

LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. F-17
3. Gross Subdivision Acreage: 5.5958 acres.
4. Total Number of Parcels Created: 3 Tracts.
5. No Streets were created.
6. Date of Survey: August, 2012.
7. Plat is located within the Elena Gallegos Grant, within projected Section 35, T11N, R3E, NMPM.

PURPOSE OF PLAT

The Purpose of this plat is to subdivide Tract A-1-C-1-A, Plat of Tracts A-1-C-1-A and A-1-C-2-A, CRYER PROPERTY, 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 December 15, 2010 in Book 2010C, page 133, and to grant easements.

PUBLIC UTILITY EASEMENTS

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PROJECT# : 1008519
DATE : 12-18-13
APP# : 13-70780 (NPRE)
13-70781 (SPS)
13-70782 (P/F)

PLAT OF
TRACTS A-1-C-1-A-1, A-1-C-1-A-2
& A-1-C-1-A-3
CRYER PROPERTY
(A REPLAT OF TRACT A-1-C-1-A CRYER PROPERTY)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2013

PROJECT NUMBER _____

APPLICATION NUMBER _____

UTILITY APPROVALS:

	11/27/13
QWEST CORPORATION d/b/a CENTURYLINK QC	DATE
	11/5/13
COMCAST CABLE	DATE
	11-6-13
PNM ELECTRIC SERVICES	DATE
	11-6-2013
NEW MEXICO GAS COMPANY	DATE

CITY APPROVALS:

CITY SURVEYOR DATE 12-9-13

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE _____

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DATE _____

PARKS & RECREATION DEPARTMENT DATE _____

A.M.A.F.C.A. DATE _____

CITY ENGINEER DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE _____

REAL PROPERTY DIVISION DATE _____

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PARCEL # _____

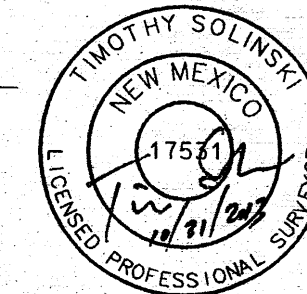
PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE DATE _____

SURVEYOR'S CERTIFICATION

I, Timothy Solinski, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Timothy Solinski Date: 12/11/2013
New Mexico Professional Surveyor 17531



DESCRIPTION

A certain tract of land located within the Elena Gallegos Grant, within projected Section 35, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract A-1-C-1-A, Plat of Tracts A-1-C-1-A and A-1-C-2-A CRYER PROPERTY, 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 December 15, 2010 in Book 2010C, page 133 as Document No. 2010128798.

Tract contains 5.5958 acres, more or less.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat; and hereby dedicate Public Rights-of-Way as may be shown on this plat to The City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

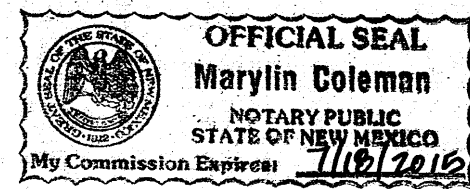
MOTORPLEX REAL ESTATE LTD. CO.

By:
Stephen L. Fidel
Managing Member

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 5 day of November 2013, by Stephen L. Fidel, Managing Member of Motorplex Real Estate Ltd. Co.

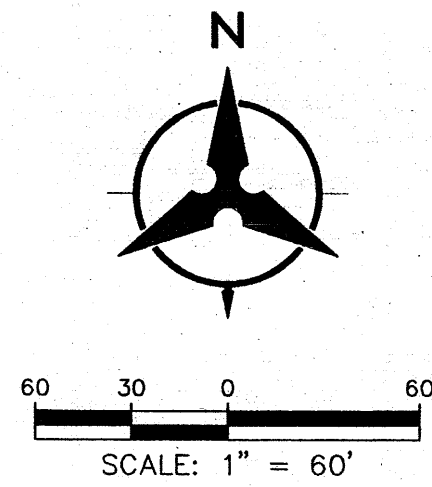
My Commission Expires: July 13, 2016 Marilyn Coleman
Notary Public



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between AMAFCA Control Monuments "NDC-13-1D2" and "NDC-14". Bearing = S00°16'53"W
2. Distances are ground distances.
3. All easements of record are shown.
4. Record Bearings and distances are shown in parenthesis () and the same as shown on Plat of Tracts A-1-C-1-A & A-1-C-2-A Cryer Property filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 15, 2010 in Book 2010C, page 133.
5. This Plat was prepared with information included in Title Commitment issued by First American Title Insurance Company, Commitment No. 1740582-AL01, Effective Date: September 10, 2012.
6. Tract A-1-C-1-A is located in Flood Zone "X", per FIRM Map Number 35001C0138H, Revised Date: August 16, 2012.
7. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
8. Interior tract corners will be monumented with a No.5 Rebar and Plastic Survey Cap stamped "Solinski PS 17531".
9. Tract is formerly subjected to a reciprocal private cross parking easement for the benefit and use, by and for the owners of tracts A-1-C-1-A and A-1-C-2-A, filed December 15, 2010 in book 2010C, page 133 as Document #2010128798. Vacated by Vacation Action.
10. Tracts created by this plat are subject to a Declaration of Reciprocal Easements and Restrictive Covenants filed October 2, 2013 as Document #2013110237, which includes a surface drainage easement.

PLAT OF
**TRACTS A-1-C-1-A-1, A-1-C-1-A-2
 & A-1-C-1-A-3**
CRYER PROPERTY
 (A REPLAT OF TRACT A-1-C-1-A CRYER PROPERTY)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2013



AMAFCA BRASS DISC STAMPED "NDC 13-102"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N=1,508,685.035 E=1,534,176.657
 GROUND TO GRID FACTOR = 0.999672856
 DELTA ALPHA = -001216.52"

LEGEND

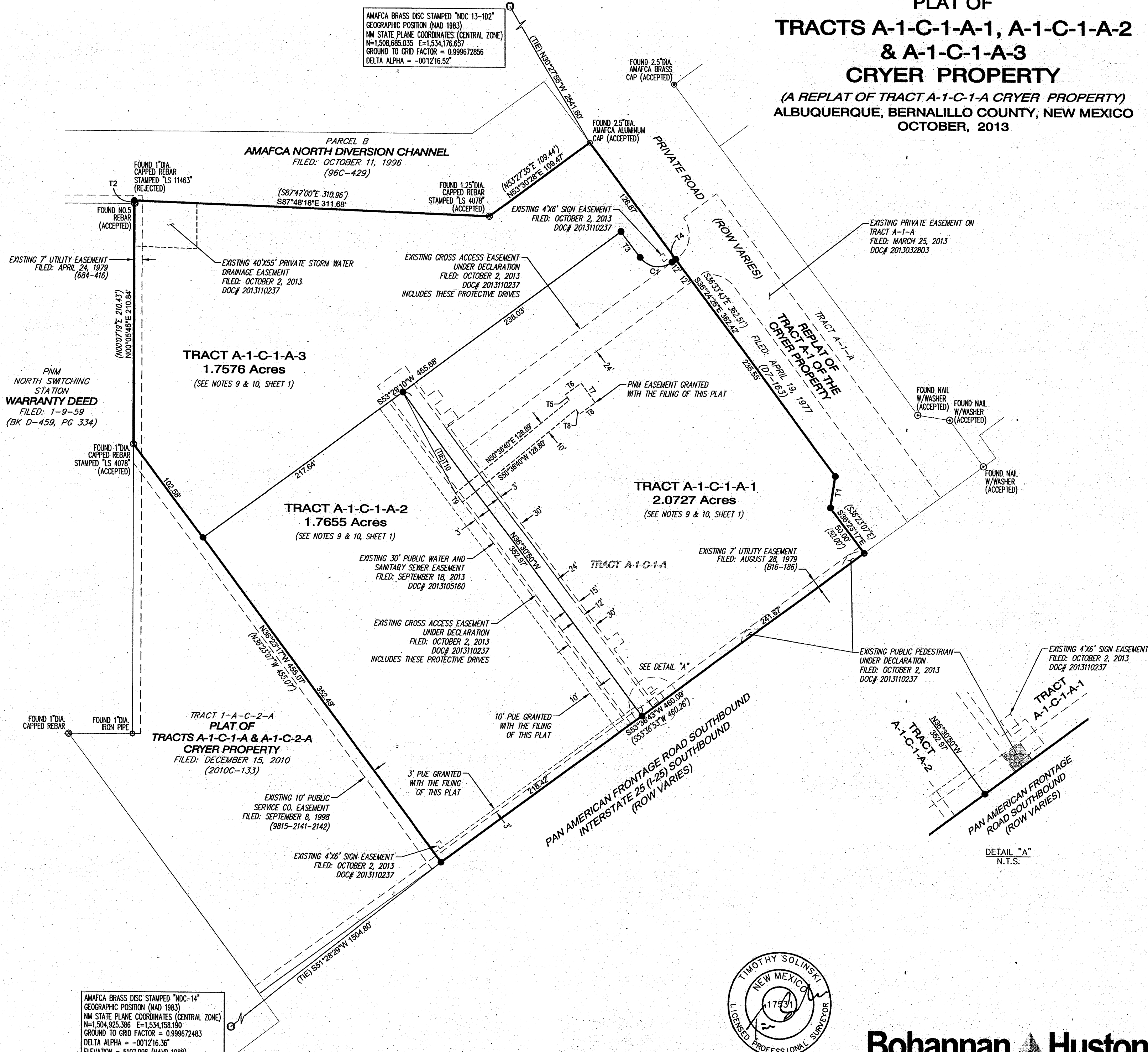
- FND-AMAFCA BRASS CAP
- ⊙ FND-BRASS CAP
- ⊗ FND-CHISELED MARK IN CONCRETE
- FND-IRON PIPE
- ⊙ FND-NAIL AND SHINER
- ⊙ FND-REBAR WITH CAP
- ⊙ FND-REBAR NO CAP
- ⊙ SET-NAIL
- ⊙ FND-U.S.G.L.O. BRASS CAP
- SET REBAR AND RED PLASTIC SURVEY CAP STAMPED "SOLINSKI PS 17531"
- BOUNDARY LINE
- LOT LINE
- - - EXISTING EASEMENT
- - - NEW EASEMENT
- - - NEW PUE

Curve Data

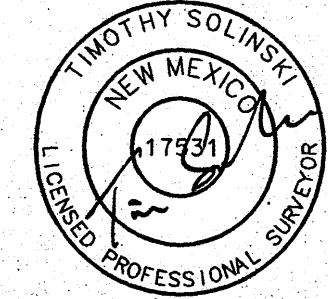
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	89°47'52"	19.93'	31.35'	20.00'	28.23'	S81°36'54"E

Tangent Data

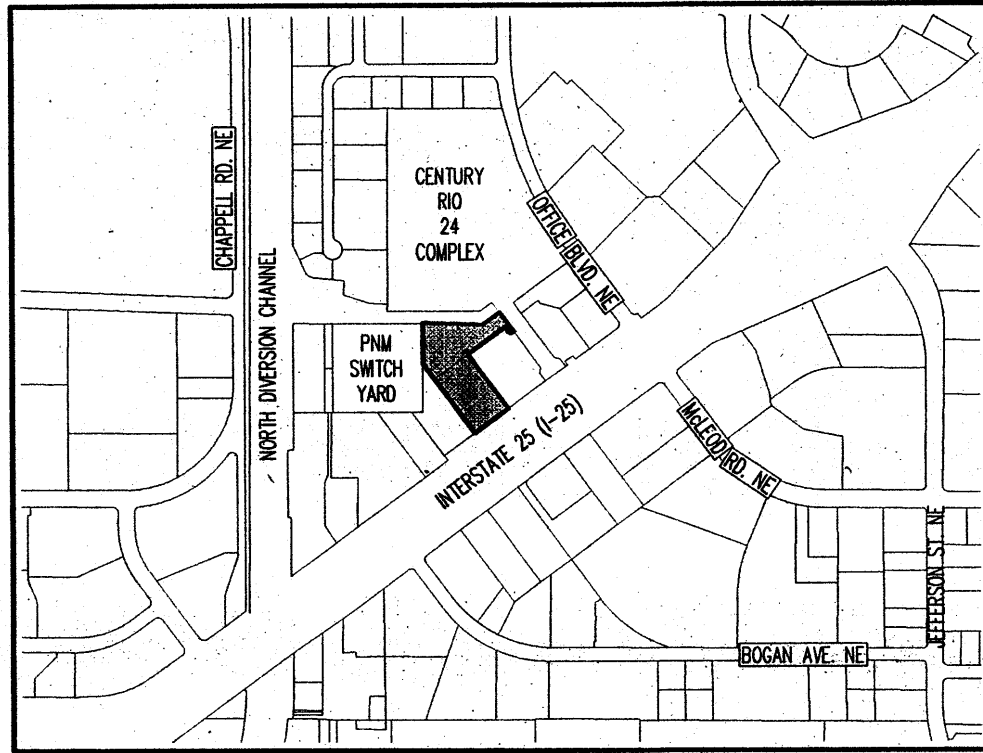
ID	BEARING	DISTANCE
T1	S08°36'43"W (28.28')	28.28'
T2	N00°11'28"E (2.50')	2.50'
T3	N36°42'58"W (28.07')	28.07'
T4	S53°29'10"W (4.13')	4.13'
T5	N36°02'59"W (5.93')	5.93'
T6	N53°57'01"E (17.08')	17.08'
T7	S36°02'59"E (21.00')	21.00'
T8	N36°02'59"W (5.05')	5.05'
T9	N36°30'50"W (10.01')	10.01'
T10	(TIE)N27°50'51"W (99.55')	99.55'



AMAFCA BRASS DISC STAMPED "NDC-14"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N=1,504,925.386 E=1,534,158.190
 GROUND TO GRID FACTOR = 0.999672483
 DELTA ALPHA = -001216.36"
 ELEVATION = 5107.996 (NAVD 1988)



P:\20130354\SURVEY\GRAPHICS\20130354PLAT.dwg



LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. F-17
3. Gross Subdivision Acreage: 3.5231 acres.
4. Total Number of Parcels Created: 2 Tracts.
5. No Streets were created.
6. Date of Survey: April, 2014.
7. Plat is located within the Elena Gallegos Grant, within projected Section 35, T11N, R3E, NMPM.

PURPOSE OF PLAT

The Purpose of this plat is to subdivide Tract A-1-C-1-A-2, and Tract A-1-C-1-A-3, CRYER PROPERTY, 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 December 15, 2010 in Book 2010C, page 133, into 2 new tracts and to grant easements. *AS SHOWN HEREON.*

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS as shown hereon are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

DESCRIPTION

A certain tract of land located within the Elena Gallegos Grant, within projected Section 35, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tracts A-1-C-1-A-2 and A-1-C-1-A-3, CRYER PROPERTY, 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 February 24, 2014 in Book 2014C, page 8 as Document No. 2014015333.

Tract contains 3.5231 acres, more or less.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat; and hereby dedicate Public Rights-of-Way as may be shown on this plat to The City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

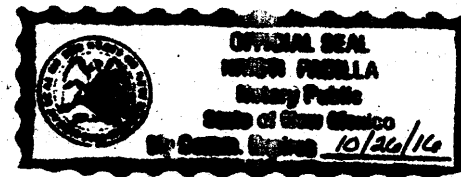
MOTORPLEX REAL ESTATE LTD. CO.

By: *[Signature]*
Stephen L. Fidel
Managing Member

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 12 day of May, 2014, by Stephen L. Fidel, Managing Member of Motorplex Real Estate Ltd. Co.

My Commission Expires: 10/26/16 *[Signature]*
Notary Public



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between AMAFCA Control Monuments "NDC-13-1D2" and "NDC-14". Bearing = S00°16'53"W
2. Distances are ground distances.
3. All easements of record are shown.
4. Record Bearings and distances are the same as shown on Plat of Tracts A-1-C-1-A-1, A-1-C-1-A-2 & A-1-C-1-A-3 Cryer Property filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 24, 2014 in Book 2014C, page 8, and the same as shown on this plat.
5. This Plat was prepared with information included in Title Commitment issued by First American Title Insurance Company, Commitment No. 5011635-1900313-AL01; Effective Date: January 29, 2014.
6. Property is located in Flood Zone "X", per FIRM Map Number 35001C0138H, Revised Date: August 16, 2012.
7. Pursuant to Section 14-14-4.7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
8. Interior tract corners will be monumented with a No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469".
9. Tract is formerly subjected to a two part reciprocal private cross parking and drainage easement for the benefit and use, by and for the owners of tracts A-1-C-1-A and A-1-C-2-A, filed December 15, 2010 in book 2010C, page 133 as Document #2010128798. The reciprocal cross parking portion of this easement was vacated by Vacation Action: Project 1008519, 13 DRB-70780.
10. Property is subject to a Declaration of Reciprocal Easements and Restrictive covenants filed October 2, 2013 as Document #2013110237, which includes a surface drainage easement.

PROJECT #: 1008519
DATE: 5-21-14
APP#: 14-70154 (ASPS)
14-70155 (PIF)

PLAT OF
**TRACTS A-1-C-1-A-2-A,
& A-1-C-1-A-3-A
CRYER PROPERTY**
(A REPLAT OF TRACTS A-1-C-1-A-2 & A-1-C-1-A-3
CRYER PROPERTY)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2014

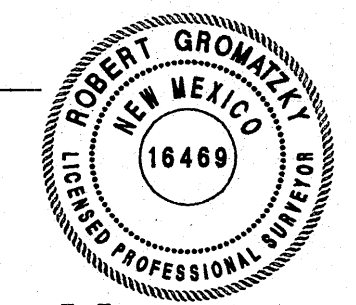
PROJECT NUMBER	_____
APPLICATION NUMBER	_____
UTILITY APPROVALS:	
QWEST CORPORATION d/b/a CENTURYLINK QC	DATE _____
COMCAST CABLE	DATE _____
PNM ELECTRIC SERVICES	DATE _____
NEW MEXICO GAS COMPANY	DATE _____
CITY APPROVALS:	
<i>[Signature]</i> D. P. Deffen	5-12-14
CITY SURVEYOR	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE _____
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE _____
PARKS & RECREATION DEPARTMENT	DATE _____
A.M.A.F.C.A.	DATE _____
CITY ENGINEER	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE _____
REAL PROPERTY DIVISION	DATE _____

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PARCEL # _____
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY TREASURER'S OFFICE DATE _____

SURVEYOR'S CERTIFICATION

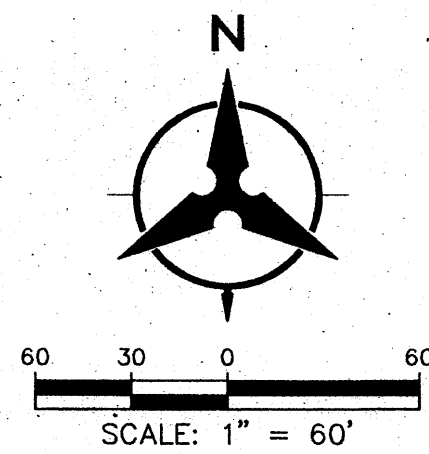
I, Robert Gromatzky a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.
[Signature]
Robert Gromatzky
New Mexico Professional Surveyor 16469
Date: May 12, 2014



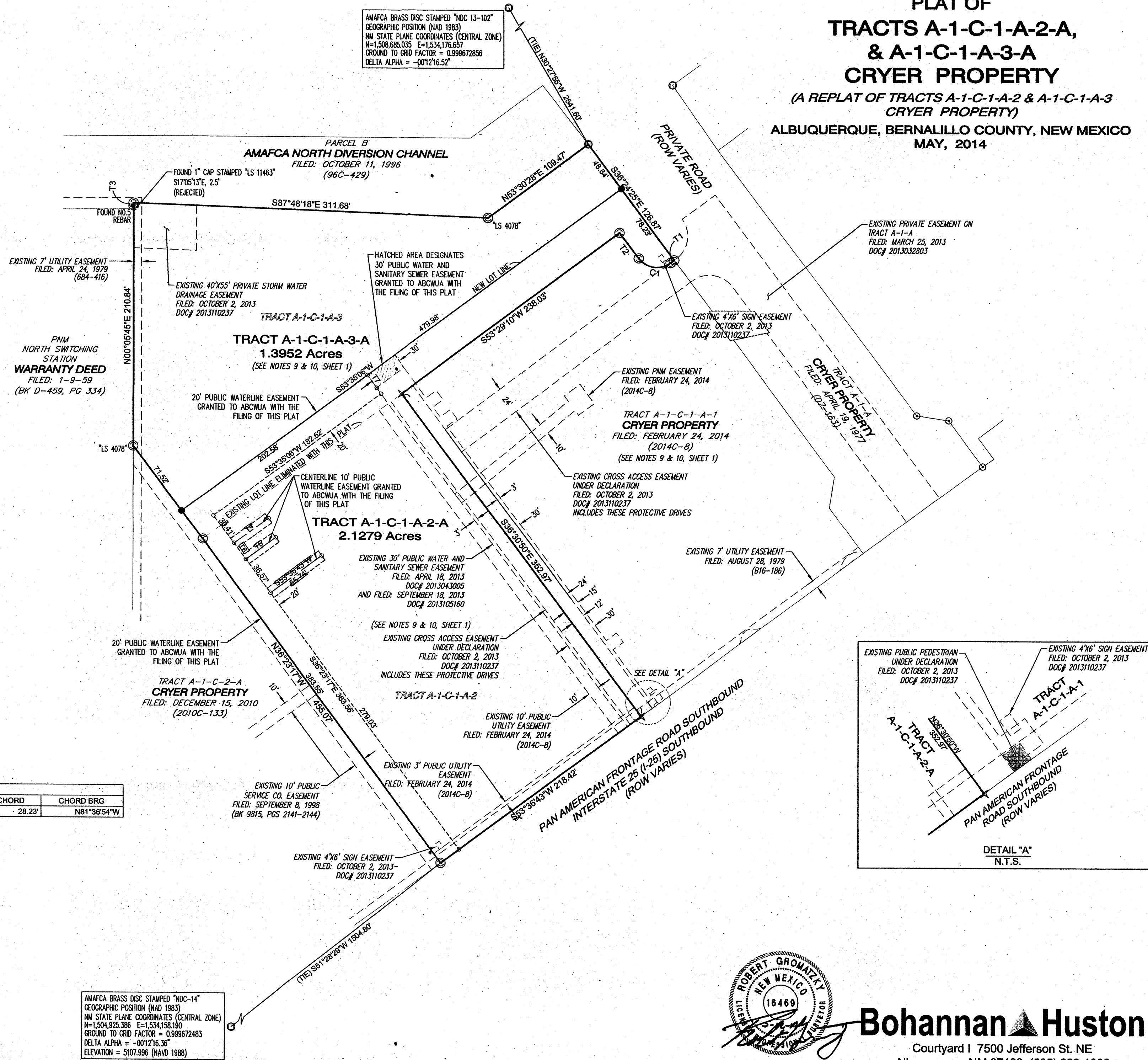
Bohannon & Huston
Courtyard I 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

PLAT OF
TRACTS A-1-C-1-A-2-A,
& A-1-C-1-A-3-A
CRYER PROPERTY

(A REPLAT OF TRACTS A-1-C-1-A-2 & A-1-C-1-A-3
CRYER PROPERTY)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2014



AMAFCA BRASS DISC STAMPED "NDC 13-102"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,508,685.035 E=1,534,176.657
GROUND TO GRID FACTOR = 0.999672856
DELTA ALPHA = -001216.52



LEGEND

- FOUND AMAFCA BRASS CAP
- FOUND BRASS CAP AS NOTED
- ✕ FOUND CHISELED MARK IN CONCRETE
- FOUND NAIL AND SHINER
- ⊙ FOUND REBAR/CAP STAMPED "SOLINSKI PS 17531" UNLESS OTHERWISE NOTED
- ⊙ FND-REBAR NO CAP
- SET REBAR AND YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"

- BOUNDARY LINE
- LOT LINE
- - - - EXISTING EASEMENT
- - - - NEW EASEMENT
- - - - EXISTING (OLD) LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT
- ADJOINING PROPERTY LINE

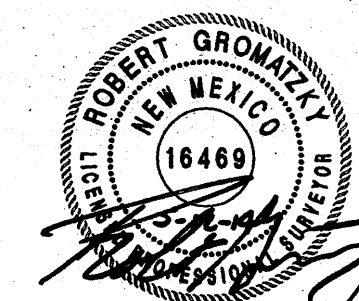
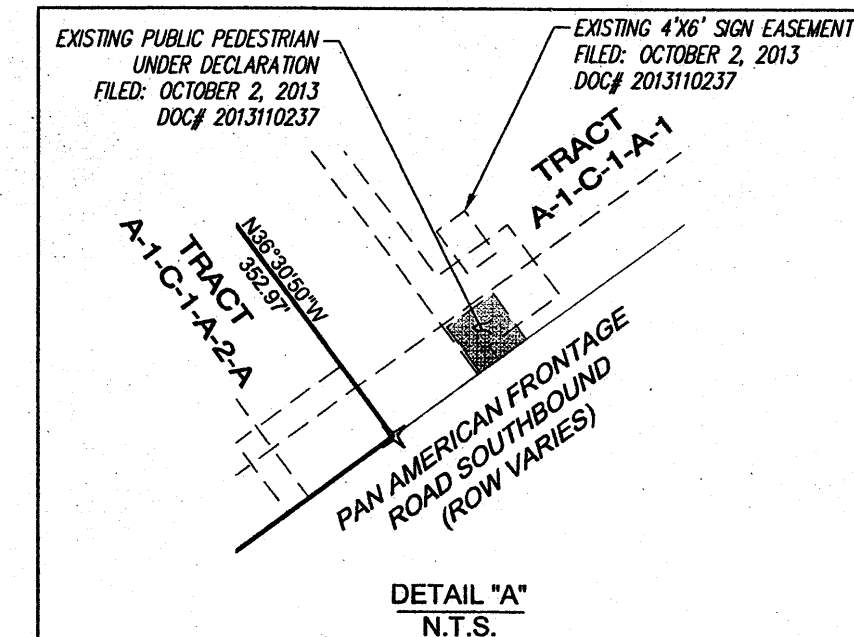
Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	69°47'52"	19.93'	31.35'	20.00'	28.23'	N81°36'54"W

Tangent Data

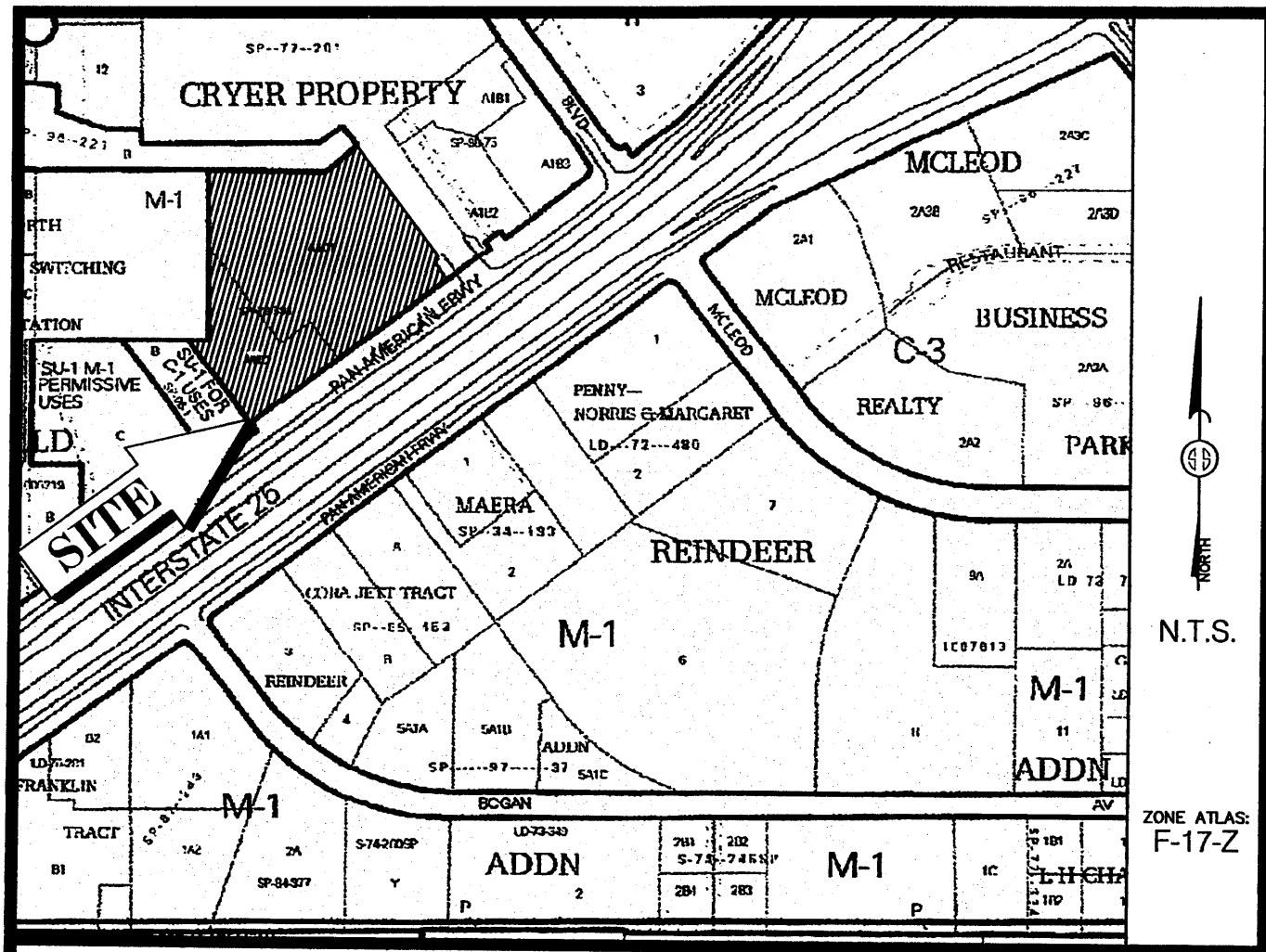
ID	BEARING	DISTANCE
T1	S63°29'10"W	4.13'
T2	N36°42'58"W	28.07'
T3	N00°11'28"E	2.50'
T4	S63°36'43"W	37.65'
T5	S63°36'43"W	32.46'
T6	S36°23'17"E	17.55'
T7	N36°30'50"W	13.65'

AMAFCA BRASS DISC STAMPED "NDC-14"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,504,925.386 E=1,534,158.190
GROUND TO GRID FACTOR = 0.999672483
DELTA ALPHA = -001216.36"
ELEVATION = 5107.996 (NAVD 1988)



Bohannon & Huston

Courtyard | 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY ON 08-06-10.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAVD 1988, AND ARE BASED ON ACS CONTROL MONUMENT I_25_18, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE REPLAT OF TRACT A-1-C CRYER PROPERTY, FILED 08-28-79, VOL. B16, FOLIO 186.
6. GROSS AREA: 7.9352 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF TRACTS CREATED: 2
9. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
10. PROPERTY IS SUBJECT TO A RECIPROCAL PRIVATE CROSS LOT ACCESS, DRAINAGE AND PARKING EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS A-1-C-1-A AND A-1-C-2-A. SAID EASEMENT IS TO BE MAINTAINED BY SAID TRACT OWNERS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURER'S OFFICE: _____

LEGAL DESCRIPTION

TRACTS A-1-C-1 AND A-1-C-2 OF THE REPLAT OF TRACT A-1-C, OF CRYER PROPERTY, ALBUQUERQUE, NEW MEXICO, AS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 28, 1979, IN VOL. B-16, FOLIO 186.
 REPLATTED AS SHOWN AND NOW COMPRISING OF TRACTS A-1-C-1-A AND A-1-C-2-A OF SAID REPLAT.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: _____ DATE: _____
 OWNER(S) PRINT NAME: _____
 ADDRESS: _____ TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2010.
 BY: _____

MY COMMISSION EXPIRES: _____
 _____ NOTARY PUBLIC

OWNER(S) SIGNATURE: _____ DATE: _____
 OWNER(S) PRINT NAME: _____
 ADDRESS: _____ TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2010.
 BY: _____

MY COMMISSION EXPIRES: _____
 _____ NOTARY PUBLIC

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

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO, (PNM) A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

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

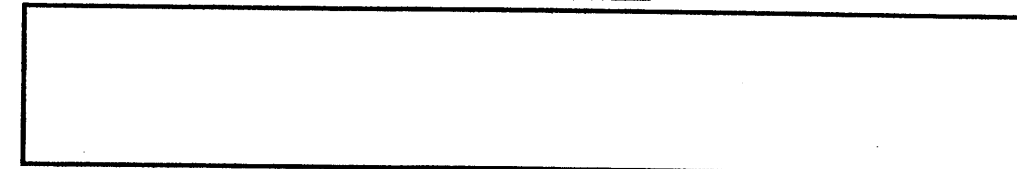
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**PLAT OF
 TRACTS A-1-C-1-A & A-1-C-2-A
 CRYER PROPERTY
 SECTION 35, T. 11 N. R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2010
 SHEET 1 OF 2**

RECORDING STAMP



PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO ADJUST A LOT LINE BETWEEN TWO (2) EXISTING TRACTS, CREATING TWO (2) NEW TRACTS.

