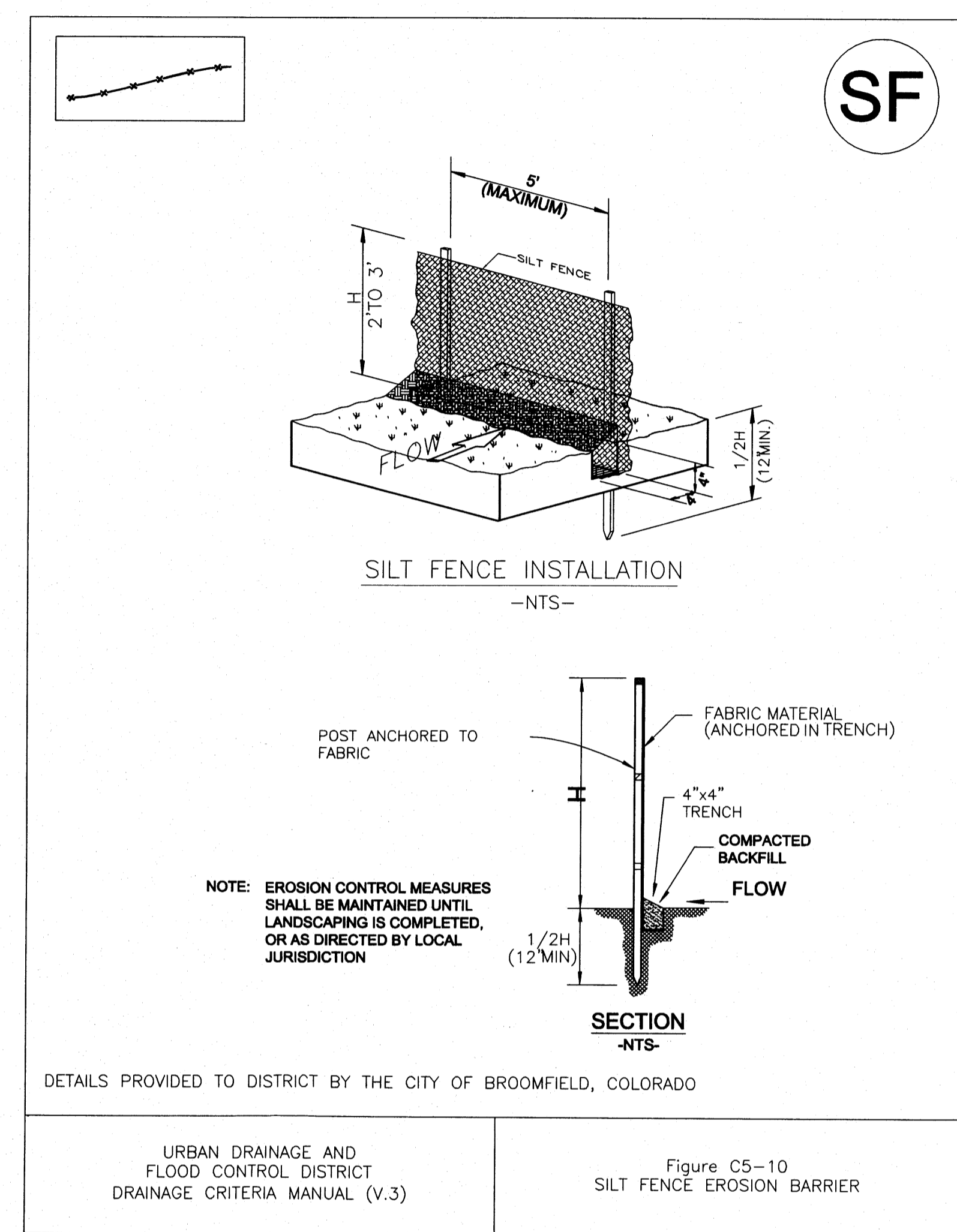
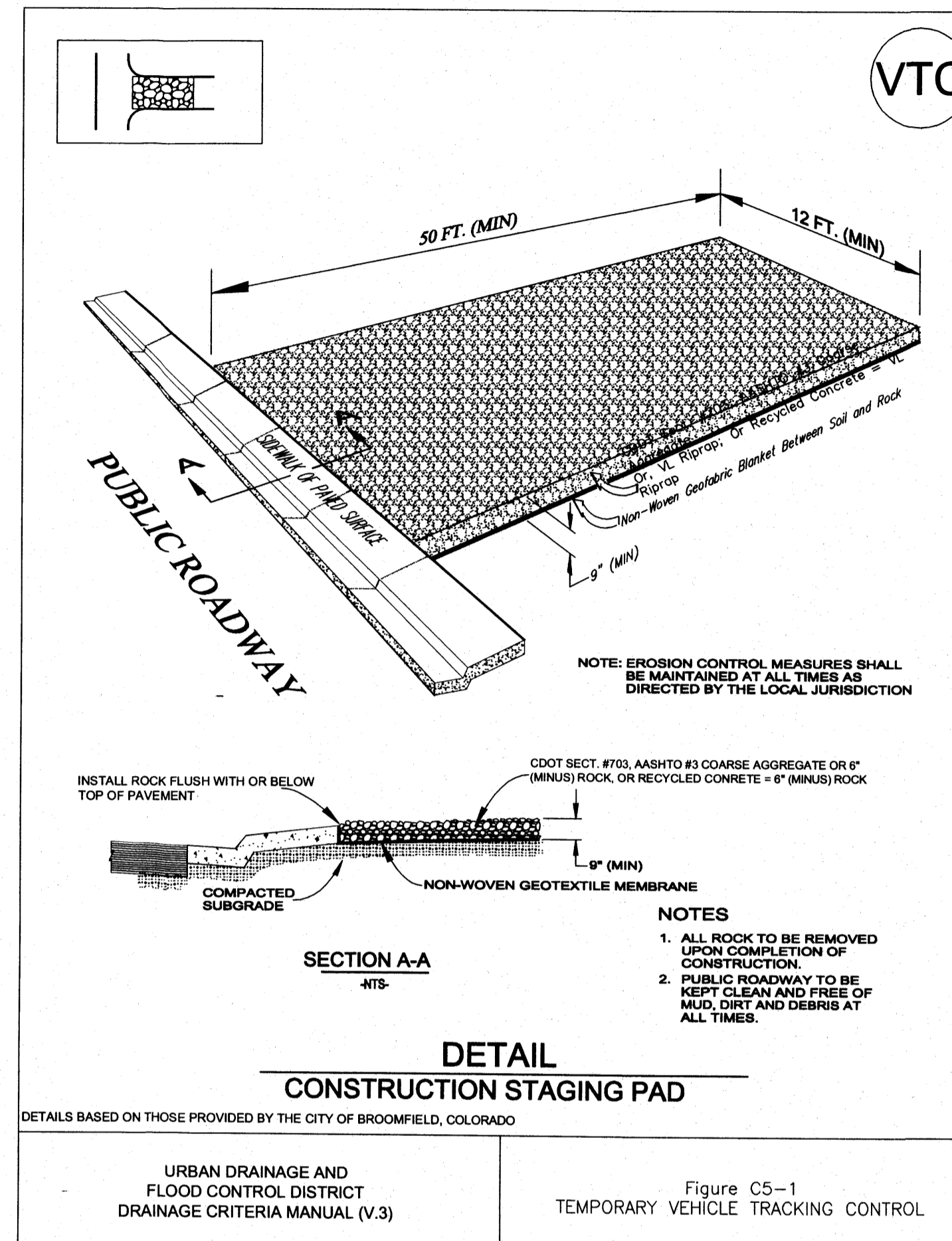
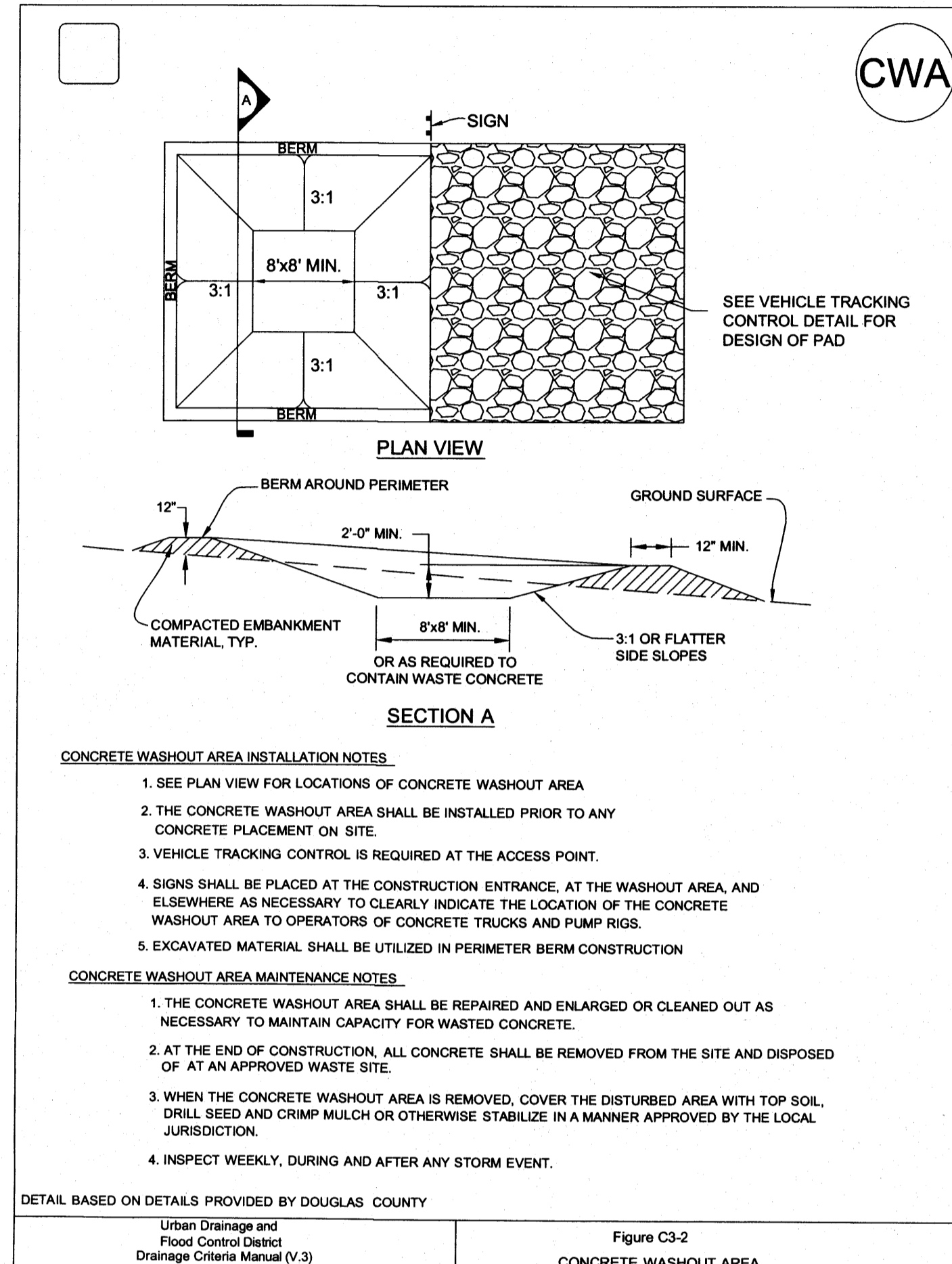
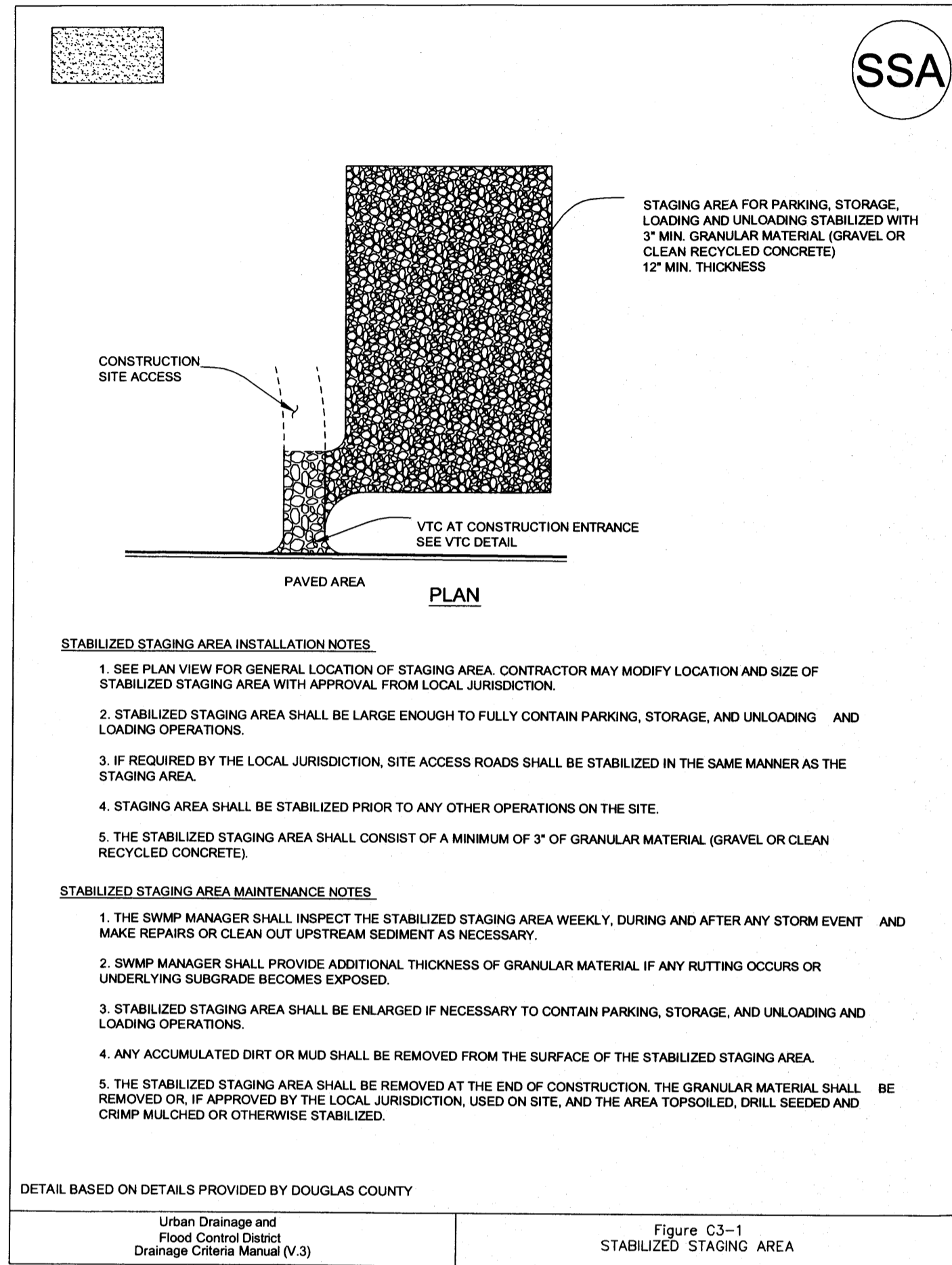
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ALBUQUERQUE, NEW MEXICO

Project No: MOC000024
Sheet Scale: 1" = 20'
Designed By: ZMR
Drawn By: JAR
Date: NOVEMBER 2012
Disk File: MOC024_P_8-Grading

CONCEPTUAL GRADING AND DRAINAGE PLAN

UTILITY NOTIFICATION CENTER
CENTER OF NEW MEXICO
(800) 321-ALERT
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SITE PLAN FOR BUILDING PERMIT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



BMP: STABILIZED STAGING AREA (SSA)

- APPLICATION/USE**
- TO CONTROL SEDIMENT AND PREVENT TRACK-OUT
- TYPE**
- TEMPORARY STRUCTURAL CONTROL
- INSTALLATION**
- TO BE CONSTRUCTED THE PRIMARY STAGING, STORAGE AND TEMPORARY PARKING LOCATION
 - TO BE CONTINUOUSLY CONNECTED TO THE VTC
 - TO BE CONSTRUCTED AT COMPLETION OF OVERLOT GRADING
- INSPECTION**
- IS THE CORRECT ROCK TYPE USED?
 - IS ROCK BEING CARRIED OUT INTO THE ADJACENT STREET?
 - IS THERE RUTTING OR PONDING?
 - DOES ROCK NEED TO BE REPLACED?
- MAINTENANCE**
- REPLACEMENT OF ROCK
 - REMOVAL OF SEDIMENT ON ADJACENT STREET
- REMOVAL/DISPOSAL/REUSE/RECYCLE**
- REMOVE AND DISPOSE OF ROCK AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED OR ALL VEHICULAR ACCESS AREAS OF THE SITE HAVE BEEN PAVED.

BMP: Concrete Washout Area (CWA)

- APPLICATION/USE**
- TO CONTAIN CONCRETE AND LIQUIDS WHEN THE CHUTES OF CONCRETE MIXERS AND HOPPERS OF CONCRETE PUMPS ARE RINSED OUT AFTER DELIVERY.
- TYPE**
- TEMPORARY STRUCTURAL CONTROL
- INSTALLATION**
- TO BE INSTALLED PRIOR TO PLACEMENT OF ANY CONCRETE ON SITE.
 - NOT WITHIN 50'-FEET OF STATE WATERS, DRAINAGE WAYS, INLETS, OR ANY PART OF A MUNICIPAL STORM DRAIN SYSTEM.
 - MAY BE A READY MADE IMPERMEABLE BASIN
- INSPECTION**
- IS THERE ANY DISCHARGE FROM THE BASIN?
 - IS THE BASIN SIGN OBVIOUS AND SECURE?
 - HAS THE INTEGRITY OF THE BERM BEEN COMPROMISED?
 - DOES THE AREA NEED TO BE MOVED OR ENLARGED?
- MAINTENANCE**
- REMOVAL OF CONCRETE WASTE.
 - REWORK OF TRACKING CONTROLS.
 - RE-CONSTRUCTION OF BERM.
- REMOVAL/DISPOSAL/REUSE/RECYCLE**
- PERMANENT DISPOSAL OF CONCRETE WASHOUT WASTE ON THE SITE IS PROHIBITED
 - MUST BE REMOVED AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED
 - IMMEDIATELY FILL AND RE-COMPACT DISTURBED AREA AND INSTALL FINAL STABILIZATION

BMP: CONSTRUCTION EXIT (VTC)

- APPLICATION/USE**
- TO CONTROL SEDIMENT AND PREVENT TRACK-OUT
- TYPE**
- TEMPORARY STRUCTURAL CONTROL
- INSTALLATION**
- TO BE CONSTRUCTED AT CONSTRUCTION SITE EXIT
 - TO BE CONSTRUCTED PRIOR TO BEGINNING OF CONSTRUCTION ACTIVITIES
- INSPECTION**
- IS THE CORRECT ROCK TYPE USED?
 - IS ROCK BEING CARRIED OUT INTO THE ADJACENT STREET?
 - IS THERE A DEPRESSION FOR RUNOFF?
 - DOES ROCK NEED TO BE REPLACED?
- MAINTENANCE**
- REPLACEMENT OF ROCK
 - REMOVAL OF SEDIMENT ON ADJACENT STREET
- REMOVAL/DISPOSAL/REUSE/RECYCLE**
- REMOVE AND DISPOSE OF ROCK AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED OR ALL VEHICULAR ACCESS AREAS OF THE SITE HAVE BEEN PAVED.