CITY APPROVALS: PROJECT NO.: _____ APPLICATION NO. _____

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.B.C.W.U.A. _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

APPROVALS

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) _____ DATE _____

QWEST COMMUNICATIONS _____ DATE _____

COMCAST CABLE _____ DATE _____

NEW MEXICO GAS COMPANY (NMGC) _____ DATE _____

SURVEYOR'S CERTIFICATION

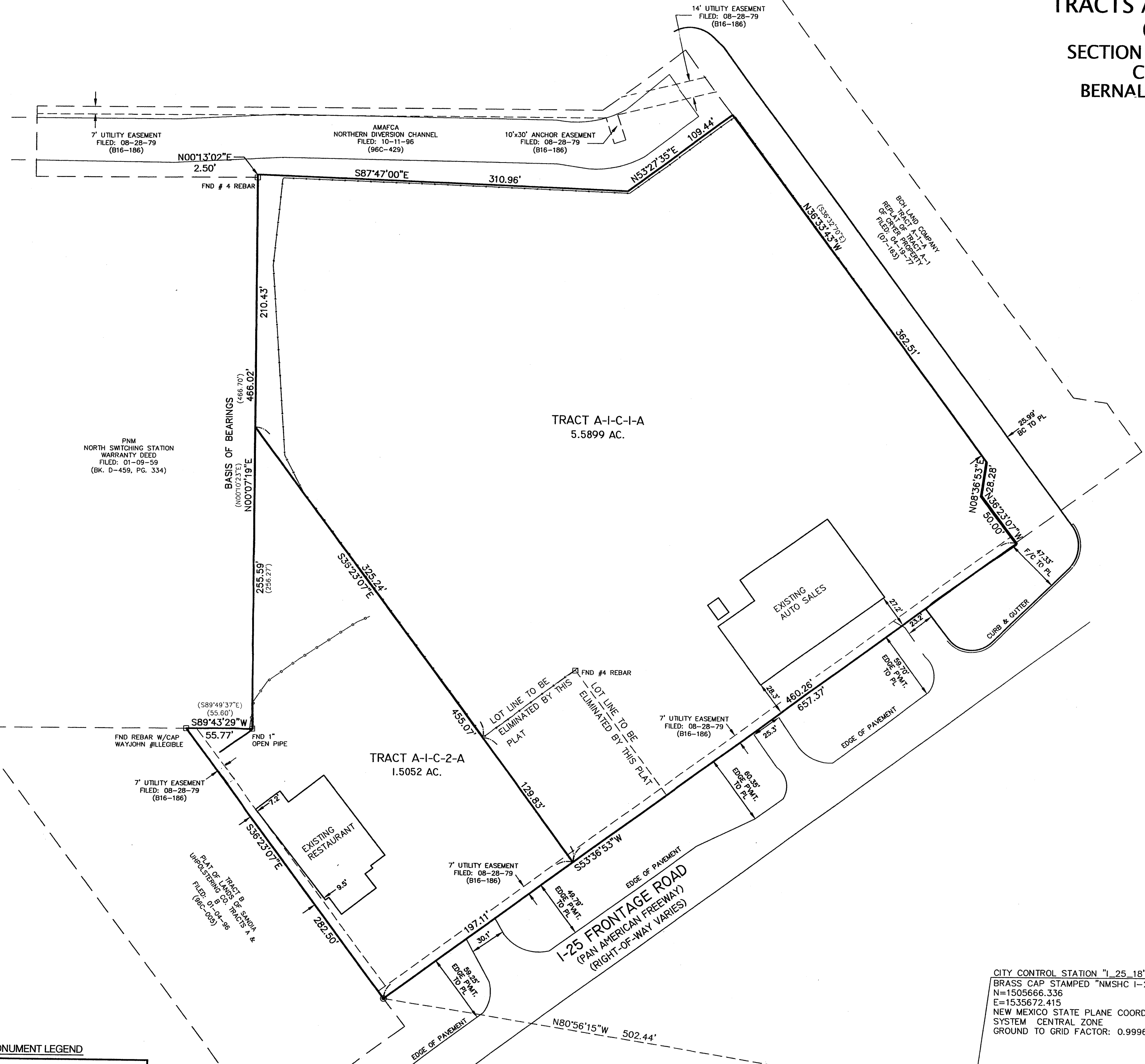
I, ANTHONY L. HARRIS, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR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

 ANTHONY L. HARRIS
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463
 DATE _____

THE SURVEY OFFICE, LLC

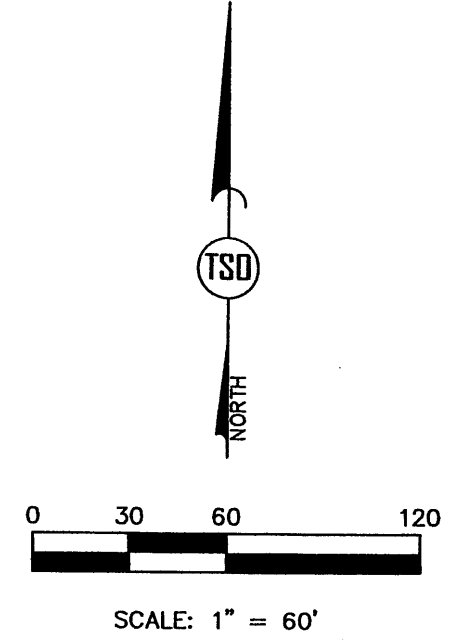
333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

PLAT OF
 TRACTS A-1-C-1-A & A-1-C-2-A
 CRYER PROPERTY
 SECTION 35, T. 11 N. R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2010
 SHEET 2 OF 2



PNM
 NORTH SWITCHING STATION
 WARRANTY DEED
 FILED: 01-09-59
 (BK. D-459, PG. 334)

BASIS OF BEARINGS
 (486.70')
 N00°07'19"E
 (486.70')

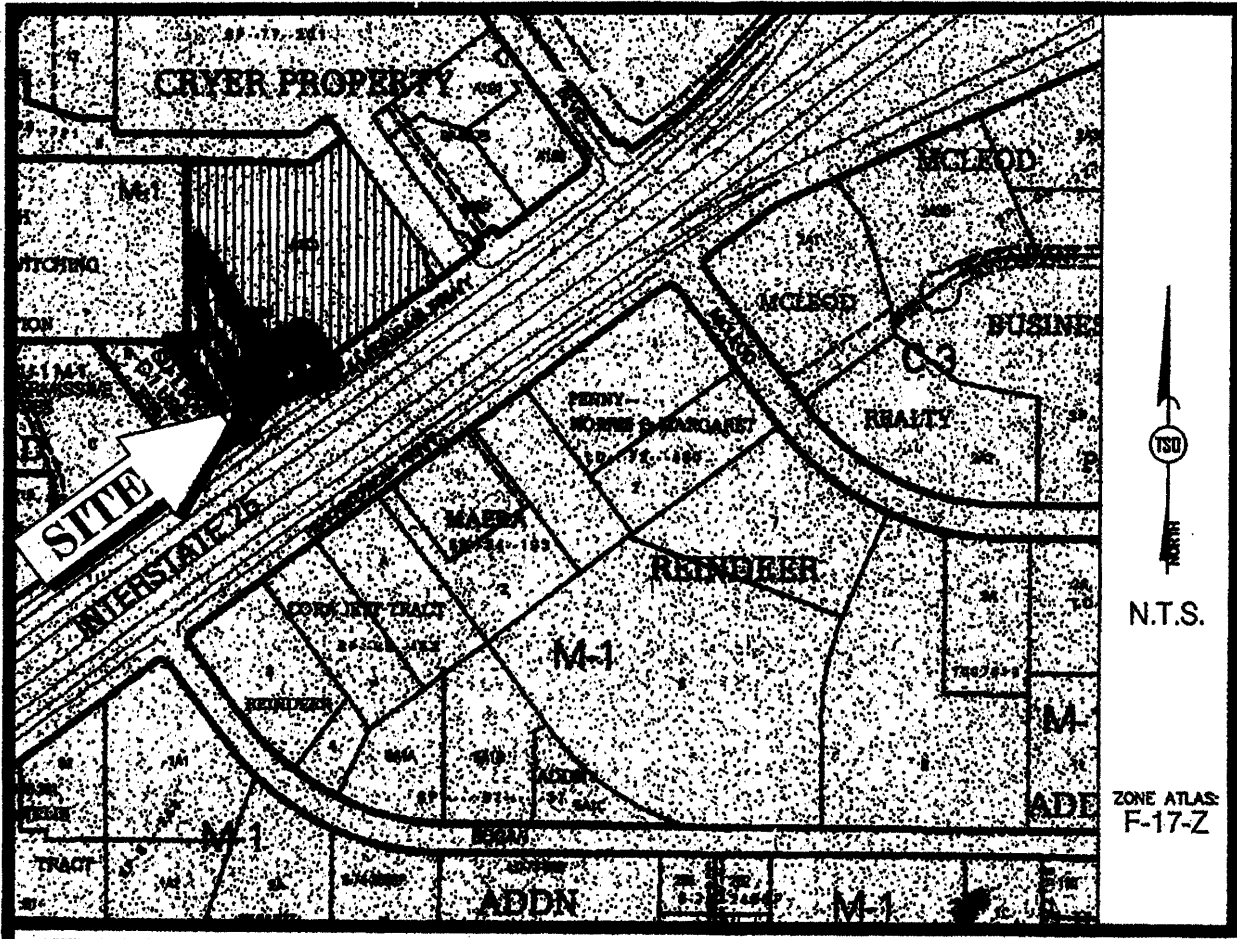


CITY CONTROL STATION "I_25_18"
 BRASS CAP STAMPED "NMSHC I-25-18"
 N=1505666.336
 E=1535672.415
 NEW MEXICO STATE PLANE COORDINATE
 SYSTEM CENTRAL ZONE
 GROUND TO GRID FACTOR: 0.999671141

- MONUMENT LEGEND**
- ⊕ - FOUND CONTROL STATION AS NOTED
 - - FOUND MONUMENT AS NOTED
 - ⊙ - SET 1/2" REBAR w/CAP STAMPED "PS 11463" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306

4855 PAN AMERICAN NE T11N R3E SEC. 35



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY ON 08-08-10.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 83, AND ARE BASED ON ACS CONTROL MONUMENT 1_25_18, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE REPLAT OF TRACT A-1-C CRAYER PROPERTY, FILED 08-28-79, VOL. B16, FOLIO 186.
6. GROSS AREA: 7.0951 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF TRACTS CREATED: 2
9. 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 OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.
10. PROPERTY IS SUBJECT TO A RECIPROCAL PRIVATE CROSS DRAINAGE AND PARKING EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS A-1-C-1-A AND A-1-C-2-A. SAID EASEMENT IS TO BE MAINTAINED BY SAID TRACT OWNERS.

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

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO, (PNM) A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL BE 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 BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

TRACTS LETTERED A-1-C-1 AND A-1-C-2 OF THE REPLAT OF TRACT A-1-C, OF CRAYER PROPERTY, WITHIN SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 28, 1979, IN VOLUME B-16, FOLIO 186, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LANDS WHENCE CITY OF ALBUQUERQUE CONTROL STATION 1_25_18, BEING A BRASS CAP STAMPED "NMSHC 1_25_18", HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=150566.336 AND E=1535672.415 BEARS S80°56'15"E, A DISTANCE OF 502.44 FEET; THENCE N38°23'07"W, A DISTANCE OF 282.50 FEET TO A POINT; THENCE N69°43'29"E, A DISTANCE OF 55.77 FEET TO A POINT; THENCE N00°07'19"E, A DISTANCE OF 466.02 FEET TO A POINT; THENCE N00°13'02"E, A DISTANCE OF 2.50 FEET TO THE NORTH-WEST CORNER OF SAID LANDS; THENCE S87°47'00"E, A DISTANCE OF 310.96 FEET TO A POINT; THENCE N53°27'35"E, A DISTANCE OF 109.44 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S36°33'43"E, A DISTANCE OF 362.51 FEET TO A POINT; THENCE S08°36'53"W, A DISTANCE OF 28.28 FEET TO A POINT; THENCE S36°23'07"E, A DISTANCE OF 50.00 FEET TO THE SOUTH-WEST CORNER OF SAID LANDS, SAID POINT ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF I-25 FRONTAGE ROAD (PAN AMERICAN FREEWAY); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S53°38'53"W, A DISTANCE OF 657.37 FEET TO THE POINT OF BEGINNING CONTAINING 7.0951 ACRES MORE OR LESS.

FREE CONSENT

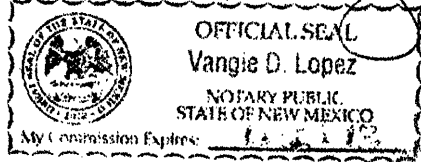
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: [Signature] DATE: 11-22-10
 OWNER(S) PRINT NAME: Kevin Cummins
 ADDRESS: 2500 Louisa Blvd #227 Albu NM 87102 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November, 2010.
 BY: [Signature]
 MY COMMISSION EXPIRES: 1-12-13
 Vangie D. Lopez
 NOTARY PUBLIC
 STATE OF NEW MEXICO

OWNER(S) SIGNATURE: [Signature] DATE: 11/22/10
 OWNER(S) PRINT NAME: STEPHEN L FIDEL
 ADDRESS: 466 PANAMERICAN FWY NE ALB NM 87102 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November, 2010.
 BY: [Signature]
 MY COMMISSION EXPIRES: 1-12-13
 Vangie D. Lopez
 NOTARY PUBLIC
 STATE OF NEW MEXICO

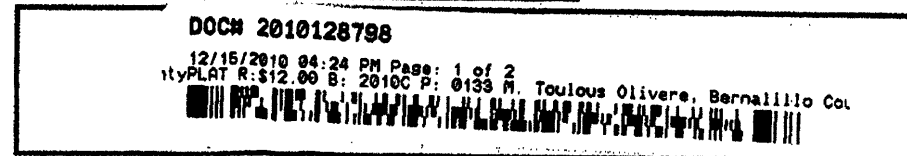


THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 10-10610233072412
 PROPERTY OWNER OF RECORD:
MURPHY REAL ESTATE LTD CO
 BERNALILLO COUNTY TREASURER'S OFFICE:
[Signature] 12-14-10

PLAT OF TRACTS A-1-C-1-A & A-1-C-2-A CRAYER PROPERTY

PROJECTED SECTION 35, T. 11 N., R. 3 E., N.M.P.M.
 ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2010
 SHEET 1 OF 2

RECORDING STAMP



PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO ADJUST A LOT LINE BETWEEN TWO (2) EXISTING TRACTS, CREATING TWO (2) NEW TRACTS.

CITY APPROVALS: PROJECT NO.: 1008519 APPLICATION NO. 10DRB-70341

[Signature] 11-30-10
 CITY SURVEYOR DATE
[Signature] 12-08-10
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
[Signature] 12/8/10
 PARKS & RECREATION DEPARTMENT DATE
[Signature] 12/08/10
 A.B.C.W.U.A. DATE
[Signature] 12-6-10
 A.M.A.F.C.A. DATE
[Signature] 12/8/10
 BRADLEY D. BINGHAM CITY ENGINEER DATE
[Signature] 12-8-0
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

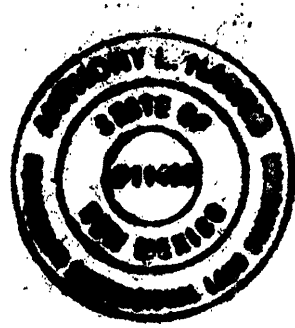
APPROVALS

[Signature] 12-6-10
 PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) DATE
[Signature] 12-06-10
 QWEST COMMUNICATIONS DATE
 N/A
 COMCAST CABLE DATE
[Signature] 12-08-2010
 NEW MEXICO GAS COMPANY (NMGC) DATE

SURVEYOR'S CERTIFICATION

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

[Signature] 11-23-10 DATE
 ANTHONY L. HARRIS
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463

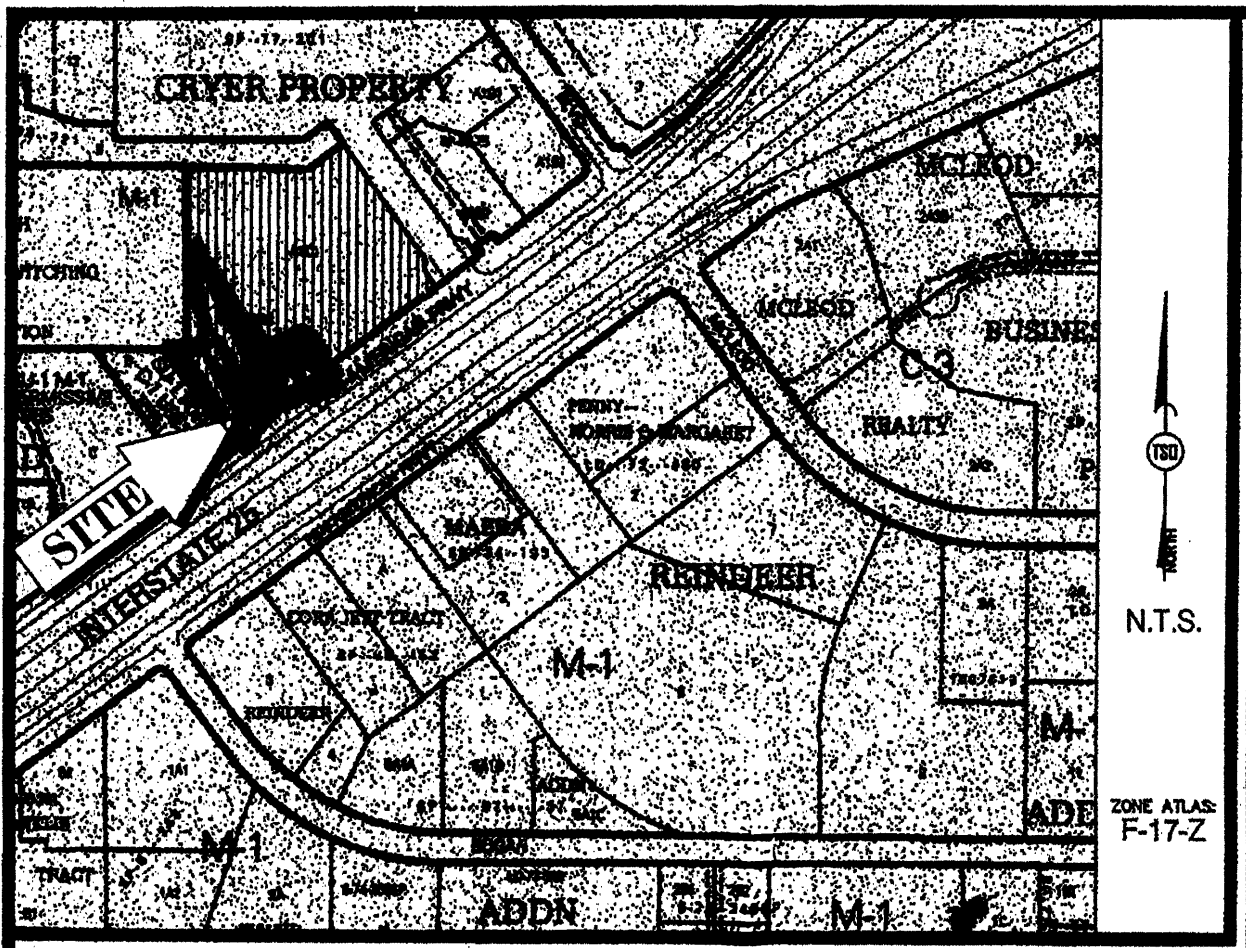


THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

4855 PAN AMERICAN NE

T11N R3E SEC. 35



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY ON 08-06-10.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 83, AND ARE BASED ON ACS CONTROL MONUMENT I_25_18, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
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6. GROSS AREA: 7.0951 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF TRACTS CREATED: 2
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 - C. QWEST** FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - D. CABLE TV** FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
- INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

TRACTS LETTERED A-1-C-1 AND A-1-C-2 OF THE REPLAT OF TRACT A-1-C, OF CRYER PROPERTY, WITHIN SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 28, 1979, IN VOLUME B-16, FOLIO 186, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LANDS WHENCE CITY OF ALBUQUERQUE CONTROL STATION "I_25_18", BEING A BRASS CAP STAMPED "NMSHC I_25_18", HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1506668.336 AND E=1535872.415 BEARS S80°56'15"E, A DISTANCE OF 502.44 FEET; THENCE N36°23'07"W, A DISTANCE OF 282.50 FEET TO A POINT; THENCE N89°43'29"E, A DISTANCE OF 55.77 FEET TO A POINT; THENCE N00°07'19"E, A DISTANCE OF 466.02 FEET TO A POINT; THENCE N00°13'02"E, A DISTANCE OF 2.50 FEET TO THE NORTH-WEST CORNER OF SAID LANDS; THENCE S87°47'00"E, A DISTANCE OF 310.96 FEET TO A POINT; THENCE N53°27'35"E, A DISTANCE OF 109.44 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S36°33'43"E, A DISTANCE OF 362.51 FEET TO A POINT; THENCE S08°36'53"W, A DISTANCE OF 28.28 FEET TO A POINT; THENCE S38°23'07"E, A DISTANCE OF 60.00 FEET TO THE SOUTH-WEST CORNER OF SAID LANDS, SAID POINT ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF I-25 FRONTAGE ROAD (PAN AMERICAN FREEWAY); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S53°36'53"W, A DISTANCE OF 657.37 FEET TO THE POINT OF BEGINNING CONTAINING 7.0951 ACRES MORE OR LESS.

FREE CONSENT

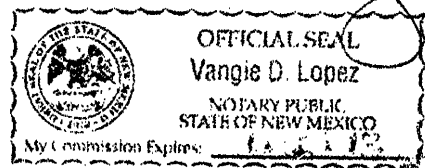
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: [Signature] DATE: 11-22-10
 OWNER(S) PRINT NAME: Kevin Cummins
 ADDRESS: 2500 Loubina Blvd #227 Albuq NM 87112 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November, 2010.
 BY: Kevin Cummins
 MY COMMISSION EXPIRES: 1-12-13
[Signature] Vangie D. Lopez
 NOTARY PUBLIC
 STATE OF NEW MEXICO

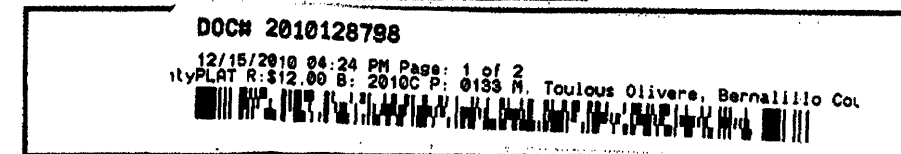
OWNER(S) SIGNATURE: [Signature] DATE: 11/22/10
 OWNER(S) PRINT NAME: STEPHEN L. FIDEL
 ADDRESS: 486 Pan American Frewy NE Albuq NM 87107 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November, 2010.
 BY: Stephen L. Fidel
 MY COMMISSION EXPIRES: 1-12-13
[Signature] NOTARY PUBLIC



PLAT OF TRACTS A-1-C-1-A & A-1-C-2-A CRYER PROPERTY
 PROJECTED SECTION 35, T. 11 N., R. 3 E., N.M.P.M.
 ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2010
 SHEET 1 OF 2

RECORDING STAMP



PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO ADJUST A LOT LINE BETWEEN TWO (2) EXISTING TRACTS, CREATING TWO (2) NEW TRACTS.

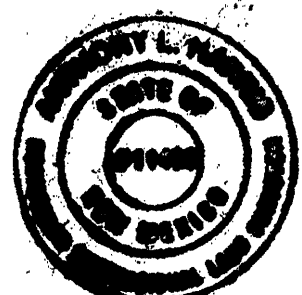
CITY APPROVALS: PROJECT NO.: 1008519 APPLICATION NO. 10ERB-70341

<u>[Signature]</u> CITY SURVEYOR	<u>11-30-10</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>12-08-10</u> DATE
<u>[Signature]</u> PARKS & RECREATION DEPARTMENT	<u>12/9/10</u> DATE
<u>[Signature]</u> A.B.C.W.U.A.	<u>12 10 10</u> DATE
<u>[Signature]</u> A.M.A.F.C.A.	<u>12-6-10</u> DATE
<u>[Signature]</u> CITY ENGINEER	<u>12/8/10</u> DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>12-8-0</u> DATE
<u>[Signature]</u> APPROVALS	<u>12-6-10</u> DATE
<u>[Signature]</u> PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	<u>12-06-10</u> DATE
<u>[Signature]</u> QWEST COMMUNICATIONS	<u>12-06-10</u> DATE
<u>[Signature]</u> COMCAST CABLE	<u>12-08-2010</u> DATE
<u>[Signature]</u> NEW MEXICO GAS COMPANY (NMGC)	<u>12-08-2010</u> DATE

SURVEYOR'S CERTIFICATION

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

[Signature] 11-23-10 DATE
 ANTHONY L. HARRIS
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463



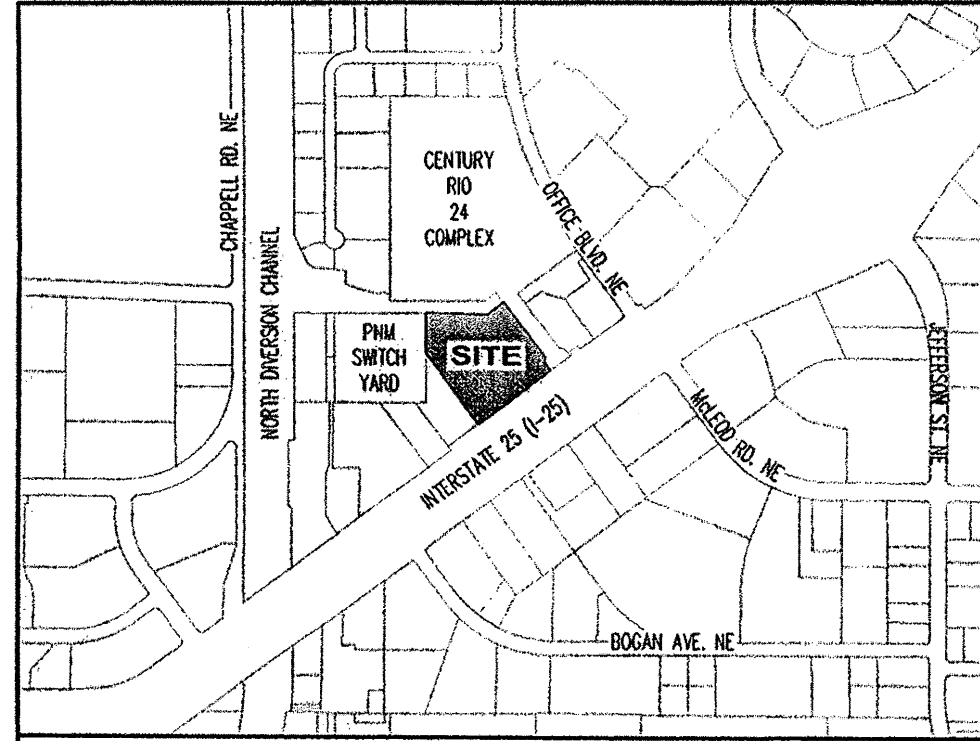
THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303 FAX: (505) 998-0306

T11N R3E SEC. 35

4855 PAN AMERICAN NE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 1010610330920112
 PROPERTY OWNER OF RECORD:
MURPHY REAL ESTATE LTD CO
 BERNALILLO COUNTY TREASURERS OFFICE:
[Signature] 12-14-10



LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. F-17
3. Gross Subdivision Acreage: 5.5958 acres.
4. Total Number of Parcels Created: 3 Tracts.
5. No Streets were created.
6. Date of Survey: August, 2012.
7. Plat is located within the Elena Gallegos Grant, within projected Section 35, T11N, R3E, NMPM.

PURPOSE OF PLAT

The Purpose of this plat is to subdivide Tract A-1-C-1-A, Plat of Tracts A-1-C-1-A and A-1-C-2-A, CRYER PROPERTY, 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 December 15, 2010 in Book 2010C, page 133, and to grant easements.

PUBLIC UTILITY EASEMENTS

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PLAT OF
**TRACTS A-1-C-1-A-1, A-1-C-1-A-2
& A-1-C-1-A-3
CRYER PROPERTY**
(A REPLAT OF TRACT A-1-C-1-A CRYER PROPERTY)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2013

PROJECT NUMBER 1008519

APPLICATION NUMBER 13DRB-70782

UTILITY APPROVALS:

	11/27/13
QWEST CORPORATION d/b/a CENTURYLINK QC	DATE
	11/5/13
COMCAST CABLE	DATE
	11-6-13
PNM ELECTRIC SERVICES	DATE
	11-6-2013
NEW MEXICO GAS COMPANY	DATE

CITY APPROVALS:

	12-9-13
CITY SURVEYOR	DATE
	12-18-13
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
	12/18/13
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
	12-18-13
PARKS & RECREATION DEPARTMENT	DATE
	1-7-14
A.M.A.F.C.A.	DATE
	1-8-14
CITY ENGINEER	DATE
	1-9-14
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
	1-9-14
REAL PROPERTY DIVISION	DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PARCEL #

101706108230720112

PROPERTY OWNER OF RECORD Motorplex Real Estate LTD Co

JAH 02-24-2014
BERNALILLO COUNTY TREASURER'S OFFICE DATE

SURVEYOR'S CERTIFICATION

I, Timothy Solinski, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Timothy Solinski Date: 10/21/2013
New Mexico Professional Surveyor 17531



DOCH 2014015333

02/24/2014 02:30 PM Page: 1 of 2
PLAT R: \$25.00 B: 2014C P: 0088 H: Toulous Olivero, Bernalillo Co.

DESCRIPTION

A certain tract of land located within the Elena Gallegos Grant, within projected Section 35, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract A-1-C-1-A, Plat of Tracts A-1-C-1-A and A-1-C-2-A CRYER PROPERTY, 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 December 15, 2010 in Book 2010C, page 133 as Document No. 2010128798.

Tract contains 5.5958 acres, more or less.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat; and hereby dedicate Public Rights-of-Way as may be shown on this plat to The City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

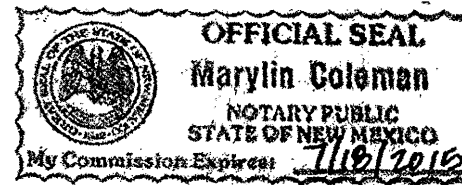
MOTORPLEX REAL ESTATE LTD. CO.

By:
Stephen L. Fidel
Managing Member

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 5 day of November 2013, by Stephen L. Fidel, Managing Member of Motorplex Real Estate Ltd. Co.

My Commission Expires: July 18, 2016 Marilyn Coleman
Notary Public

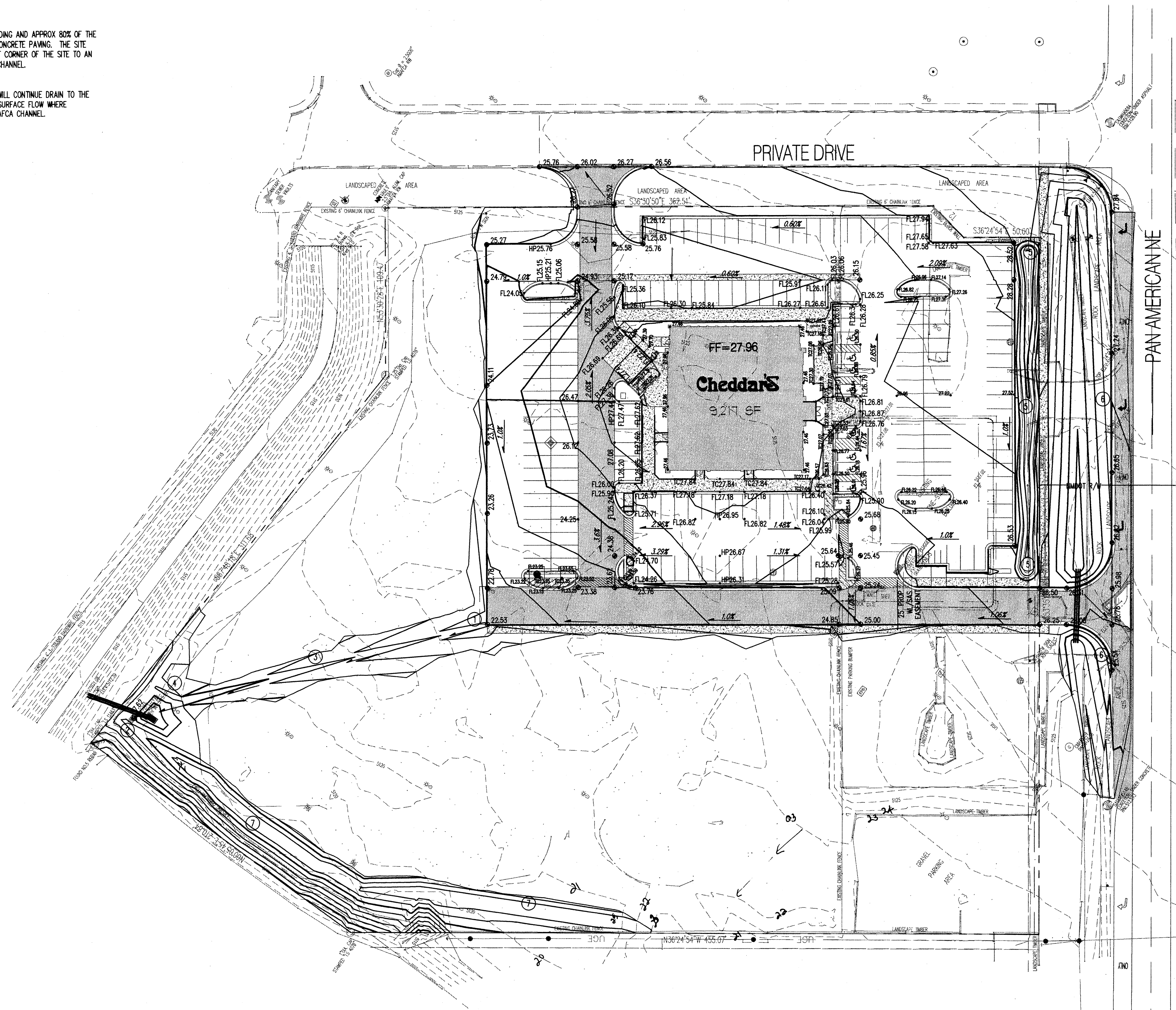


NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between AMAFCA Control Monuments "NDC-13-1D2" and "NDC-14". Bearing = S00°16'53"W
2. Distances are ground distances.
3. All easements of record are shown.
4. Record Bearings and distances are shown in parenthesis () and the same as shown on Plat of Tracts A-1-C-1-A & A-1-C-2-A Cryer Property filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 15, 2010 in Book 2010C, page 133.
5. This Plat was prepared with information included in Title Commitment issued by First American Title Insurance Company, Commitment No. 1740582-AL01, Effective Date: September 10, 2012.
6. Tract A-1-C-1-A is located in Flood Zone "X", per FIRM Map Number 35001C0138H, Revised Date: August 16, 2012.
7. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
8. Interior tract corners will be monumented with a No.5 Rebar and Plastic Survey Cap stamped "Solinski PS 17531".
9. Tract is formerly subjected to a two part reciprocal private cross parking and drainage easement for the benefit and use, by and for the owners of tracts A-1-C-1-A and A-1-C-2-A, filed December 15, 2010 in book 2010C, page 133 as Document #2010128798. The reciprocal cross parking portion of this easement was vacated by Vacation Action: Project 1008519, 13 DRB-70780.
10. Tracts created by this plat are subject to a Declaration of Reciprocal Easements and Restrictive Covenants filed October 2, 2013 as Document #2013110237, which includes a surface drainage easement.

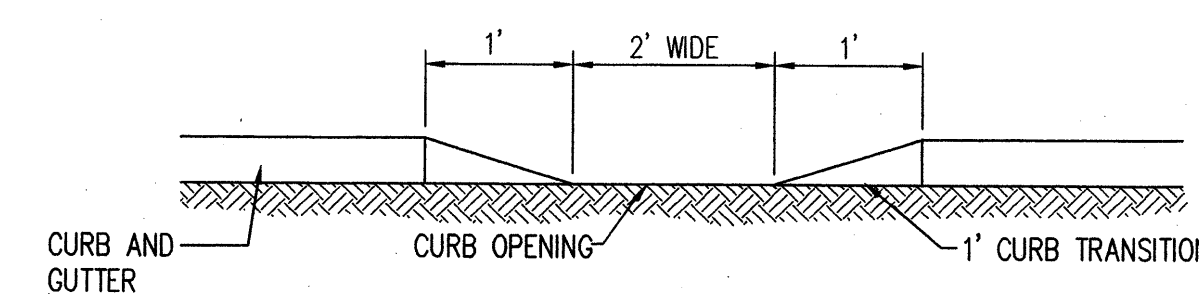
EXISTING CONDITION:
TRACT A1C1 CURRENTLY HAS ONE BUILDING AND APPROX 80% OF THE REMAINING SITE BEING ASPHALT AND CONCRETE PAVING. THE SITE CURRENTLY DRAINS TO THE NORTHWEST CORNER OF THE SITE TO AN INLET AND DRAINS INTO THE AMAFCA CHANNEL.

PROPOSED CONDITIONS:
THE DEVELOPED FLOWS FOR THE SITE WILL CONTINUE DRAIN TO THE NORTHWEST CORNER OF THE SITE VIA SURFACE FLOW WHERE THERE IS FREE DISCHARGE TO THE AMAFCA CHANNEL.



CONCEPTUAL GRADING PLAN

LEGEND	
---	PROPERTY LINE
---	EXISTING CONTOURS
● 65.23	PROPOSED SPOT ELEVATION
—	TC=TOP OF CURB, FL=FLOW LINE
—	TW=TOP OF WALL, BW=BOTTOM OF WALL
—	EX=EXISTING, TO=TOP OF GRADE
→	PROPOSED DIRECTION OF FLOW
▭	WATER BLOCK
—	PROPOSED RETAINING WALL
—	PROPOSED INDEX CONTOURS
—	PROPOSED INTER CONTOURS
—	PROPOSED CURB & GUTTER
—	EASEMENT
⊕	PROPOSED LIGHTING
SD	PROPOSED STORM DRAIN LINE



1 TYPICAL CURB CUT
NTS

GRADING KEYED NOTES

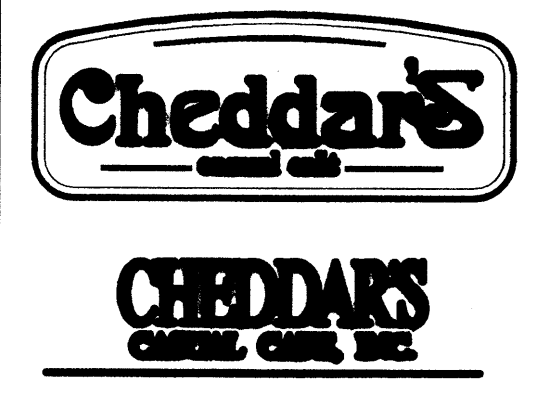
- 2' WIDE CURB OPENING PER DETAIL THIS SHEET
- EXISTING INLET TO REMAIN
- SWALE
- DEPRESSED WATER HARVESTING AREA
- 30' SCREENING BERM
- EXISTING 24" CULVERT
- TEMPORARY DRAINAGE DIVERSION BERM

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.



CONCEPTUAL GRADING PLAN

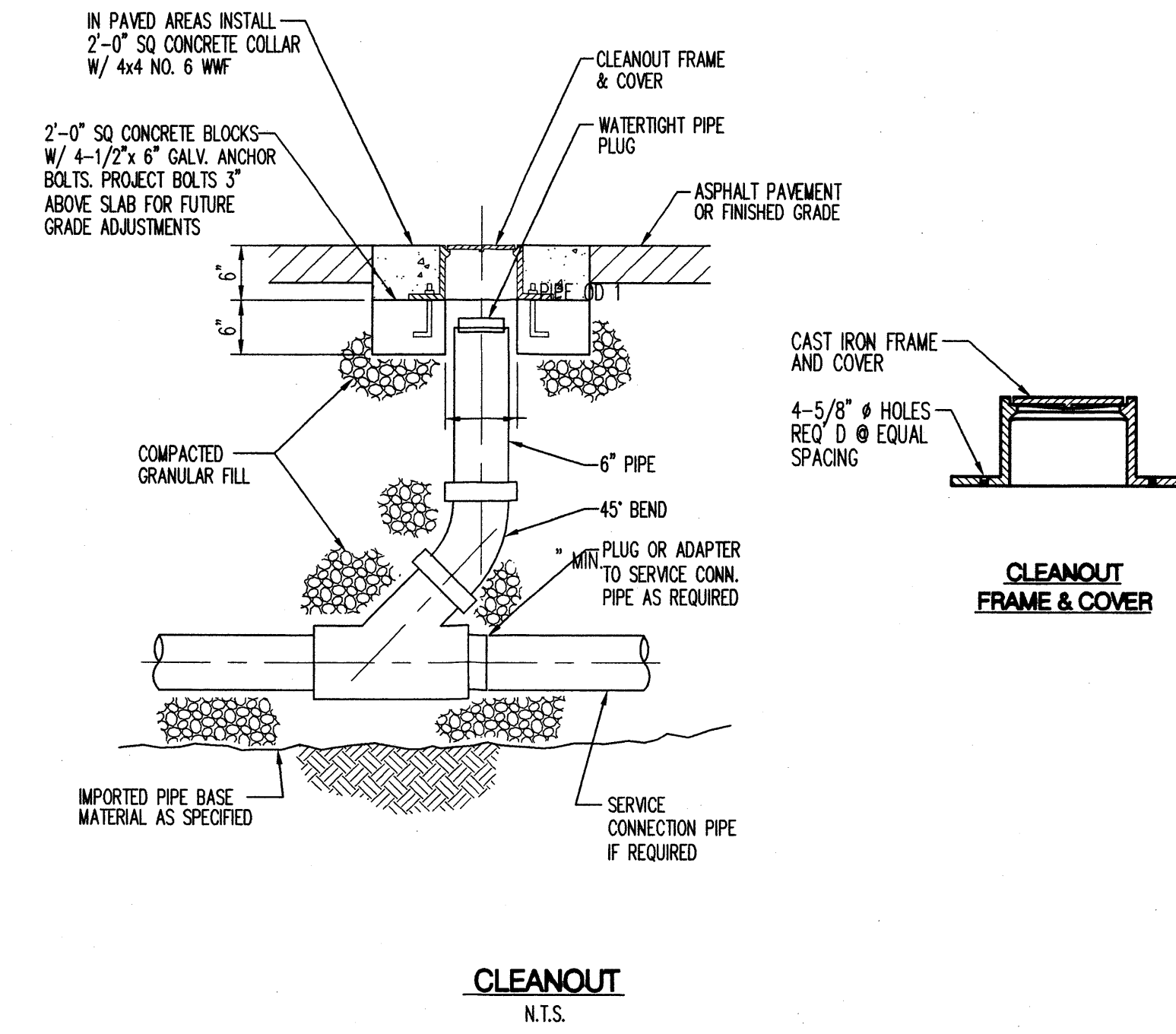
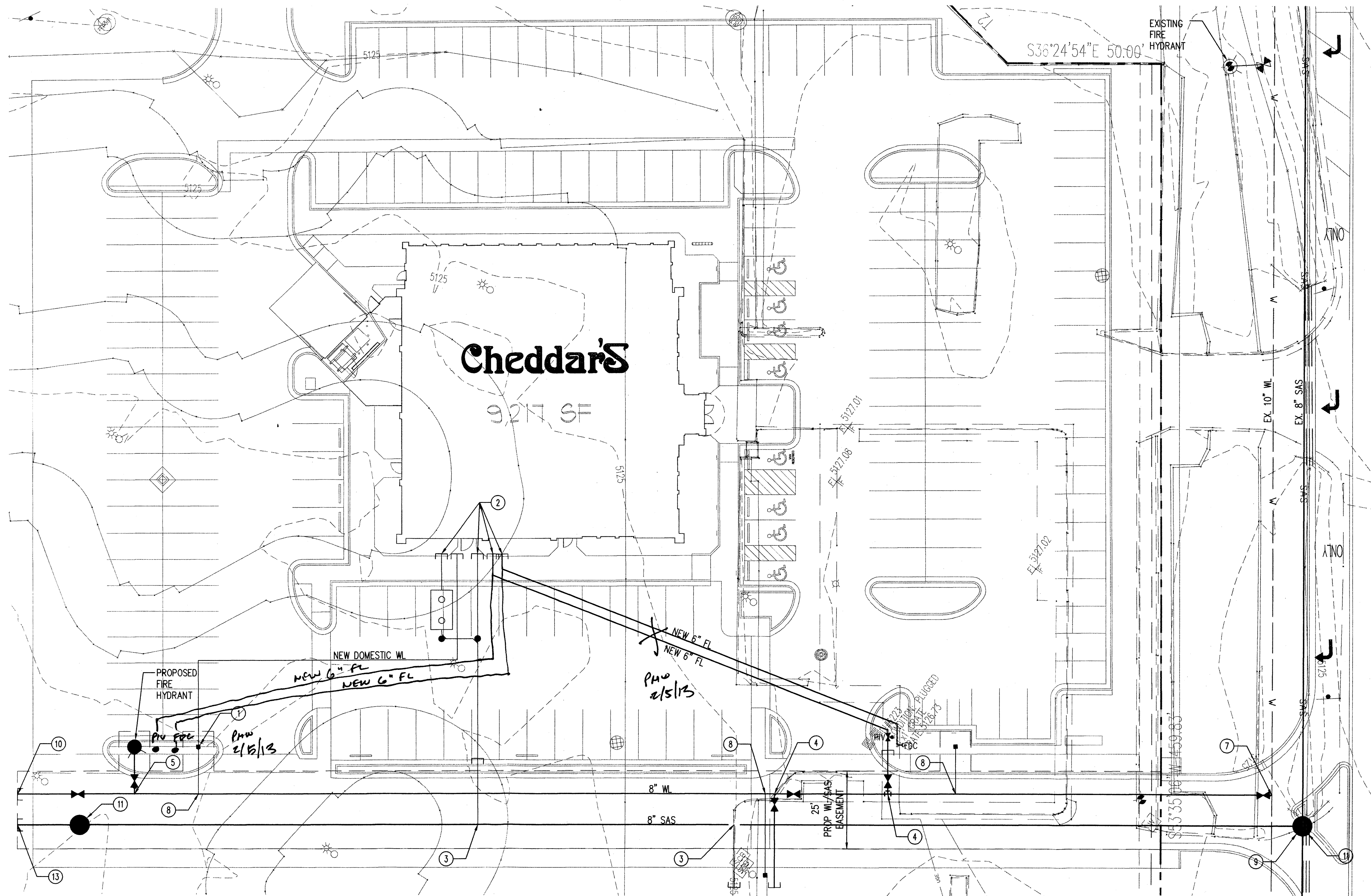
SCALE AS NOTED

REV.	DATE	DESCRIPTION

Bohannon & Huston

SEPTEMBER 27, 2012 FEBRUARY 5, 2013

PROJECT: 0402



UTILITY KEYED NOTES

1. INSTALL REDUCED PRESSURE BACKFLOW PREVENTER W/ HOT BOX PER COA STD. DWG. 2385
2. TIE TO WITHIN 5' OF BUILDING
3. INSTALL NEW CLEAN-OUT PER DETAIL THIS SHEET
4. INSTALL 8"x8"x6" TEE W/ RESTRAINED JOINTS, 1-6" GATE VALVE W/ BOX & LID PER COA STD DWG 2326.
5. INSTALL 8"x8"x6" TEE, 6" GATE VALVE W/ BOX & LID PER COA STD DWG 2326 & 1-FIRE HYDRANT COMPLETE PER COA STD DWG 2340.
6. REMOVE & REPLACE EXISTING ASPHALT, CURB & GUTTER AND SIDEWALK PER COA STD. DWG. 2465
7. CONNECT TO EXISTING 10" WATER LINE, NON-PRESSURE CONNECTION. INSTALL 10"x10"x8" TEE W/ RESTRAINED JOINTS, 1-8" GATE VALVE W/ BOX & LID PER COA STD DWG 2326.
8. 2" WATER SERVICE PER COA STD. DWG. 2363
9. TIE TO EXISTING SAS
10. INSTALL 8" GATE VALVE W/ BOX & LID PER COA STD. DWG. 2326, INSTALL 8" WL CAP
11. 4" SAS MH
12. EXISTING CULVERT
13. 8" SAS PLUG

UTILITY NOTES

1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE & NFPA 24, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (±0.5) SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.
11. CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION OF FIRE SERVICE LINES, AND PRIOR TO TESTING OF ALL WATERLINES. CONTRACTOR SHALL COMPLETE, SIGN, AND SUBMIT THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24.
12. SCREENING SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PADS SHALL BE LOCATED 10' MIN. CLEAR FROM THE FRONT OF THE EQUIPMENT AND 6' MIN. CLEAR FROM THE REMAINING 3 SIDES.

GENERAL NOTES

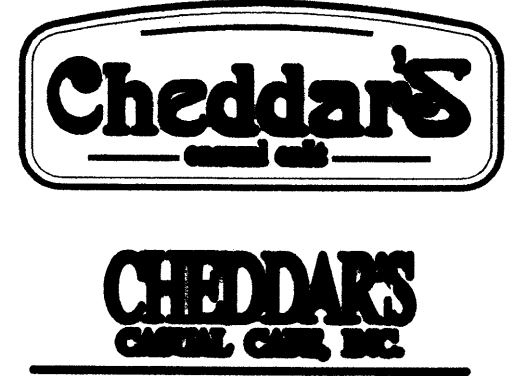
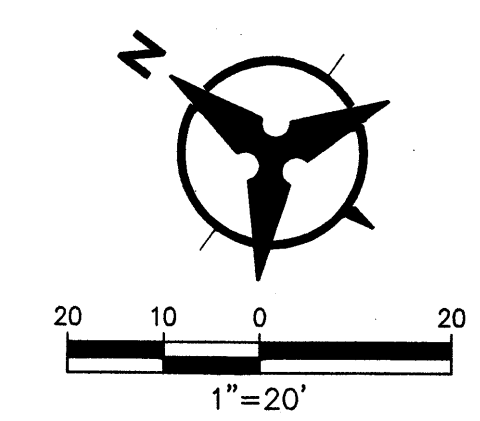
1. PRIOR TO BEGINNING ANY WORK WITHIN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY THE CONTRACTOR SHALL OBTAIN A MINI-WORK ORDER FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) TO CONSTRUCT THE UTILITY SERVICE CONNECTIONS (WATER, AND FIRE) WITHIN PINON VERDE RD.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO PUBLIC WORKS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH CURRENT UPDATE.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. CONTRACTOR SHALL COORDINATE WITH THE ALBUQUERQUE BERNALILLO COUNTRY WATER UTILITY AUTHORITY (ABCWUA) FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION THREE (3) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.

LEGEND

---	PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	PROPOSED EASEMENT
---	PROPOSED SANITARY SEWER LINE
●	PROPOSED SANITARY SEWER MANHOLE
●	PROPOSED CLEANOUT
---	PROPOSED WATER LINE
---	PROPOSED VALVE
---	PROPOSED FIRE LINE
●	PROPOSED HYDRANT
---	PROPOSED CAP
■	PROPOSED WATER METER
●	PROPOSED POST INDICATOR VALVE

AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 SIGNATURE & DATE
 2/13/13

PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
 SIGNATURE & DATE
 2/13/13



CONCEPTUAL UTILITY PLAN
 SCALE AS NOTED

REV.	DATE	DESCRIPTION

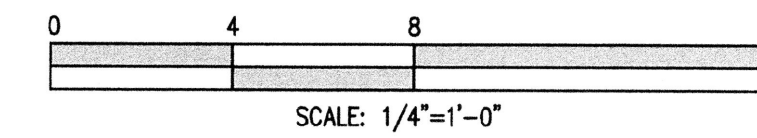
Bohannon & Huston

SEPTEMBER 27, 2012 FEBRUARY 5, 2013


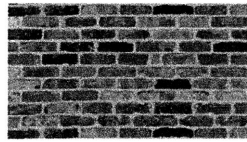





PROJECT SHEET



South Elevation

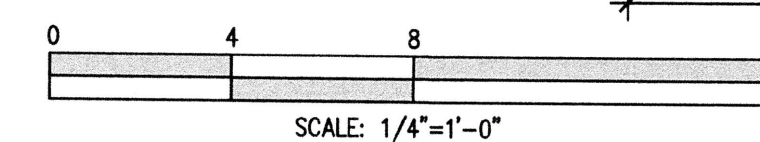


Finish Legend

-  Austin Chalk Limestone
-  Old Chicago Brick
-  Jumbo Cedar Shake Shingles
-  Standing Seam Copper
-  Standing Seam Bronze
-  Painted EIFS, Sahara Sand Tan
-  Stained Cedar, Charwood Brown



West Elevation



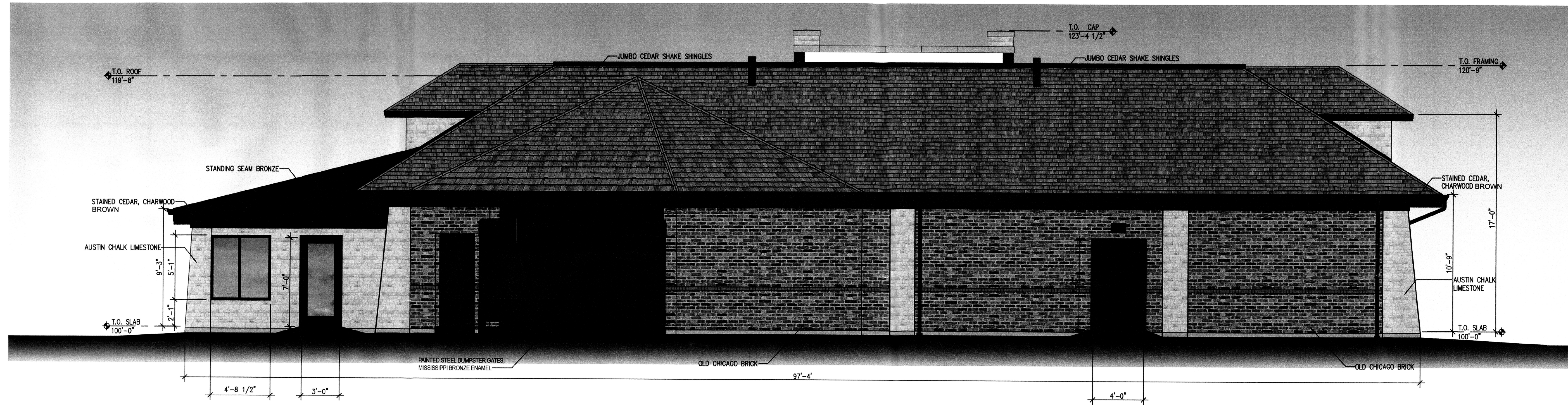
SHEET 5

Cheddar's

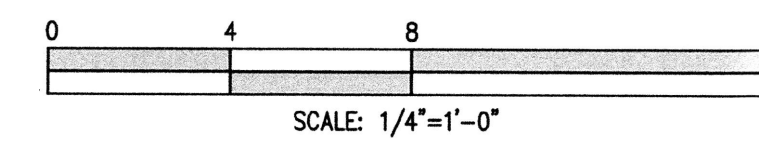
Cheddar's Casual Cafe
Albuquerque, New Mexico

DAVID SCOTT
WINDLE, AIA

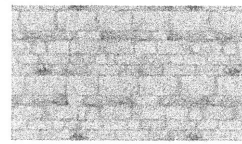
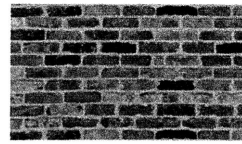


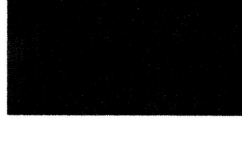


FEBRUARY 5, 2013

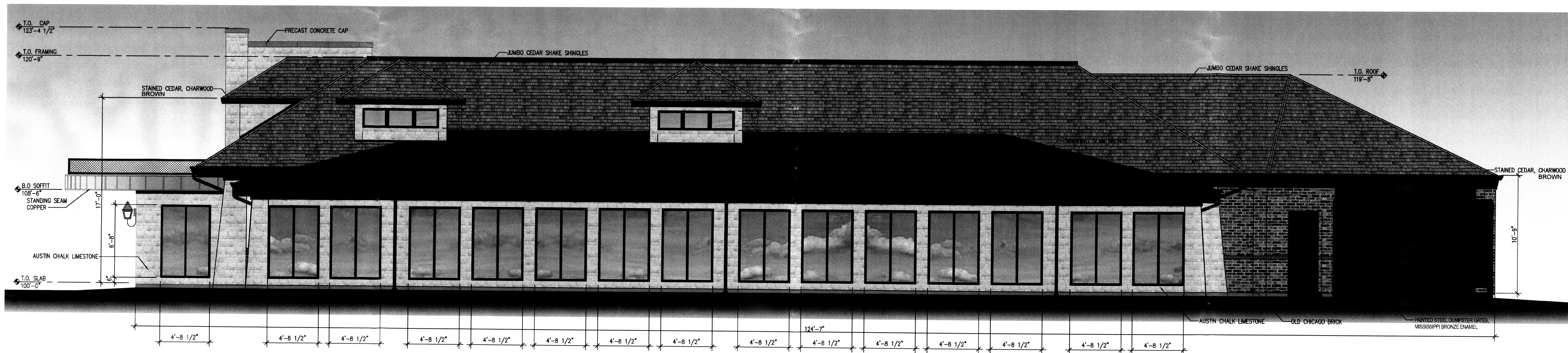


North Elevation

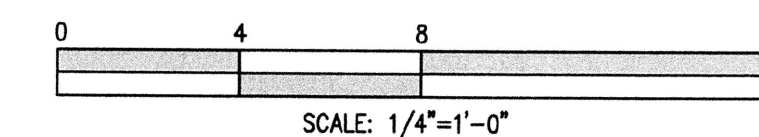


Finish Legend

-  Austin Chalk Limestone
-  Old Chicago Brick
-  Jumbo Cedar Shake Shingles
-  Standing Seam Copper
-  Standing Seam Bronze
-  Painted EIFS, Sahara Sand Tan
-  Stained Cedar, Charwood Brown



East Elevation



Sheet 6

Cheddar's

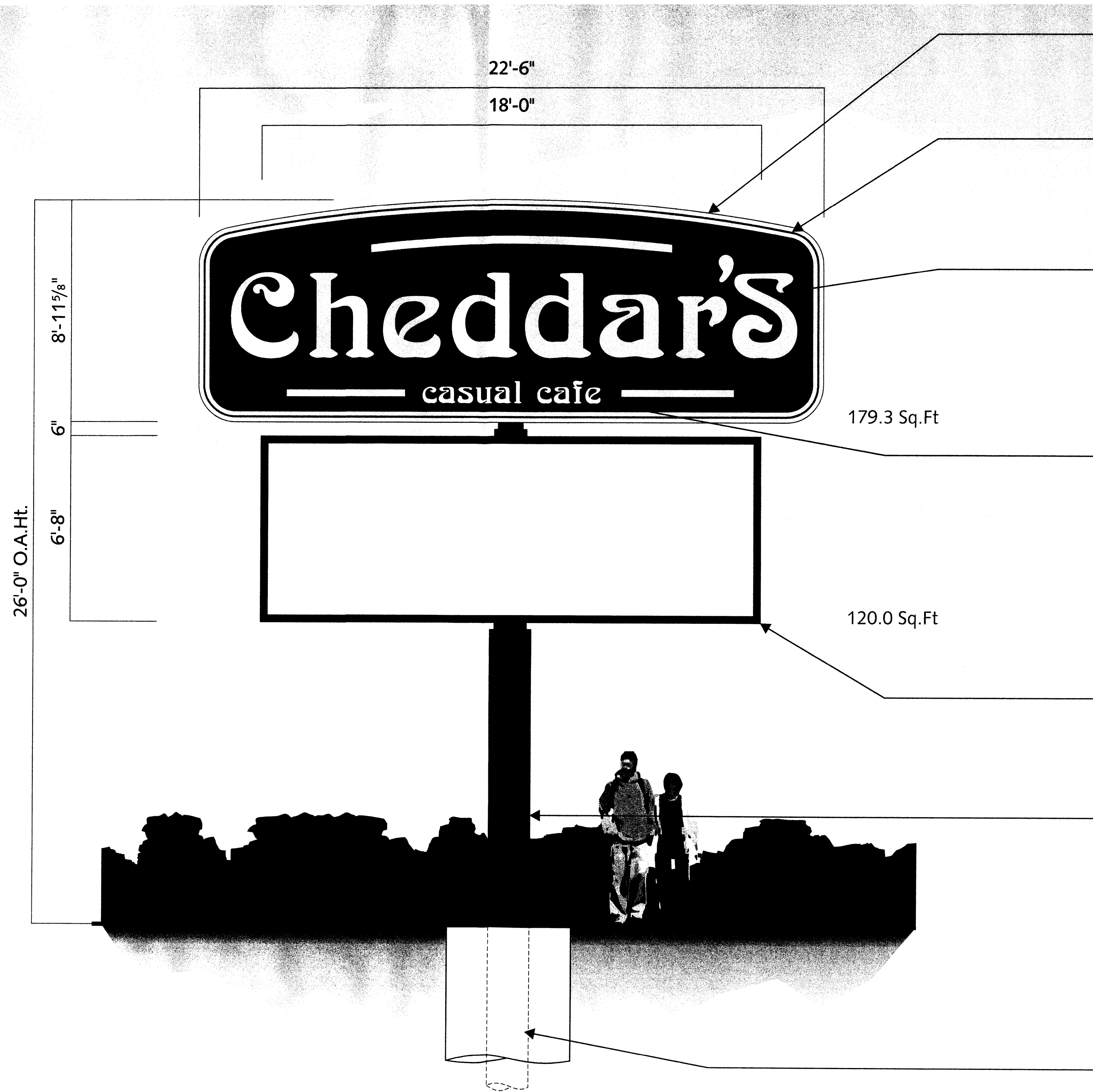
Cheddar's Casual Cafe
Albuquerque, New Mexico

DAVID SCOTT
WINDLE, AIA

FEBRUARY 5, 2013

SIGNAGE PLAN

277v



- D/F CABINET - .080 ALUMINUM FACES w/ .063 ALUMINUM FILLER - PAINT FILLER SW GENESIS SATIN BLACK - PAINT FACES w/ DUPONT 143 RED
- 3" DEEP ALUMINUM CHANNEL BORDER - .063 BACKS w/ .050 RETURNS PAINTED SW GENESIS TO MATCH DUPONT CENTARI #4775 CREAM - SINGLE TUBE 15mm CLEAR RED NEON BORDER - 30 M.A. 277v
- 3" DEEP ALUMINUM FAB. OPEN CHANNEL LETTERS "Cheddar'S" - .063 BACKS w/ .050 RETURNS - PAINT INSIDE SW GENESIS TO MATCH DUPONT CENTARI #4775 CREAM - PAINT OUTSIDE RETURNS SATIN BLACK - ILLUMINATED w/ CLEAR RED EXPOSED NEON (1 OR 2 AS REQUIRED) - 30 M.A. 277v
- ROUTED COPY "casual cafe" BACKED UP w/ 7328 WHITE PLEXIGLAS - INTERNALLY ILLUMINATION w/ WHITE AGILIGHT SIGNRAYZ CORE 6500 WHITE LED'S 277v POWER SUPPLY
- ALL ACCENTS TO BE .063" FLAT CUT-OUT ALUMINUM PAINTED SW GENESIS TO MATCH DUPONT CENTARI #4775 CREAM - ILLUM. w/ SINGLE TUBE 15mm EGL CASINO GOLD EXPOSED NEON - 30 M.A.
- (2) S/F FAB. ALUM. SIGN CABINETS & 3" RETAINERS PAINTED FILLER SW GENESIS SATIN BLACK - COMMON BLACK FILLER BETWEEN - BLANK WHITE FLEXIBLE FACES - 800mA H.O. FLUORESCENT ILLUM.
- STEEL PIPE SIGN SUPPORT w/ STUB PIPE INTO CABINET - PRIMED & PAINTED SATIN BLACK