BMP: SILT FENCE EROSION PROTECTION (SF)

- APPLICATION/USE**
- TO ACT AS A TEMPORARY BARRIER TO CAUSE WATERS TO POND AND DRAIN, THEREFORE, SETTLE OUT SEDIMENT FROM RUNOFF
- TYPE**
- TEMPORARY STRUCTURAL CONTROL
- INSTALLATION**
- TO BE INSTALLED PRIOR TO ANY GRUBBING OR GRADING ACTIVITIES.
- INSPECTION**
- ARE WOOD STAKES ON THE DOWNSTREAM SIDE OF THE SILT FENCE?
 - DOES WATER FLOW UNDER THE FABRIC?
 - HAS WATER OR SOIL "FLATTENED" THE STRUCTURE?
 - IS THE FABRIC TORN?
 - IS THE FABRIC SECURED IN THE GROUND?
 - IS THE FABRIC ATTACHED TO THE POSTS?
 - WILL WATER FLOW AROUND THE FENCE?
 - HAS WIND DESTROYED THE FENCE?
- MAINTENANCE**
- REPAIR AND REPLACEMENT OF MATERIAL
 - REMOVAL OF SEDIMENT
- REMOVAL/DISPOSAL/REUSE/RECYCLE**
- MUST BE REMOVED AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED
 - AREAS DISTURBED BY REMOVAL TO BE STABILIZED IMMEDIATELY PER THE LANDSCAPE PLANS

DES. BY	DATE
ZMR	1/28/2013
ZMR	2/28/2013
ZMR	4/18/2013

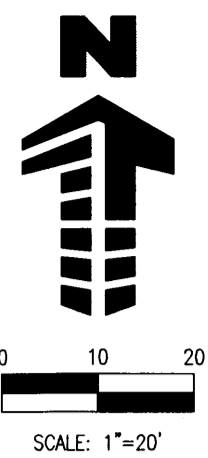
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EL DORADO, ARIZONA 87130

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MURPHY EXPRESS SITE**
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ALBUQUERQUE, NEW MEXICO

Project No:	MOC00024
Sheet Scale:	1" = 20'
Designed By:	ZMR
Drawn By:	JAR
Date:	NOVEMBER 2012
Disk File:	MOC024_P_9-ErosionDetails

**EROSION CONTROL
DETAILS**



SITE PLAN FOR BUILDING PERMIT

LOT 1, BLOCK A-1-A1, AMERICAN SQUARE

LUMINAIRE SCHEDULE

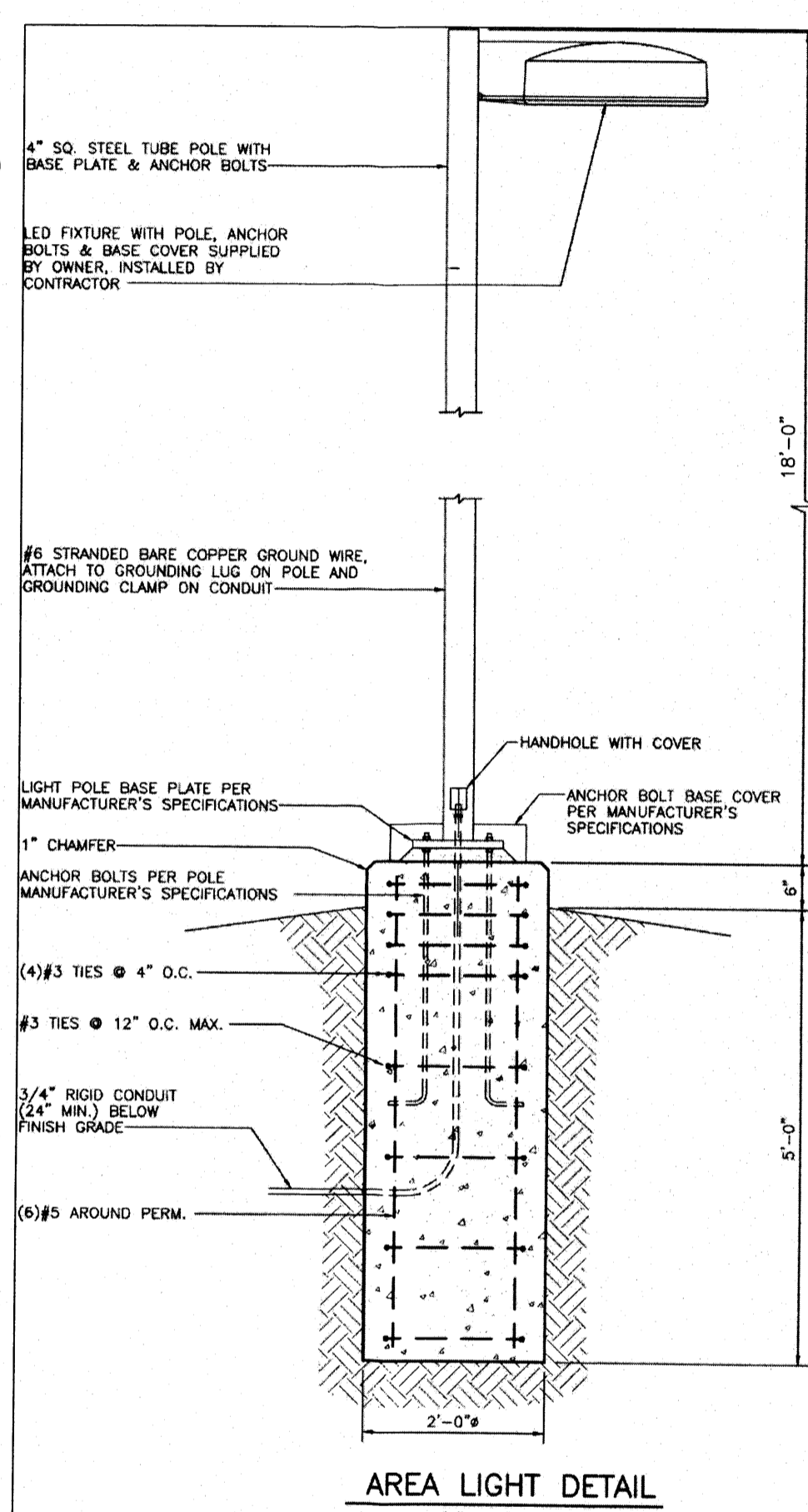
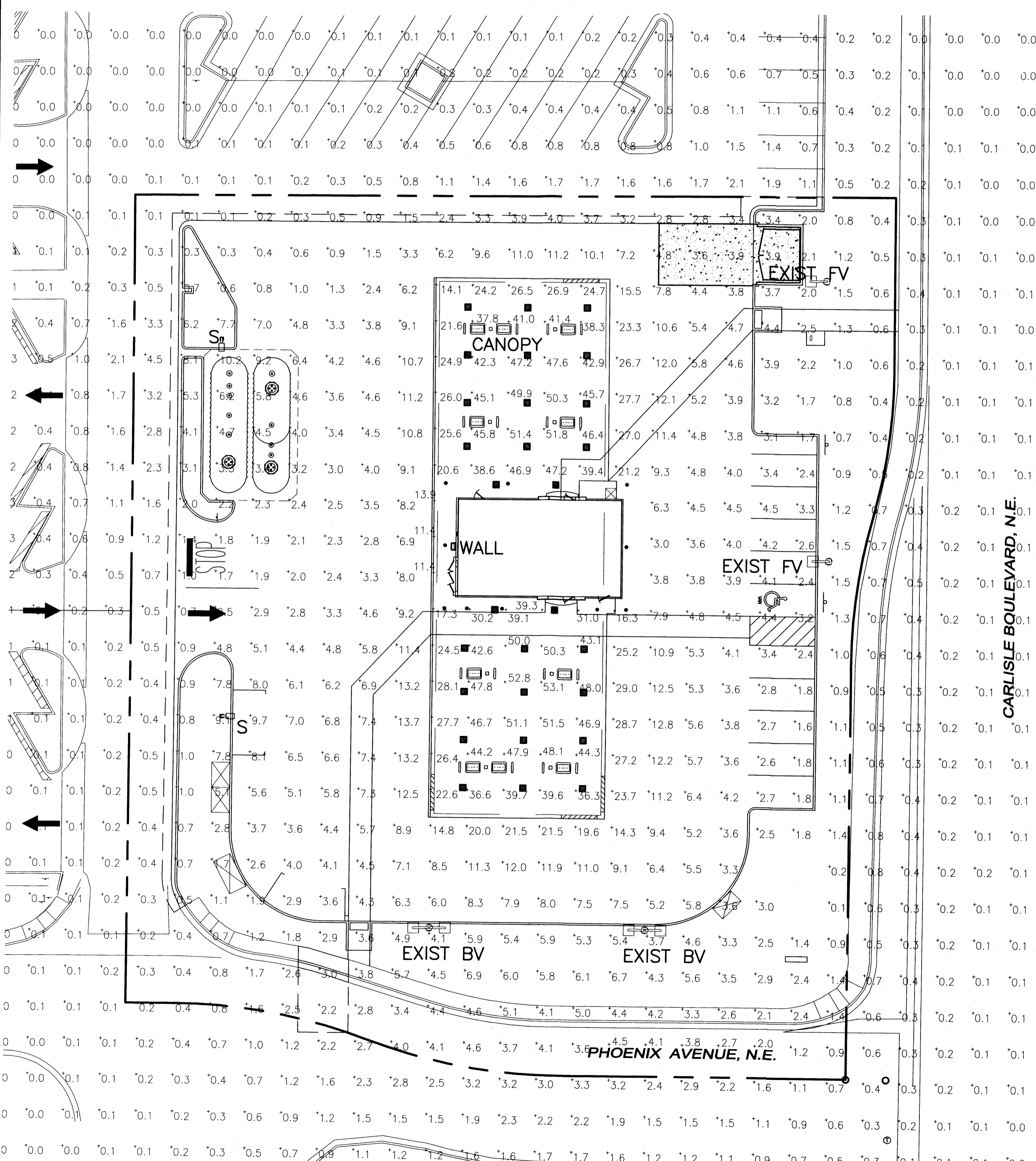
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	TOTAL WATTS	MODEL NUMBER	DESCRIPTION
	1	WALL	SINGLE	12600	68	XGB3-3-LED-176-350-CW-UE-BRZ	LSI LIGHTING, CROSSOVER GOLD SERIES, LED PATRIOT WALL SCONCE, 48 DIODE, 450 mA, FULL CUTOFF WALL FIXTURE WITH BATTERY BACKUP
	2	S	SINGLE	24960	155	CRS-SC-LED-64-HO-CW-UE	LSI LIGHTING, GREENBRIAR LED SERIES, 176 DIODE LED, FULL CUT-OFF SINGLE HEAD FLAT LENS FIXTURE, FORWARD THROW DISTRIBUTION 12" ARM
	28	CANOPY	SINGLE	13596	260	XPWS3-FIT-LED-48-450-CW-UE-WHT-BB	LSI LIGHTING, CROSSOVER GOLD SERIES, 64 DIODE, HIGH OUTPUT, FULL CUT-OFF FLAT LENS CANOPY FIXTURE
	2	EXIST BV	BACK-BACK	EXIST	EXISTING	EXISTING TO REMAIN	EXISTING WAL-MART DOUBLE HEAD FIXTURE. MODELED AS A 30' HIGH, 400 WATT, PULSE START METAL HALIDE
	2	EXIST FV	SINGLE	EXIST	EXISTING	EXISTING TO REMAIN	EXISTING WAL-MART SINGLE HEAD FIXTURE. MODELED AS A 30' HIGH, 400 WATT, PULSE START METAL HALIDE

NOTES: ALL AREA SITE LIGHT FIXTURES AND POLES TO BE MOUNTED ON 6" CONCRETE BASE PER MURPHY OIL EXPRESS CIVIL STANDARDS
ALL ANCHOR BOLTS TO BE ORIENTED IN THE SAME DIRECTION (SQUARE) AT INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.



VICINITY MAP
NOT TO SCALE

NO.	REVISION	DATE	BY	DATE
1	1ST CITY PLANNING COMMENTS	ZMR	JAR	1/28/2013
2	EPC COMMENTS	ZMR	JJK	2/28/2013
3	FINAL EPC APPROVAL CONDITIONS	ZMR	JJK	4/19/2013



LED AREA LIGHTS - XGB3 176 LED

SMARTICE™ - Thermal control sensors in both optical unit and other enclosure reduce drive current when ambient temperature exceeds 50°C. Current is lowered in proportionate 5% increments every 5 minutes until safe operating temperature is reached.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI website for specific guidelines.

LED'S - Select high-brightness LEDs, 6500K color temperature (nominal), 70 CRI (nominal).

DISTRIBUTION - Type 3, 5, FT and FTA available. Reflectors are field replaceable. Exceptional uniformity with full cutoff creates bright environment at lower light levels.

HOUSING - Square, die-formed aluminum. Fully enclosed weather-light housing allows factory pre-wired and field connections.

TOP-ACCESS COVER - Tethered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit. Pressure stabilizing breather allows superior IP67 protection while preventing temperature cycling from building up internal pressure and ensuring that air does not enter optical unit and components.

FIELD ROTATABLE OPTICS - Optical unit can be easily field rotated in 30° increments. Directional error on optics allows alignment without the unit being energized.

MOUNTING - 2-1/2\"/>

LED AREA LIGHTS - XGB3 3 LED 176 350 CW UE BRZ

SMARTICE™ - Thermal control sensors in both optical unit and other enclosure reduce drive current when ambient temperature exceeds 50°C. Current is lowered in proportionate 5% increments every 5 minutes until safe operating temperature is reached.

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MOUNTING - 2-1/2\"/>

LED AMBIENT CANOPY LIGHT (CRS)

SMARTICE™ - Thermal control sensors in both optical unit and other enclosure reduce drive current when ambient temperature exceeds 50°C. Current is lowered in proportionate 5% increments every 5 minutes until safe operating temperature is reached.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI website for specific guidelines.

LED'S - Choose from three array choices, 64, 64 and 128, which feature select high brightness LEDs, 6500K color temperature, 70 CRI (nominal).

DRIVER - Choose from three array choices, 64, 64 and 128, which feature select high brightness LEDs, 6500K color temperature, 70 CRI (nominal).

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit. Pressure stabilizing breather allows superior IP67 protection while preventing temperature cycling from building up internal pressure and ensuring that air does not enter optical unit and components.

FIELD ROTATABLE OPTICS - Optical unit can be easily field rotated in 30° increments. Directional error on optics allows alignment without the unit being energized.

MOUNTING - 2-1/2\"/>

LED AMBIENT CANOPY LIGHT (CRS)

SMARTICE™ - Thermal control sensors in both optical unit and other enclosure reduce drive current when ambient temperature exceeds 50°C. Current is lowered in proportionate 5% increments every 5 minutes until safe operating temperature is reached.

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MOUNTING - 2-1/2\"/>

LED AMBIENT CANOPY LIGHT (CRS)

SMARTICE™ - Thermal control sensors in both optical unit and other enclosure reduce drive current when ambient temperature exceeds 50°C. Current is lowered in proportionate 5% increments every 5 minutes until safe operating temperature is reached.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI website for specific guidelines.

LED'S - Choose from three array choices, 64, 64 and 128, which feature select high brightness LEDs, 6500K color temperature, 70 CRI (nominal).

DRIVER - Choose from three array choices, 64, 64 and 128, which feature select high brightness LEDs, 6500K color temperature, 70 CRI (nominal).

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit. Pressure stabilizing breather allows superior IP67 protection while preventing temperature cycling from building up internal pressure and ensuring that air does not enter optical unit and components.

FIELD ROTATABLE OPTICS - Optical unit can be easily field rotated in 30° increments. Directional error on optics allows alignment without the unit being energized.

MOUNTING - 2-1/2\"/>

Gaiway

Planning, Architecture, Engineering,
5300 DTC Parkway, Suite 100
Greenwood Village, CO 80111
303.770.3636 F
www.gaiwayus.com

MURPHY EXPRESS

MURPHY OIL U.S.A. INC.
422 NORTH WASHINGTON
EL DORADO, ARKANSAS 71730

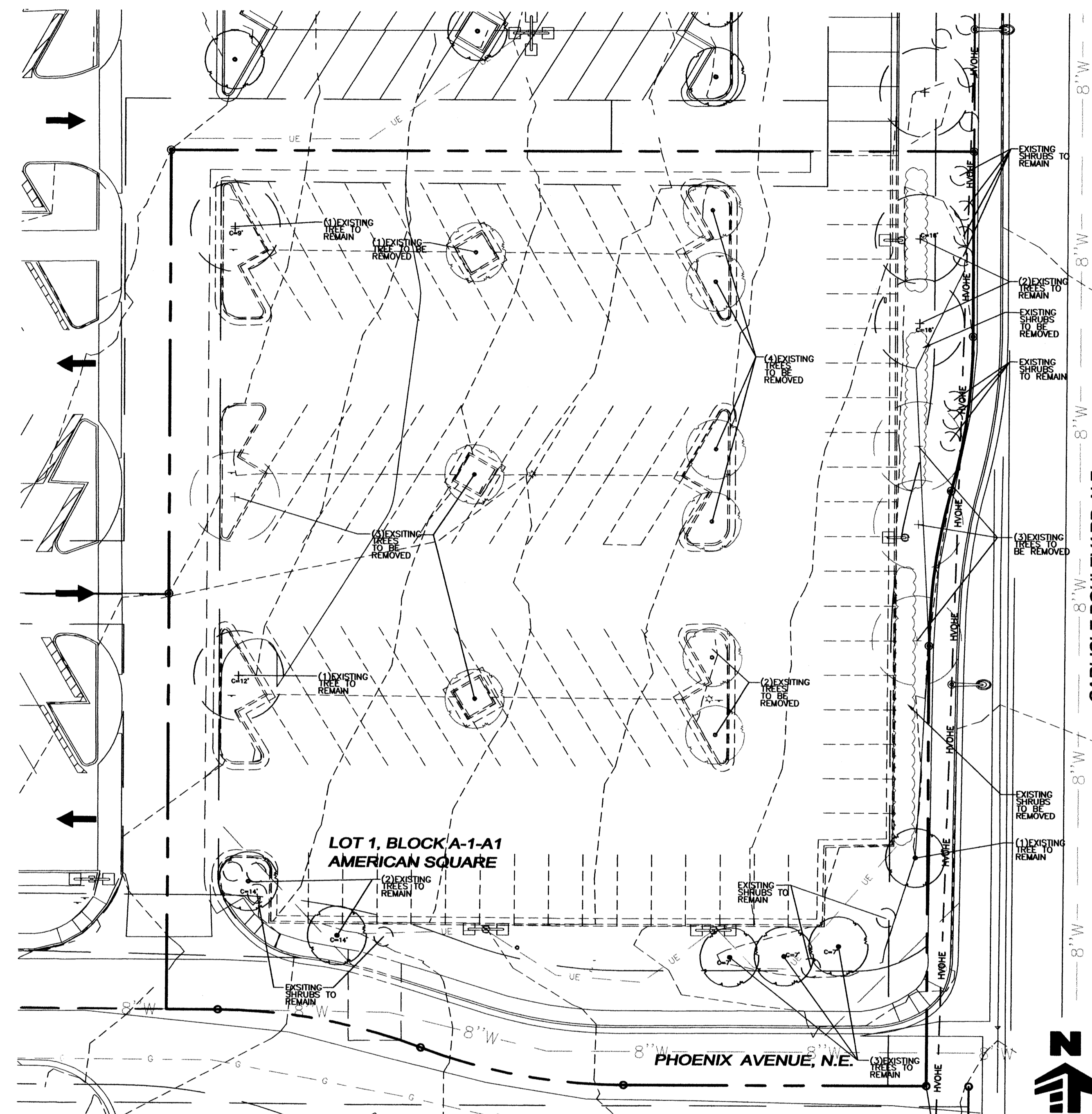
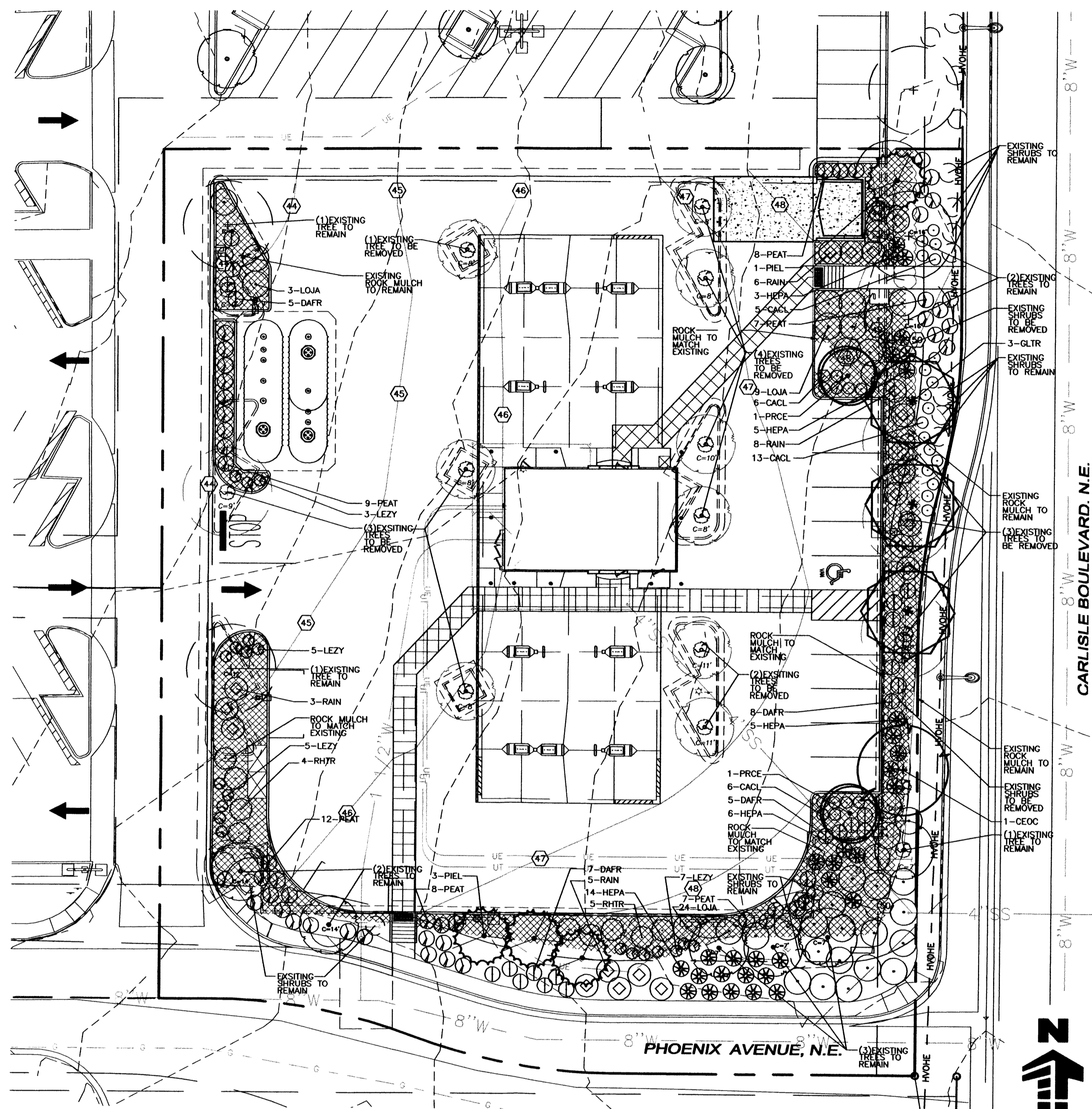
MURPHY OIL MURPHY EXPRESS SITE

Project No: MOC000024
Sheet Scale: 1" = 20'
Designed By: ZMR
Drawn By: JAR
Date: NOVEMBER 2012
Disk File: MOC024_P_10-Photo

PHOTOMETRIC PLAN

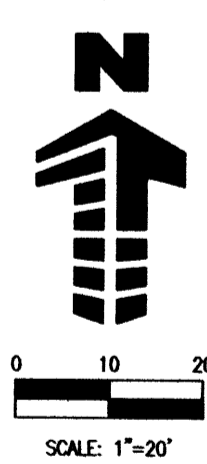
MANUFACTURER SPECIFICATION SHEET FOR CANOPY FIXTURE

SITE PLAN FOR BUILDING PERMIT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



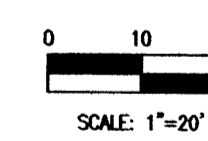
PROPOSED PLANTING LEGEND AT LEAST 75% OF THE LANDSCAPE AREA SHALL BE OF LIVING PLANT MATERIAL AT MATURITY.