179.3 Sq.Ft

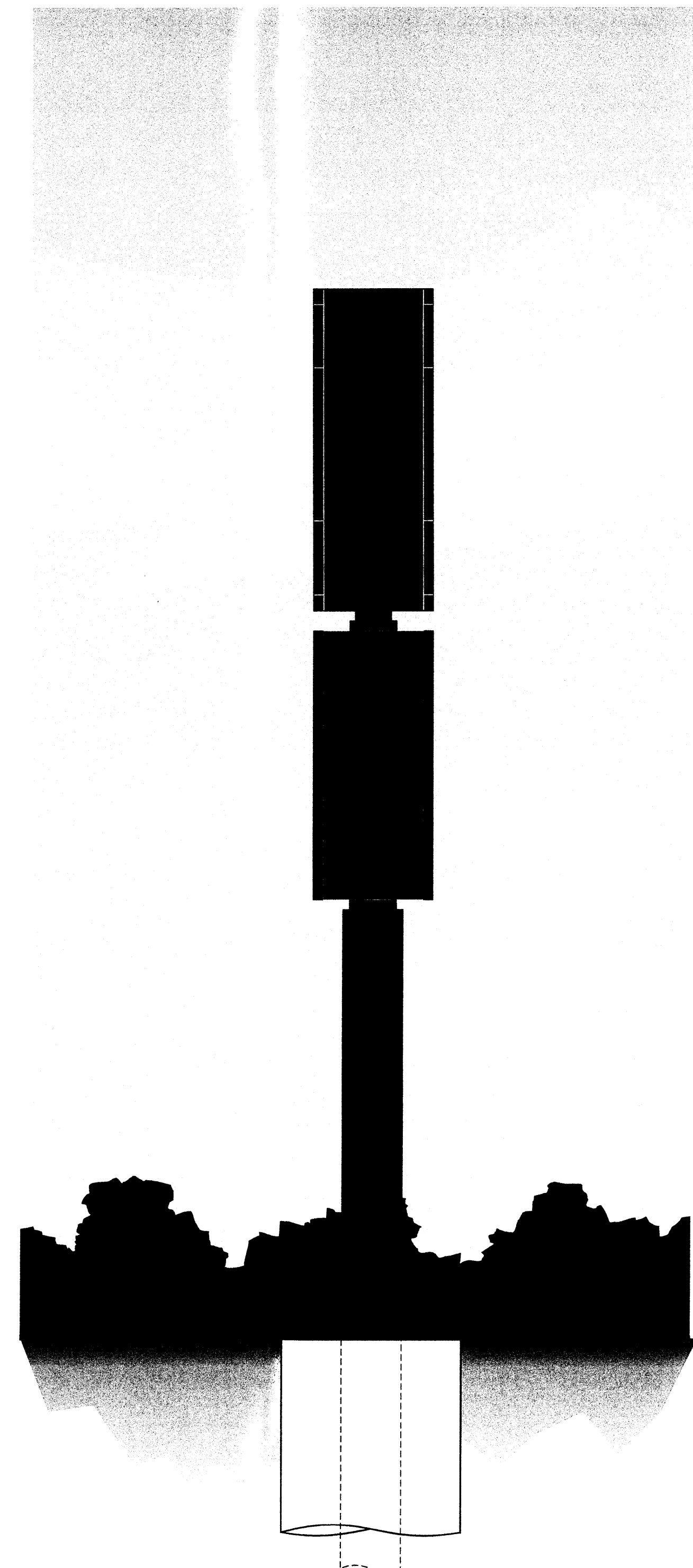
120.0 Sq.Ft

NOTE: SIZE OF PIPE TO BE DETERMINED BY ENGINEERING & LOCAL CODE & CONDITIONS

UNDERGROUND ELECTRICAL SERVICE TO SIGN BY CUSTOMER'S ELECTRICIAN COORDINATE w/ CHANDLER AS TO REQUIREMENTS

CONCRETE PIER TYPE FOUNDATION

NOTE: FOUNDATION TO BE DETERMINED BY ENGINEERING & LOCAL CODES & CONDITIONS



A END VIEW

A **D/F PYLON SIGN** 299.3 Sq.Ft.
 (1) REQUIRED - MANUFACTURE & INSTALL SCALE: 3/16" = 1'-0"

277v



Design #	12-2186R5
Sheet	2 of 5
Client	Cheddar'S
Address	4865 PAN AMERICA WAY ALBUQUERQUE, NM
Account Rep.	RAJ / DMCF
Designer	MAB
Date	9-21-12

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

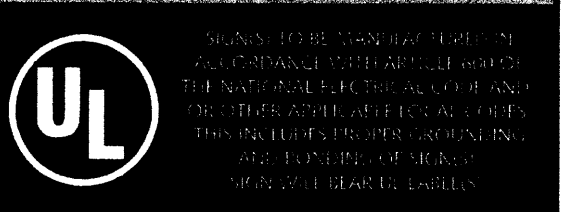
Revision / Date	
r1-BR/10-16-12:Del "A" opt 1, add square footage to "B" & "C".	
r2-KMc/11-28-12:add notes	
R3-12/19/12(CJR): Changed elev.	
R4 RFF 01.11.13 update	
R5 PC 15JAN2013 ADD SITE PLAN, & PAGE NUMBERS	



- 3201 Manor Way Dallas, TX 75235
214-902-2000 Fax 214-902-2044
- 12106 Valliant Drive San Antonio, TX 78216
210-349-3804 Fax 210-349-8724
- 1335 Park Center Drive, Unit C Vista, CA 92081
760-967-7003 Fax 760-967-7033
- 2584 Sand Hill Point Circle Davenport, FL 33837
863-420-1100 Fax 863-424-1160
- 963 Baxter Avenue, Suite 200 Louisville, KY 40204
502-479-3075 Fax 502-412-0013
- 37 Waterfront Park Court Dawsonville, GA 30534
800-851-7062 Fax 210-349-8724
- P.O. Box 125 206 Doral Drive Portland, TX 78374
361-563-5599 Fax 361-643-6533

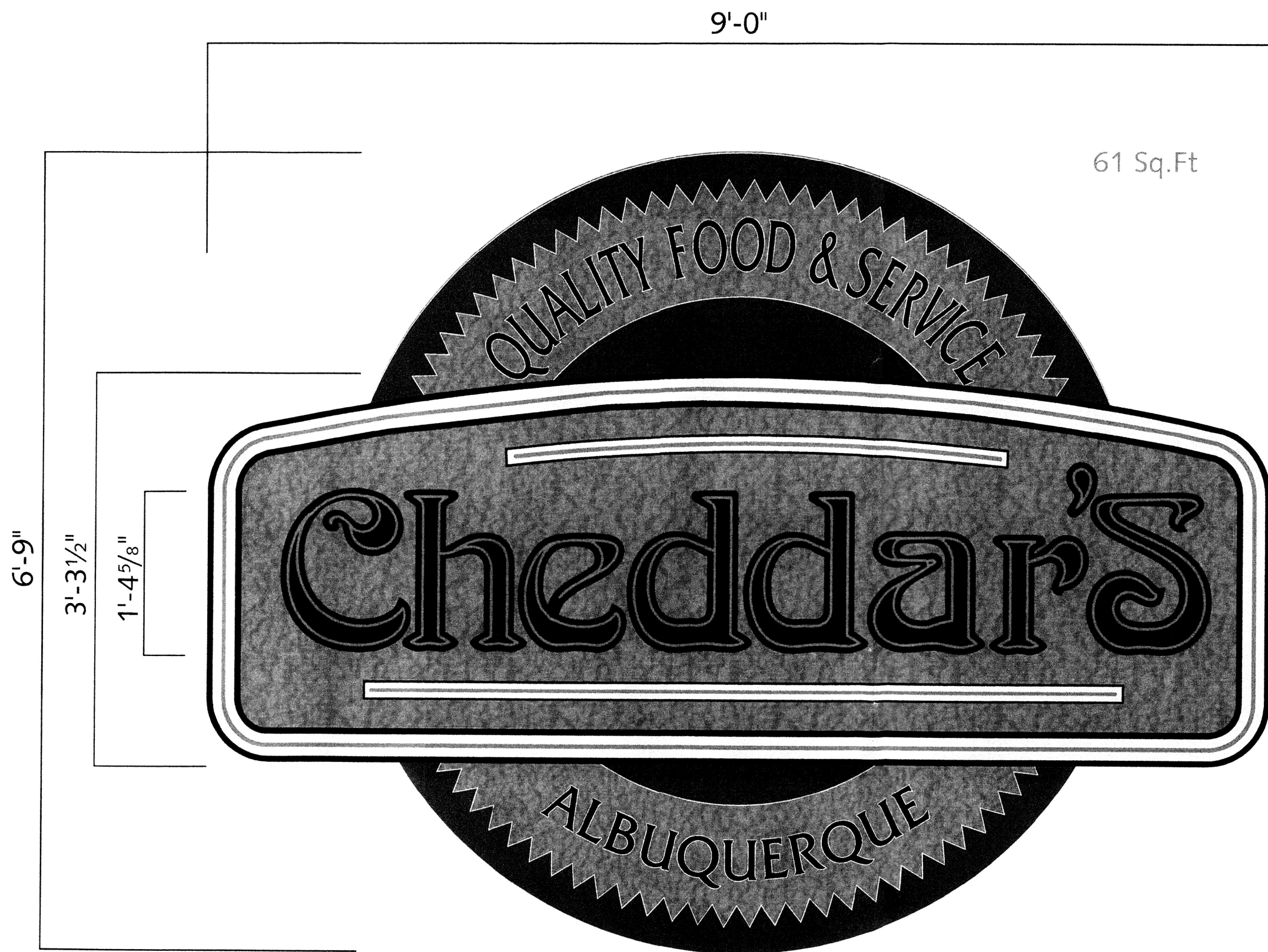
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

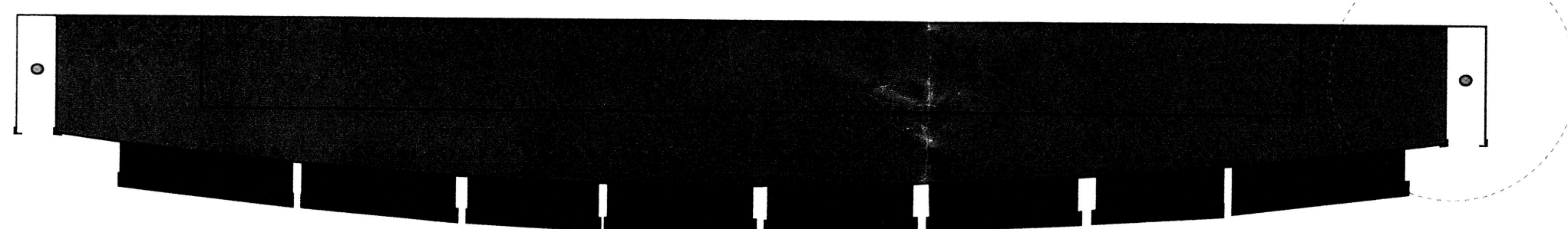


SHEET 8

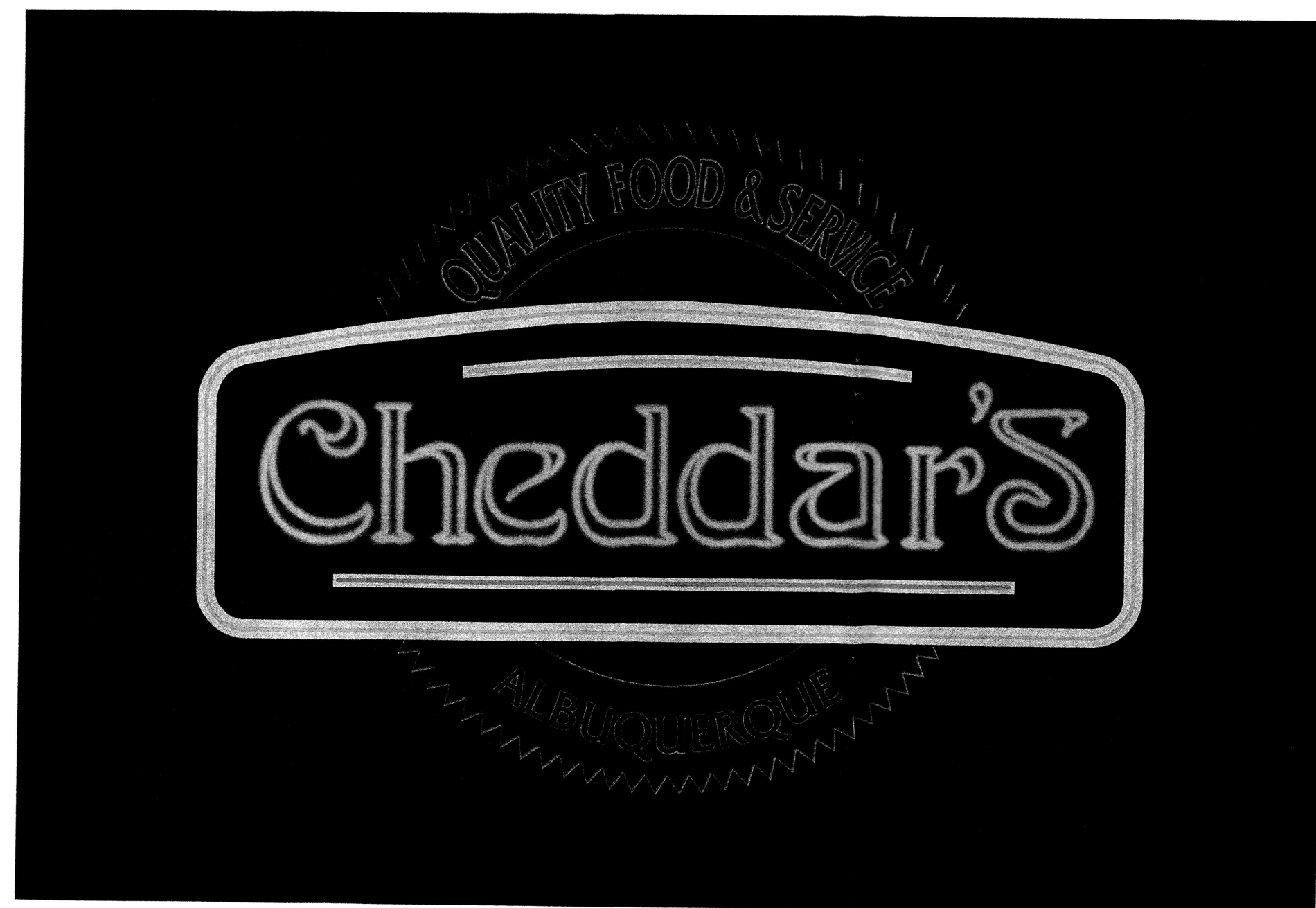
FEBRUARY 5, 2013



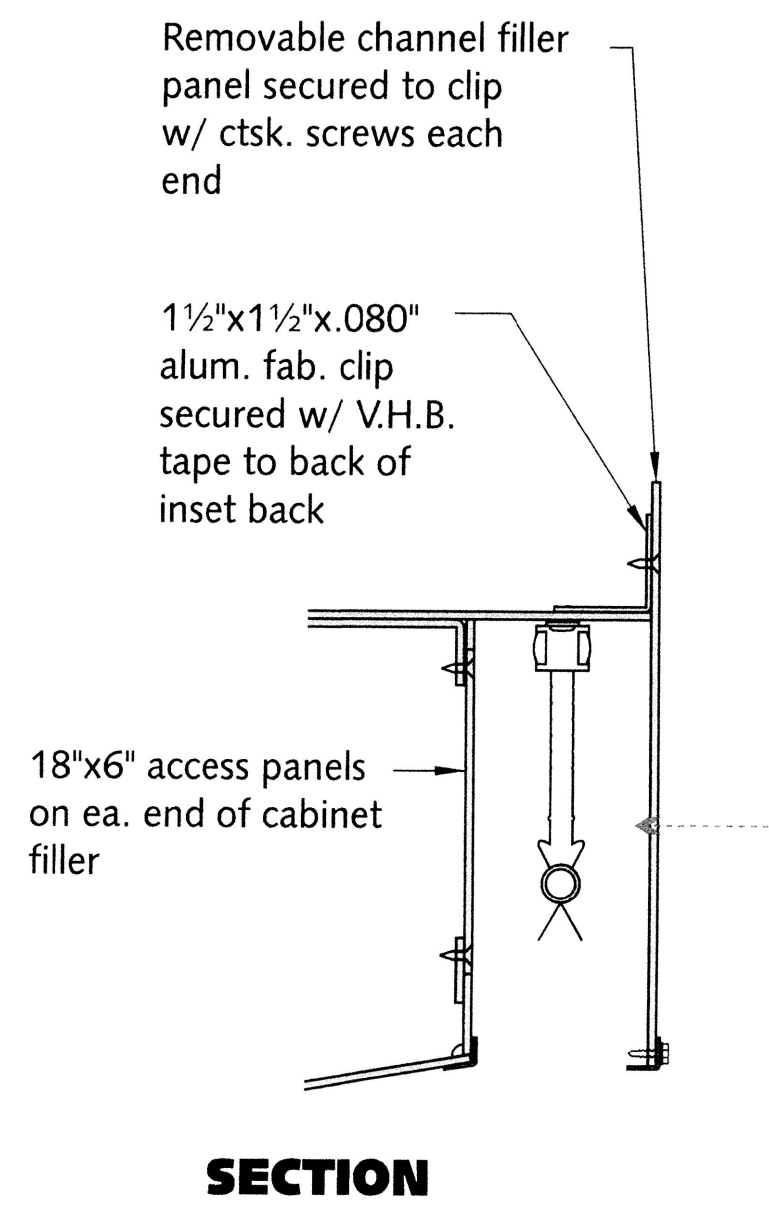
B S/F WALL SIGN ELEV. - MAIN I.D. SCALE: 1/2" = 1'-0"
(1) REQUIRED - MANUFACTURE AND INSTALL



TOP VIEW SCALE: 1/2" = 1'-0"



B NIGHT VIEW N.T.S.



SECTION

SIGNAGE PLAN

.125" alum. rolled filler section @ top & bottom welded to inset back - cove stops @ main cabinet perimeter channel / Paint metal effects iron w/ rust patina (paint interior channel w/ LEP)

.125" alum. fab. routed pan-panel face backed w/ 3/4" clear plex Paint face metal effects iron w/ rust patina (paint interior channel w/ LEP)

.032" copper mill finish overlay w/ hammered texture & protective clearcoat

.125" alum. outside perimeter open channel return - back edge welded to face of inset back where channel crosses circular seal shape top & bottom - inset back welded to inside of return each end except in areas where removable access panel for cabinet access panels are located Paint filler metal effects iron w/ rust patina Paint interior returns & back SW Genisis to match Dupont Centari 4475 cream

15mm clear red channel neon mtd. on tall tube supports

.125" alum. cam-routed main cabinet face rolled w/ 1" inset flange around perimeter for securing to filler w/ ctsk. screws

15mm clear red skeleton neon mtd. on tube supports

18"x6" access panels on ea. end of cabinet filler

3" deep alum. fab. channel letters (.050" backs & .040" returns) mtd. to main cabinet radius face - accents rolled to match face radius (adjust alum. thickness as needed to fab. rolled channels) - .187" spartech clear crylex tm plastic faces (matte side up) w/ 3/4" black trimcap retainers -unit for upper accent channel must be bent after channel is fab. due to compound curve Letter exteriors & interiors painted satin black. Accent strips exteriors painted satin black & interiors SW Genisis to match dupont Centari 4475 cream

.032" copper mill finish overlay w/ hammered texture & protective clearcoat

Transf. mtd. in main cabinet near access panels ea. end [60mA transf. on 15mm glass, 30mA transf. on 10mm glass]

1/2"x1/2"x.050" alum. fab. trim piece around center cabinet

.125" alum. cam-routed main cabinet return - back edge welded to face of inset back - radius face & corners w/ depth that varies from 9" on ends on to 13" @ center - Paint filler metal effects iron w/ rust patina

1/2"x1/2"x.050" alum. fab. trim piece around outside channel return

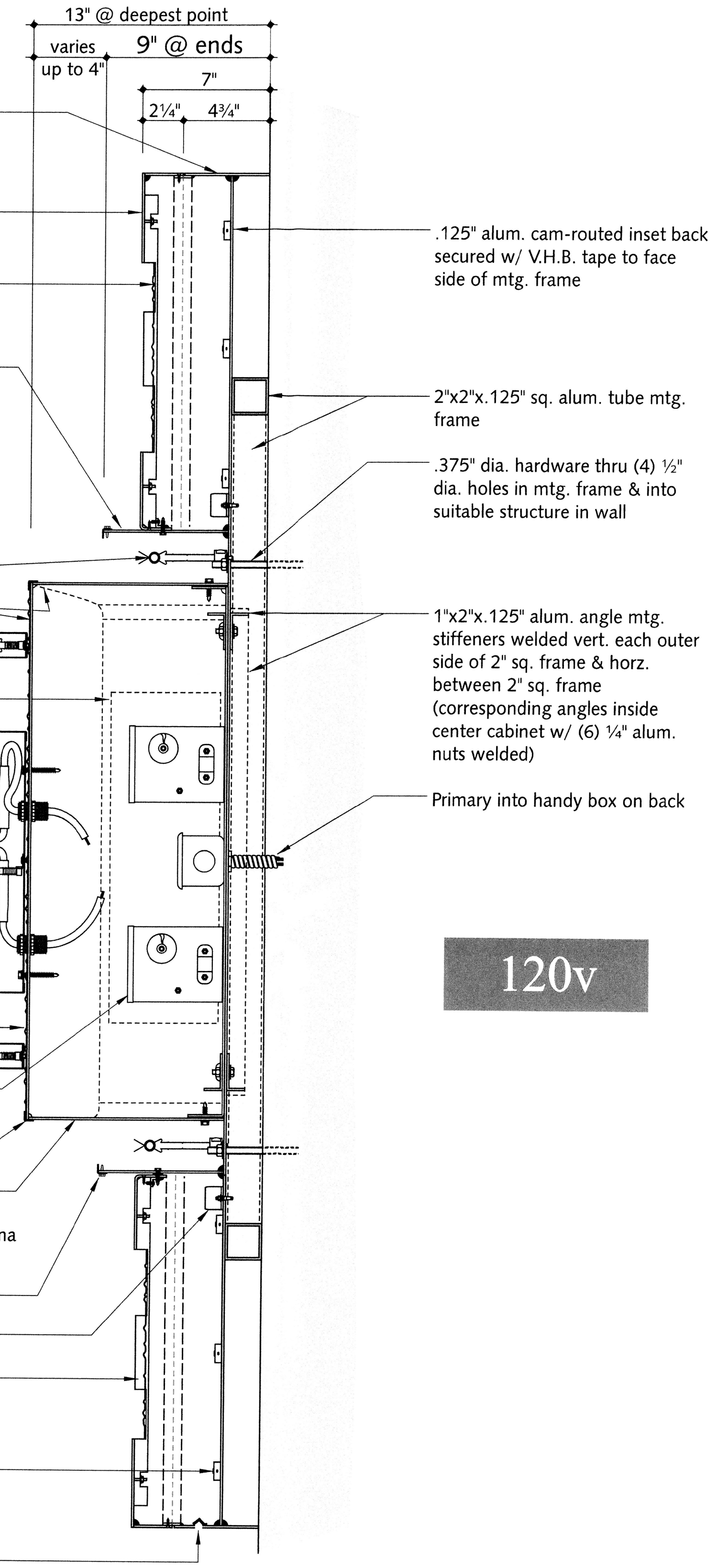
60watt power supply (AGI-ADV-60W-MULTI/120/277)

3/4" clear plex w/ routed out background to allow for raised copy & edge lit cove - first surface opaque black vinyl copy (inset 1/16") w/ second surface 3630-125 golden yellow vinyl

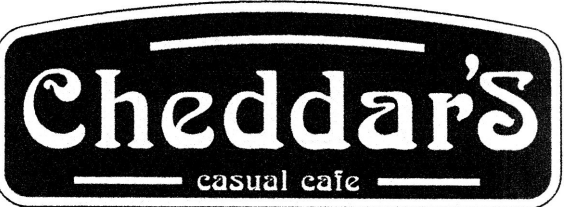
White Agilite Tuffrayz L.E.D.

1/4" dia. weep holes in low point of bottom cove & all channel letters

B SECTION N.T.S.



120v



Design #	12-2186R5
Sheet	3 of 5
Client	Cheddar'S
Address	4865 PAN AMERICA WAY ALBUQUERQUE, NM
Account Rep.	RAJ / DMCF
Designer	MAB
Date	9-21-12

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date	
r1-BR/10-16-12:Del "A" opt 1, add square footage to "B" & "C".	
r2-KMc/11-28-12:add notes	
R3-12/19/12(CJR): Changed elev.	
R4 RFF 01.11.13 update	
R5 PCI 15 JAN 2013 ADD SITE PLAN, & PAGE NUMBERS	



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214-902-2000 Fax 214-902-2044

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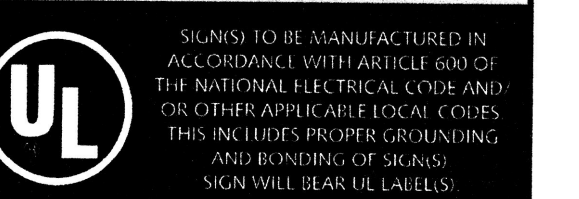
963 Baxter Avenue, Suite 200 Louisville, KY 40204
502-479-3075 Fax 502-412-0013

37 Waterfront Park Court Dawsonville, GA 30534
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P.O. Box 125 206 Doral Drive Portland, TX 78374
361-563-5599 Fax 361-643-6533

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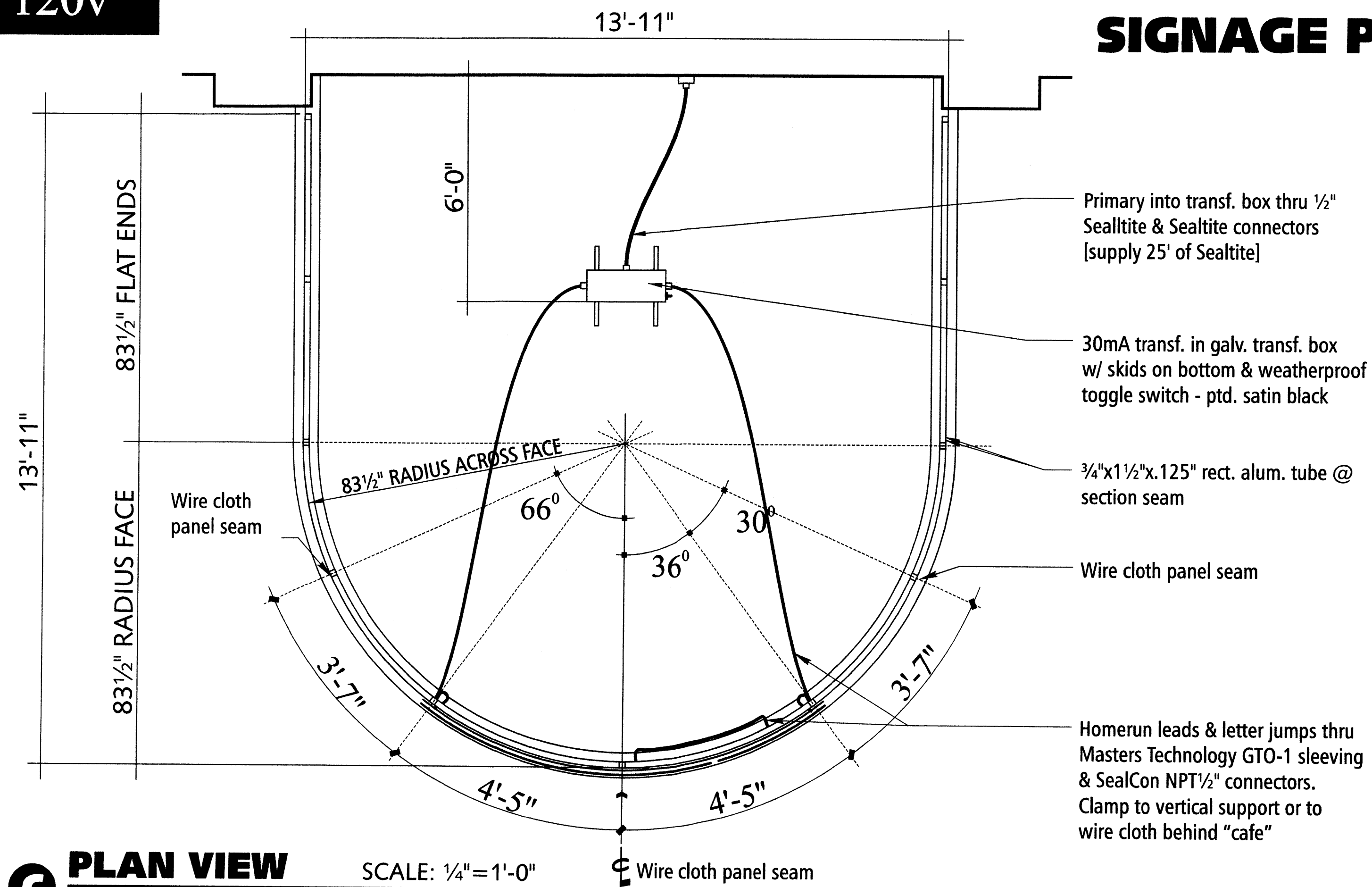
FINAL ELECTRICAL CONNECTION BY CUSTOMER



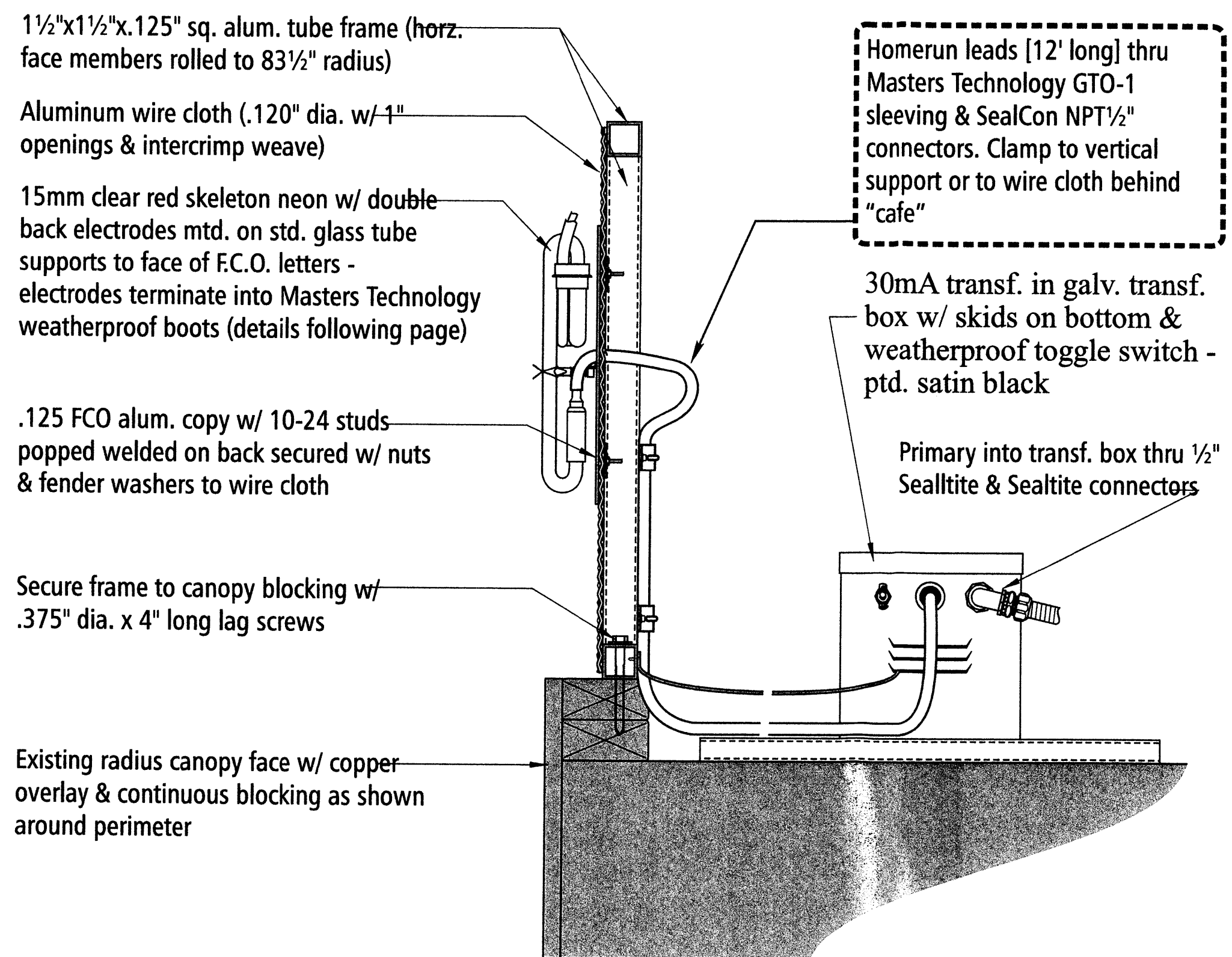
SHEET 9

120v

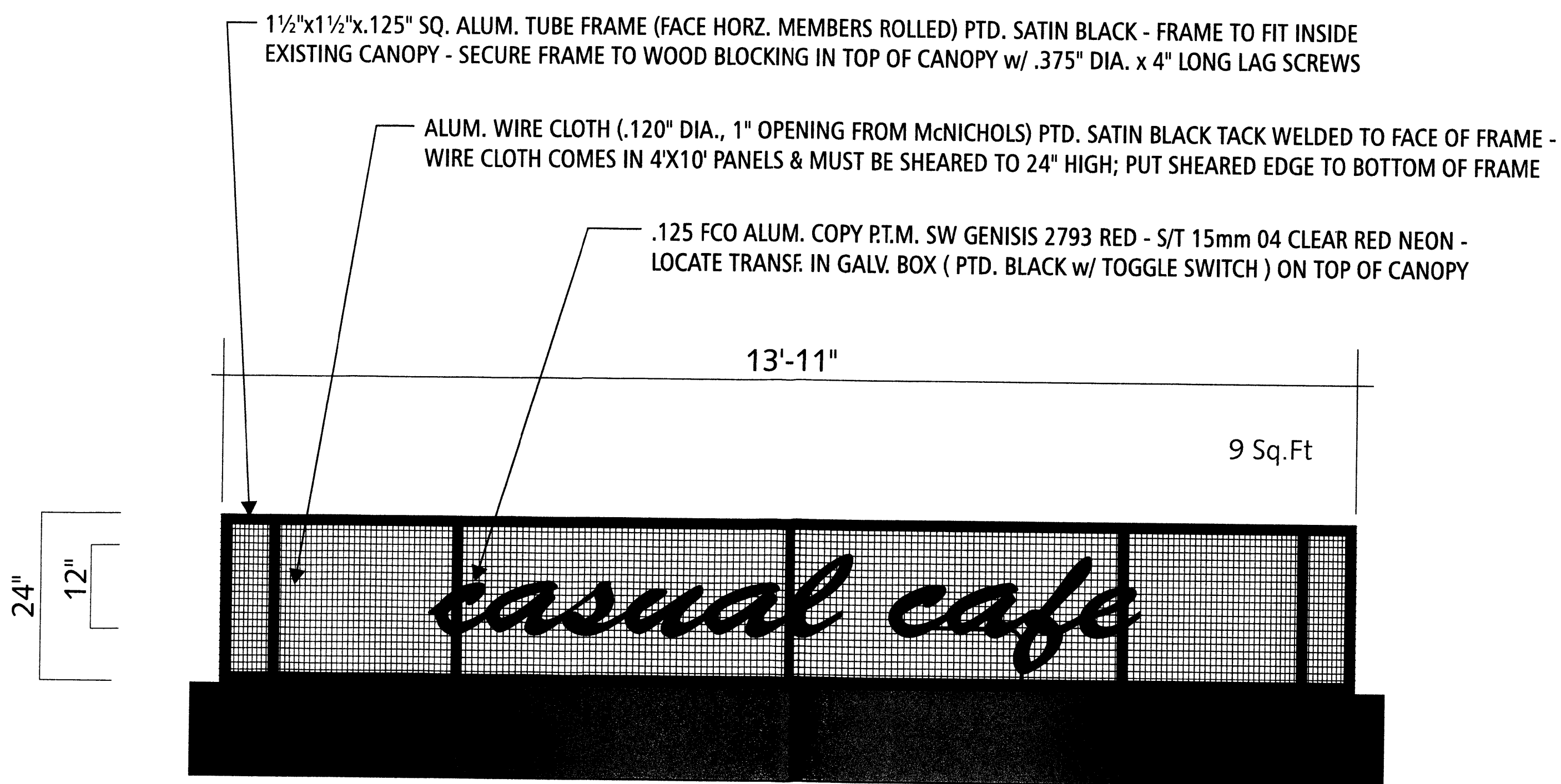
SIGNAGE PLAN



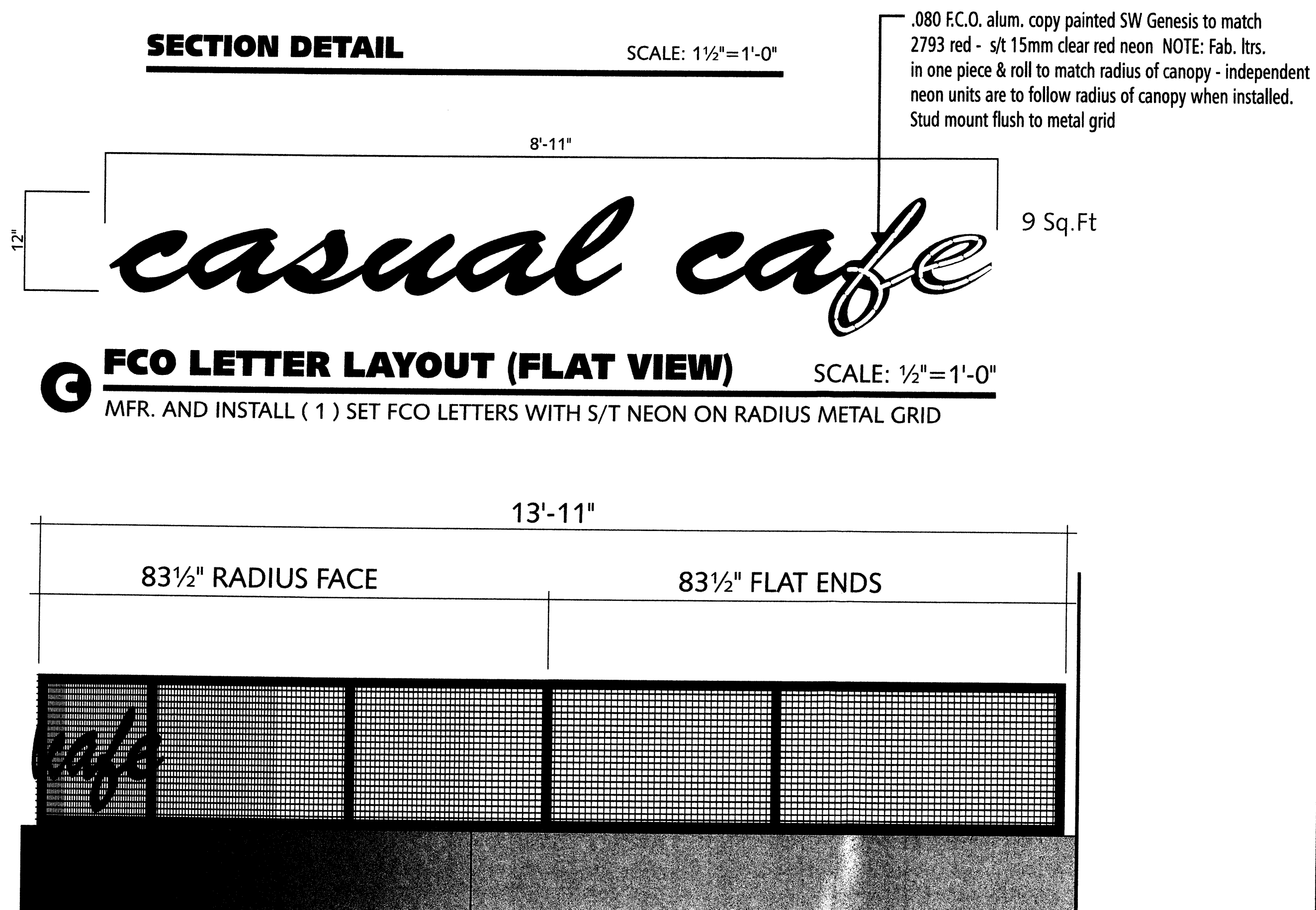
PLAN VIEW SCALE: 1/4" = 1'-0"



SECTION DETAIL SCALE: 1 1/2" = 1'-0"

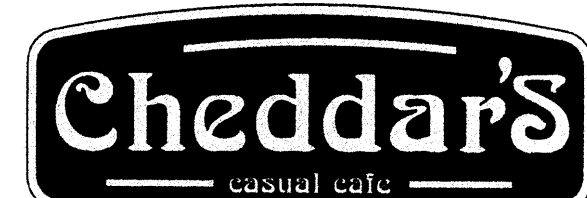


FRONT VIEW (SKEWED VIEW) SCALE: 3/8" = 1'-0"
(1) REQUIRED - MFR. & INSTALL



FCO LETTER LAYOUT (FLAT VIEW) SCALE: 1/2" = 1'-0"
MFR. AND INSTALL (1) SET FCO LETTERS WITH S/T NEON ON RADIUS METAL GRID

SIDE VIEW SCALE: 3/8" = 1'-0"



Design #	12-2186R5
Sheet	4 of 5
Client	Cheddar's
Address	4865 PAN AMERICA WAY ALBUQUERQUE, NM
Account Rep.	RAJ / DMCF
Designer	MAB
Date	9-21-12

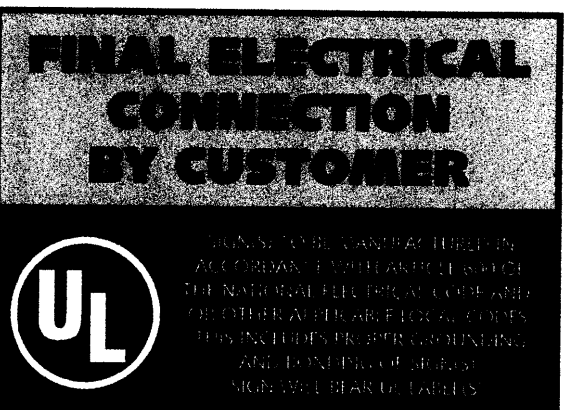
Approval / Date	
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r2-KMc/11-28-12:add notes	
R3-12/19/12(CJR): Changed elev.	
R4 RFF 01.11.13 update	
R5 [PC] 15JAN2013 ADD SITE PLAN, & PAGE NUMBERS	



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120v
SHEET 10

BUILDING CRITERIA

PROJECT: AUTO CREDIT UNION
4865 PAN AMERICAN FREEWAY, N.E.
ALBUQUERQUE, NEW MEXICO

OWNER: THE JOHN G. HIDEL COMPANY
6121 INDIAN SCHOOL ROAD, N.E.
ALBUQUERQUE, NEW MEXICO

ARCHITECT: CLAUDIO VIGIL ARCHITECTS
825 PENNSYLVANIA STREET, N.E.
ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION: TRACT A1-C1, CRYER PROPERTY

ZONE ATLAS MAP: F-11-2

ZONING CLASSIFICATION: 8U-1

BUILDING TYPE: OFFICE/AUTO SALES

CONSTRUCTION TYPE: TYPE V-N

OCCUPANT LOAD: 112 OCCUPANTS

OCCUPANCY GROUP: OFFICE/SALES - B-2
GARAGE - B-1

NUMBER OF FLOORS: 1

GROSS SQUARE FOOTAGE: 7,184 SQUARE FEET

NET USEABLE SQUARE FOOTAGE:

PARK & RELL = 800 SQ. FT.
OFFICES = 2,188 SQ. FT.
SALES = 1,888 SQ. FT.
GARAGE = 1,788 SQ. FT.

ALLOWABLE AREA:
CONSTRUCTION TYPE V-N & B-2 OCCUPANCY = 8,000 SQ. FT.

EXIT WIDTH REQUIRED: 22'-4"

EXIT WIDTH PROVIDED: 9'-0"

NUMBER OF EXITS PROVIDED: 2

BUILDING HEIGHT ABOVE GRADE: 14'-0" ±

SEISMIC ZONE: 2B

PARKING ANALYSIS

6,131/200 = 33.66 SPACES

TOTAL PARKING SPACES REQUIRED = 34 PARKING SPACES

TOTAL PARKING SPACES PROVIDED = 18 PARKING SPACES

(INCLUDES 2 HANDICAP PARKING SPACES)

GENERAL NOTES

1. REFER TO OWNER'S SURVEY FOR MEETS & BOUNDS DESCRIPTION.
2. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING OF WORK.
3. ALL WORK IN THE RIGHT OF WAY SHALL MEET CITY OF ALBUQUERQUE STANDARDS.
4. LANDSCAPING IS EXISTING THRU-OUT THE SITE.
5. CONTRACTOR SHALL INSTALL RAZOR RIBBON BARBED WIRE ACROSS THE TOP OF THE CHAIN LINK FENCE AROUND THE PERIMETER OF THE SITE.

Zoning Enforcement Copy

NORTH



SITE PLAN

NOVEMBER 13, 1989

SCALE: 1" = 30'-0"

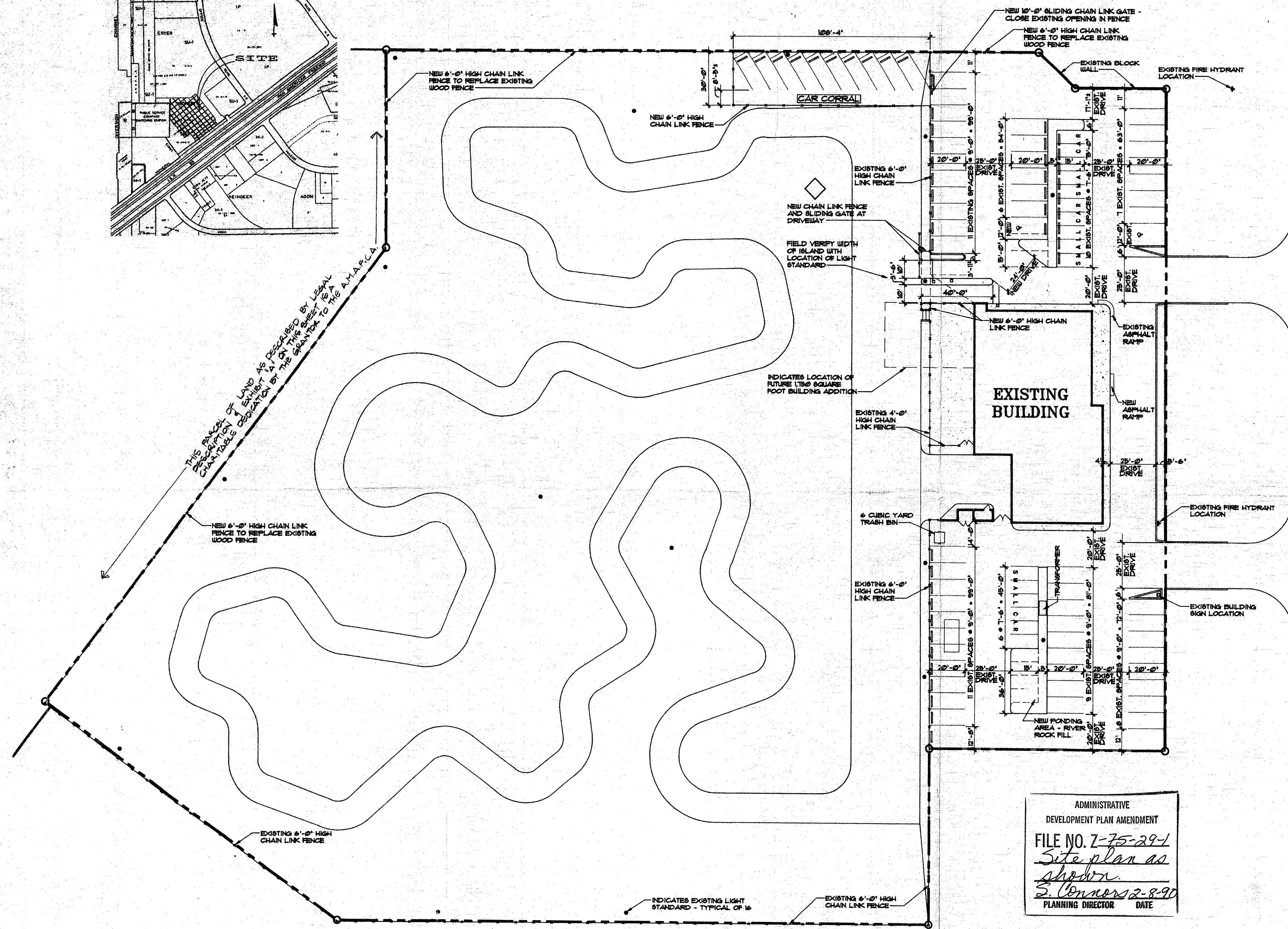
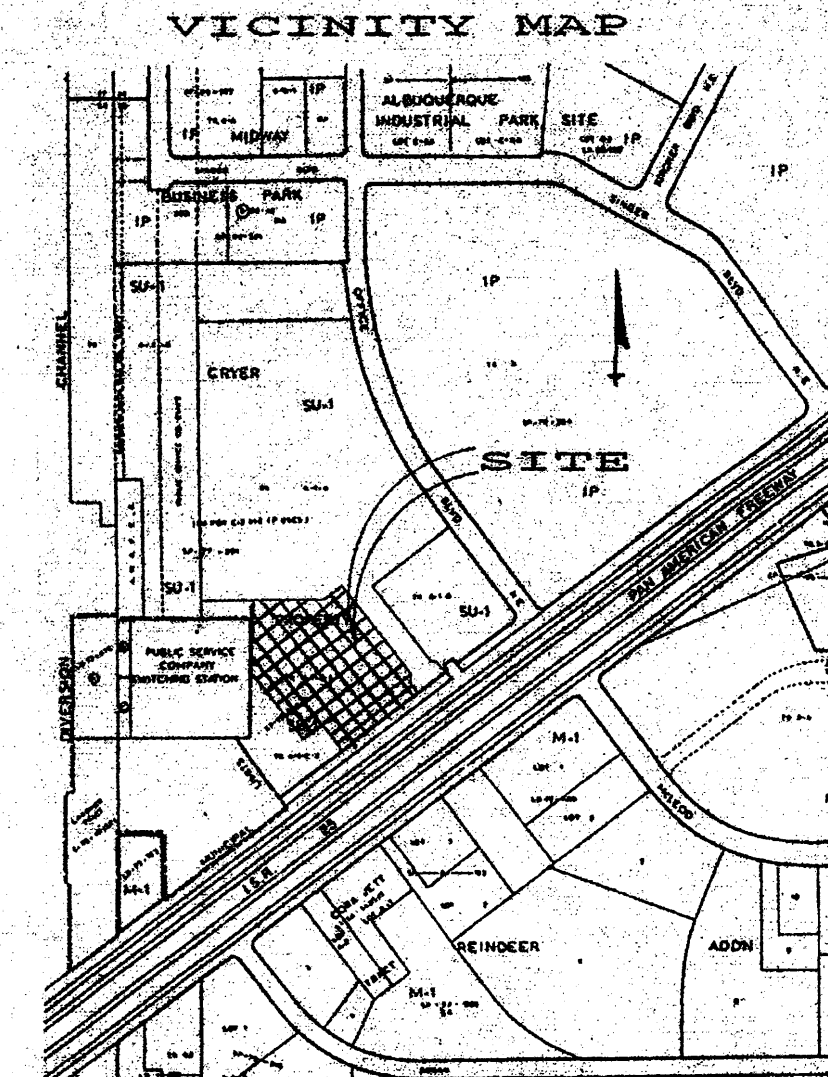
CLAUDIO VIGIL ARCHITECTS

AUTO CREDIT UNION

4865 PAN AMERICAN FREEWAY, N.E.
ALBUQUERQUE, NEW MEXICO

SHEET 1 of 2

825 PENNSYLVANIA N.E. ALBUQUERQUE, NM 87110
505.265.3000



ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. 7-75-29-1
Site plan as shown
2/10/89
PLANNING DIRECTOR DATE

PAN AMERICAN FREEWAY - WEST FRONTAGE ROAD

LEGAL DESCRIPTION
A NORTHERLY PORTION OF TRACT A1-C1, CRYER PROPERTY, ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO

Being that certain parcel of land situate within Section 35, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, and being identified as a northerly portion of Tract A1-C1, CRYER PROPERTY, as said Tract A1-C1 is shown and designated as "Tract A1-C1, CRYER PROPERTY" filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on August 28, 1979, in Volume 616, Folio 116, and being more particularly described by metes and bounds survey as follows:

BEGINNING, FOR A TRACT, at the United States Geodetic Land Office (USGLO) Monument "26, 27, 28, 29" having New Mexico State Plane coordinate values (Central Zone) of X=239,325.58 and Y=1,508,255.20; thence, the New Mexico State Highway Department (NMSHD) Monument "1-23-17" having New Mexico State Plane coordinate values (Central Zone) of X=397,280.77 and Y=1,507,255.23 bears S. 83° 32' 35" E.; thence;

S. 09° 33' 10" E., 1,921.42 feet distance to the northeast corner and TRUE POINT OF BEGINNING of the parcel of land herein described (ind. 25 ribbar w/cap P.S. 2933) being common to the southwest corner of Tract A1-A, CRYER PROPERTY, plat filed April 19, 1977, in Volume 617, Folio 163 and to a point on the easterly boundary line of Tract A1-D, CRYER PROPERTY (D.P. 143); thence;

S. 89° 28' 35" E., 174.83 feet distance along the northerly boundary line of said parcel being common to the southerly boundary line of aforementioned Tract A1-A to an angle point (ind. #4 rebar w/cap P.S. 2933); thence;

N. 53° 42' 48" E., 26.43 feet distance continuing along the aforementioned common line to the northeast corner of said parcel (ind. #4 rebar w/cap P.S. 2933); thence;

S. 34° 28' 55" E., 67.33 feet distance along the easterly boundary line of said parcel being common to the southerly boundary line of above-mentioned Tract A1-A to the southeast corner of said parcel; thence;

S. 53° 27' 33" W., 10.44 feet distance along the southerly boundary line of said parcel to a Point; thence;

N. 87° 49' 00" W., 316.77 feet distance continuing along the southerly boundary line of said parcel to a Point; thence;

S. 00° 13' 07" W., 2.50 feet distance continuing along the southerly boundary line to a point common to the northeast corner of a Public Service Company Switching Station; thence;

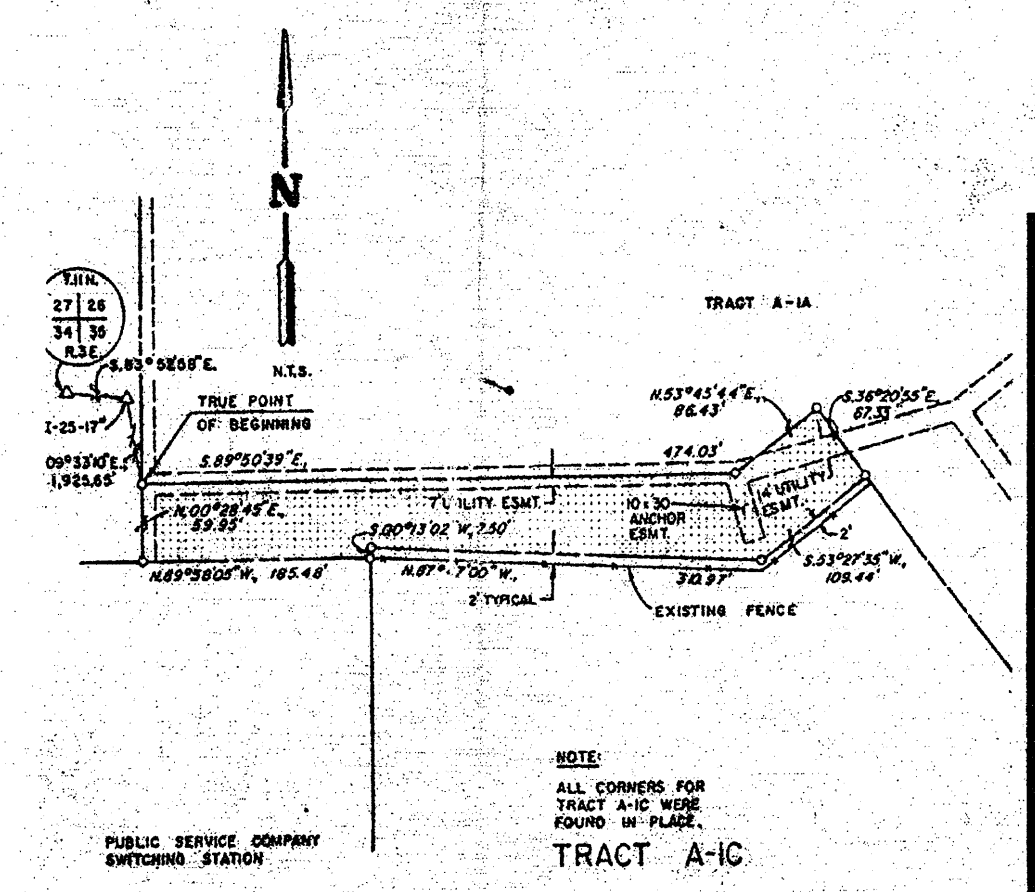
N. 89° 58' 02" W., 155.83 feet distance continuing along the southerly boundary line of said parcel being common to the northerly boundary line of the aforementioned Switching Station to its southwest corner (ind. #4 rebar w/cap P.S. 2933) being common to the southeast corner of above-mentioned Tract A1-D; thence;

N. 00° 28' 45" E., 39.33 feet distance along the westerly boundary line of said parcel being common to the above-mentioned easterly boundary line of Tract A1-D to the northeast corner and TRUE POINT OF BEGINNING of said parcel, and containing 34.10 square feet (0.8339 acre), more or less.

SEE ATTACHED EXHIBIT "A"

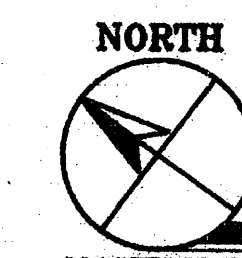
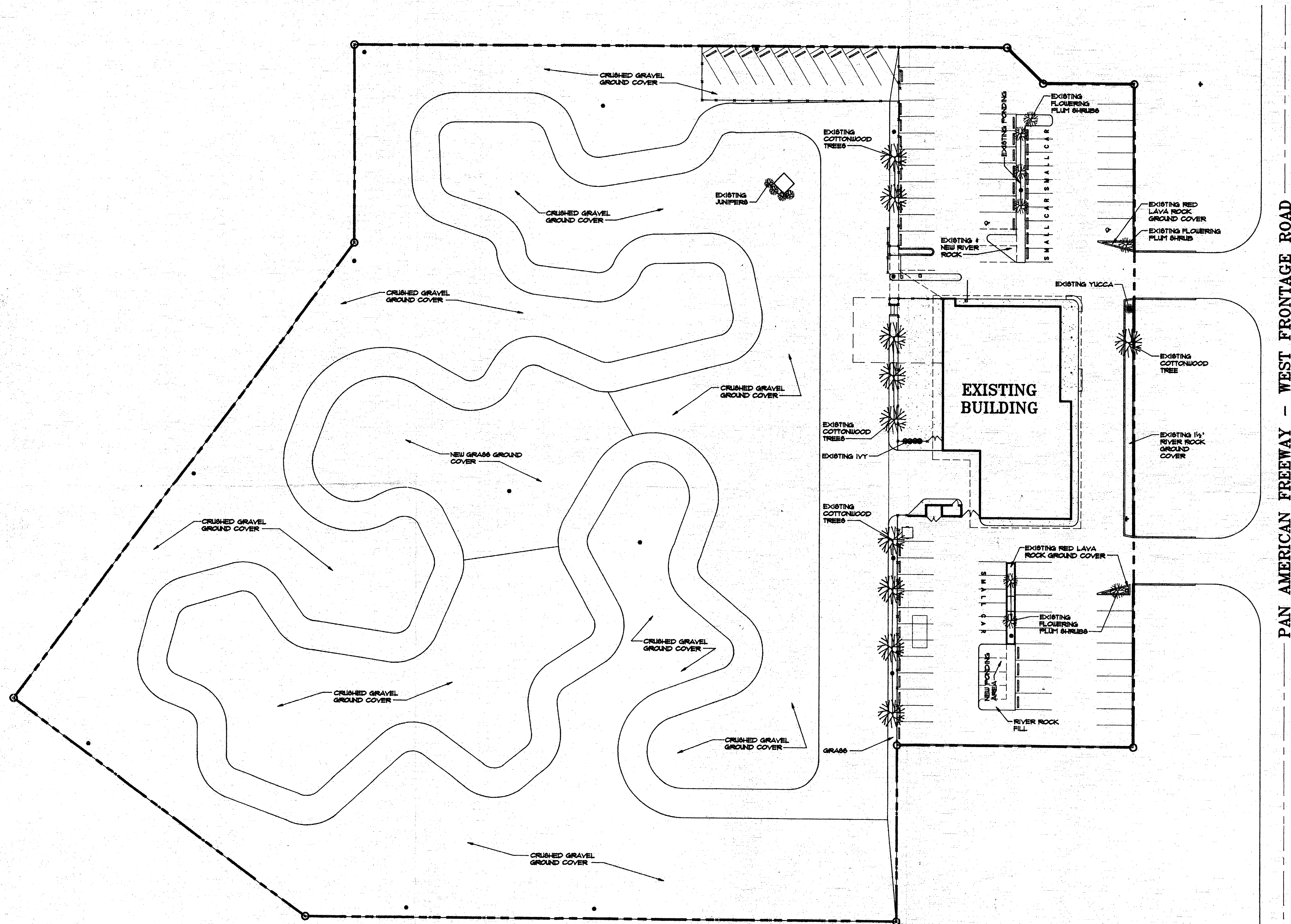
Fred Sanchez
Fred Sanchez, N.M.P.S. No. 1073

EXHIBIT "A"



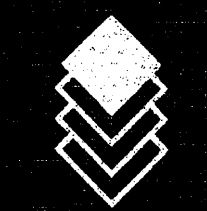
STATE OF NEW MEXICO
REGISTERED ARCHITECT
CLAUDIO VIGIL
1236


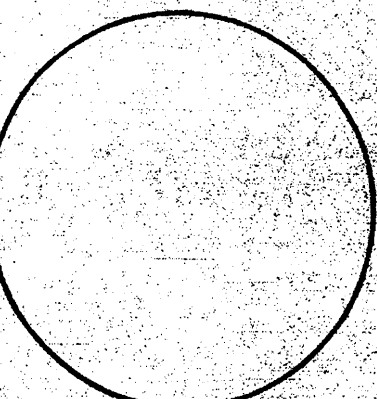
FRONTAGE ROAD (1-251)



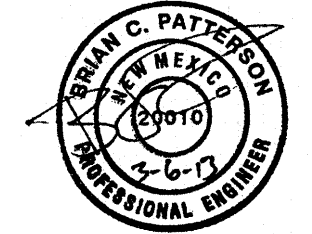
LANDSCAPE PLAN

NOVEMBER 13, 1989 SCALE: 1" = 30'-0"