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	WATER REQ.	HEIGHT X SPREAD	STORE QUANTITY
OVERSTORY DECIDUOUS TREES						
GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	3.0" CAL B&B	MODERATE	50'X35'	3
CEOC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3.0" CAL B&B	MODERATE	40'X40'	1
MEDIUM DECIDUOUS TREES						
PRCE	PRUNUS CERASIFERA	PURPLELEAF PLUM	2.0" CAL B&B	MODERATE	25'X20'	4
MEDIUM EVERGREEN TREES						
PIEL	PINUS ELDERICA	AFGHAN PINE	10' HT B&B	LOW	45'X20'	4
DECIDUOUS SHRUBS						
CACL	CARYOPTERIS CLANDONENSIS	BLUE MIST SPIRAEA	1 GALLON	LOW	3'X3'	30
PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GALLON	LOW	4'X4'	51
RAIN	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	1 GALLON	LOW	3'X5'	22
DAFR	PURSHIA STANSBURIANA	CLIFFROSE	1 GALLON	LOW	3'X4'	25
RHTR	RHUS TRILOBATA	THREE LEAF SUMAC	1 GALLON	LOW	4.5'X6'	9
LOJA	LONICERA JAPONICA 'HALLIANA'	HALL'S JAPANESE HONEYSUCKLE	1 GALLON	LOW	1.5'X6'	36
EVERGREEN SHRUBS						
LEZY	ARTEMISIA TRIDENTATA	BIG SAGE	1 GALLON	LOW	3'X3'	20
DESERT ACCENTS						
HEPA	HESPERALOE PARVIFLORA	RED FLOWING YUCCA	1 GALLON	LOW	3'X4'	33
SEED AND MULCH						
	3/4" CRUSHED GRAY MULCH TO MATCH THE CENTER W/ DOUBLE SHREDDED CEDAR BARK MULCH RING AROUND ALL PLANT MATERIAL	PLANT BEDS	MULCH	LOW	- - -	5,351 SF



EXISTING PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	WATER REQ.	HEIGHT X SPREAD	STORE QUANTITY
OVERSTORY DECIDUOUS TREES						
	ACER PSEUDOPLATANUS	SYCAMORE MAPLE	3.0" CAL B&B	MODERATE	50'X35'	8
MEDIUM DECIDUOUS TREES						
	PRUNUS CERASIFERA	PURPLE LEAF PLUM	1 GALLON	LOW	3'X3'	15
EVERGREEN SHRUBS						
	JUNIPERUS COMMUNIS	JUNIPER	1 GALLON	LOW	3'X3'	12
DECIDUOUS SHRUBS						
	RAPHIOLEPIS INDICA	INDIA HAWTHORNE	1 GALLON	LOW	3'X3'	13



LANDSCAPE REQUIREMENTS

- STREET TREE REQUIRED, PHOENIX AVENUE: 7 REQUIRED
- STREET TREE PROPOSED, PHOENIX AVENUE: 5 EXISTING, 2 PROPOSED
- STREET TREES REQUIRED, CARLISLE BOULEVARD: 8 REQUIRED
- STREET TREES PROPOSED, CARLISLE BOULEVARD: 3 EXISTING, 5 PROPOSED
- PARKING LOT TREE REQUIRED (1 SHADE TREE PER 10 SPACES); REQUIRED: 10 PARKING SPACES, 1 MOTORCYCLE SPACE; 2 TREES PROPOSED: 2 TREES

STATEMENT OF COMPLIANCE

-THE LANDSCAPE PLAN IS IN COMPLIANCE WITH THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE - ALBUQUERQUE ORD.18-1995
 -LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
 -MAINTENANCE OF LANDSCAPING IS THE RESPONSIBILITY OF THE PROPERTY OWNER

LOT AREAS

LOT AREA = 48,082 SF
 BUILDING AREAS = 1,200 SF
 NET LOT AREA = 46,882 SF
 REQUIRED LANDSCAPE AREA = 7,032 SF = 15% OF NET LOT AREA
 PROVIDED LANDSCAPE AREA = 8,700 SF = 18.6% OF NET LOT AREA

NO.	REVISION	DES. BY	DRAWN BY	DATE
1	1ST CITY PLANNING COMMENTS	ZMR	JAR	1/28/2013
2	EPC COMMENTS	ZMR	JNG	2/28/2013
3	FINAL EPC APPROVAL CONDITIONS	ZMR	JNG	4/18/2013

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 422 NORTH WASHINGTON
 EL DORADO, ARKANSAS 71730

**MURPHY OIL
MURPHY EXPRESS SITE**

CARLISLE BLVD. & PHOENIX AVE.
ALBUQUERQUE, NEW MEXICO

Project No:	MOC00024
Sheet Scale:	1" = 20'
Designed By:	JLW
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Disk File:	MOC024_P_11-Land

LANDSCAPING PLAN

11

SITE PLAN FOR BUILDING PERMIT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE

PLANTING NOTES

- GENERAL**
- MAINTENANCE OF LANDSCAPING IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - CALL UNCC AT (800) 321-ALERT PRIOR TO ANY EXCAVATION.
 - ALL WORK SHALL CONFORM TO THE CITY CODES AND STANDARDS.
 - PLANT QUANTITIES SHOWN ON LEGENDS ARE FOR GENERAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AND ARE SUBJECT TO THE ADMINISTRATIVE APPROVAL (A) PROCESS [REF: 14-16-2-22(A)(6)]. AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 - THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
 - IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY [REF: 14-16-2-22(A)(6)].
- FINISH GRADING AND SOIL PREPARATION**
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS, AND AFTER RECEIVING CHANGE ORDER FROM THE OWNER. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT. REFER TO SPECIFICATIONS FOR SOIL PREPARATION METHODS.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF/NATIVE SEED**
(INCORPORATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING, AND NOT INCLUDING SLOPES OR SHRUB-PLANTED BEDS).
NITROGEN STABILIZED ORGANIC AMENDMENT - 3 CU. YDS. PER 1,000 S.F.
AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
 - TREES, SHRUBS, AND PERENNIALS - BACKFILL ONLY:**
6 PARTS BY VOLUME ON-SITE SOIL
- MULCHING**
- ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. PLACE GEOTEXTILE FABRIC (MIRAFI #140-S OR EQUAL) UNDER ALL ROCK AND PLANTING BEDS. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE ULTRAFIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH MANUFACTURER'S GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE, AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL, AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

MULCH NOTES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL LANDSCAPE FABRIC AND A MINIMUM 4" THICK LAYER OF 3/4" CRUSHED GRAY TO MATCH EXISTING SHOPPING CENTER W/ DOUBLE SHROUDED CEDAR BARK MULCH RING AROUND ALL PLANT MATERIAL IN TREE AND SHRUB LANDSCAPE BED AREAS AS SHOWN ON PLANS. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

IRRIGATION CONCEPT

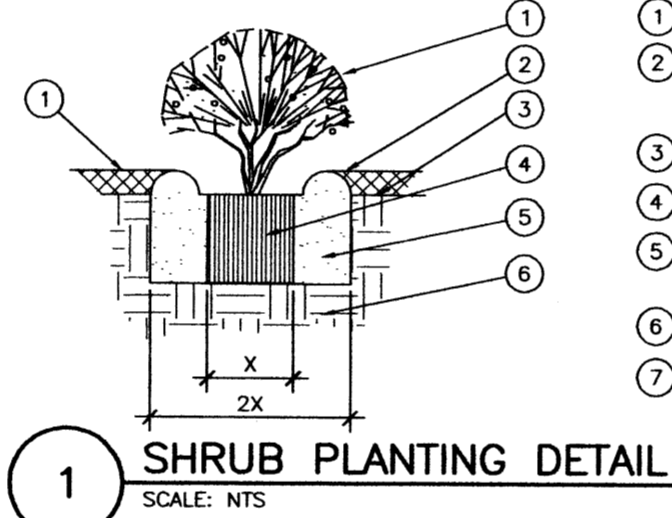
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE RETROFITTED, INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATED PER "DRIP SYSTEM" NOTE. POINT OF CONNECTION AND CONTROLLER FOR THE EXISTING IRRIGATION IS UNKNOWN AT THE CURRENT TIME AND WILL BE COORDINATED IN THE FIELD BY THE IRRIGATION CONTRACTOR.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: RAIN SENSORS AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES AND ET PROGRAMMING.

DRIP SYSTEM

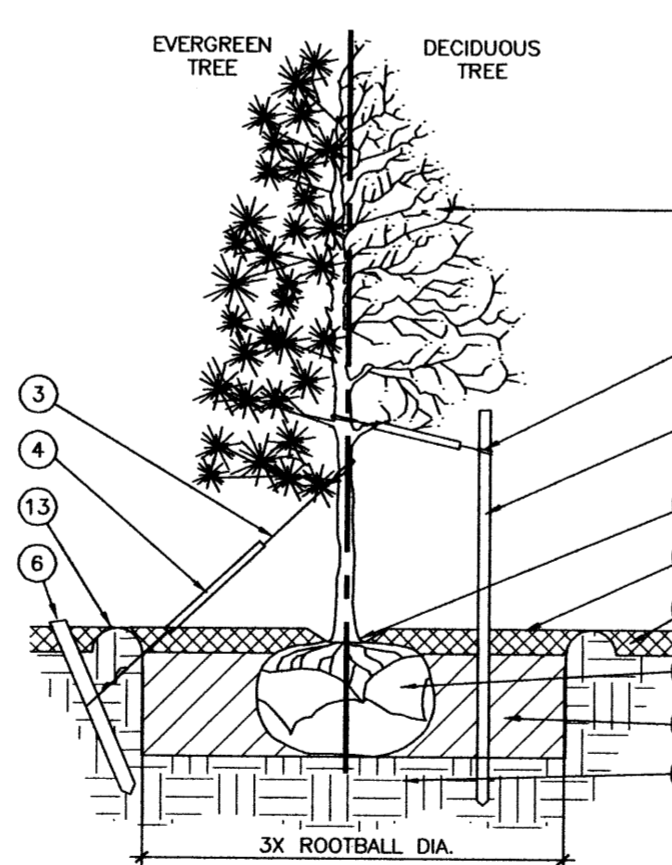
RANBIRD-XERI BLACK STRIPE POLY TUBING (OR APPROVED EQUAL) CONNECTION TO PVC LATERAL PER CONTRACTOR. ATTACH TREE & SHRUB DRIP EMITTERS PER THE EMITTER SCHEDULE BELOW. INSTALL FLUSH VALVE AS WELL AS A RANBIRD 1800 POP-UP 30 PSI HEAD, FULLY CALLED NOZZLE, FOR INDICATION OF PRESSURE IN TUBING AT THE END OF THE TUBING SYSTEM. DRIP EMITTER SCHEDULE AS FOLLOWS:

PLANTS, 1 GALLON SMALLER:
PLANTS, 5 GALLON:
TREES, 1" TO 2" CALIPER:
TREES, 3" TO 4" CALIPER:

1, XB-20PC (2 GPH) EMITTER PER PLANT, RUN TIME: 30 MINUTES, 3-4 TIMES A WEEK.
2, XB-20PC (2 GPH) EMITTERS PER PLANT, RUN TIME: 30 MINUTES, 3-4 TIMES A WEEK.
3, PC-07 (7 GPH) EMITTERS PER TREE, RUN TIME: 45 MINUTES, 4 TIMES A WEEK.
4, PC-07 (7 GPH) EMITTERS PER TREE, RUN TIME: 45 MINUTES, 4 TIMES A WEEK.



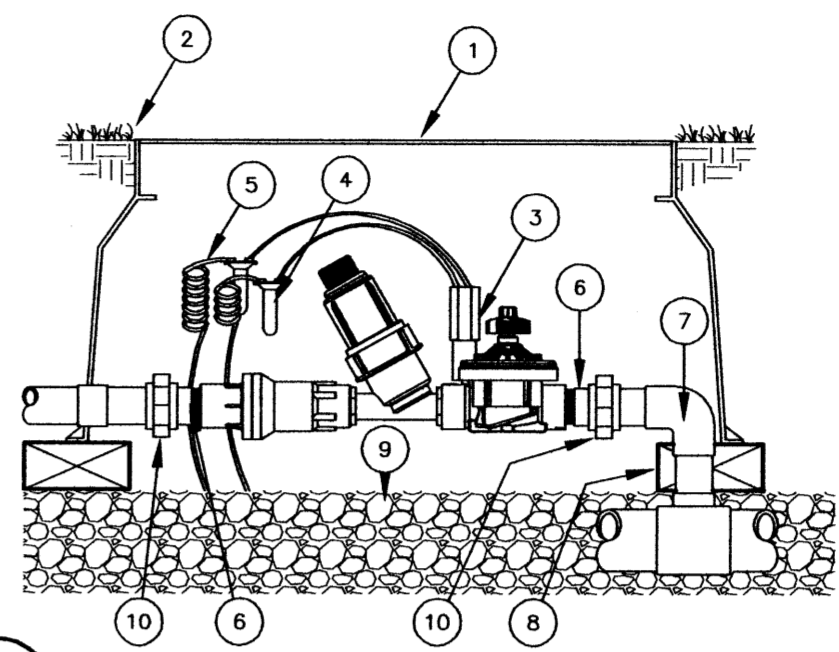
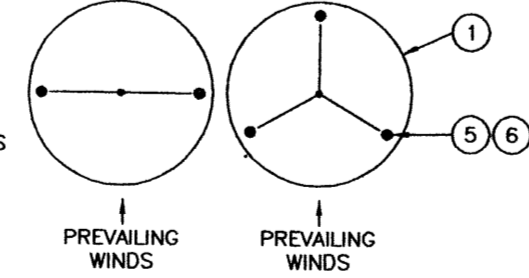
1 SHRUB PLANTING DETAIL
SCALE: NTS



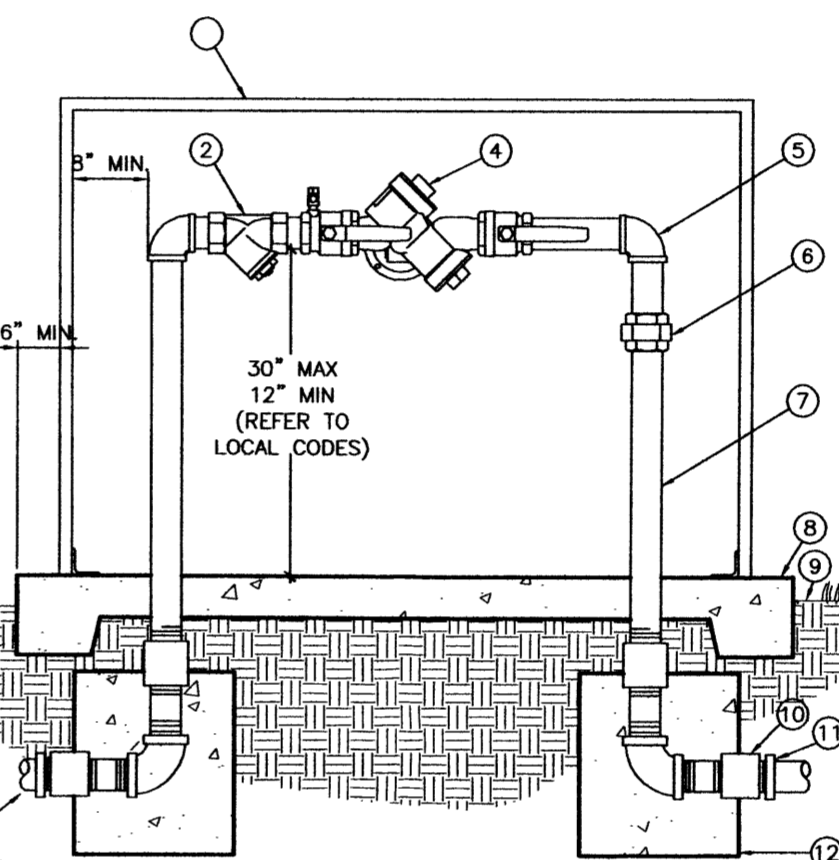
2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

- NOTES:**
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
 - CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 - TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
 - REMOVE ALL NURSERY STAKES AFTER PLANTING.
 - FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.

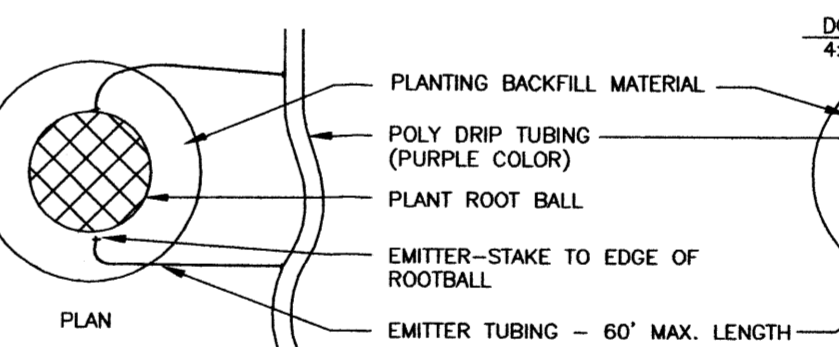
STAKING EXAMPLES (PLAN VIEW)



3 REMOTE DRIP CONTROL VALVE
SCALE: NTS



4 BACKFLOW PREVENTER, REDUCED PRESSURE
SCALE: NTS

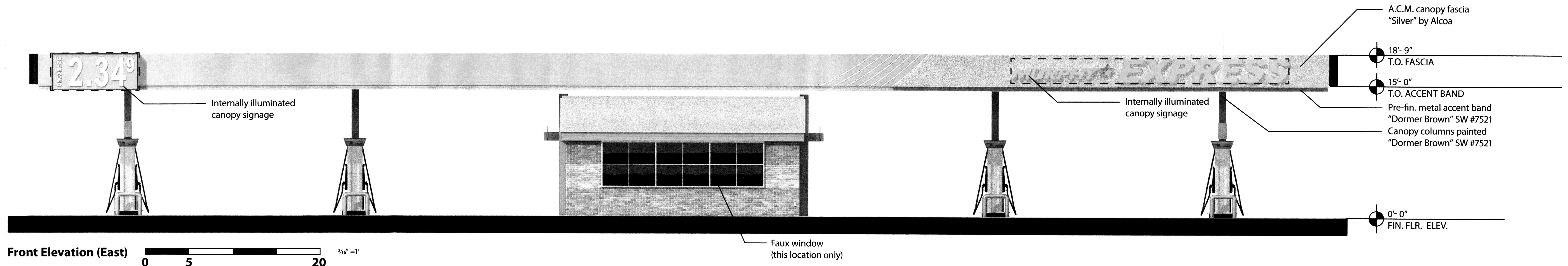


5 DRIP EMITTERS LAYOUT
SCALE: NOT TO SCALE

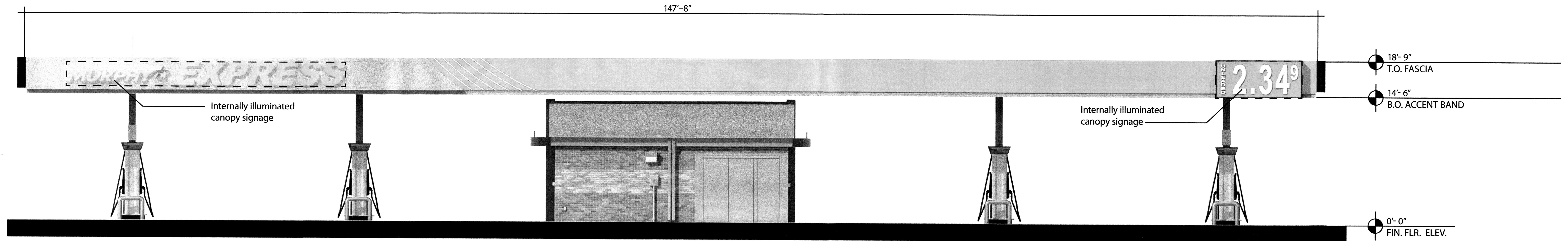
- NOTES:**
- INSTALL EMITTERS ON OPPOSING SIDES OF THE ROOT BALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
 - EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM 2".
 - FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
 - IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
 - EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

DES. BY	DATE	REVISION	NO.
ZMR	1/28/2013	1ST CITY PLANNING COMMENTS	1
ZMR	2/28/2013	EPC COMMENTS	2
ZMR	4/19/2013	FINAL EPC APPROVAL CONDITIONS	3

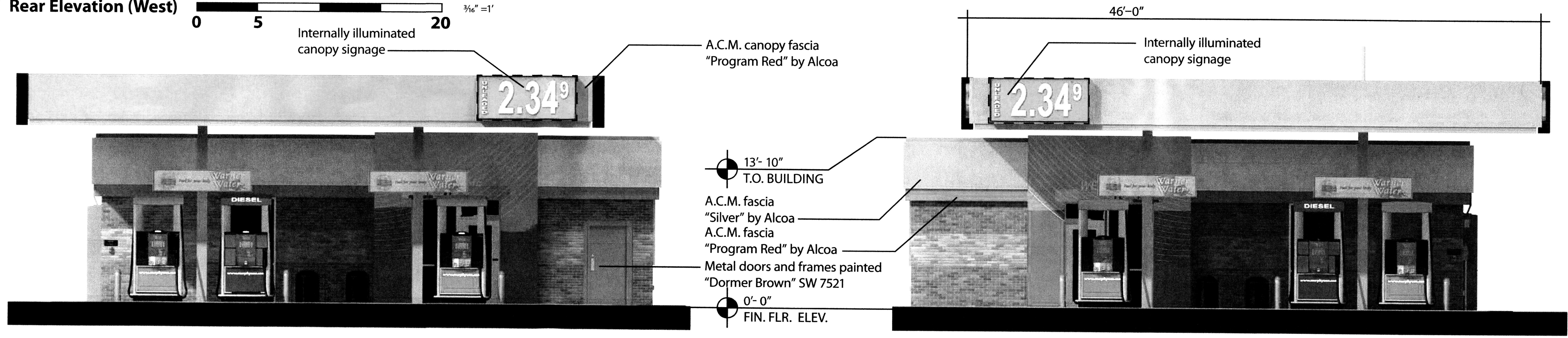
Galloway Planning, Architecture, Engineering 5300 DTC Parkway, Suite 100 Greenwood Village, CO 80111 303.770.8884 www.galloway-us.com	
MURPHY EXPRESS MURPHY OIL U.S.A. INC. 422 NORTH WASHINGTON EL DORADO, ARKANSAS 71730	
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LANDSCAPE AND IRRIGATION NOTES & DETAILS	
12	