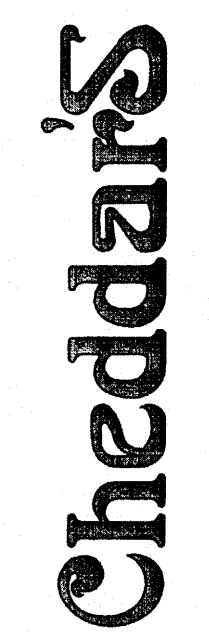

CLAUDIO VIGIL ARCHITECTS
AUTO CREDIT UNION
 4866 PAN AMERICAN FREEWAY, N.E.
 ALBUQUERQUE, NEW MEXICO

SHEET
2
of
2



CHEDDAR'S CASUAL CAFE
 4605 PAN AMERICAN WEST FWY NE
 ALBUQUERQUE, NM
 CLIENT: CHEDDAR'S CASUAL CAFE



GRADING KEYED NOTES

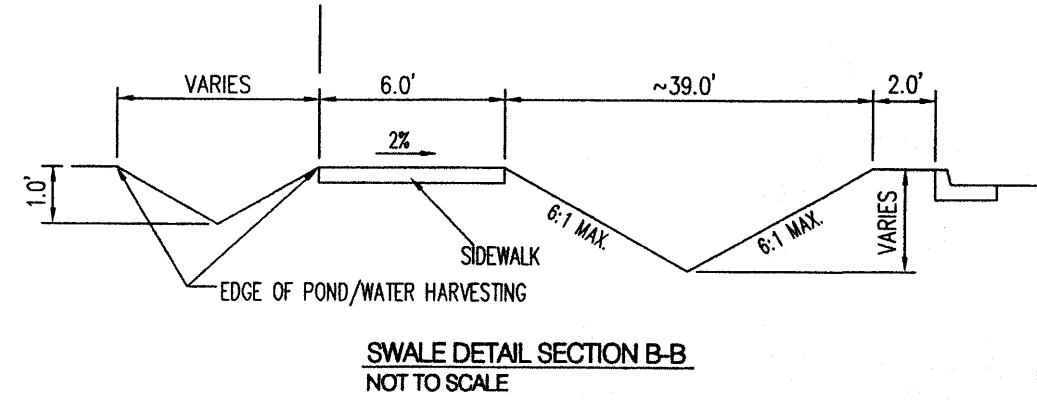
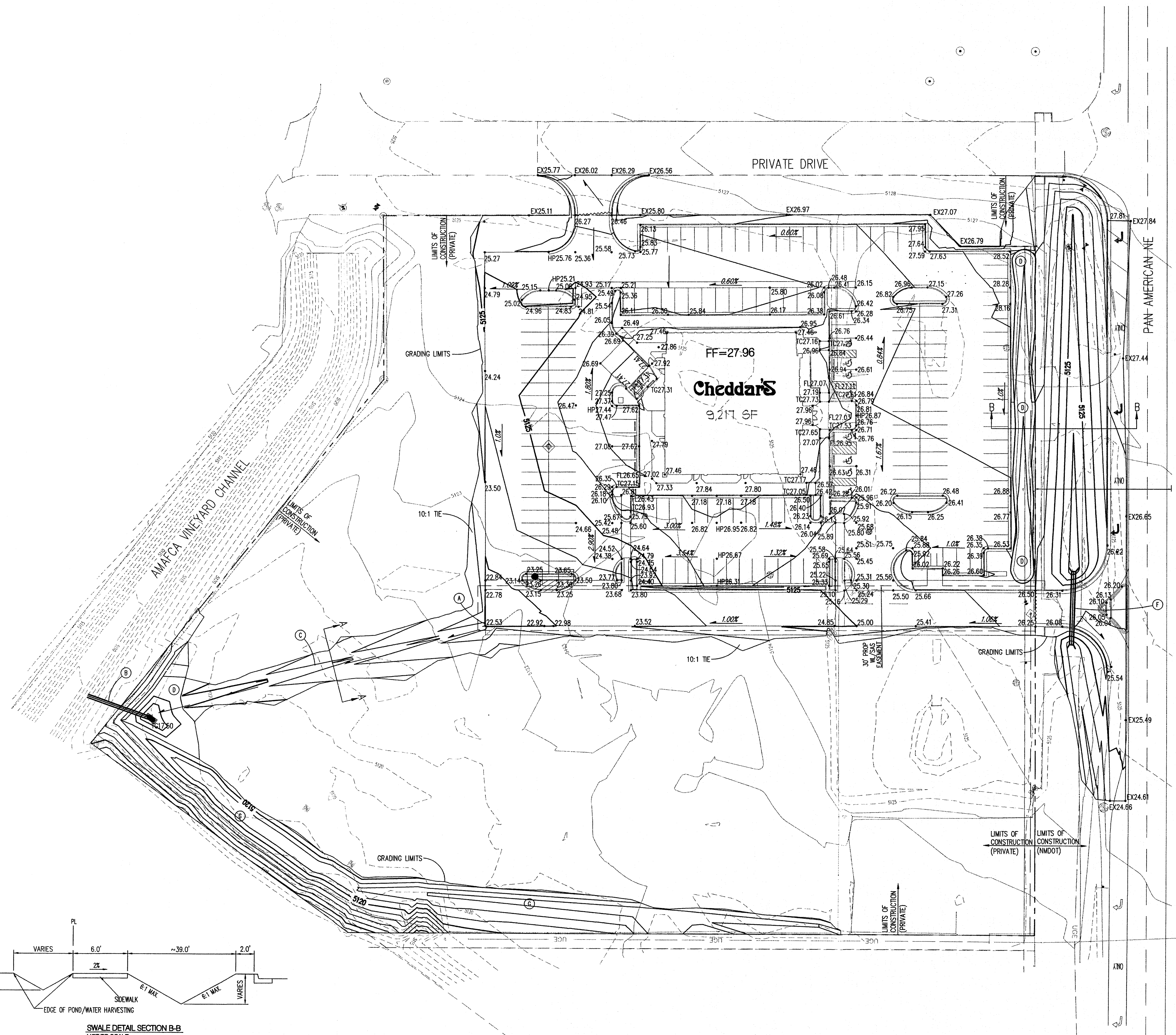
- (A) 2' WIDE CURB OPENING W/ SCREENING FENCE PER DETAIL THIS SHEET
- (B) PROPOSED INLET & 24" CULVERT
- (C) TEMPORARY SWALE TO BE CLEANED AND MAINTAINED BY PROPERTY OWNER
- (D) DEPRESSED WATER HARVESTING AREA
- (E) NOT USED
- (F) PROPOSED 30" CULVERT
- (G) TEMPORARY DRAINAGE DIVERSION BERM TO BE BUILT AND MAINTAINED UNTIL THIS AREA OF THE SITE DEVELOPS

GENERAL NOTES

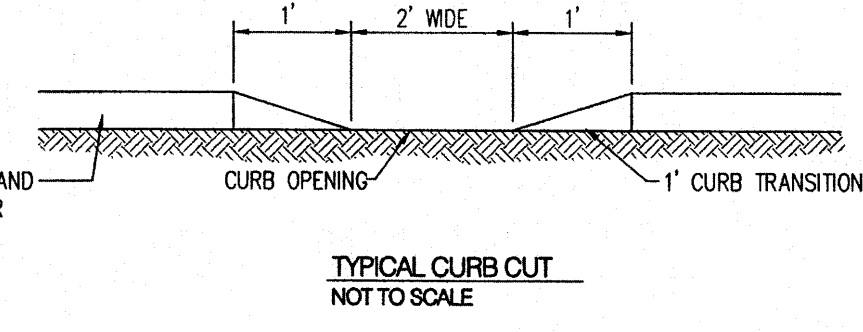
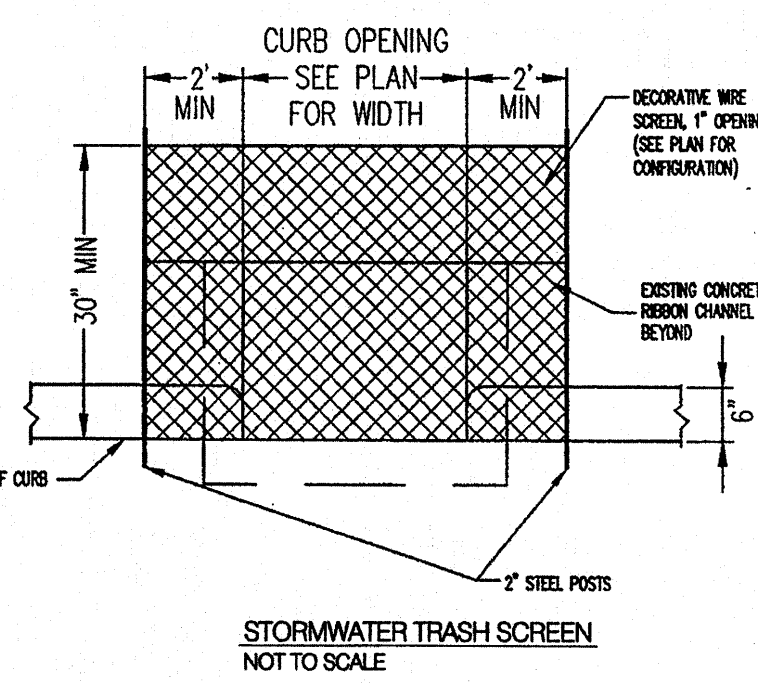
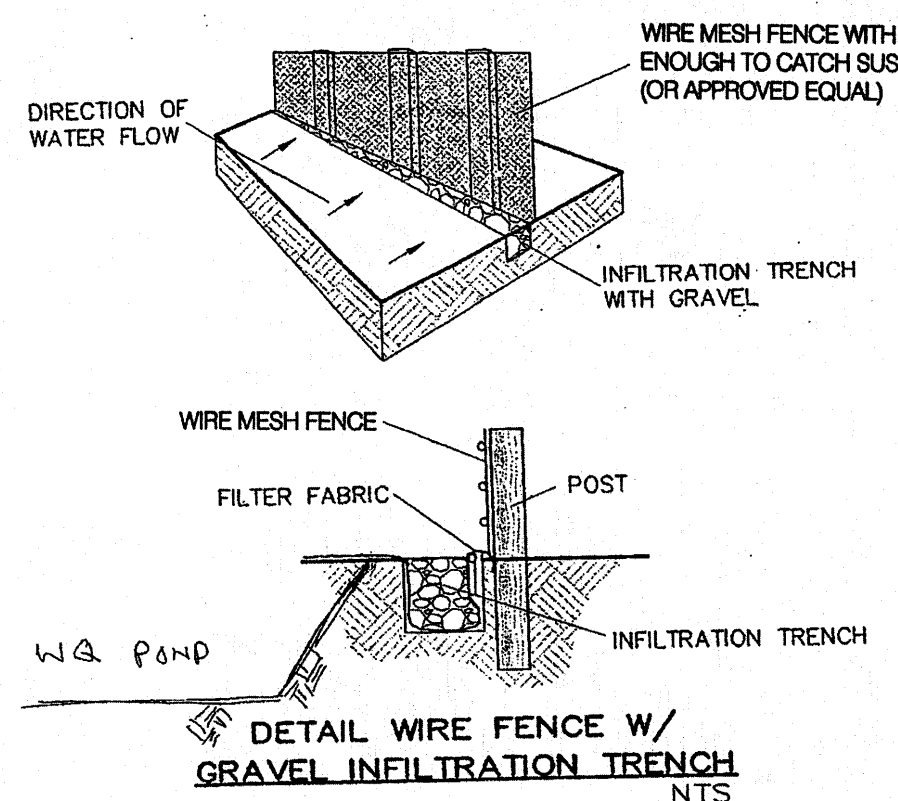
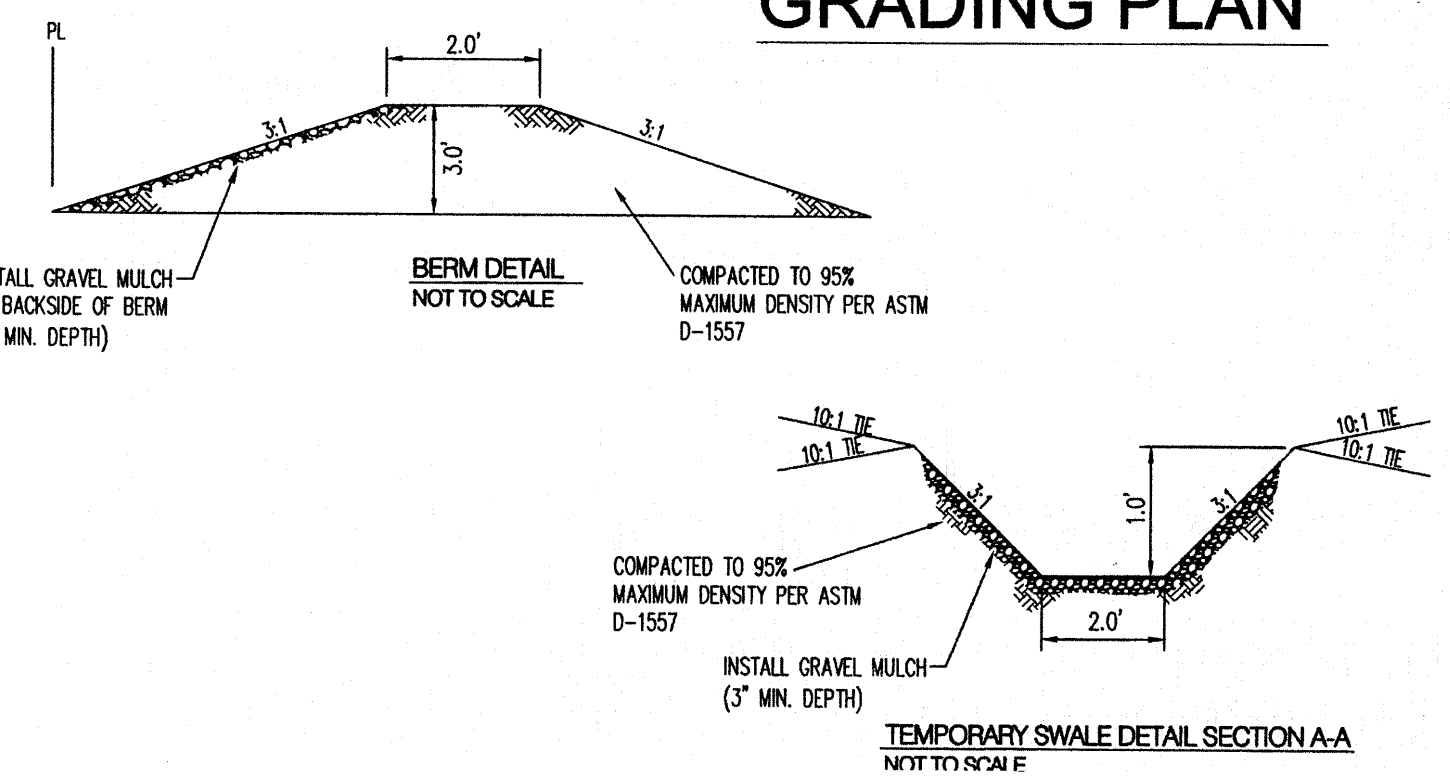
1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADEING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

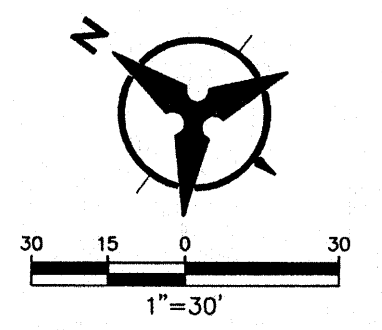


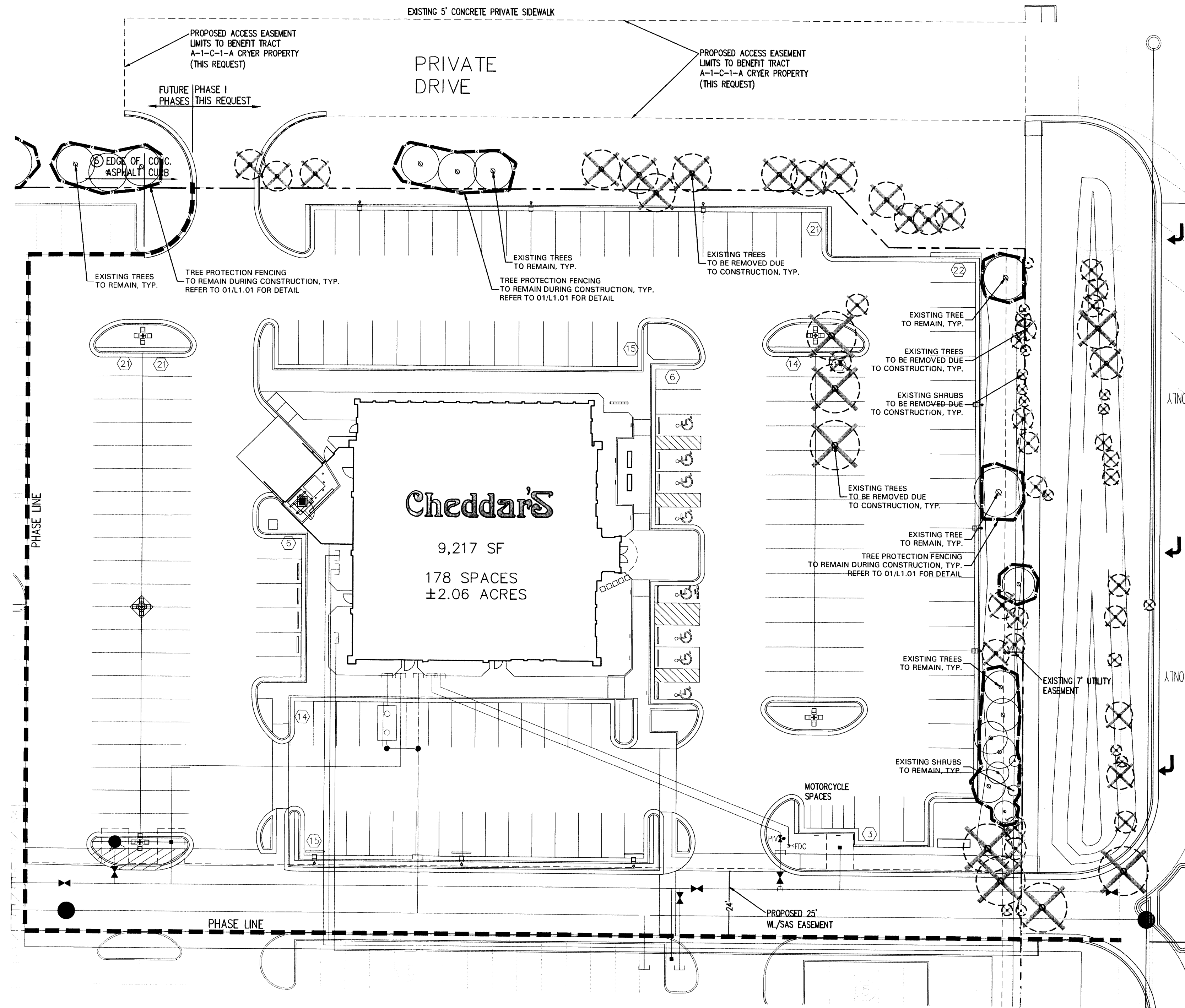
GRADING PLAN



LEGEND

---	PROPERTY LINE	---	PROPOSED INDEX CONTOURS
---	EXISTING CONTOURS	---	PROPOSED INTER CONTOURS
● 65.23	PROPOSED SPOT ELEVATION	---	PROPOSED CURB & CUTTER
---	TO-TOP OF CURB, FL-FLOW LINE	---	EASEMENT
---	TO-TOP OF CURB, BW-BOTTOM OF WALL	---	PROPOSED LIGHTING
---	EX-EXISTING, TO-TOP OF GRADE	---	PROPOSED STORM DRAIN LINE
---	PROPOSED DIRECTION OF FLOW		
---	WATER BLOCK		





PRUNING AND TRIMMING NOTES

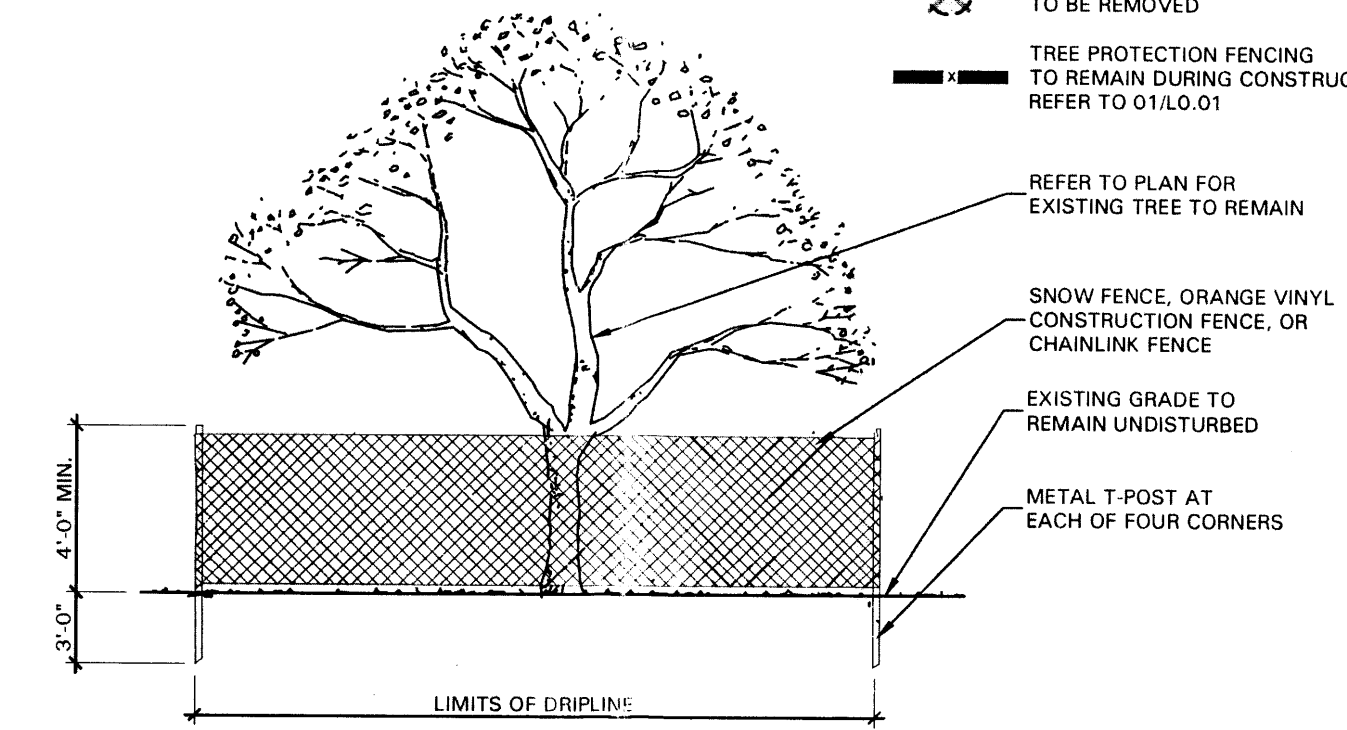
1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING THE FOLLOWING GUIDELINES.
2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
3. DO NOT 'TOP' OR 'HEAD' TREES.
4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND /OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD AND ORNAMENTAL TREES BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES AND 8'-0" HEIGHT ABOVE GRADE FOR ORNAMENTAL TREES. WHEN POSSIBLE, THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED
- EXISTING SHRUB TO REMAIN
- ⊗ EXISTING SHRUB TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01.L0.01



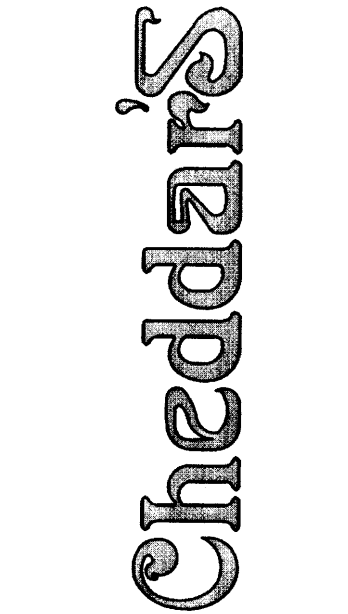
01 TREE PROTECTIVE FENCING NTS

ARCHITECT:
DAVID SCOTT WINDLE, AIA
1431 GREENWAY DRIVE
SUITE 150
IRVING, TX 75038
PHONE 972.870.1288
E-MAIL: dscottw@dstudio4.com

CLIENT:
CHEDDAR'S CASUAL CAFE
2250 W. JOHN CARPENTER FWY, SUITE 560
IRVING, TX 75038
EMAIL: www.cheddars.com



CHEDDAR'S CASUAL CAFE
4865 PAN AMERICAN WEST FWY NE
ALBUQUERQUE, NM
CLIENT: CHEDDAR'S CASUAL CAFE



DATE	DESCRIPTION
02.04.13	ISSUE FOR PERM
03.04.13	CFR COMMENTS
03.19.13	CFR COMMENTS

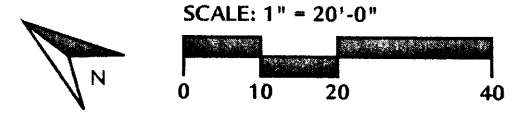
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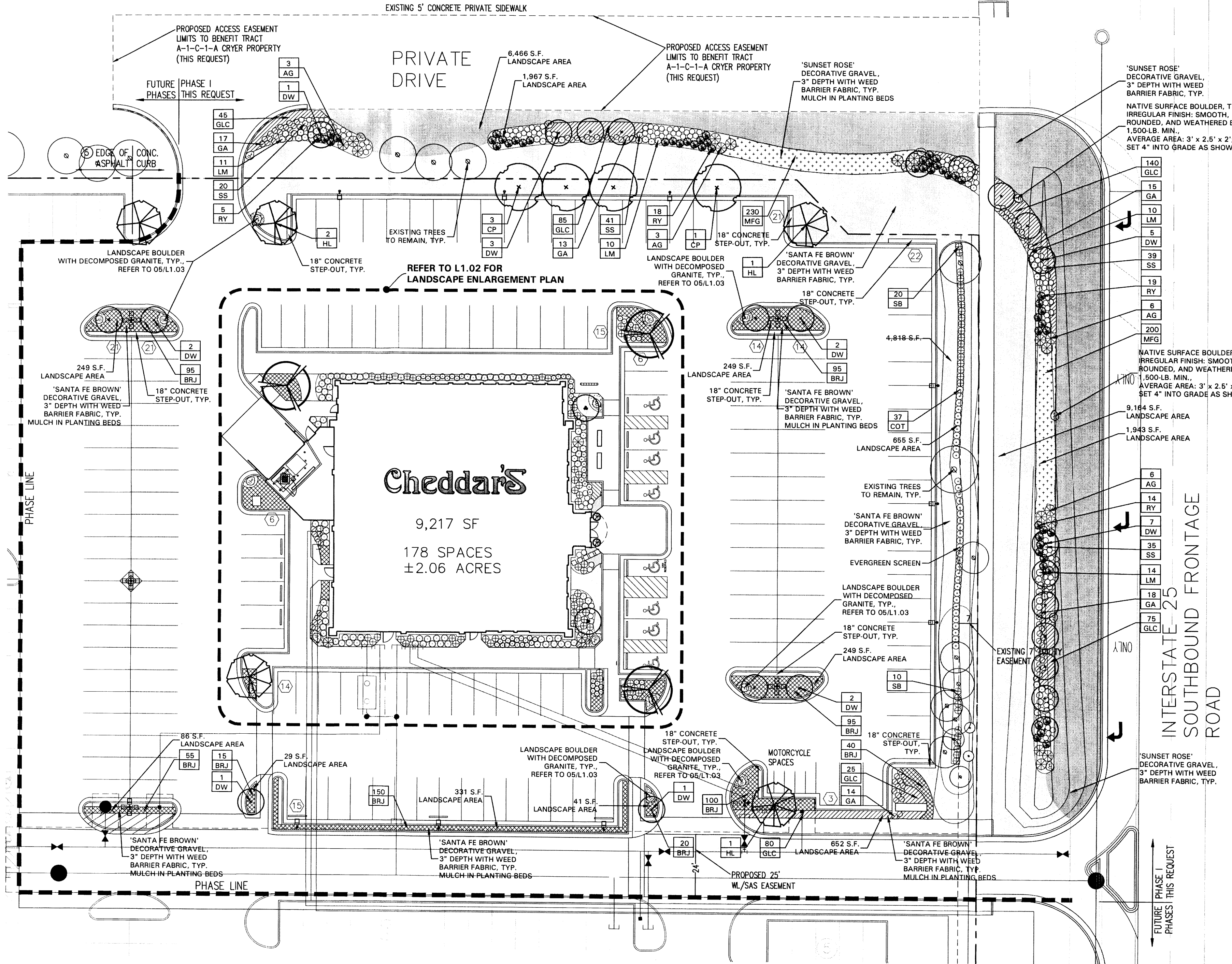
TREE PRESERVATION PLAN

L0.01

PROJECT NUMBER:
CCC12012

LANDSCAPE ARCHITECT:
KORI HAUG, ASLA, CLARB
4245 N. Central Expy
Suite 230
Dallas, Texas 75205
214.865.7192





LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS

SITE LANDSCAPE

15% of the net lot area shall be landscape.
 2. A minimum of 75% of the required landscape area shall be live vegetative matter.

Lot Area = 89,734 s.f. (2.06 AC)
 Building Area = 9,128 s.f.
 Net Lot Area = 80,606 s.f.

Required	12,091 s.f. (15%)	Provided	23,862 s.f. (37%)
			10,322 s.f. (inside property line)
			19,540 s.f. (R.O.W.)
			9,171 s.f. vegetative matter (76%)
			5,261 s.f. (inside property line)
			3,910 s.f. (R.O.W.)

PARKING AREA LANDSCAPING (176 spaces)

- One (1) tree, 2" cal. min., per (10) parking spaces.
- No parking space may be more than 100' from the trunk of a tree trunk.

Required	(18) trees, 2" cal.	Provided	(118) trees, 2" cal. min.
	Each parking space within 100' of a tree		Each parking space within 100' of a tree

PARKING SCREENING

- Where the lot is adjacent to a major street, major local street, or another street, street trees are required, with typical spacing of one (1) tree per 30' l.f.

Required	36" ht. screen	Provided	combination 24-30" ht. berm / evergreen screen
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STREET TREES

- Where the lot is adjacent to a major street, major local street, or another street, street trees are required, with typical spacing of one (1) tree per 30' l.f.

Required	(7) trees	Provided	(12) trees
----------	-----------	----------	------------

Interstate 25 Frontage Road = 213 l.f.

ALL EXISTING LANDSCAPE TO BE REMOVED AND REPLACED IN LOCATIONS INDICATED ON THIS PLAN EXCEPT WHERE NOTED TO REMAIN.

STATEMENT OF COMPLIANCE

- THE SITE PLAN SHALL BE CONSISTENT WITH THE GENERAL LANDSCAPING REGULATIONS (Article 14-16-3-10).
- ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH THE CITY OF ALBUQUERQUE'S WATER CONSERVATION LANDSCAPING ORDINANCE (Article 6-1-1-1).
- THE PROPERTY OWNER IS RESPONSIBLE FOR ALL SIDEWALK AND LANDSCAPE MAINTENANCE IN THE ADJACENT PUBLIC RIGHT-OF-WAY.
- ALL LANDSCAPE IMPROVEMENTS IN THE NMDOT RIGHT-OF-WAY AND ALL LANDSCAPING SHOWN ON THE APPROVED PLAN MUST BE MAINTAINED IN LIVING CONDITION.