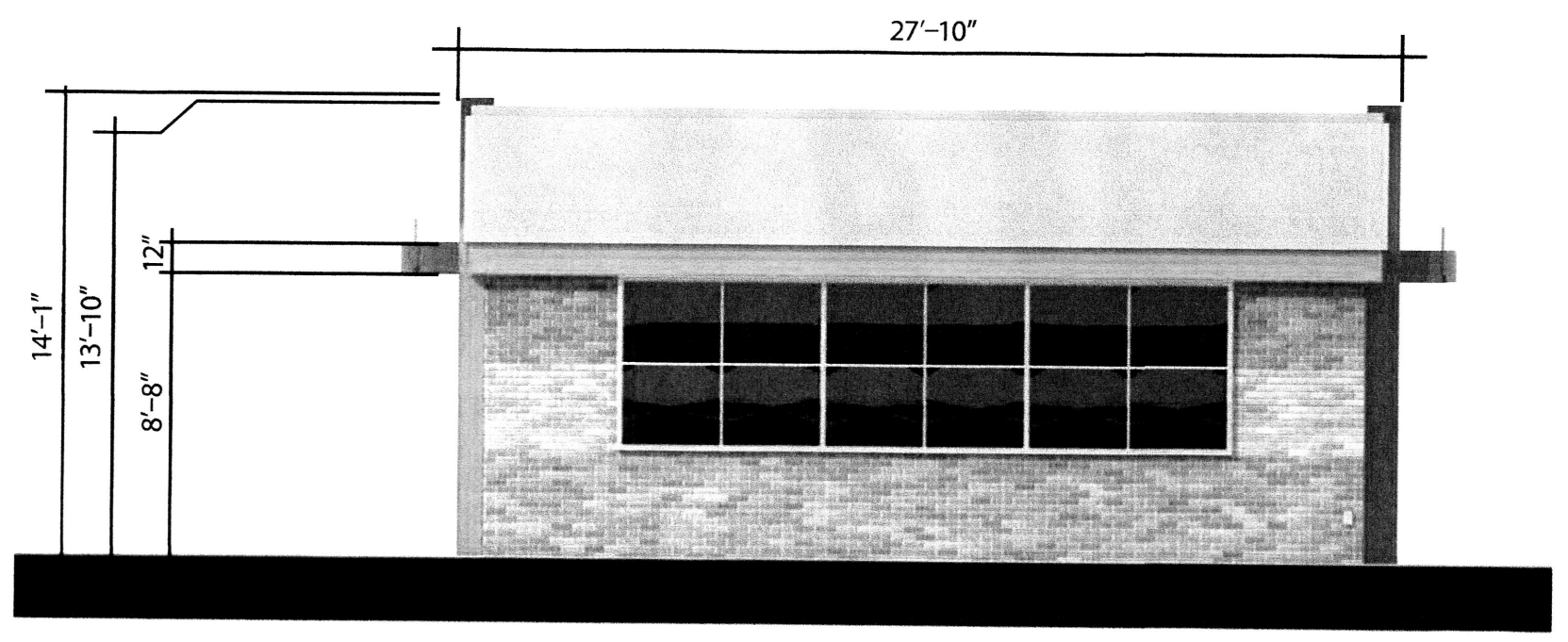
Front Elevation (East)



Rear Elevation (West)



Left Elevation (South)

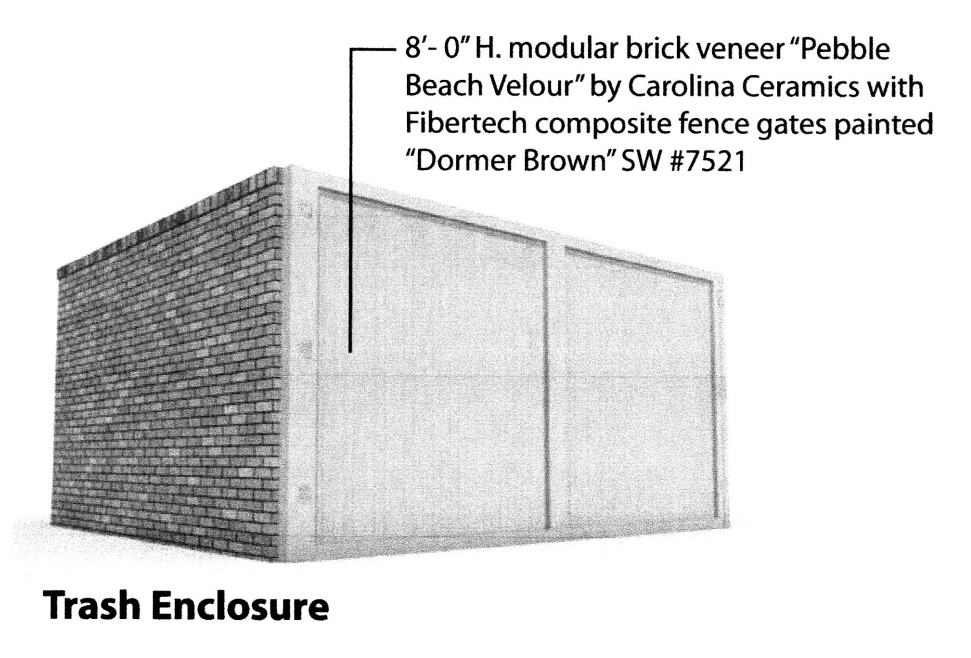


Front Elevation (East)

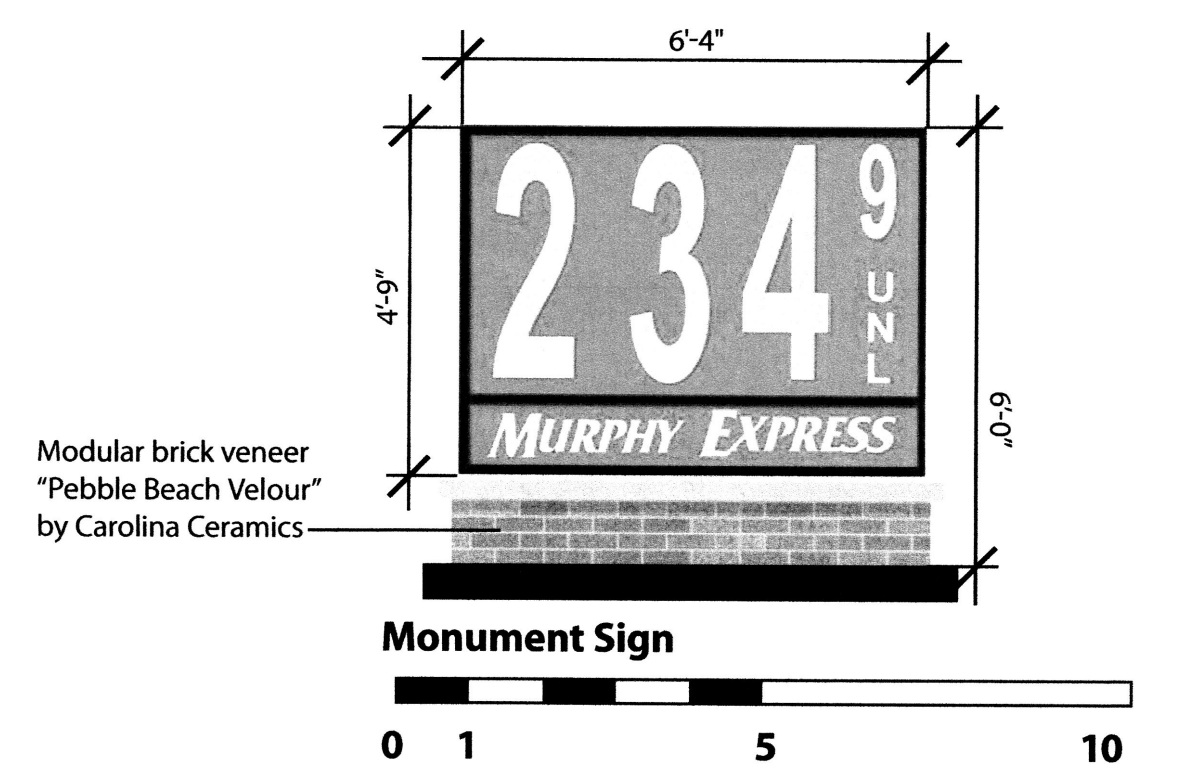


Right Elevation (North)

Right Elevation (North)



Trash Enclosure



Monument Sign

Sign	Qty.	Height	Width	Area	Total S.F.
Murphy Express logo sign	2	Graphic Area		75.00	150.00
Large canopy price sign	2	51.25"	118.00"	42.00	84.00
Small canopy price sign	2	43.13"	97.00"	29.05	58.10
Island Spanner	4	25.19"	97.19"	17.00	68.00
Welcome	2	14.25"	89.13"	8.82	17.64
Monument Sign	1	57.00"	76.00"	30.08	30.08
Total Signage					407.82



Albuquerque (Carlisle Blvd), NM
March 26, 2013

ALTA/ACSM Land Title Survey
 Proposed Lot 1, Block A-1-A-1
American Square
 Albuquerque, Bernalillo County, New Mexico
 November 2012

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 10, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF BLOCK A-1-A1, AMERICAN SQUARE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FOR AMERICAN SQUARE, BLOCKS A-1-A1 AND B-1A, BEING A REPLAT OF BLOCKS A-1-A AND B-1A, ALBUQUERQUE, 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 OCTOBER 26, 1990 IN MAP BOOK 90C, FOLIO 269, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND PK NAIL LYING ON THE WEST RIGHT OF WAY LINE OF CARLISLE BOULEVARD, NE, FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SURVEY MONUMENT "11-H17" BEARS S 09°42'29" E, A DISTANCE OF 728.07 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID WEST RIGHT OF WAY LINE, S 89°58'35" W, A DISTANCE OF 79.09 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL;

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 54.07 FEET, A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 2°03'12", A CHORD BEARING OF N 79°47'15" W, AND A CHORD LENGTH OF 53.78 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND PK NAIL WITH SHINER "3127";

THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING AN ARC LENGTH OF 54.16 FEET, A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 2°04'13", A CHORD BEARING OF N 79°54'18" W, AND A CHORD LENGTH OF 53.86 FEET TO A POINT OF TANGENCY MARKED BY A FOUND PK NAIL WITH SHINER "3128";

THENCE S 89°51'39" W, A DISTANCE OF 13.42 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET PK NAIL WITH BRASS TAG "PS 11993";

THENCE N 00°04'27" E, A DISTANCE OF 224.53 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET PK NAIL WITH BRASS TAG "PS 11993";

THENCE N 89°52'36" E, A DISTANCE OF 209.50 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°04'27" W, A DISTANCE OF 48.46 FEET TO A POINT OF CURVATURE, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 40.75 FEET, A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 1°53'55", A CHORD BEARING OF S 07°51'24" W, AND A CHORD LENGTH OF 40.62 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING AN ARC LENGTH OF 40.75 FEET, A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 1°53'55", A CHORD BEARING OF S 07°51'24" W, AND A CHORD LENGTH OF 40.62 FEET TO A POINT OF TANGENCY MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°04'42" W A DISTANCE OF 114.95 FEET TO THE POINT OF BEGINNING, CONTAINING 1.1038 ACRES (48,082 SQUARE FEET) MORE OR LESS.

Notes Corresponding to Schedule B II

- SCH. B-2
- | ITEM NO. | DESCRIPTION |
|----------|--|
| 1 | RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 77, PAGE 68, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 2 | DECLARATION OF CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS RECORDED IN BOOK 90-10, PAGE 1883, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS RECORDED IN BOOK 93-18, PAGE 8728 AS DOCUMENT NUMBER 93-75439, RECORDS OF BERNALILLO COUNTY, NEW MEXICO BUT OMITTING ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. |
| 3 | SET BACK COVENANT RECORDED IN BOOK 90-18, PAGE 1901 AS DOCUMENT NUMBER 90-46436, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 4 | SET BACK COVENANT RECORDED IN BOOK 90-5863 AS DOCUMENT NUMBER 90-48256, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 5 | EASEMENTS AS SET FORTH ON THE PLATS RECORDED IN MAP BOOK C36, FOLIO 33; MAP BOOK C37, FOLIO 60; MAP BOOK 90C, FOLIO 80 AND MAP BOOK 90C, FOLIO 269, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 6 | EASEMENT FOR UTILITIES RECORDED IN BOOK D749, PAGE 930, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. DOCUMENT NOT PROVIDED. |
| 7 | ANY POSSIBLE ASSESSMENTS FOR PAVING OR SEWER AND WATER EXTENSIONS WHICH ARE OR MIGHT BE A LIEN BY LAW, BUT HAVE NOT YET BEEN RECORDED. |
- AFFECTS SUBJECT PROPERTY: AS SHOWN
 AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER
 DOES NOT AFFECT SUBJECT PROPERTY

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY CARLISLE BOULEVARD, N.E., VIA AN EXISTING THE SAME BEING A PAVED AND DEDICATED RIGHT OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT.

Surveyor's Certificate

I, LARRY W. MEDRANO, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, LICENSE NUMBER 11993, DO HEREBY CERTIFY TO MURPHY OIL USA, INC., A DELAWARE CORPORATION AS TENANT AND FIDELITY NATIONAL TITLE COMPANY, AS FOLLOWS:

THAT THE ALTA/ACSM LAND TITLE SURVEY ON WHICH THIS CERTIFICATE APPEARS (THE SURVEY) IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION ON NOVEMBER 02, 2012 AND THAT SUCH FIELD SURVEY AND THIS SURVEY WERE MADE IN ACCORDANCE WITH "THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ADOPTED BY ALTA AND ACSM IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, (a)(1)(b)(2)(c), 8, 9, 10, 11(c), 13, 16, 17, AND 18 OF TABLE A THEREOF; THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FOR PURPOSES OF IDENTIFYING EASEMENTS, RESERVATIONS AND PRIVATE RESTRICTIONS OF RECORD, I HAVE REVIEWED AND RELIED ON FIDELITY NATIONAL TITLE COMPANY COMMITMENT NUMBER FT00016561—STONEZERO DATED OCTOBER 22, 2012. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS REQUIREMENTS FOR LAND SURVEYS AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS.

LARRY W. MEDRANO
 N.M.P.S. No. 11993

DATE

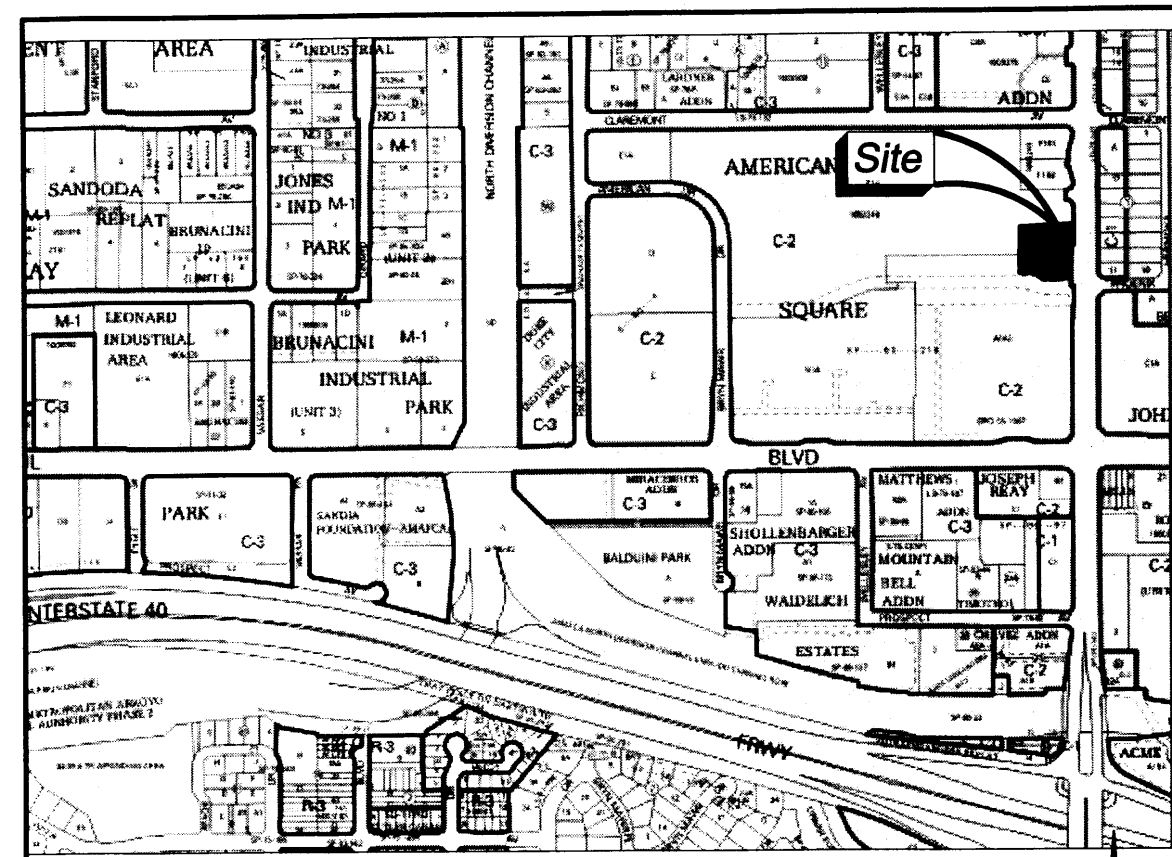
PRECISION SURVEYS, INC.

OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109

MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

Sheet 14 of 14
 123180AL



Location Map
 Zone Atlas Map No. H-16

Zoning Data

ZONING DESIGNATION = C2
 NUMBER OF STRIPED PARKING SPACES = 108

Notes

- FIELD SURVEY PERFORMED ON NOVEMBER 02, 2012.
- ALL BEARINGS ARE GRID BEARINGS: N.M. STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1983.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 10, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT REFERENCES:
 A. PAN AMERICAN SQUARE, BLOCKS A-1-A1 AND B-1A (11/26/1990, 90C-289)
- ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "15-H16", PUBLISHED ELEVATION (FEET) = 5113.205.
- LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS NOT VERIFIED BY THIS PLAN. UNDERGROUND UTILITIES MAY EXIST WHERE NONE ARE SHOWN. UNDERGROUND UTILITY LOCATION IS BASED UPON INFORMATION PROVIDED BY OTHERS AND MAY BE INCOMPLETE OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE OWNER SHOULD INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE OWNER IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. THE OWNER IS URGED TO COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES, IN PLANNING AND CONDUCTING EXCAVATION. THE OWNER SHOULD MAKE THEMSELVES AWARE OF REGULATIONS STATED IN CHAPTER 82, ARTICLE 14, NMSA 1978 RELATING TO EXCAVATION DAMAGE TO PIPELINES AND UNDERGROUND UTILITY LINES.
- THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=20' WITH A CONTOUR INTERVAL OF ONE FOOT.
- UPC NO. 1-016-059-490-304-10915

Statement of Encroachments

NONE VISIBLE

Utility Company Contacts:

PNM - ELECTRIC AND GAS SERVICES
 MIKE MOTERS
 4201 EDITH BOULEVARD, N.E.
 ALBUQUERQUE, NM 87107
 PHONE: (505) 241-3687
 FAX: (505) 241-3415