PLANT LIST

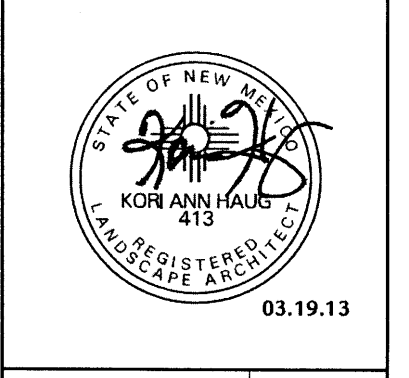
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
CT	<i>Chikopsis catalpa</i>	Chitalpa	3	2" cal.	B&B or container grown, 10' ht., 4' spread, 4' branching ht., matching mature height of 40' and spread of 40'
DW	<i>Chikopsis linearis</i>	Desert Willow	24	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min., matching mature height of 20' and spread of 25'
HL	<i>Gleditsia triacanthos 'Shadonastor'</i>	Shadonastor Honey Locust	5	3" cal.	mature height of 40' and spread of 40'
CP	<i>Pistacia chinensis</i>	Chinese Pistache	4	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching mature height of 30' and spread of 25'
VT	<i>Vitex agnus-castus</i>	Vitex	2	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min., matching mature height of 15' and spread of 10'
AG	<i>Agave parryi</i>	Parry's Agave	21	15 gal.	container full, 48" o.c.
BRJ	<i>Juriparus chinensis 'Blue Point'</i>	Blue Point Juniper	2	30" ht.	container full, 20" spread
BRJ	<i>Juriparus horizontalis 'Wilton'</i>	Blue Rug Juniper	885	1 gal.	container full, 12" spread, 18" o.c.
COT	<i>Cotoneaster glaucophyllus</i>	Grey Cotoneaster	37	5 gal.	container full, 20" spread 24" o.c.
GLC	<i>Sarcobata chamaecyparissus</i>	Gray Lavender Cotton	475	1 gal.	container full, 18" o.c., selection by Owner
DHG	<i>Parvisium akpescuoides 'Hamel'</i>	Dwarf Hamden Grass	9	5 gal.	container full, 20" spread, 24" o.c.
RS	<i>Perovskia atriplicifolia</i>	Russian Sage	57	7 gal.	container full, 20" spread, 24" o.c.
GA	<i>Abelia grandiflora</i>	Glossy Abelia	91	5 gal.	container full, 20" spread, 24" o.c.
LM	<i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly	120	5 gal.	container full, 30" o.c.
MFG	<i>Nesocleis tenuisima</i>	Mexican Feathergrass	430	1 gal.	container full, 18" o.c.
RY	<i>Hesperaloe parviflora</i>	Red Yucca	56	7 gal.	container full, 36" o.c.
SB	<i>Cytisus scoparius</i>	Scotch Broom	95	5 gal.	container full, 30" o.c.
SC	<i>Cytisus scoparius</i>	Seasonal Color	45	4" pots	container full, 12" o.c., selection by Owner
SS	<i>Artemisia filifolia</i>	Sand Sage	149	5 gal.	container full, 20" spread, 24" o.c.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

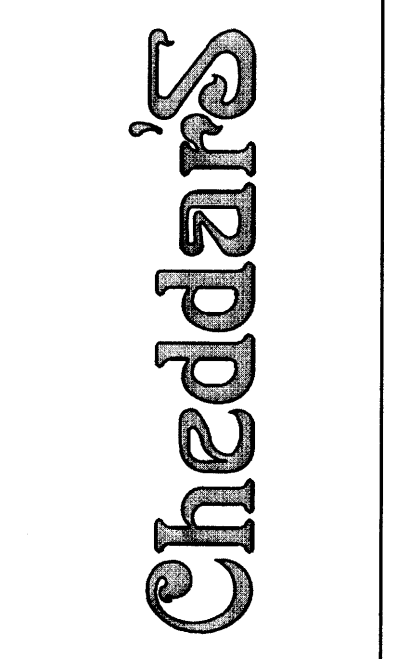
ARCHITECT:
DAVID SCOTT WINDLE, AIA

1431 GREENWAY DRIVE
 SUITE 150
 IRVING, TX 75038
 PHONE 972.870.1288
 E-MAIL: scottw@davidstudioof.com

CLIENT:
CHEDDAR'S CASUAL CAFE
 2256 W. JOHN CARPENTER FWY, SUITE 500
 IRVING, TX 75061
 EMAIL: www.cheddars.com



CHEDDAR'S CASUAL CAFE
 4865 PAN AMERICAN WEST FWY NE
 ALBUQUERQUE, NM
 CLIENT: CHEDDAR'S CASUAL CAFE



DATE	DESCRIPTION
03.18.2012	SCALE FOR PLAN
03.18.2012	QTY COMMENTS
03.18.2012	QTY COMMENTS

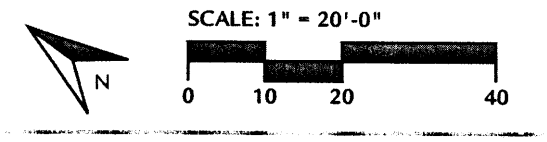
DATE	DESCRIPTION

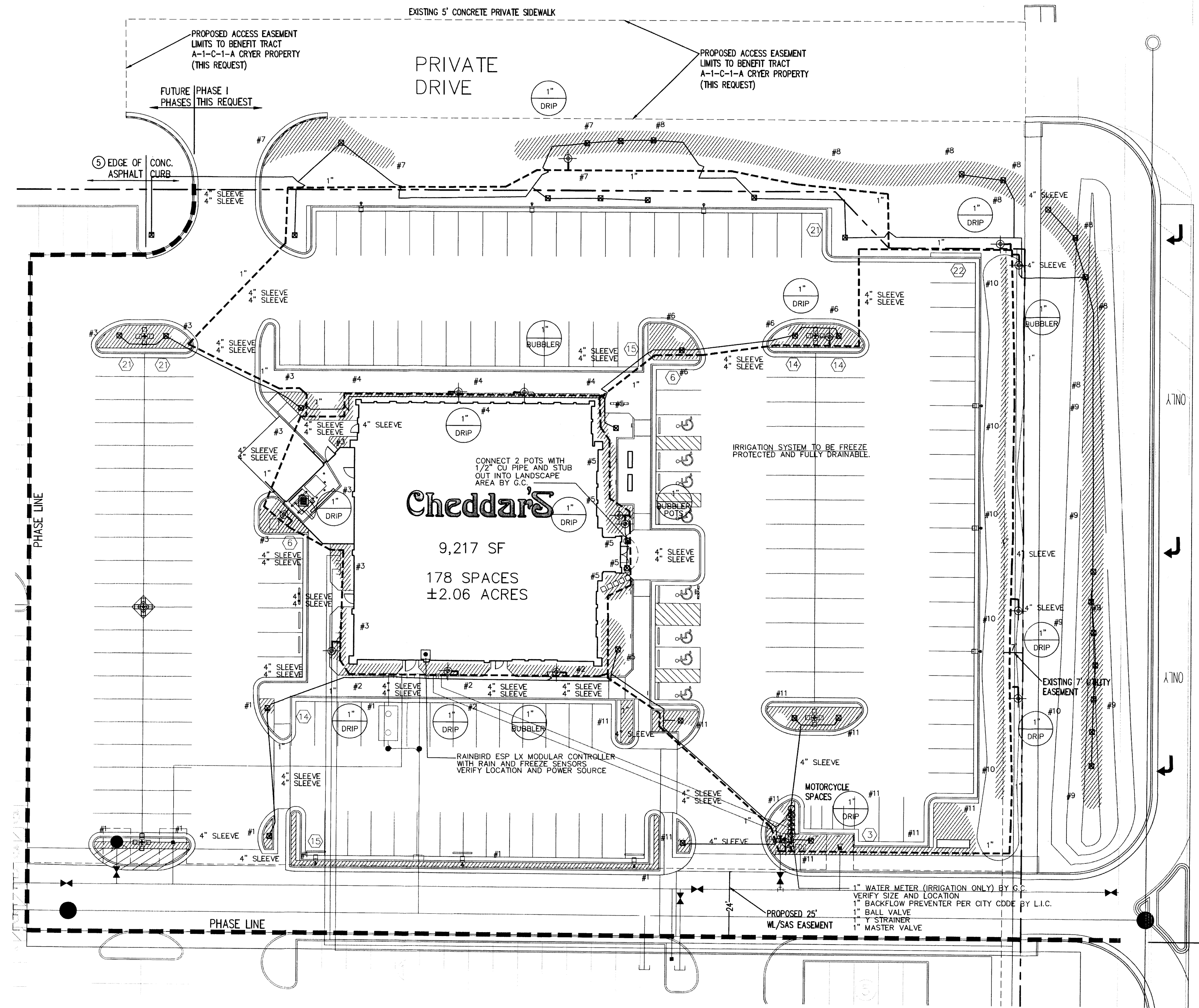
LANDSCAPE PLAN

L1.01

LANDSCAPE ARCHITECT:
 KORI HAUG, AIA, CLARB
 4245 N. Central Expy
 Suite 230
 Dallas, Texas 75205
 214.865.7192

PROJECT NUMBER:
CCC12012





SLEEVING NOTES

1. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
2. SLEEVE MATERIAL SHALL BE SCHEDULE 40 PIPE, SIZE AS INDICATED ON PLAN.
3. CONTRACTOR SHALL LAY SLEEVES AND CONDUITS AT TWENTY-FOUR (24) INCHES BELOW FINISH GRADE OF THE TOP OF PAVEMENT.
4. CONTRACTOR SHALL EXTEND SLEEVES ONE (1) FOOT BEYOND EDGE OF ALL PAVEMENT.
5. CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS.
6. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN "AS-BUILT" DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE RAINBIRD EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
4. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
5. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
6. LAWN SPRAY HEADS SHALL BE RAINBIRD 1804 INSTALLED PER DETAIL SHOWN.
7. ROTOR HEADS SHALL BE RAINBIRD 5000 INSTALLED PER DETAIL SHOWN. (WITH BUILT-IN CHECK VALVE)
8. NOZZLES SHALL BE RAINBIRD PLASTIC. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON PAVEMENT.
9. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
10. ELECTRIC CONTROL VALVES SHALL BE RAINBIRD PEB INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
11. ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
12. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5) FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
13. THE DESIGN PRESSURE IS 65 PSI.
14. ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.

IRRIGATION LEGEND

- RAINBIRD BUBBLER (2 PER TREE, TYP.)
- RAINBIRD PEB SERIES ELECTRIC VALVE
- CONTROLLER, SIZE AS INDICATED
- WATER METER, SIZE AS INDICATED WITH D.C.A., SIZE AS INDICATED
- PVC SCHEDULE 40 SLEEVING
- PVC CLASS 200 MAINLINE
- PVC CLASS 200 LATERAL LINE
- VALVE SIZE
- GPM
- NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED. INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- NETAFIM DISC FILTER #DF100-080 NETAFIM PRESSURE REGULATOR #PRV15025. INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

BUBBLER PIPING CHART

NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	1/2"
6 - 10	3/4"
11 - 20	1"
21 - 30	1 1/2"
31 - 40	1 3/4"

ARCHITECT:
DAVID SCOTT WINDLE, AIA

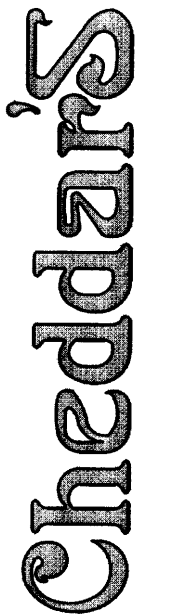
1431 GREENWAY DRIVE
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03.19.13
CHEDDAR'S CASUAL CAFE
2250 W. JOHN CARPENTER FWY, SUITE 560
IRVING, TX 75063
EMAIL: www.cheddars.com



CHEDDAR'S CASUAL CAFE

4865 PAN AMERICAN WEST FWY NE
ALBUQUERQUE, NM
CLIENT: CHEDDAR'S CASUAL CAFE



DATE	DESCRIPTION
12.26.12	FINAL FOR PERM
03.05.2013	CITY COMMENTS
03.19.2013	CITY COMMENTS

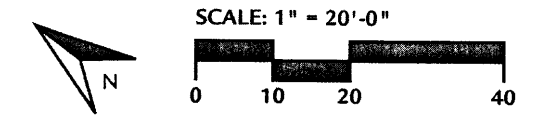
DATE	DESCRIPTION

IRRIGATION PLAN

L2.01

PROJECT NUMBER:
CCC12012

LANDSCAPE ARCHITECT:
KORI HAUG, ASLA, CLARB
4245 N. Central Expy
Suite 230
Dallas, Texas 75205
214.865.7192



GRADING KEYED NOTES

- (A) 2' WIDE CURB OPENING W/ WIRE MESH FENCE PER DETAIL THIS SHEET
- (B) PROPOSED INLET & 24" CULVERT
- (C) TEMPORARY SWALE TO BE CLEANED AND MAINTAINED BY PROPERTY OWNER
- (D) DEPRESSED WATER HARVESTING AREA
- (E) NOT USED
- (F) PROPOSED 30" CULVERT
- (G) TEMPORARY DRAINAGE DIVERSION BERM TO BE BUILT AND MAINTAINED UNTIL THIS AREA OF THE SITE DEVELOPS

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

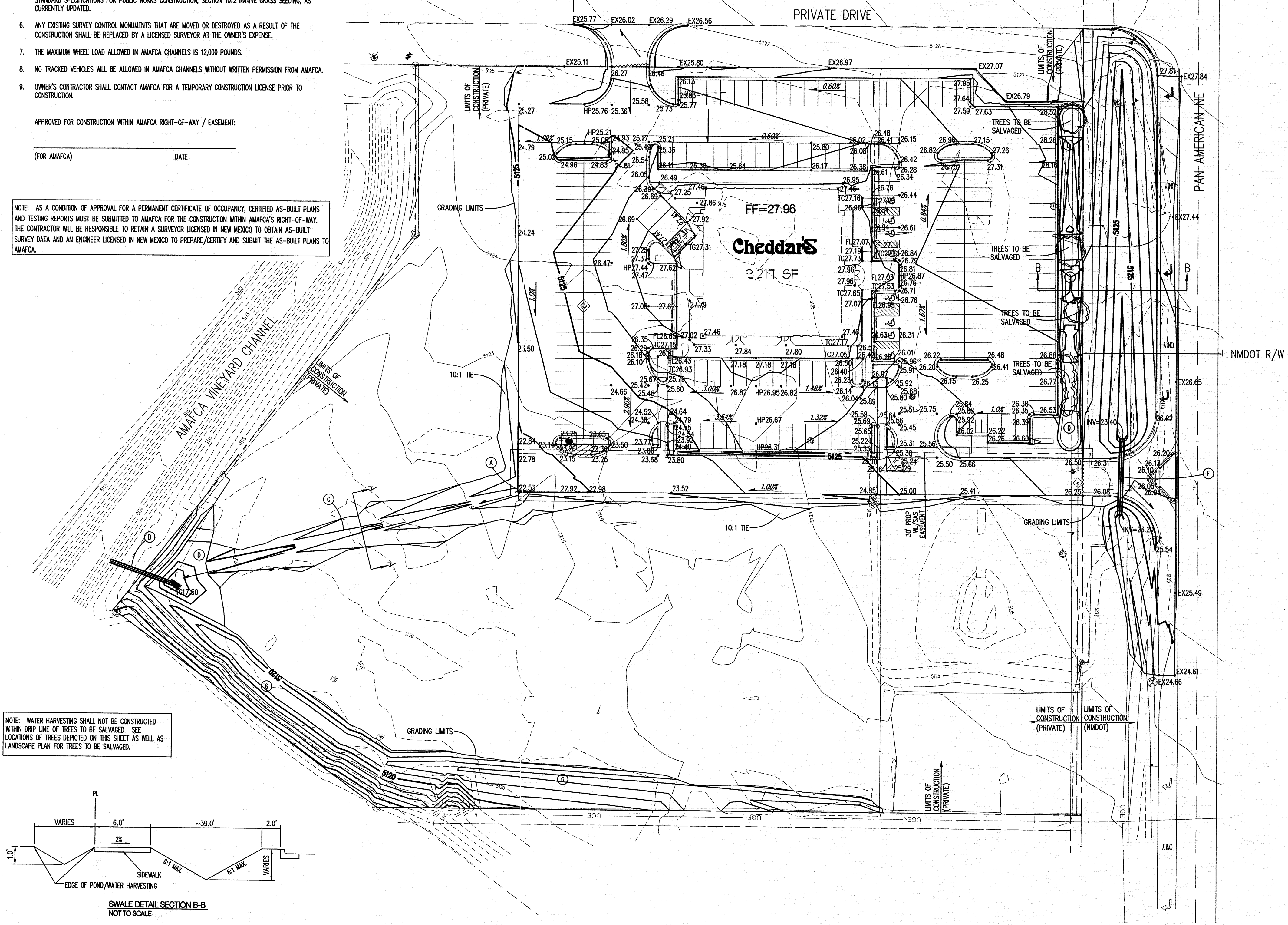
1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
11. WATER HARVESTING SHOULD BE UTILIZED IN LANDSCAPE AREAS SUCH AS PARKING ISLANDS IN LOCATION FURTHER THAN 10' AWAY FROM BUILDING WHERE APPLICABLE.

- NOTES FOR WORK IN AMAFCA R/W OR EASEMENT
1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W AT 884-2215.
 2. NO WORK WILL BE PERFORMED IN THE AMAFCA R/W BETWEEN MAY 15 AND OCTOBER 15 WITHOUT WRITTEN PERMISSION FROM AMAFCA.
 3. ALL SUBGRADE, BACKFILL AND EMBANKMENT SHALL BE COMPACTED TO 95% (MODIFIED PROCTOR) WITHIN THE AMAFCA R/W. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA FIELD ENGINEER.
 4. AMAFCA FIELD ENGINEER WILL BE NOTIFIED 48 HOURS PRIOR TO FINAL INSPECTION OF ANY FACILITIES WITHIN THE AMAFCA R/W.
 5. ALL DISTURBED GROUND AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 1012 NATIVE GRASS SEEDING, AS CURRENTLY UPDATED.
 6. ANY EXISTING SURVEY CONTROL MONUMENTS THAT ARE MOVED OR DESTROYED AS A RESULT OF THE CONSTRUCTION SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE OWNER'S EXPENSE.
 7. THE MAXIMUM WHEEL LOAD ALLOWED IN AMAFCA CHANNELS IS 12,000 POUNDS.
 8. NO TRACKED VEHICLES WILL BE ALLOWED IN AMAFCA CHANNELS WITHOUT WRITTEN PERMISSION FROM AMAFCA.
 9. OWNER'S CONTRACTOR SHALL CONTACT AMAFCA FOR A TEMPORARY CONSTRUCTION LICENSE PRIOR TO CONSTRUCTION.

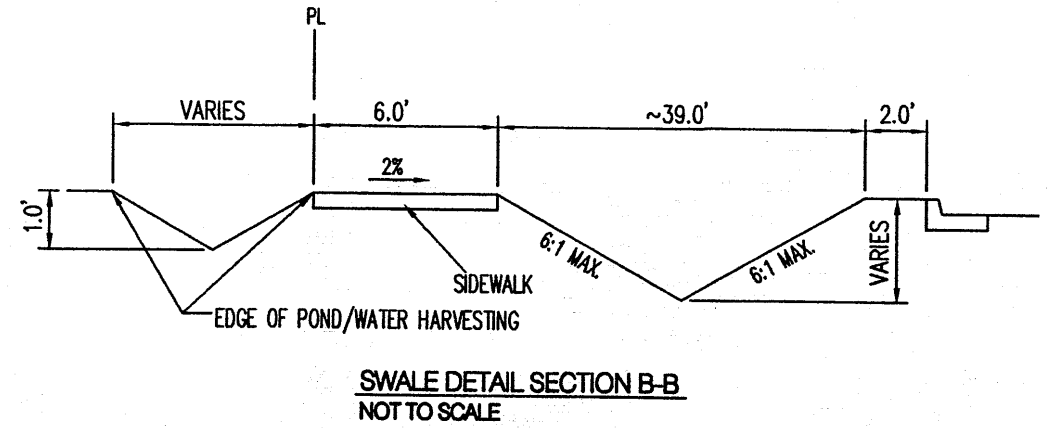
APPROVED FOR CONSTRUCTION WITHIN AMAFCA RIGHT-OF-WAY / EASEMENT:

(FOR AMAFCA) _____ DATE _____

NOTE: AS A CONDITION OF APPROVAL FOR A PERMANENT CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILT PLANS AND TESTING REPORTS MUST BE SUBMITTED TO AMAFCA FOR THE CONSTRUCTION WITHIN AMAFCA'S RIGHT-OF-WAY. THE CONTRACTOR WILL BE RESPONSIBLE TO RETAIN A SURVEYOR LICENSED IN NEW MEXICO TO OBTAIN AS-BUILT SURVEY DATA AND AN ENGINEER LICENSED IN NEW MEXICO TO PREPARE/CERTIFY AND SUBMIT THE AS-BUILT PLANS TO AMAFCA.

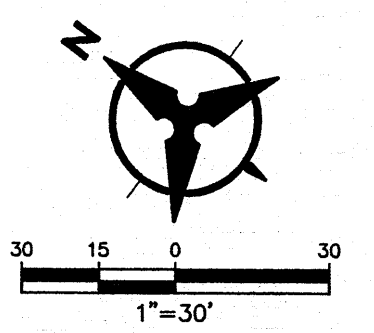
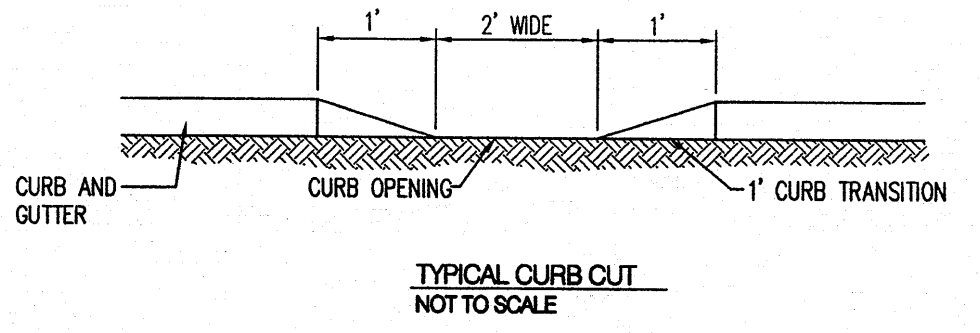
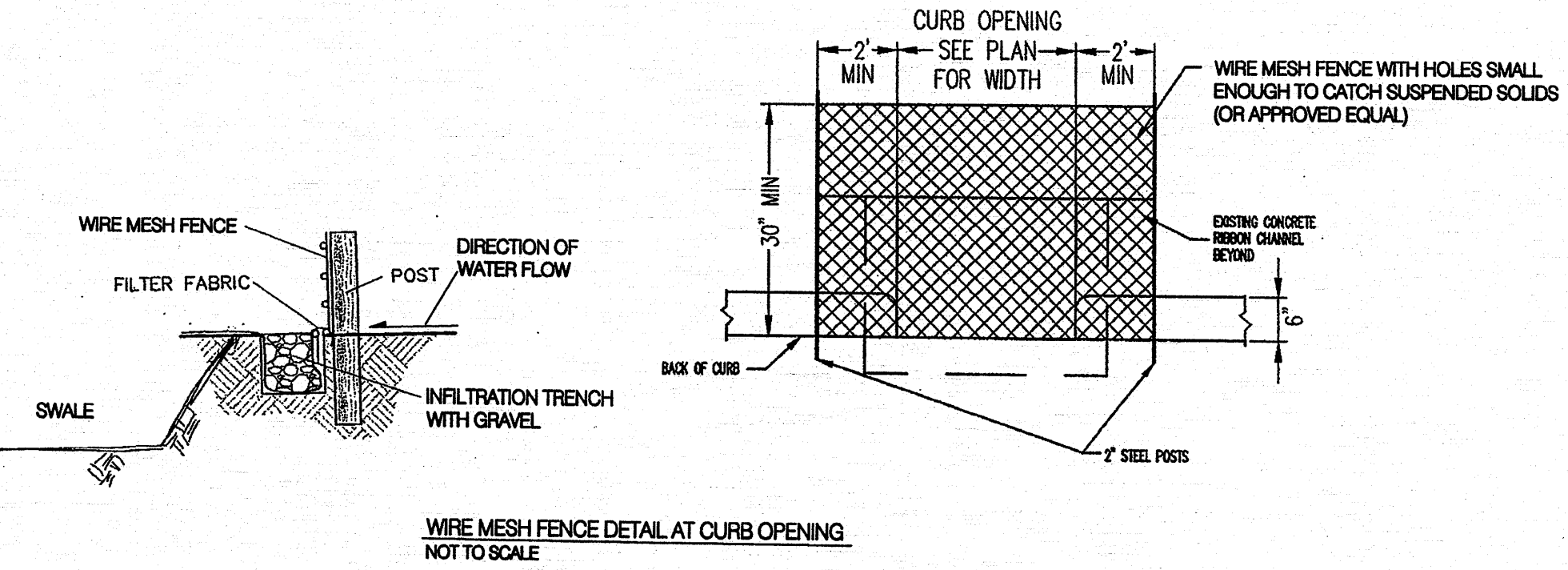
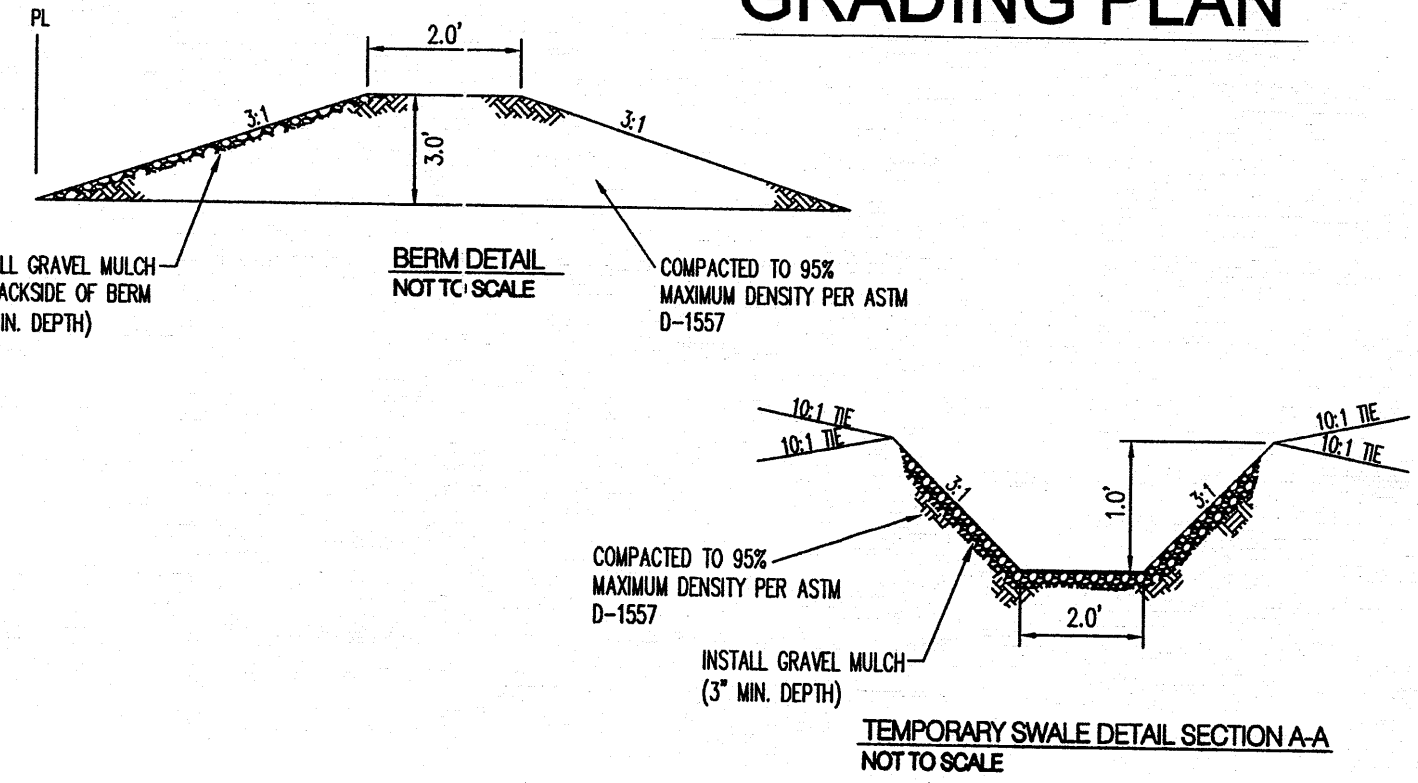


NOTE: WATER HARVESTING SHALL NOT BE CONSTRUCTED WITHIN DRIP LINE OF TREES TO BE SALVAGED. SEE LOCATIONS OF TREES DEPICTED ON THIS SHEET AS WELL AS LANDSCAPE PLAN FOR TREES TO BE SALVAGED.



GRADING PLAN

- LEGEND**
- PROPERTY LINE
 - - - - - 5.301 - - - - - EXISTING CONTOURS
 - 65.23 PROPOSED SPOT ELEVATION
 - TO-TOP OF CURB, FL=FLOW LINE
 - TH=TOP OF WALL, BW=BOTTOM OF WALL
 - EX=EXISTING, TO=TOP OF GRADE
 - S=2.0% PROPOSED DIRECTION OF FLOW
 - WATER BLOCK
 - 5.00' PROPOSED INDEX CONTOURS
 - PROPOSED INTER CONTOURS
 - PROPOSED CURB & GUTTER
 - EASEMENT
 - PROPOSED LIGHTING
 - SD PROPOSED STORM DRAIN LINE
 - INSTALL GRAVEL MULCH ON BACKSIDE OF BERM (3" MIN. DEPTH)
 - COMPACTED TO 95% MAXIMUM DENSITY PER ASTM D-1557
 - 10:1 SLOPE
 - 10:1 SLOPE
 - 2.0' WIRE MESH FENCE
 - FILTER FABRIC
 - POST
 - DIRECTION OF WATER FLOW
 - INFILTRATION TRENCH WITH GRAVEL
 - SWALE
 - 30" MIN CURB OPENING
 - SEE PLAN FOR WIDTH
 - 2' MIN
 - 2' MIN
 - WIRE MESH FENCE WITH HOLES SMALL ENOUGH TO CATCH SUSPENDED SOLIDS (OR APPROVED EQUIV.)
 - EXISTING CONCRETE PAVEMENT
 - 2" STEEL POSTS
 - 1' CURB TRANSITION
 - CURB AND GUTTER
 - CURB OPENING
 - TYPICAL CURB CUT
 - NOT TO SCALE



CHEDDAR'S CASUAL CAFE

4805 PAN AMERICAN WEST FWY NE
ALBUQUERQUE, NM
CLIENT: CHEDDAR'S CASUAL CAFE



DATE	DESCRIPTION
12.20.12	ISSUE FOR PERMIT
3/13/13	DBS COMMENTS

GRADING PLAN

NOTES FOR WORK IN AMAFCA R/W OR EASEMENT

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W AT 884-2215.
2. NO WORK WILL BE PERFORMED IN THE AMAFCA R/W BETWEEN MAY 15 AND OCTOBER 15 WITHOUT WRITTEN PERMISSION FROM AMAFCA.
3. ALL SUBGRADE, BACKFILL AND EMBANKMENT SHALL BE COMPACTED TO 95% (MODIFIED PROCTOR) WITHIN THE AMAFCA R/W. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA FIELD ENGINEER.
4. AMAFCA FIELD ENGINEER WILL BE NOTIFIED 48 HOURS PRIOR TO FINAL INSPECTION OF ANY FACILITIES WITHIN THE AMAFCA R/W.
5. ALL DISTURBED GROUND AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 1012 NATIVE GRASS SEEDING, AS CURRENTLY UPDATED.
6. ANY EXISTING SURVEY CONTROL MONUMENTS THAT ARE MOVED OR DESTROYED AS A RESULT OF THE CONSTRUCTION SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE OWNER'S EXPENSE.
7. THE MAXIMUM WHEEL LOAD ALLOWED IN AMAFCA CHANNELS IS 12,000 POUNDS.
8. NO TRACKED VEHICLES WILL BE ALLOWED IN AMAFCA CHANNELS WITHOUT WRITTEN PERMISSION FROM AMAFCA.
9. OWNER'S CONTRACTOR SHALL CONTACT AMAFCA FOR A TEMPORARY CONSTRUCTION LICENSE PRIOR TO CONSTRUCTION.