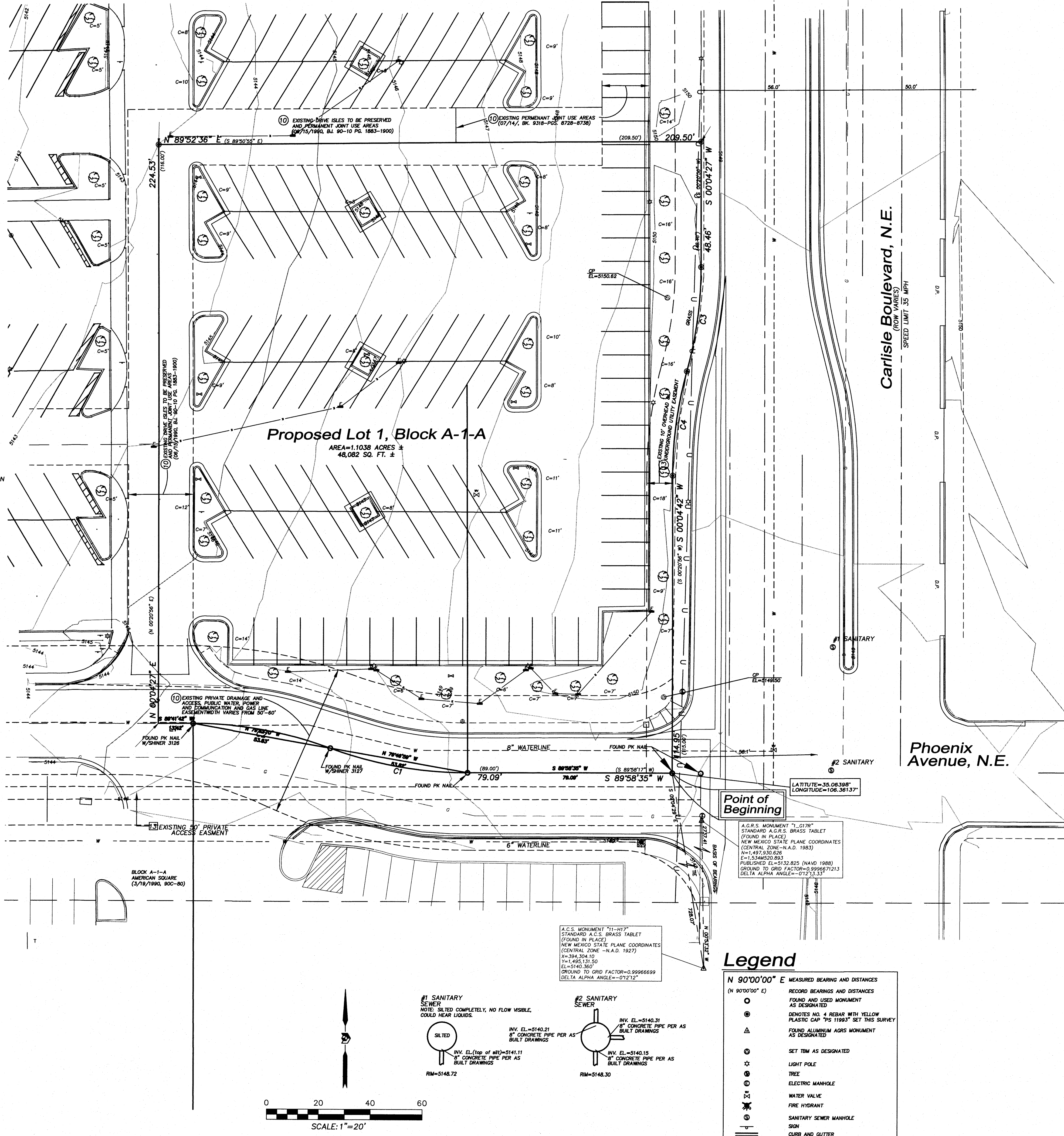
QWEST CORPORATION D/B/A CENTURYLINK
 ROSA KNIFFIN
 400 TULSA SUITE 710
 ALBUQUERQUE, NM 87103-1355
 PHONE: (505) 245-6374
 FAX: (505) 245-6733

COMCAST CABLE
 4611 MONTEBEL LOOP, NE
 ALBUQUERQUE, NM 87107
 PHONE: (505) 761-6232
 FAX: (505) 761-6273

ALBUQUERQUE BERNALILLO COUNTY
 WATER UTILITY AUTHORITY
 ALLEN PORTER
 PHONE: (505) 924-3989
 P.O. BOX 1293
 ALBUQUERQUE, NM 87103

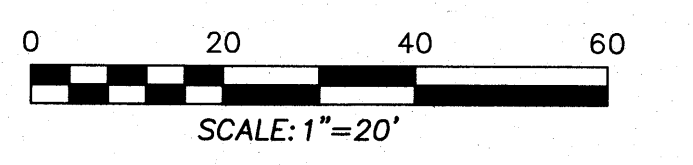
Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3501020351H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

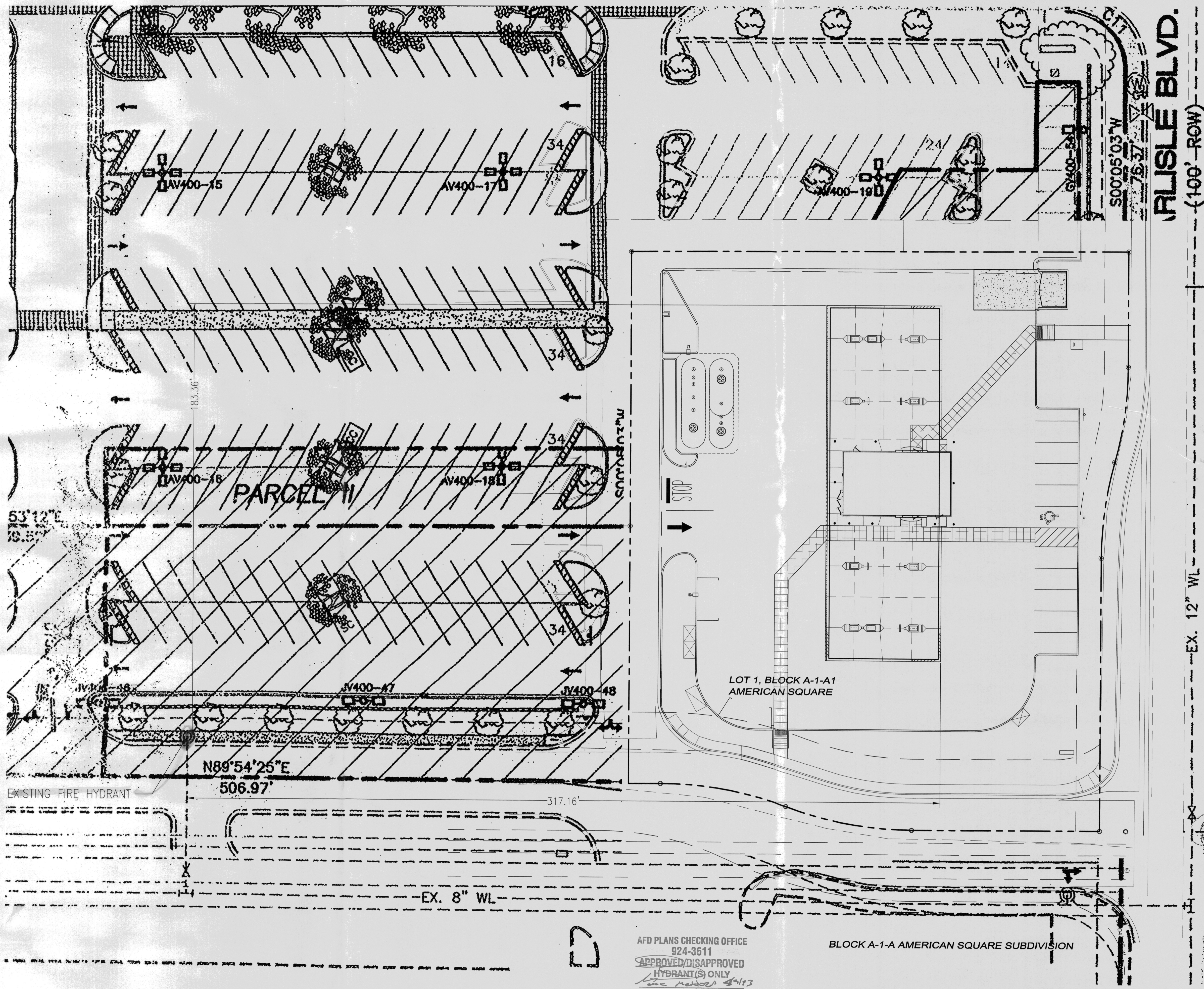


Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
 (N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES AS DESIGNATED
- FOUND AND USED MONUMENT AS DESIGNATED
- IDENTIFIED NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
- SET TBM AS DESIGNATED
- LIGHT POLE
- TREE
- ELECTRIC MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SIGN
- CURB AND GUTTER



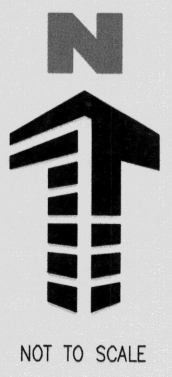
SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
[Signature]
SIGNATURE & DATE

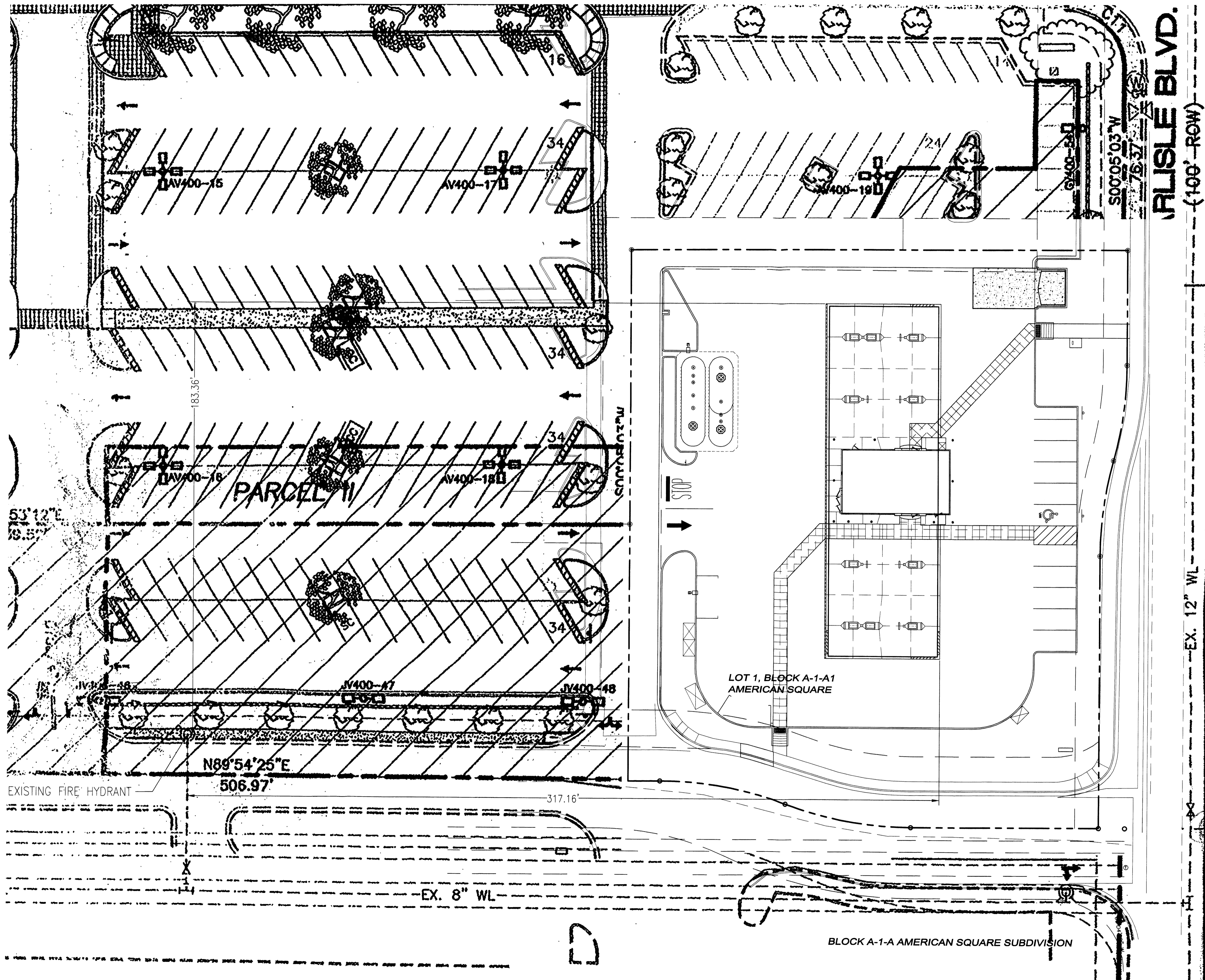
BLOCK A-1-A AMERICAN SQUARE SUBDIVISION

CITY PROJECT NUMBER: 1008124
CASE# 12EPC-40078
CASE# 12EPC-40079
DATE: FEBRUARY 28, 2013

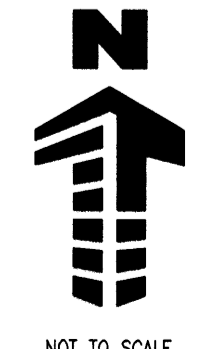


	DATE						
	DRAWN BY						
	DES. BY						
	REVISION						
	No.						
 Planning, Architecture, Engineering, 6300 DTC Parkway, Suite 100 Greenwood Village, CO 80111 Phone: 303.770.3638 Fax: 303.770.3638 www.gallowayus.com							
 MURPHY OIL U.S.A. INC. 422 NORTH WASHINGTON EL DORADO, ARKANSAS 71730							
MURPHY OIL MURPHY EXPRESS SITE							
CARLISLE BLVD. & PHOENIX AVE. ALBUQUERQUE, NEW MEXICO							
Project No: MOC000024 Sheet Scale: NOT TO SCALE Designed By: ZMR Drawn By: JAR Date: NOVEMBER 2012 Disk File: MOC024_P-1-Fire Hydrant							
FIRE HYDRANT EXHIBIT							
1							

SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



CITY PROJECT NUMBER: 1008124
CASE# 12EPC-40078
CASE# 12EPC-40079
DATE: FEBRUARY 28, 2013



NO.	REVISION	DES. BY	DRAWN BY	DATE

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Interior Design
10000 North Central Avenue, Suite 100
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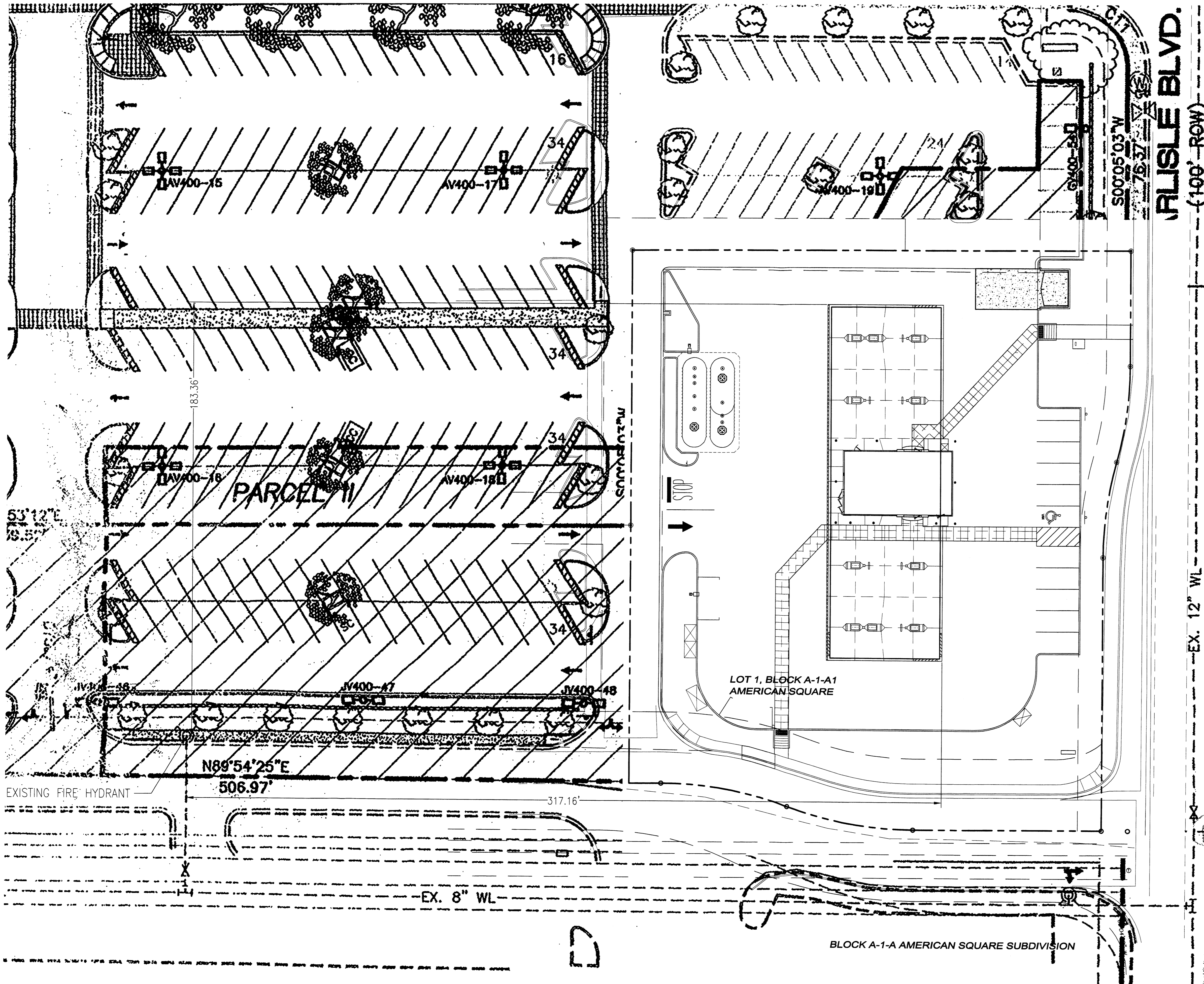
MURPHY EXPRESS
MURPHY OIL U.S.A. INC.
422 NORTH WASHINGTON
EL DORADO, ARKANSAS 71730

**MURPHY OIL
MURPHY EXPRESS SITE**
CARLISLE BLVD. & PHOENIX AVE.
ALBUQUERQUE, NEW MEXICO

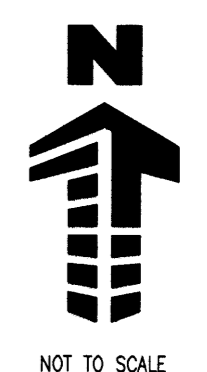
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Designed By: ZMR
Drawn By: JAR
Date: NOVEMBER 2012
Disk File: MOC024_P-1-Fire Hydrant

**FIRE HYDRANT
EXHIBIT**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT
LOT 1, BLOCK A-1-A1, AMERICAN SQUARE**



CITY PROJECT NUMBER: 1008124
CASE# 12EPC-40078
CASE# 12EPC-40079
DATE: FEBRUARY 28, 2013



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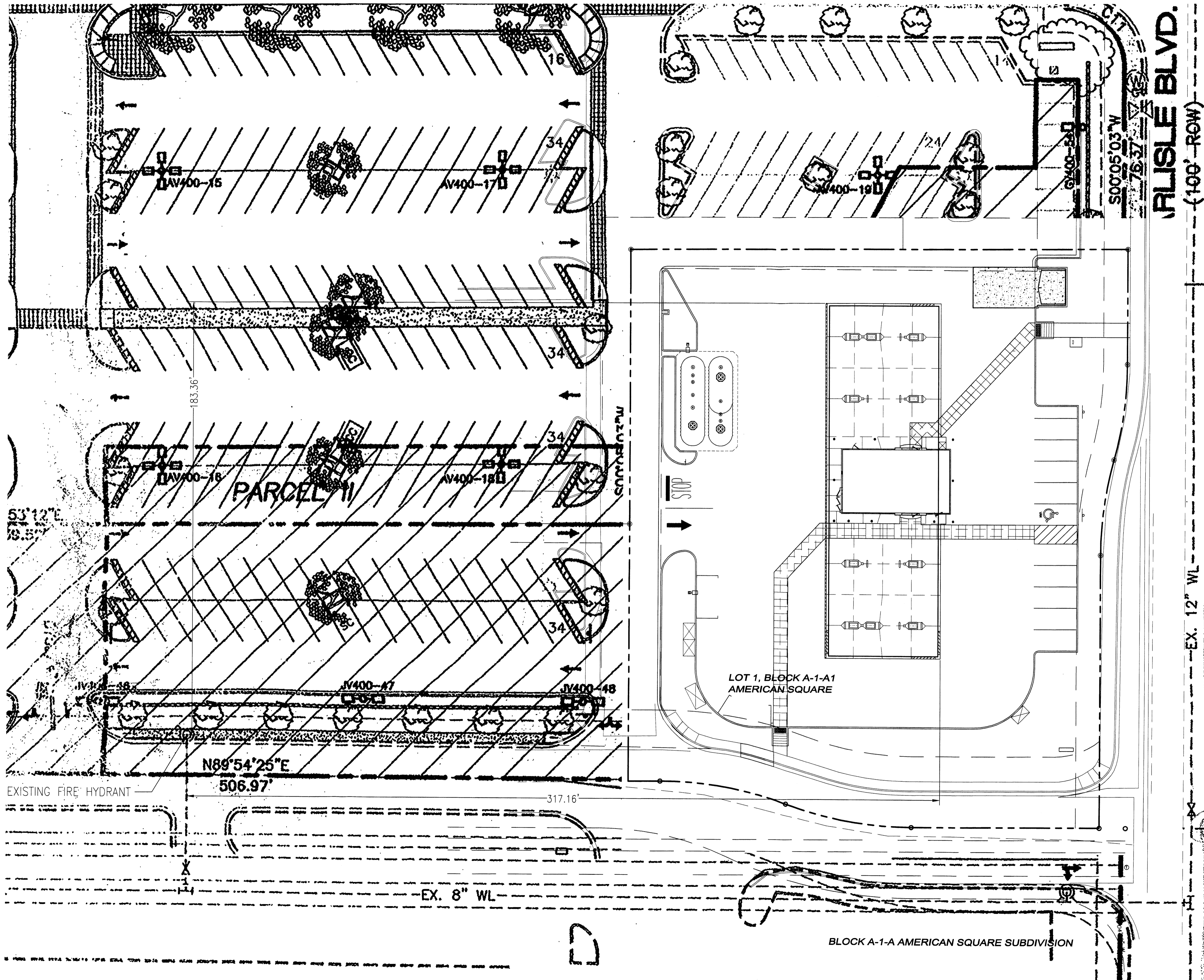
<p>Gaioway Planning, Architecture, Engineering, 5300 DTC Parkway, Suite 100 Denver, Colorado 80231 303.770.8884 O 303.770.3838 F www.gaiowayus.com</p>	<p>MURPHY OIL U.S.A. INC. 422 NORTH WASHINGTON EL DORADO, ARKANSAS 71730</p>

Project No:	M0000024
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Designed By:	ZMR
Drawn By:	JAR
Date:	NOVEMBER 2012
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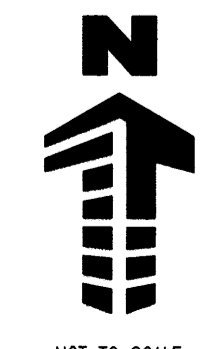
FIRE HYDRANT EXHIBIT

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SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



CITY PROJECT NUMBER: 1008124
CASE# 12EPC-40078
CASE# 12EPC-40079
DATE: FEBRUARY 28, 2013



No.	REVISION	DATE

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6300 DTC Parkway, Suite 100
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MURPHY EXPRESS
MURPHY OIL U.S.A. INC.
422 NORTH WASHINGTON
EL DORADO, ARKANSAS 71730

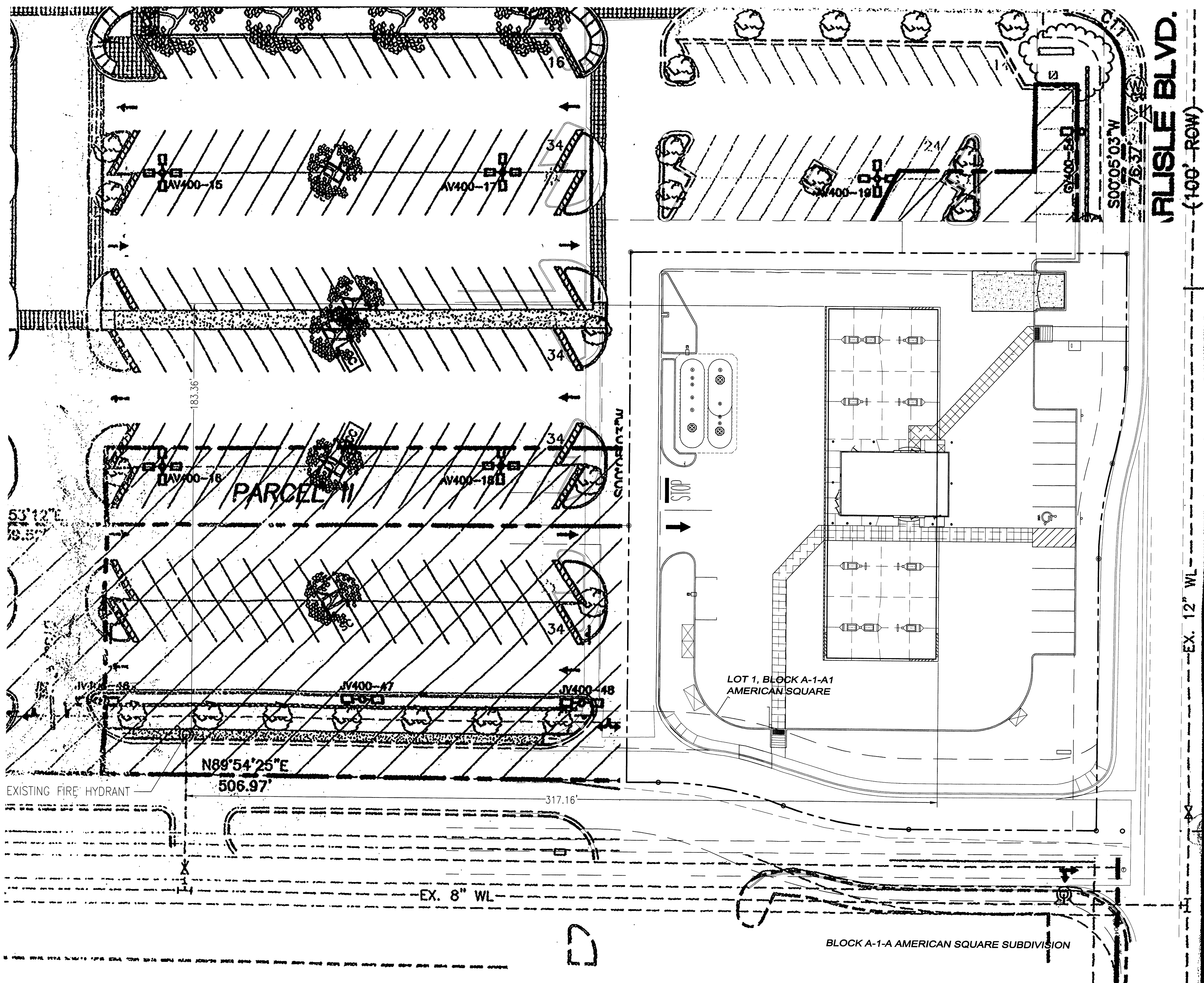
**MURPHY OIL
MURPHY EXPRESS SITE**

CARLISLE BLVD. & PHOENIX AVE.
ALBUQUERQUE, NEW MEXICO

Project No: MOC000024
Sheet Scale: NOT TO SCALE
Designed By: ZMR
Drawn By: JAR
Date: NOVEMBER 2012
Disk File: MOC024_P_1-Fire Hydrant

**FIRE HYDRANT
EXHIBIT**

SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



CITY PROJECT NUMBER: 1008124
CASE# 12EPC-40078
CASE# 12EPC-40079
DATE: FEBRUARY 28, 2013



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MURPHY EXPRESS
MURPHY OIL U.S.A. INC.
422 NORTH WASHINGTON
EL DORADO, ARKANSAS 71730

**MURPHY OIL
MURPHY EXPRESS SITE**

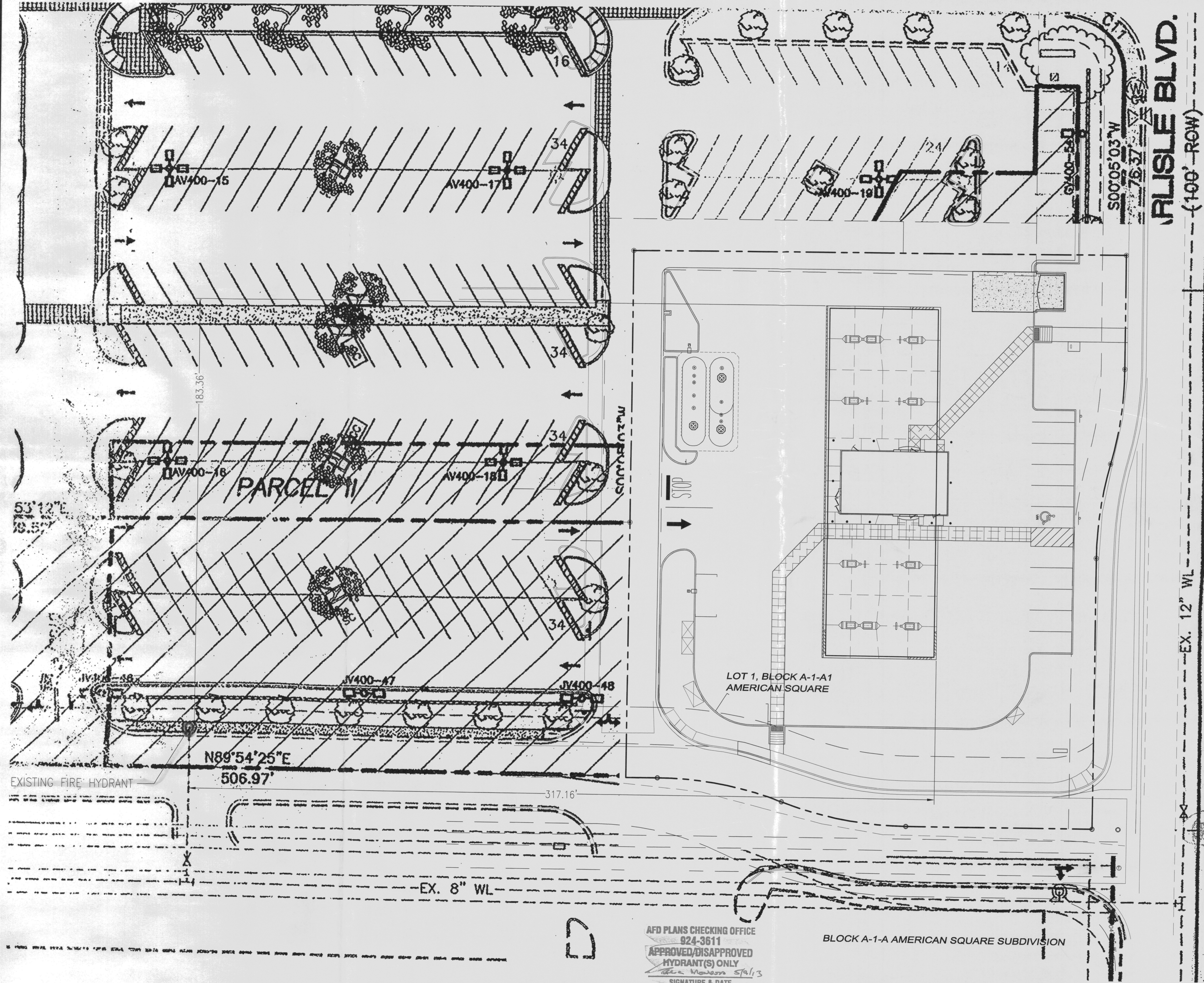
CARLISLE BLVD. & PHOENIX AVE.
ALBUQUERQUE, NEW MEXICO

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**FIRE HYDRANT
EXHIBIT**

1

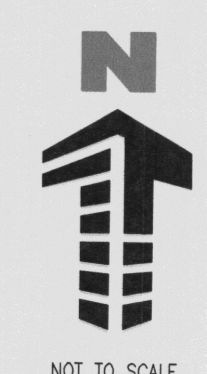
SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
the Modern Spalis
SIGNATURE & DATE

BLOCK A-1-A AMERICAN SQUARE SUBDIVISION

CITY PROJECT NUMBER: 1008124
CASE# 12EPC-40078
CASE# 12EPC-40079
DATE: FEBRUARY 28, 2013



NO.	REVISION	DES. BY	DRAWN BY	DATE

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www.gallowayUS.com

MURPHY EXPRESS
MURPHY OIL U.S.A. INC.
422 NORTH WASHINGTON
EL DORADO, ARKANSAS 71730

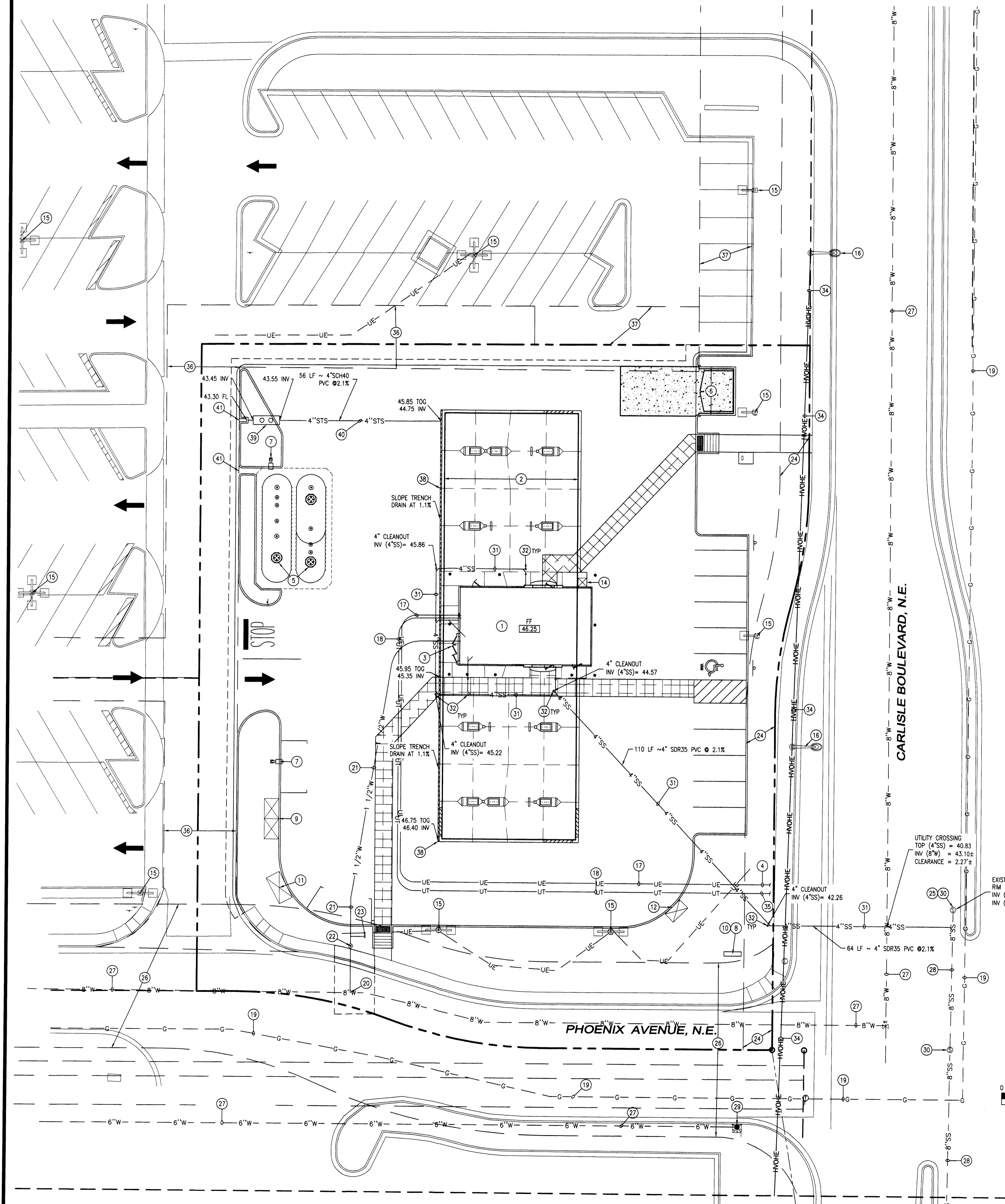
**MURPHY OIL
MURPHY EXPRESS SITE**
CARLISLE BLVD. & PHOENIX AVE.
ALBUQUERQUE, NEW MEXICO

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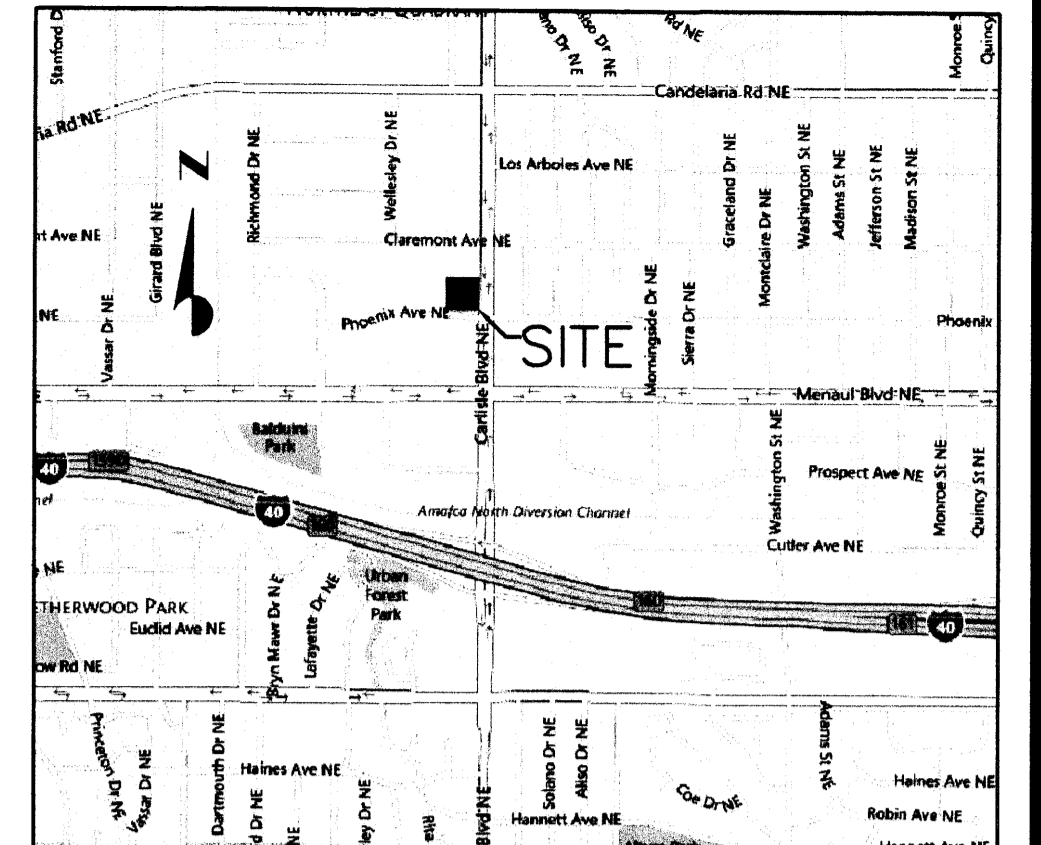
**FIRE HYDRANT
EXHIBIT**

NOT TO SCALE

SITE PLAN FOR BUILDING PERMIT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



- ### SCHEDULE
- 1 PROPOSED 1,200 SF CONVENIENCE KIOSK
 - 2 PROPOSED CANOPY
 - 3 PROPOSED UTILITY CABINET
 - 4 PROPOSED ELECTRICAL CONNECTION TO UTILITY
 - 5 PROPOSED UNDERGROUND STORAGE TANKS
 - 6 PROPOSED TRASH ENCLOSURE
 - 7 PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
 - 8 PROPOSED INTERNALLY ILLUMINATED MONUMENT SIGN
 - 9 PROPOSED ICE COOLER UNITS (TYP. 2)
 - 10 INSTALL (2) 1" CONDUITS FOR ELECTRICAL SERVICE TO MONUMENT SIGN
 - 11 PROPOSED PROPANE STORAGE CAGE
 - 12 PROPOSED AIR/VACUUM UNIT
 - 13 PROPOSED ATM UNIT
 - 14 PROPOSED REDBOX UNIT
 - 15 EXISTING SITE LIGHT TO REMAIN
 - 16 EXISTING STREET LIGHT TO REMAIN
 - 17 PROPOSED UNDERGROUND ELECTRICAL LINE (CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY)
 - 18 PROPOSED UNDERGROUND TELEPHONE LINE (CONTRACTOR TO COORDINATE WITH LOCAL UTILITY)
 - 19 EXISTING GAS TO REMAIN
 - 20 INSTALL DOUBLE BAND 1-1/2" SADDLE TAP TO EXISTING WATER MAIN WITH CORP STOP, CURB STOP VALVE
 - 21 PROPOSED 1-1/2" TYPE K COPPER WATER LINE
 - 22 PROPOSED 1-1/2" WATER METER WITH PIT
 - 23 PROPOSED 3/4" IRRIGATION TEE
 - 24 EXISTING 10' OVERHEAD AND UNDERGROUND UTILITY EASEMENT
 - 25 CONNECT TO EXISTING 8" SEWER MAIN WITH WYE
 - 26 EXISTING PRIVATE DRAINAGE & ACCESS, WATER, POWER, COMMUNICATIONS & GAS LINE. EASEMENT WIDTH VARIES FROM 50' TO 60'
 - 27 EXISTING 8" CAST IRON WATER MAIN TO REMAIN
 - 28 EXISTING SANITARY SEWER MAIN TO REMAIN
 - 29 EXISTING FIRE HYDRANT TO REMAIN
 - 30 EXISTING SANITARY MANHOLE TO REMAIN
 - 31 PROPOSED 4" SANITARY SEWER SERVICE LINE
 - 32 PROPOSED 4" CLEANOUT WITH TRAFFIC RATED LID
 - 33 PROPOSED 4" SANITARY SEWER LINE CONSTRUCTED USING JACK AND BORE METHOD
 - 34 EXISTING OVERHEAD ELECTRICAL TO REMAIN
 - 35 PROPOSED TELEPHONE CONNECTION TO UTILITY
 - 36 EXISTING DRIVE ISLES TO BE PRESERVED AND PERMANENT JOINT USE AREAS (06/15/1990, BJ. 90-10 PG. 1883-1900)
 - 37 EXISTING PERMANENT JOINT USE AREAS (07/14/, BK. 9318-POS. 8728-8738)
 - 38 PROPOSED 4" TRENCH DRAIN, POLYCAST, SERIES 900
 - 39 PROPOSED 320 GAL OIL/WATER SEPARATOR BY ABT INC., MODEL TF-5320H
 - 40 PROPOSED 4" STORM SEWER
 - 41 PROPOSED CURB OPENING

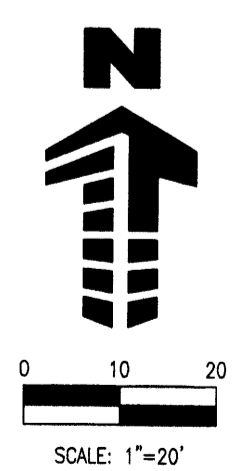
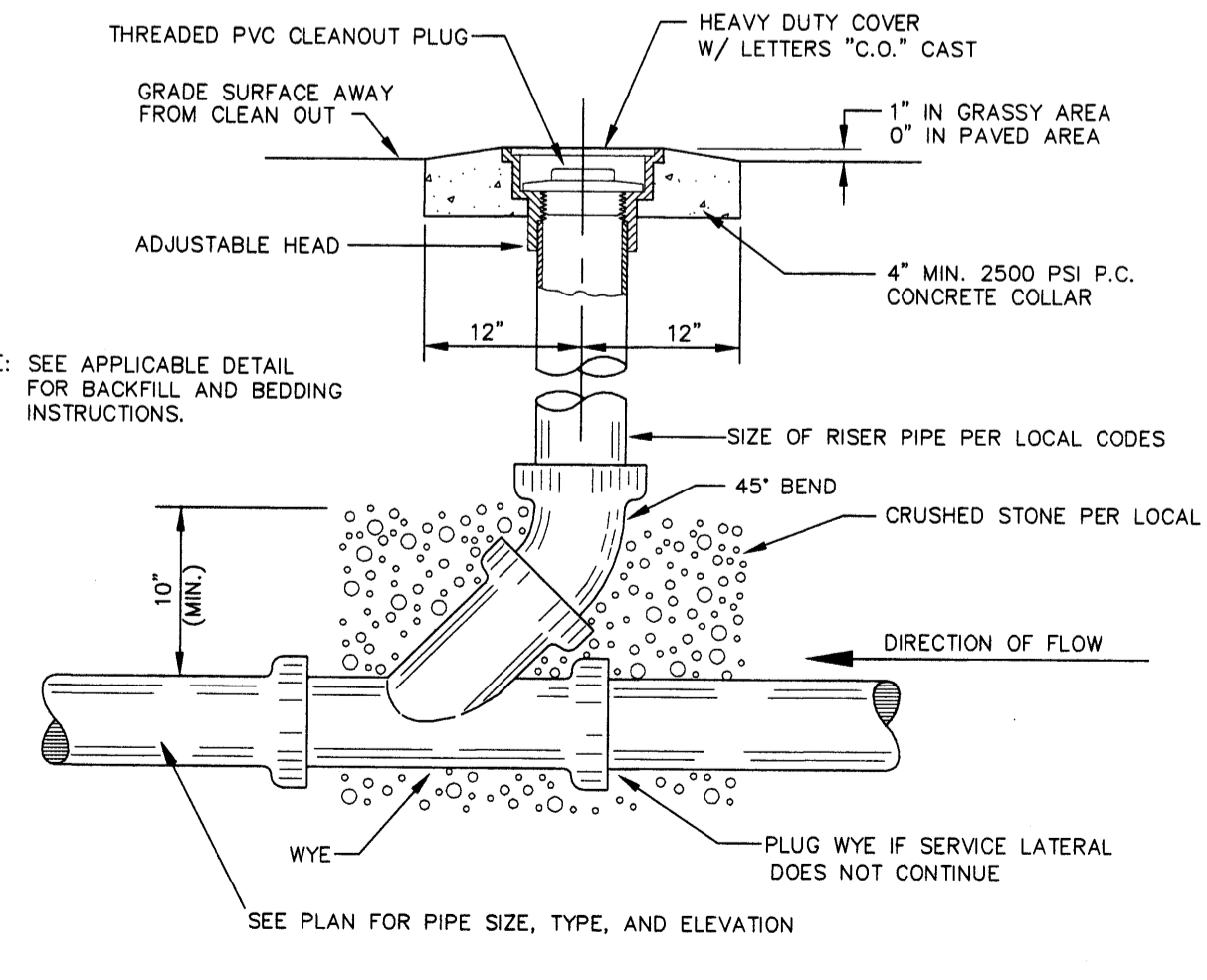
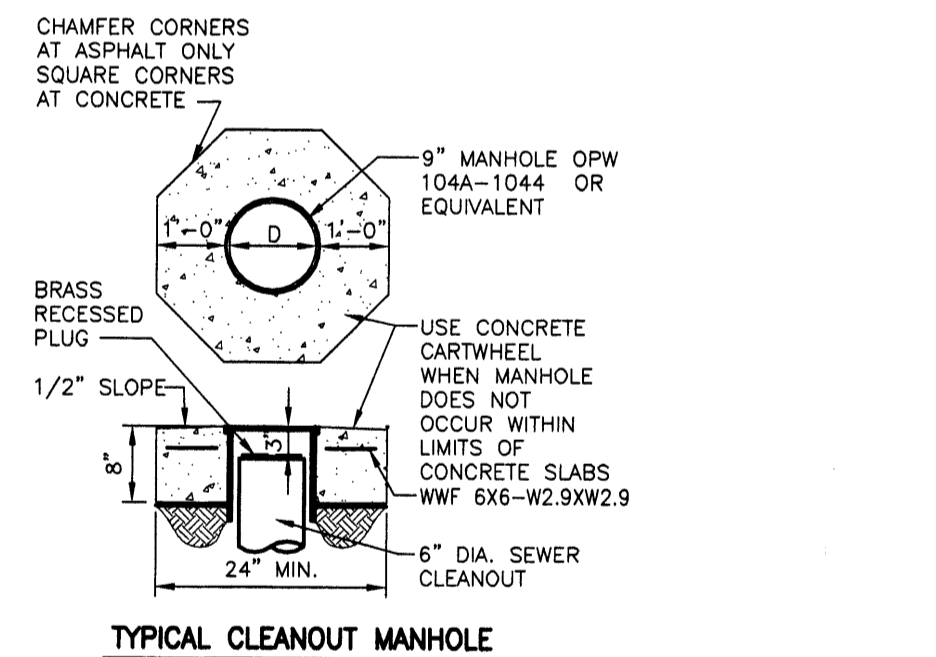


VICINITY MAP
NOT TO SCALE

- ### UTILITY LEGEND
- PROPERTY BOUNDARY LINE
 - ADJACENT PROPERTY BOUNDARY LINE
 - SETBACK LINE
 - EASEMENT BOUNDARY LINE
 - W --- EXISTING WATER LINE
 - W --- PROPOSED WATER LINE
 - SS --- EXISTING SANITARY SEWER
 - SS --- PROPOSED SANITARY SEWER
 - STS --- EXISTING STORM SEWER
 - STS --- PROPOSED STORM SEWER
 - STS --- PROPOSED STORM SEWER (LESS THAN 12')
 - G --- EXISTING GAS LINE
 - G --- PROPOSED GAS LINE
 - UE --- EXISTING UNDERGROUND ELECTRICAL
 - UE --- PROPOSED UNDERGROUND ELECTRICAL
 - OHE --- EXISTING OVERHEAD ELECTRICAL
 - OHE --- PROPOSED OVERHEAD ELECTRICAL
 - UT --- EXISTING UNDERGROUND TELEPHONE
 - UT --- PROPOSED UNDERGROUND TELEPHONE
 - FO --- EXISTING FIBER OPTIC LINE
 - FO --- PROPOSED FIBER OPTIC LINE
 - CTV --- EXISTING UNDERGROUND CABLE TV
 - CTV --- PROPOSED UNDERGROUND CABLE TV
 - PROPOSED SITE LIGHTING
 - EXISTING FIRE HYDRANT
 - EXISTING STREET LIGHT
 - EXISTING MANHOLE COVER
 - EXISTING TO REMAIN
 - EXISTING TO BE REMOVED
 - PROPOSED NEW

GENERAL UTILITY NOTES

1. ALL WATER LINES SHALL BE 1-1/2" TYPE K COPPER UNLESS OTHERWISE NOTED WITH A MINIMUM 4.5 FEET OF COVER AND A MAXIMUM COVER OF 5.5 FEET.
2. ALL SANITARY SEWER LINES SHALL BE SDR35 PVC UNLESS OTHERWISE NOTED. MINIMUM DEPTH OF COVER IS 4 FEET.
3. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
4. SITE SHALL BE WITHIN 6" OF PROPOSED SUBGRADE ELEVATIONS AND PROPERLY COMPACTED PRIOR TO INSTALLATION OF ALL PROPOSED UTILITIES.
5. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY INSPECTORS 48 HOURS PRIOR TO CONNECTING TO ANY EXISTING LINE.
6. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.
7. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
8. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
9. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
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13. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION, THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.



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(800) 321-ALERT**
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

NO.	REVISION	DATE
1	1ST CITY PLANNING COMMENTS	1/28/2013
2	EPC COMMENTS	2/28/2013
3	FINAL EPC APPROVAL CONDITIONS	4/18/2013

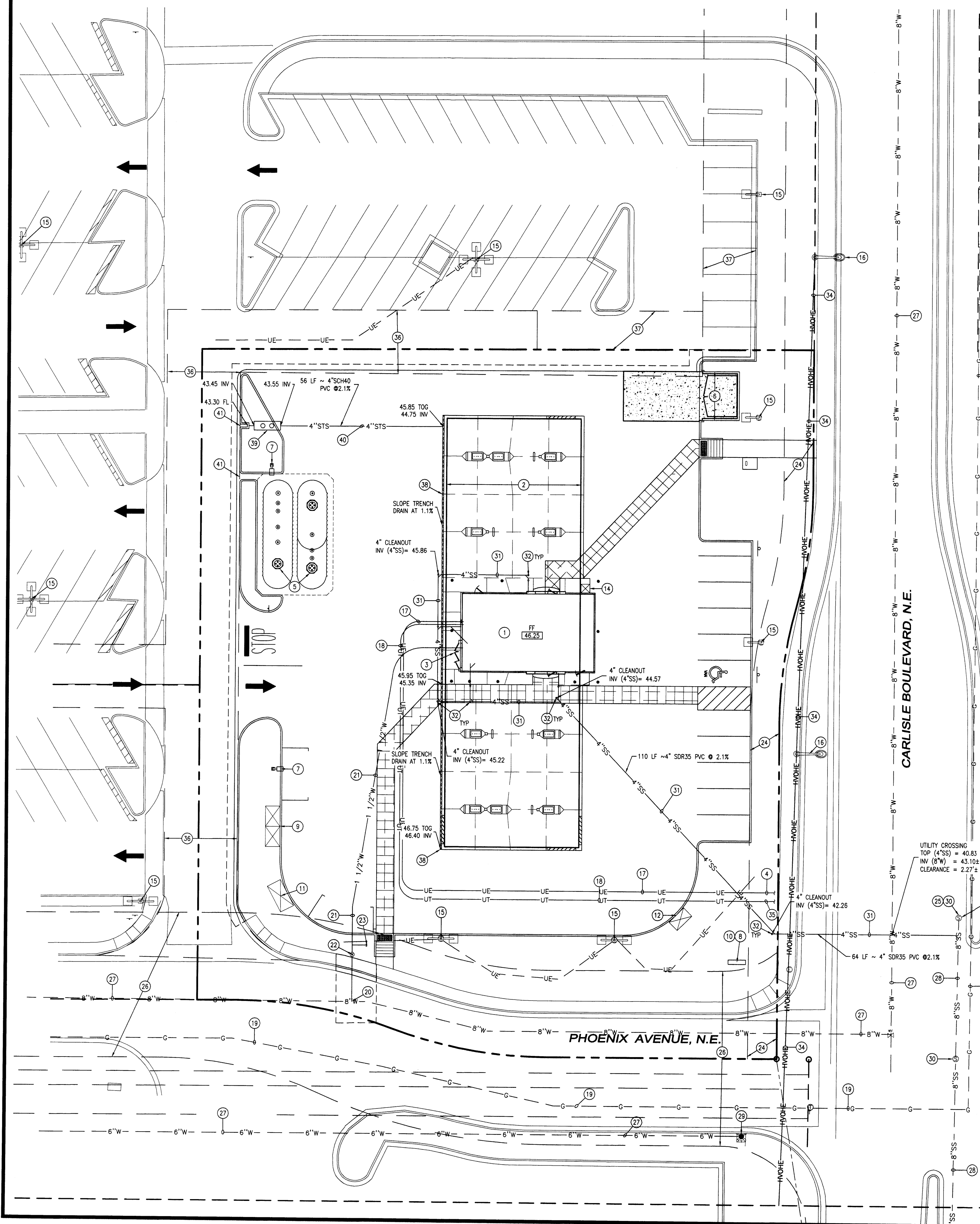
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ALBUQUERQUE, NEW MEXICO

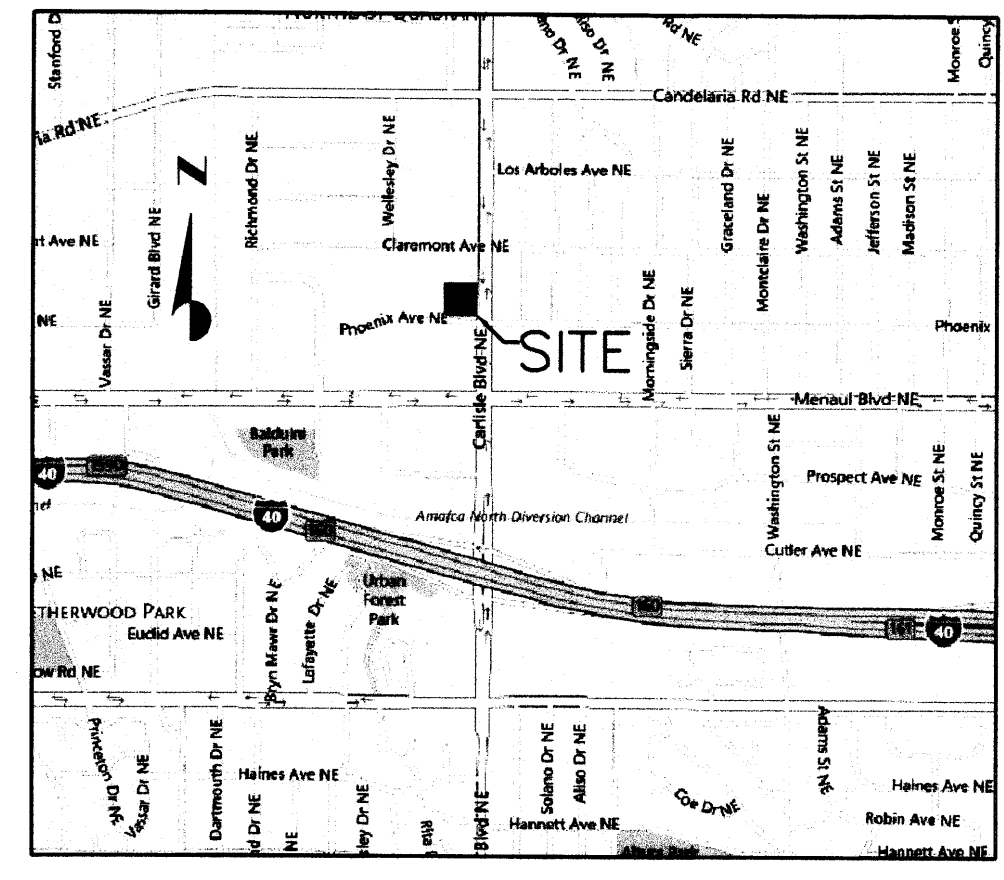
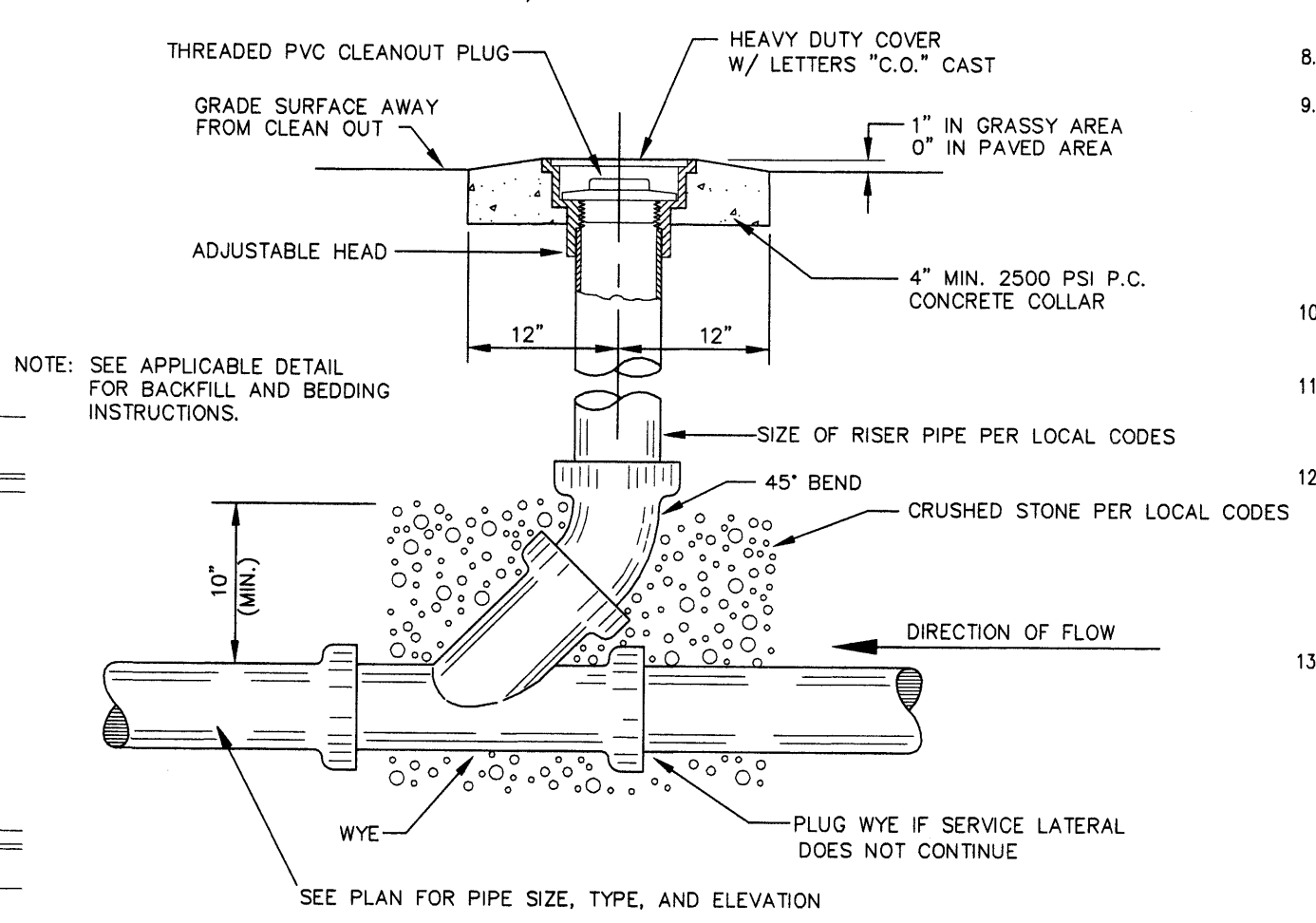
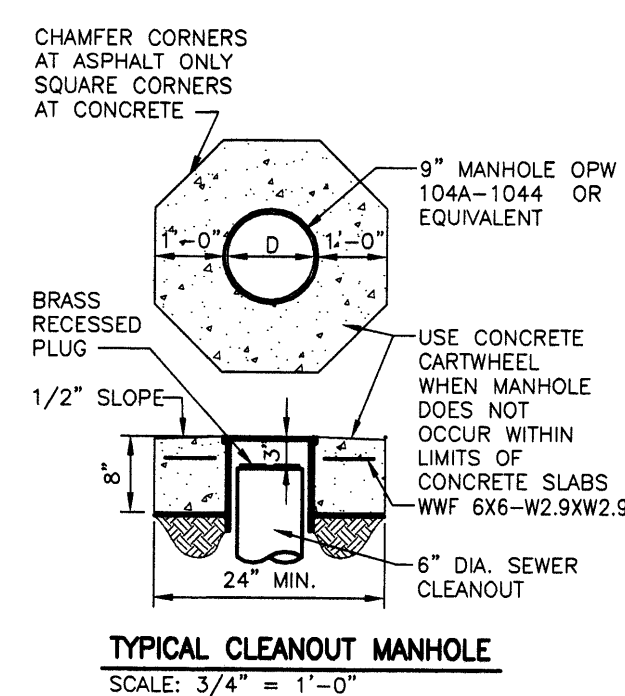
Project No: MOC000024
Sheet Scale: 1" = 20'
Designed By: ZMR
Drawn By: JAR
Date: NOVEMBER 2012
Disk File: MOC024_p_g-utility

SITE PLAN FOR BUILDING PERMIT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



SCHEDULE

- 1 PROPOSED 1,200 SF CONVENIENCE KIOSK
- 2 PROPOSED CANOPY
- 3 PROPOSED UTILITY CABINET
- 4 PROPOSED ELECTRICAL CONNECTION TO UTILITY
- 5 PROPOSED UNDERGROUND STORAGE TANKS
- 6 PROPOSED TRASH ENCLOSURE
- 7 PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- 8 PROPOSED INTERNALLY ILLUMINATED MONUMENT SIGN
- 9 PROPOSED ICE COOLER UNITS (TYP. 2)
- 10 INSTALL (2) 1" CONDUITS FOR ELECTRICAL SERVICE TO MONUMENT SIGN
- 11 PROPOSED PROPANE STORAGE CAGE
- 12 PROPOSED AIR/VACUUM UNIT
- 13 PROPOSED ATM UNIT
- 14 PROPOSED REDBOX UNIT
- 15 EXISTING SITE LIGHT TO REMAIN
- 16 EXISTING STREET LIGHT TO REMAIN
- 17 PROPOSED UNDERGROUND ELECTRICAL LINE (CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY)
- 18 PROPOSED UNDERGROUND TELEPHONE LINE (CONTRACTOR TO COORDINATE WITH LOCAL UTILITY)
- 19 EXISTING GAS TO REMAIN
- 20 INSTALL DOUBLE BAND 1-1/2" SADDLE TAP TO EXISTING WATER MAIN WITH CORP STOP, CURB STOP VALVE
- 21 PROPOSED 1-1/2" TYPE K COPPER WATER LINE
- 22 PROPOSED 1-1/2" WATER METER WITH PIT
- 23 PROPOSED 3/4" IRRIGATION TEE
- 24 EXISTING 10' OVERHEAD AND UNDERGROUND UTILITY EASEMENT
- 25 CONNECT TO EXISTING 8" SEWER MAIN WITH WYE
- 26 EXISTING PRIVATE DRAINAGE & ACCESS, WATER, POWER, COMMUNICATIONS & GAS LINE. EASEMENT WIDTH VARIES FROM 50' TO 60'
- 27 EXISTING 8" CAST IRON WATER MAIN TO REMAIN
- 28 EXISTING SANITARY SEWER MAIN TO REMAIN
- 29 EXISTING FIRE HYDRANT TO REMAIN
- 30 EXISTING SANITARY MANHOLE TO REMAIN
- 31 PROPOSED 4" SANITARY SEWER SERVICE LINE
- 32 PROPOSED 4" CLEANOUT WITH TRAFFIC RATED LID
- 33 PROPOSED 4" SANITARY SEWER LINE CONSTRUCTED USING JACK AND BORE METHOD
- 34 EXISTING OVERHEAD ELECTRICAL TO REMAIN
- 35 PROPOSED TELEPHONE CONNECTION TO UTILITY
- 36 EXISTING DRIVE ISLES TO BE PRESERVED AND PERMANENT JOINT USE AREAS (06/15/1990, BJ, 90-10 PG. 1883-1900)
- 37 EXISTING PERMANENT JOINT USE AREAS (07/14/, BK. 9318-PGS. 8728-8738)
- 38 PROPOSED 4" TRENCH DRAIN, POLYCAST, SERIES 900
- 39 PROPOSED 320 GAL OIL/WATER SEPARATOR BY ABT INC., MODEL TF-S320H
- 40 PROPOSED 4" STORM SEWER
- 41 PROPOSED CURB OPENING



VICINITY MAP

NOT TO SCALE

UTILITY LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- SETBACK LINE
- EASEMENT BOUNDARY LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- STS PROPOSED STORM SEWER (LESS THAN 12')
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- PROPOSED OVERHEAD ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND CABLE TV
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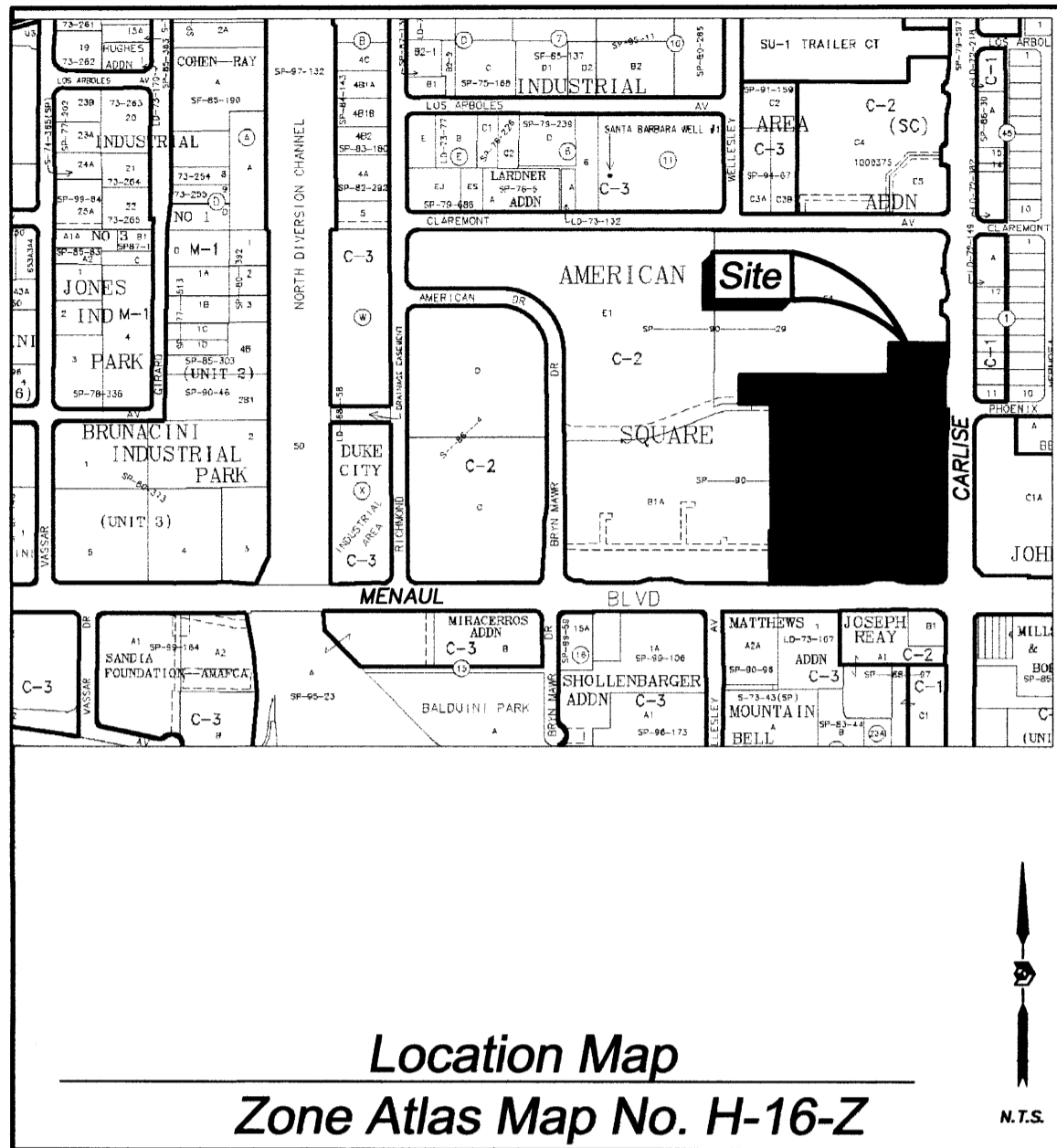
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Project No:	MCC000024
Sheet Scale:	1" = 20'
Designed By:	ZMR
Drawn By:	JAR
Date:	NOVEMBER 2012
Disk File:	MCC024_p_9-utility

UTILITY PLAN

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MARKING OF UNDERGROUND MEMBER UTILITIES



Subdivision Data:

ZONING: C-2
 GROSS SUBDIVISION ACREAGE: 11.6150 ACRES±
 ZONE ATLAS INDEX NO.: H-16-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 2
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: DECEMBER 2012

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE LOT (BLOCK A1A1) INTO TWO NEW LOTS (LOT 1 & LOT 2).

Notes:

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES--US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 10, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

- PNM (ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 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.
- QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM, NEW MEXICO GAS COMPANY AND QWEST CORPORATION D/B/A CENTURYLINK QC DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP

Plat of
 Lots 1 and 2
American Square
 Albuquerque, Bernalillo County, New Mexico
 June 2013

Project No. _____
 Application No. 13DRB-
Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

City Approvals

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	

TREASURER CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.



LARRY W. MEDRANO
 N.M.P.S. No. 11993



OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

Legal Description

SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTION

Solar Note:

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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

LEE S. BLAUGRUND
 MANAGER MEMBER
 THE Tanager COMPANY, L.L.C.
 A NEW MEXICO LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013 BY LEE S. BLAUGRUND, MANAGING MEMBER, THE Tanager COMPANY, L.L.C., A NEW MEXICO LIMITED LIABILITY COMPANY.

BY _____ MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER THE Tanager COMPANY, L.L.C.
 SECTION 10, TOWNSHIP 10 N., RANGE 3 E.
 SUBDIVISION AMERICAN SQUARE

© P:\hd\2013\13164P.dwg, 6/11/2013 8:06:49 AM, HP DesignPlot 1770-444-10632

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 10, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF BLOCK A-1-A1, OF PLAT FOR AMERICAN SQUARE, LOT 1 AND LOT 2, BEING A REPLAT OF BLOCKS A-1-A AND B1, ALBUQUERQUE, 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 OCTOBER 26, 1990, IN PLAT BOOK 90C, PAGE 269, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "NDC_17_2A" BEARS N 41°45'56" W, A DISTANCE OF 2,542.89 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 89°52'06" E, A DISTANCE OF 539.52 FEET TO AN ANGLE POINT MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 00°20'57" E, A DISTANCE OF 116.00 FEET TO AN ANGLE POINT MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°47'54" E, A DISTANCE OF 209.50 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT-OF-WAY LINE OF CARLISLE BOULEVARD, N.E. MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE FOR THE NEXT ELEVEN COURSES, S 00°07'47" W, A DISTANCE OF 48.46 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 4 REBAR;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 40.59 FEET, A DELTA ANGLE OF 15°30'19", A CHORD BEARING OF S 08°25'41" W AND A CHORD LENGTH OF 40.47 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 40.75 FEET, A DELTA ANGLE OF 15°33'55", A CHORD BEARING OF S 08°07'54" W AND A CHORD LENGTH OF 40.62 FEET TO A POINT OF TANGENCY;

THENCE S 00°15'35" W, A DISTANCE OF 115.15 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL;

THENCE S 89°50'39" E, A DISTANCE OF 11.02 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL;

THENCE S 00°25'16" W, A DISTANCE OF 65.41 FEET TO AN ANGLE POINT MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 88°49'37" W, A DISTANCE OF 3.04 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 4 REBAR;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 999.63 FEET, AN ARC LENGTH OF 44.40 FEET, A DELTA ANGLE OF 02°32'42", A CHORD BEARING OF S 02°09'07" W AND A CHORD LENGTH OF 44.40 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND NO. 4 REBAR;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1007.00 FEET, AN ARC LENGTH OF 55.07 FEET, A DELTA ANGLE OF 03°08'00", A CHORD BEARING OF S 01°54'58" W AND A CHORD LENGTH OF 55.06 FEET TO A POINT OF TANGENCY MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°20'58" W, A DISTANCE OF 419.71 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 55.07 FEET, A DELTA ANGLE OF 90°09'08", A CHORD BEARING OF S 45°02'27" W AND A CHORD LENGTH OF 49.56 FEET TO A POINT OF TANGENCY; LYING ON THE NORTH RIGHT-OF-WAY LINE OF MENAUL BOULEVARD NE, MARKED BY A FOUND NO. 4 REBAR;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE FOR THE NEXT EIGHT COURSES, S 89°56'39" W, A DISTANCE OF 89.10 FEET TO A POINT OF CURVATURE MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 8478";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 143.00 FEET, AN ARC LENGTH OF 49.81 FEET, A DELTA ANGLE OF 19°57'27", A CHORD BEARING OF N 79°51'58" W AND A CHORD LENGTH OF 49.81 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND CHISELED "X";

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 57.00 FEET, AN ARC LENGTH OF 19.67 FEET, A DELTA ANGLE OF 19°46'22" W, A CHORD BEARING OF N 80°07'07" W AND A CHORD LENGTH OF 19.57 FEET TO A POINT OF TANGENCY MARKED BY A FOUND CHISELED "X";

THENCE N 89°58'17" W, A DISTANCE OF 60.09 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED "X";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FEET, AN ARC LENGTH OF 21.72 FEET, A DELTA ANGLE OF 21°50'02", A CHORD BEARING OF S 78°45'39" W AND A CHORD LENGTH OF 21.59 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND CHISELED "X";

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 143.00 FEET, AN ARC LENGTH OF 50.64 FEET, A DELTA ANGLE OF 20°17'27", A CHORD BEARING OF S 78°25'40" W AND A CHORD LENGTH OF 50.38 FEET TO A POINT OF TANGENCY MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 8478";

THENCE S 88°33'04" W, A DISTANCE OF 150.38 FEET TO A POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 8478";

THENCE S 89°59'59" W, A DISTANCE OF 155.27 FEET TO AN THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N 00°29'25" W, A DISTANCE OF 190.62 FEET TO AN ANGLE POINT MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°45'42" E, A DISTANCE OF 6.67 FEET TO AN ANGLE POINT MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 00°14'36" W, A DISTANCE OF 456.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. FOUR REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE, N 89°55'15" W, A DISTANCE OF 113.93 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL;

THENCE N 00°13'53" E, A DISTANCE OF 108.33 FEET TO THE POINT OF BEGINNING, CONTAINING 11.6151 ACRES (505,952 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOTS 1 AND 2, AMERICAN SQUARE.

RECORDING STAMP

Plat of
Lots 1 and 2
American Square
Albuquerque, Bernalillo County, New Mexico
June 2013

PRECISION
SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

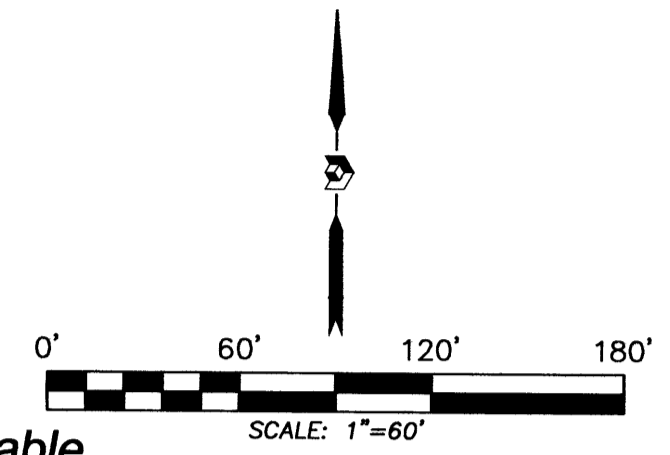
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
OWNER THE Tanager COMPANY, L.L.C.
SECTION 10, TOWNSHIP 10 N., RANGE 3 E.
SUBDIVISION AMERICAN SQUARE

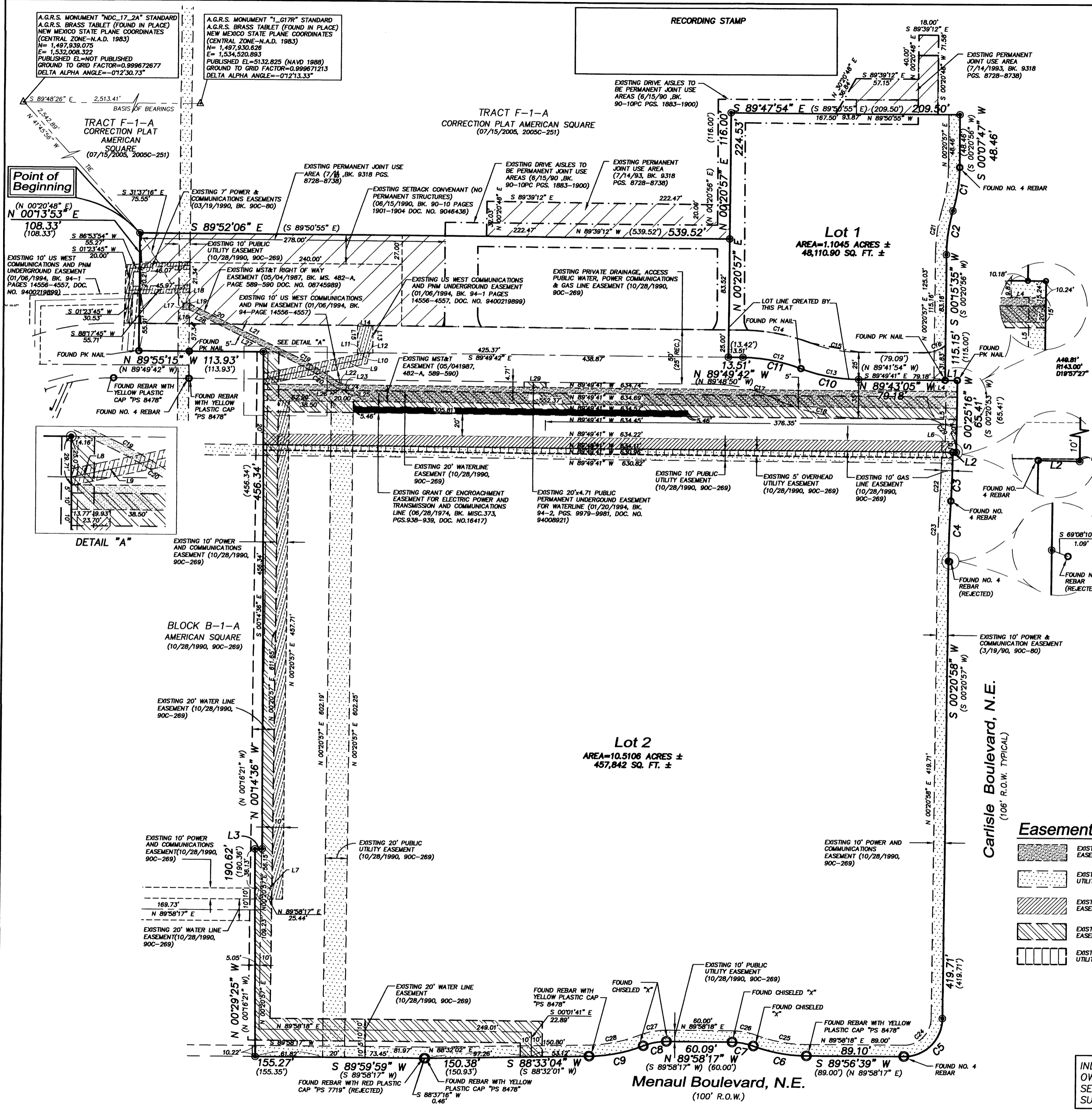
Sheet 2 of 3

123164P

Plat of
Lots 1 and 2
American Square
Albuquerque, Bernalillo County, New Mexico
June 2013



RECORDING STAMP



Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.59'	150.00'	15°30'19"	N 08°25'41" E	40.47'
C2	40.75'	150.00'	15°33'55"	S 08°07'54" W	40.62'
C3	44.40'	999.63'	2°32'42"	S 02°09'07" W	44.40'
C4	55.07'	1007.00'	3°08'00"	S 01°54'58" W	55.06'
C5	55.07'	35.00'	90°09'08"	S 45°02'27" W	49.56'
C6	49.81'	143.00'	19°57'27"	N 79°51'58" W	49.81'
C7	19.67'	57.00'	19°46'22"	N 80°07'07" W	19.57'
C8	21.72'	57.00'	21°50'02"	S 78°45'39" W	21.59'
C9	50.64'	143.00'	20°17'27"	S 78°25'40" W	50.38'
C10	53.92'	150.00'	20°35'44"	S 79°37'26" E	53.63'
C11	54.35'	150.00'	20°45'33"	N 79°21'20" W	54.05'
C12	54.35'	150.00'	20°45'33"	N 79°21'20" W	54.05'
C13	54.13'	150.00'	20°40'39"	S 79°29'21" E	53.84'
C14	63.16'	175.00'	20°40'39"	S 79°29'21" E	62.81'
C15	45.11'	125.00'	20°40'39"	S 79°29'21" E	44.87'
C16	20.65'	30.00'	39°26'34"	N 70°27'06" E	20.25'
C17	54.81'	125.00'	25°07'22"	N 77°16'01" W	54.37'
C18	81.12'	185.00'	25°07'22"	S 77°16'01" E	80.47'
C19	47.65'	254.85'	10°42'45"	N 58°52'40" W	47.58'
C20	47.72'	249.85'	10°56'38"	N 58°45'44" W	47.65'
C21	43.47'	160.00'	15°33'55"	S 08°07'54" W	43.33'
C22	53.72'	999.63'	3°08'00"	N 01°55'40" E	53.71'
C23	55.62'	1017.00'	3°08'00"	S 01°54'58" W	55.61'
C24	39.11'	25.00'	89°37'37"	N 45°09'50" E	35.24'
C25	46.31'	133.00'	19°58'58"	S 80°03'13" E	46.07'
C26	23.33'	67.00'	19°57'10"	N 80°03'19" W	23.21'
C27	25.45'	67.00'	21°45'44"	N 79°05'26" E	25.30'
C28	47.18'	133.00'	20°19'34"	N 78°22'20" E	46.94'
C29	47.43'	30.00'	90°35'36"	N 44°03'22" W	42.65'

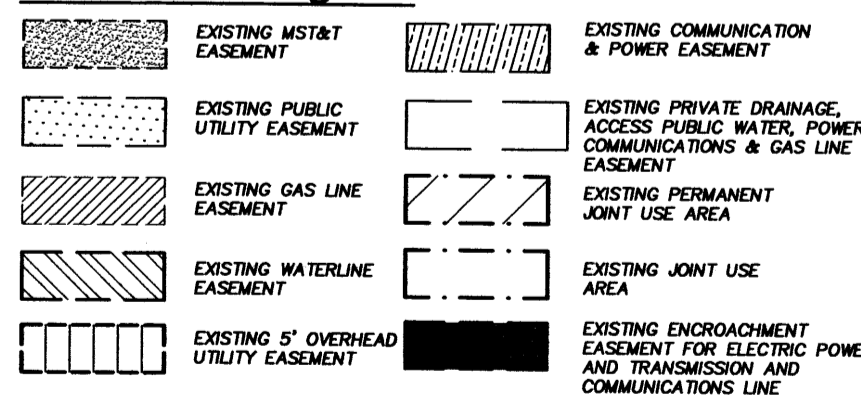
Line Table

LINE	BEARING	DISTANCE
L1	S 89°50'39" E	11.02'
L2	N 88°49'37" W	3.04'
L3	N 89°45'42" E	6.67'
L4	N 89°49'41" W	11.00'
L5	N 00°20'54" E	45.43'
L6	S 89°55'27" E	2.99'
L7	N 89°58'17" E	15.58'
L8	N 78°07'53" E	20.42'
L9	N 78°07'53" E	72.04'
L10	N 12°58'39" E	5.35'
L11	N 89°45'24" E	5.85'
L12	N 89°45'24" E	8.35'
L13	N 00°13'36" W	25.00'
L14	S 89°45'24" W	14.00'
L15	S 00°14'36" E	25.00'

Line Table

LINE	BEARING	DISTANCE
L16	N 89°51'05" E	6.00'
L17	N 00°08'55" W	8.00'
L18	S 89°51'05" W	8.00'
L19	S 00°09'20" E	0.40'
L20	S 3°28'42" E	50.24'
L21	S 84°14'03" E	57.09'
L22	S 76°24'35" E	4.59'
L23	S 74°41'25" E	3.01'
L24	S 15°18'36" W	5.00'
L25	N 74°41'25" W	2.94'
L26	S 76°24'35" W	5.53'
L27	S 64°14'03" W	57.12'
L28	S 3°28'42" W	47.76'
L29	N 89°49'41" W	20.00'
L30	N 00°15'35" E	9.71'

Easement Legend



Legend

- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

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Sheet 3 of 3