APPROVED FOR CONSTRUCTION WITHIN AMAFCA RIGHT-OF-WAY / EASEMENT:

(FOR AMAFCA) DATE

NOTE: CERTIFIED AS-BUILT PLANS AND TESTING REPORTS MUST BE SUBMITTED TO AMAFCA FOR THE CONSTRUCTION WITHIN AMAFCA'S RIGHT-OF-WAY. THE CONTRACTOR WILL BE RESPONSIBLE TO RETAIN A SURVEYOR LICENSED IN NEW MEXICO TO OBTAIN AS-BUILT SURVEY DATA AND AN ENGINEER LICENSED IN NEW MEXICO TO PREPARE/CERTIFY AND SUBMIT THE AS-BUILT PLANS TO AMAFCA.

GRADING KEYED NOTES

- (A) 2' WIDE CURB OPENING W/ WIRE MESH FENCE PER DETAIL THIS SHEET
- (B) PROPOSED INLET & 24" CULVERT
- (C) TEMPORARY SWALE TO BE CLEANED AND MAINTAINED BY PROPERTY OWNER
- (D) DEPRESSED WATER HARVESTING AREA
- (E) NOT USED
- (F) PROPOSED 30" CULVERT
- (G) TEMPORARY DRAINAGE DIVERSION BERM TO BE BUILT AND MAINTAINED UNTIL THIS AREA OF THE SITE DEVELOPS

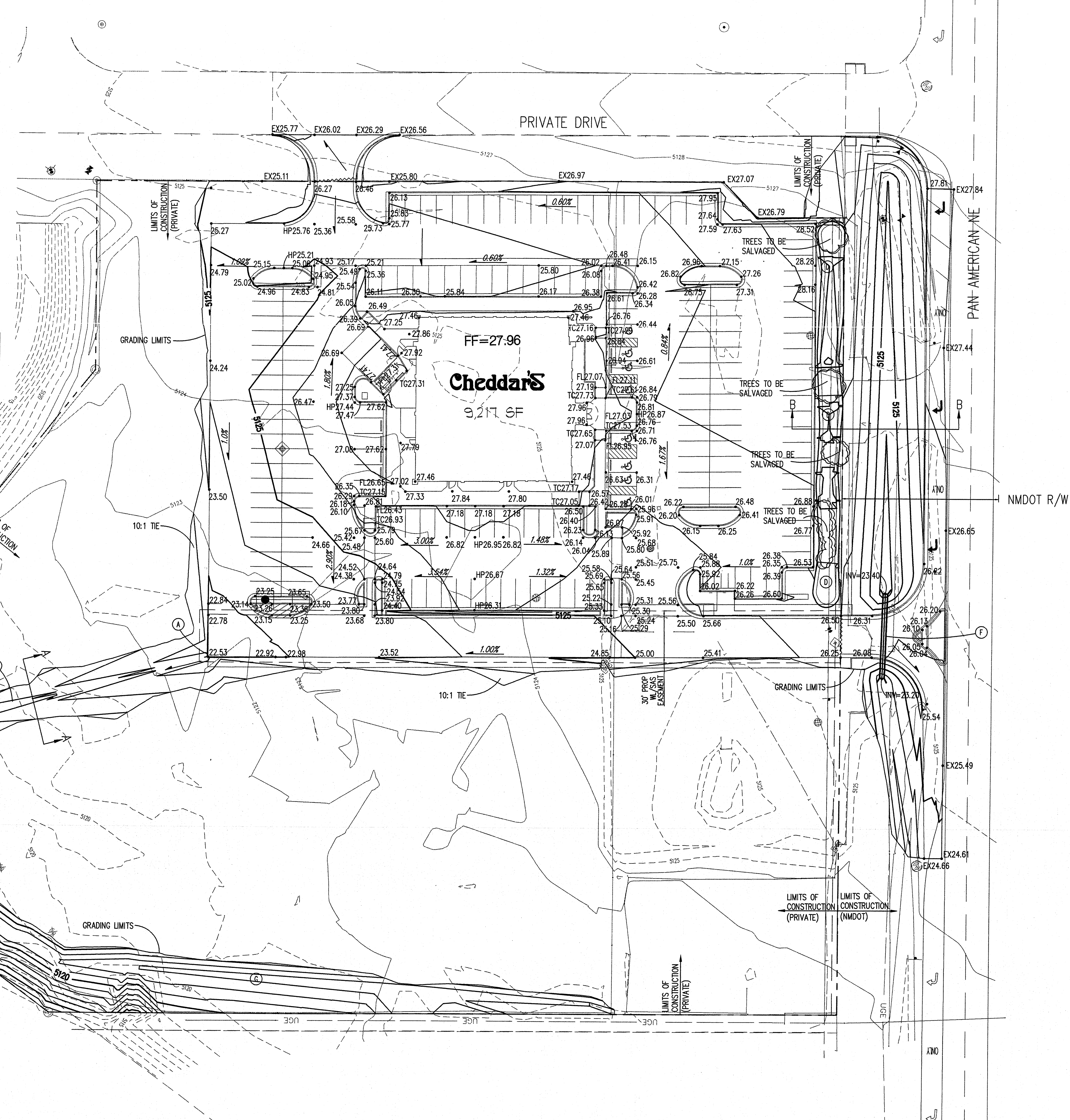
PROJECT #: 1008519
APP#: 12-18-13

GENERAL NOTES

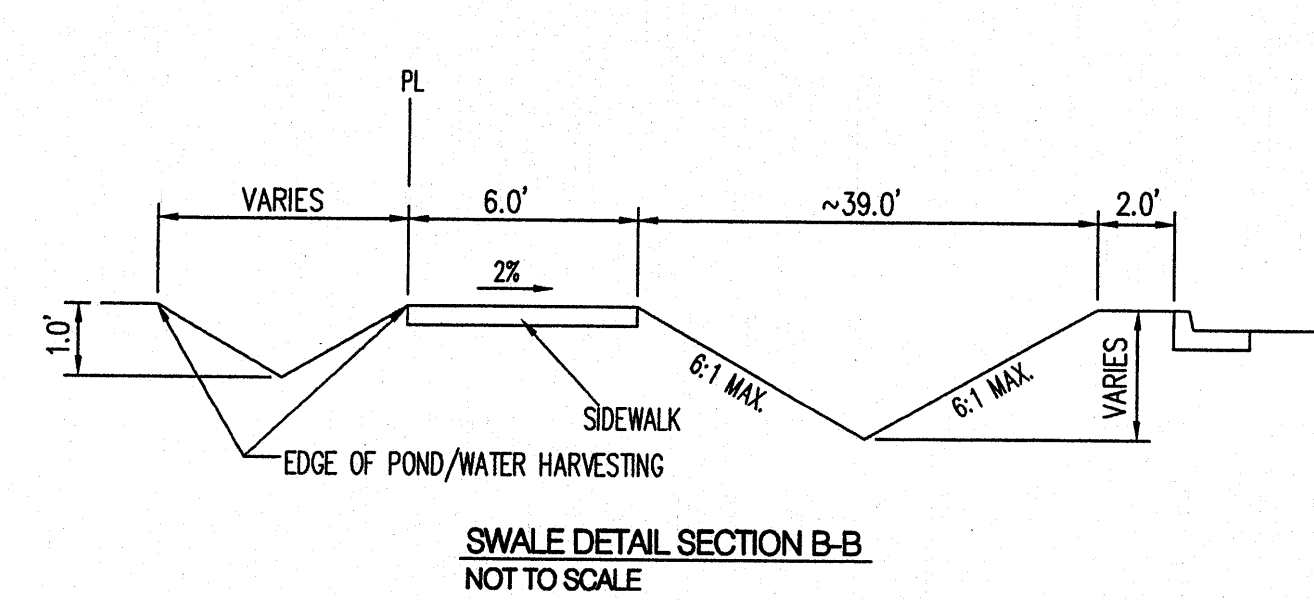
1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. WHERE A CONFLICT EXISTS, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADEING, TOPSOIL, DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
11. WATER HARVESTING SHOULD BE UTILIZED IN LANDSCAPE AREAS SUCH AS PARKING ISLANDS IN LOCATION FURTHER THAN 10' AWAY FROM BUILDING WHERE APPLICABLE.

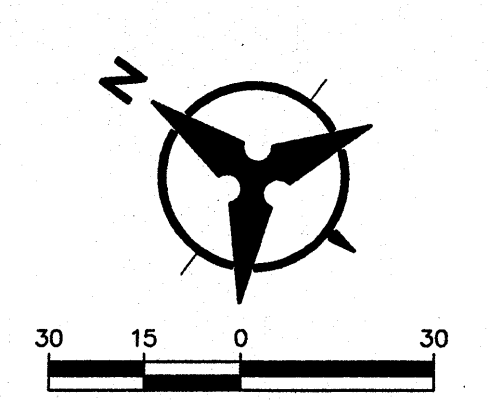
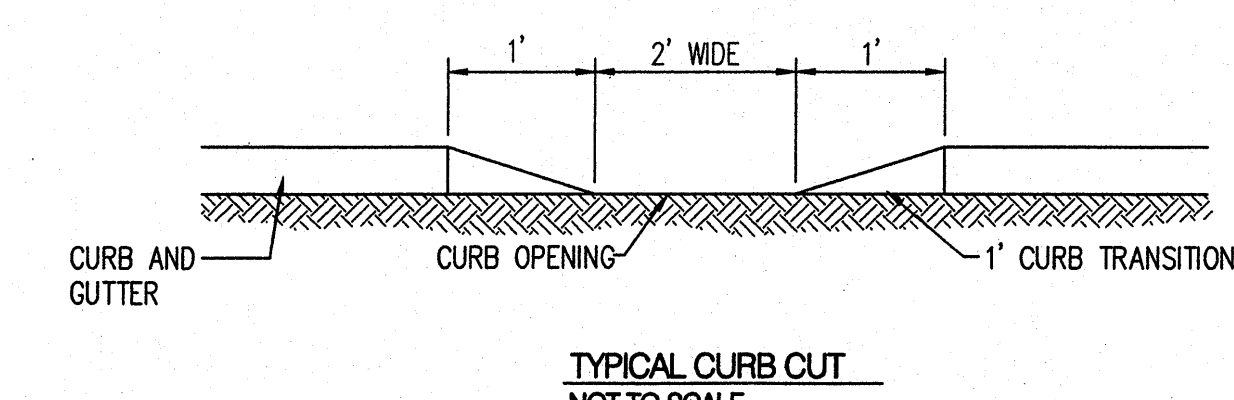
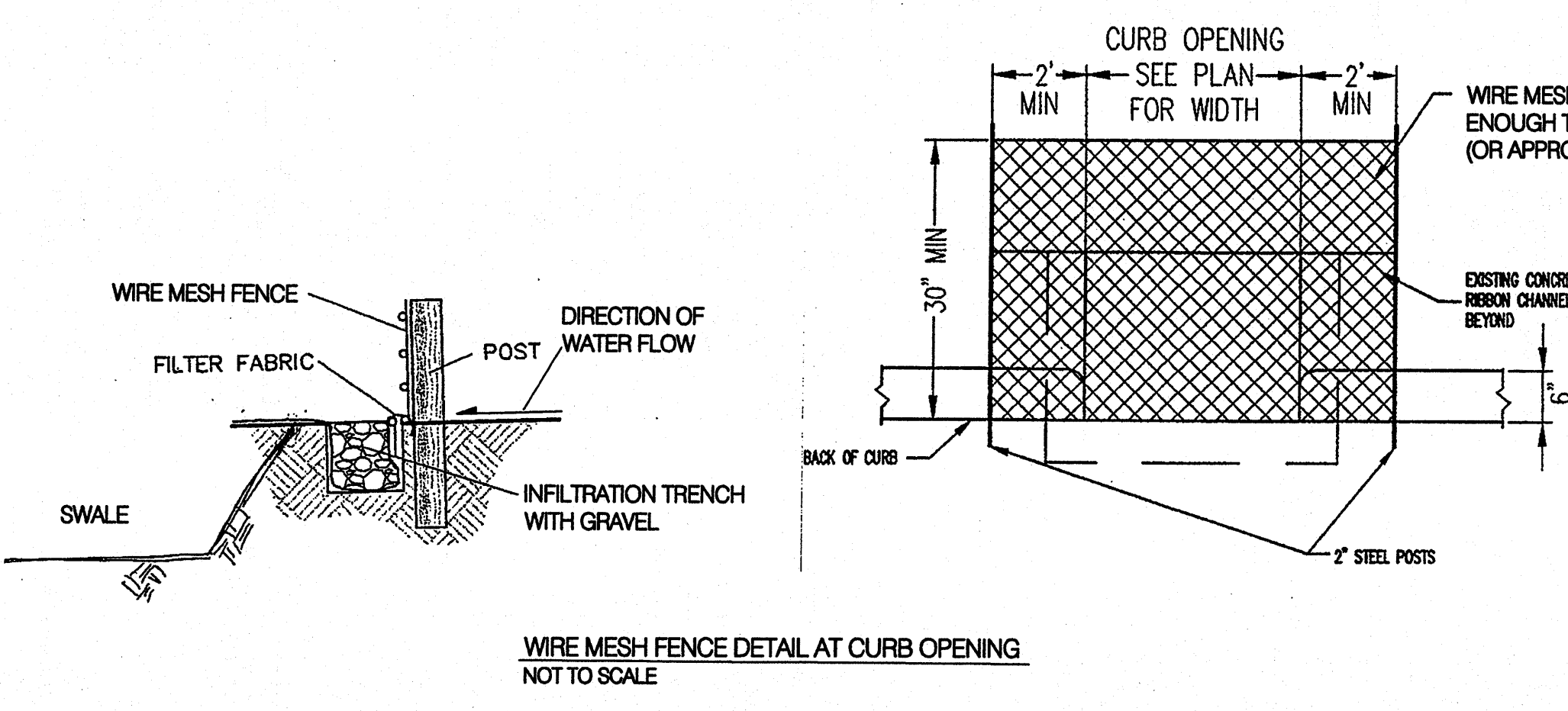
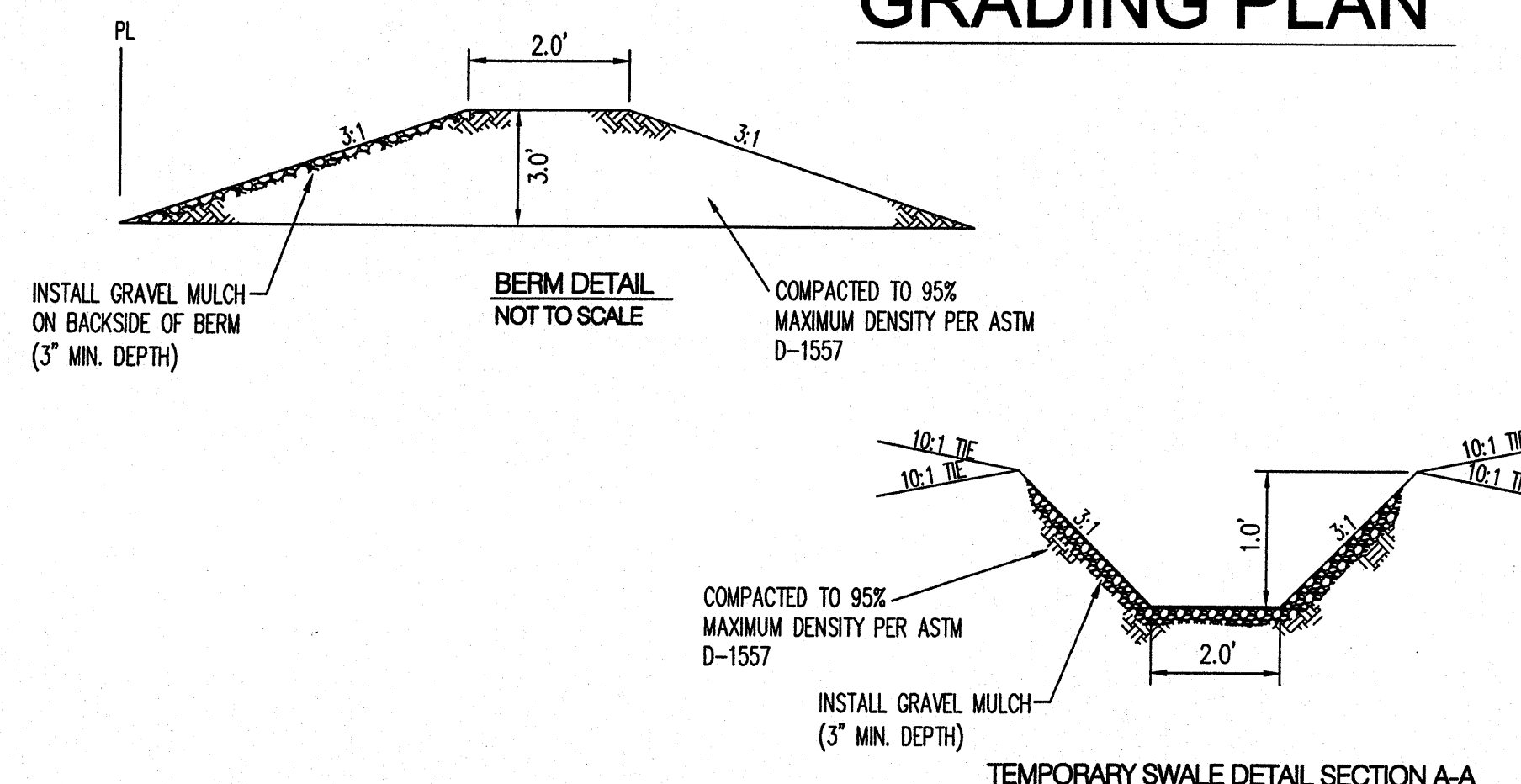


NOTE: WATER HARVESTING SHALL NOT BE CONSTRUCTED WITHIN DRIP LINE OF TREES TO BE SALVAGED. SEE LOCATIONS OF TREES DEPICTED ON THIS SHEET AS WELL AS LANDSCAPE PLAN FOR TREES TO BE SALVAGED.



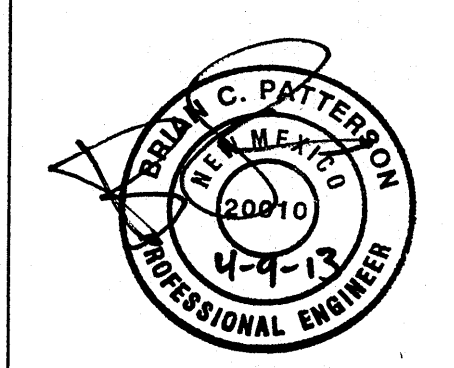
GRADING PLAN

- LEGEND
- PROPERTY LINE
 - 5301--- EXISTING CONTOURS
 - 85.23 PROPOSED SPOT ELEVATION
 - 5.2.0.2% PROPOSED DIRECTION OF FLOW
 - WATER BLOCK
 - 5305--- PROPOSED INDEX CONTOURS
 - PROPOSED INTER CONTOURS
 - PROPOSED CURB & GUTTER
 - EASEMENT
 - ⊕ PROPOSED LIGHTING
 - SD --- PROPOSED STORM DRAIN LINE

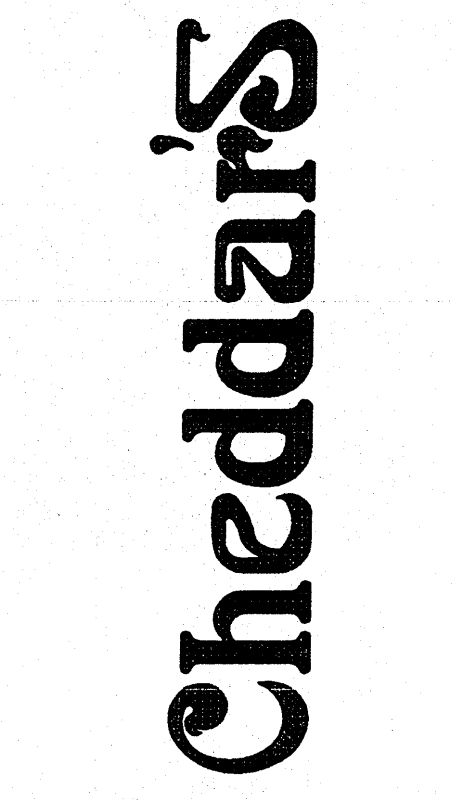


ARCHITECT:
DAVID SCOTT WINDLE, AIA

1431 GREENWAY DRIVE
SUITE 100
IRVING, TX 75038
PHONE 972.870.1288
E-MAIL: scottw@dsaiusa.com



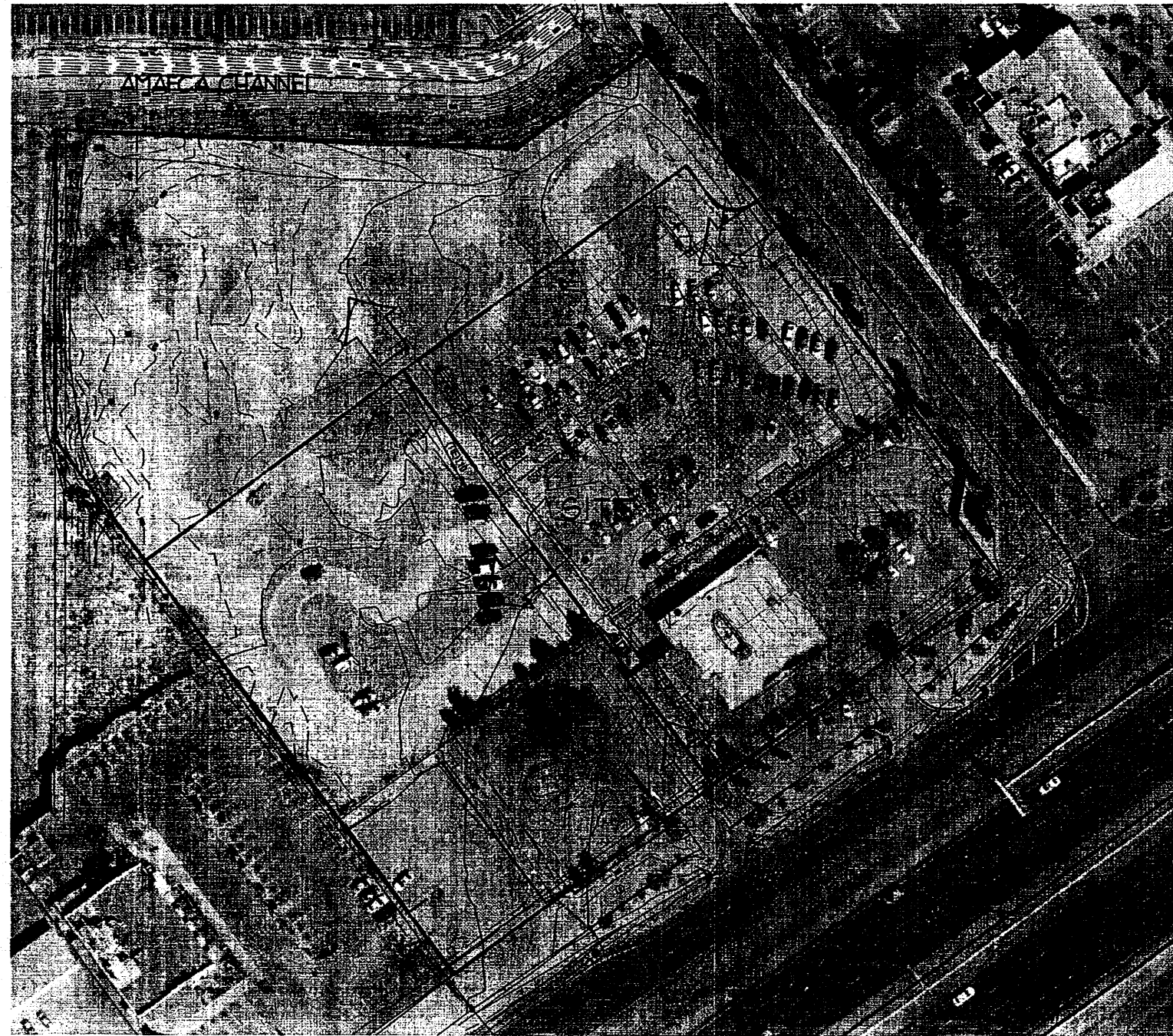
CHEDDAR'S CASUAL CAFE
4685 PAN AMERICAN WEST FWY NE
ALBUQUERQUE, NM
CLIENT: CHEDDAR'S CASUAL CAFE



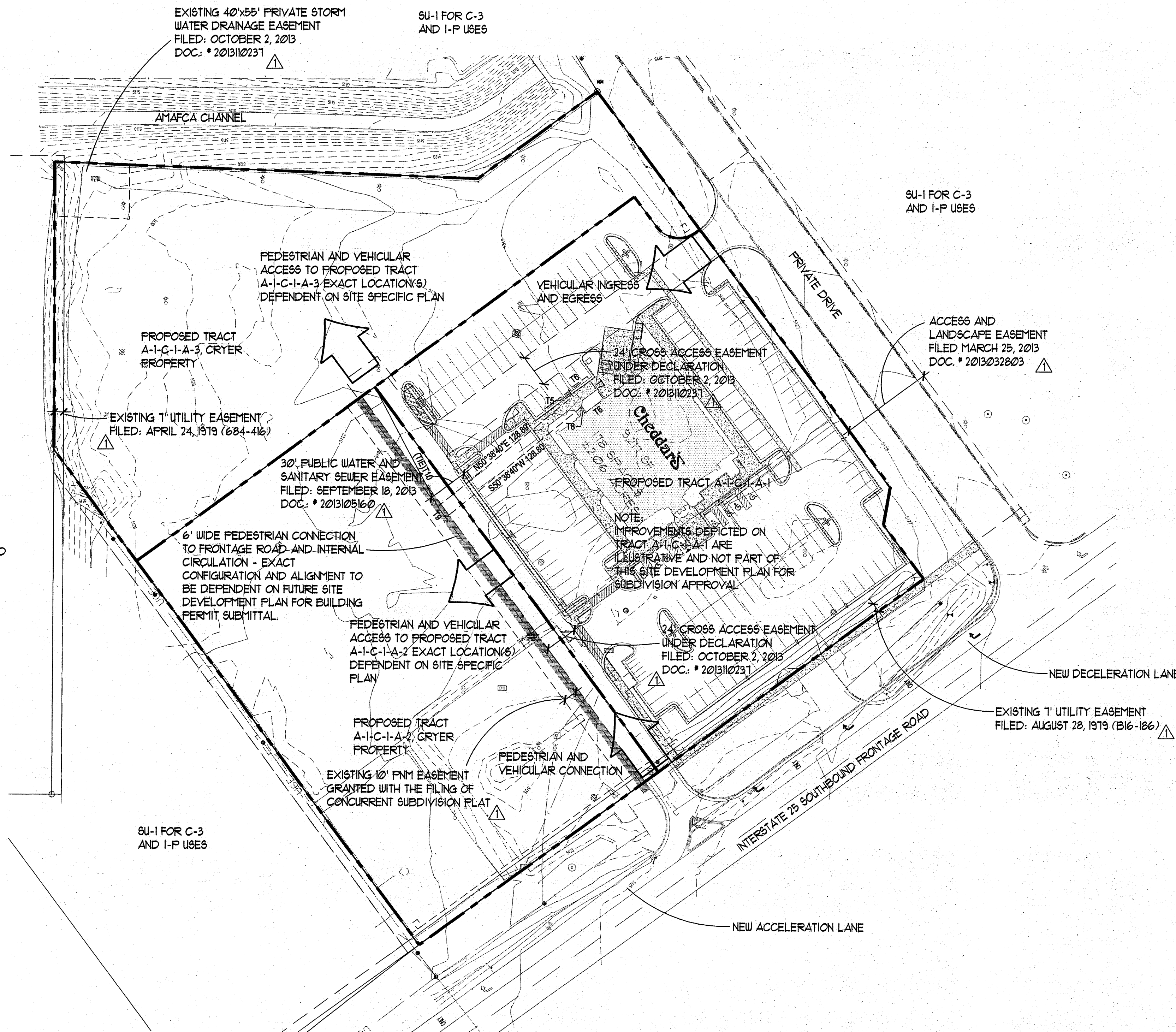
DATE	DESCRIPTION
12/20/12	ISSUE FOR PERMIT

DATE	DESCRIPTION
3/7/13	DRG COMMENTS

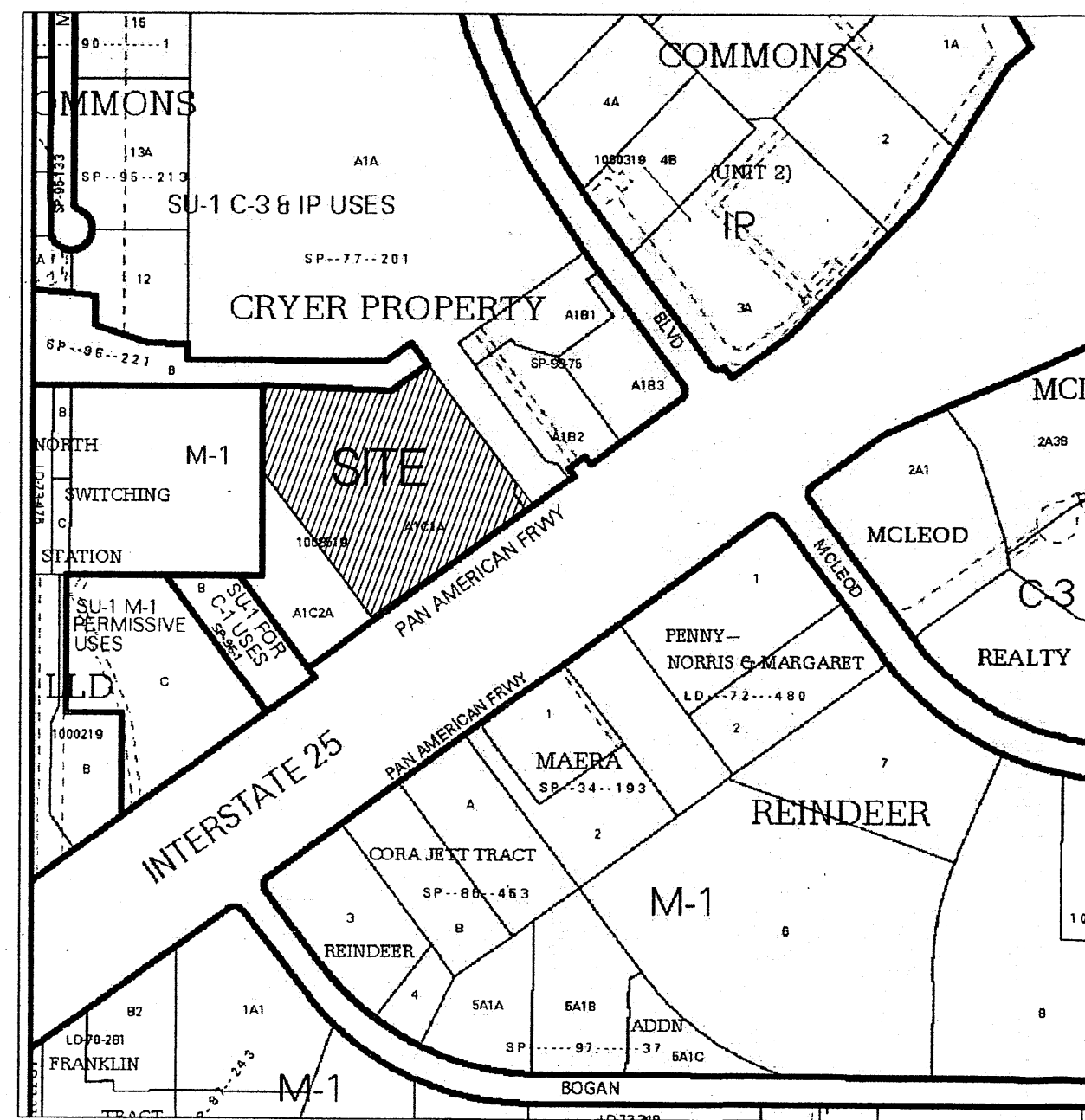
GRADING PLAN



AERIAL IMAGE
SCALE: 1"=100'



FNM SWITCHING YARD ZONING - M-1



VICINITY MAP
SCALE: 1"=400'
ZONE ATLAS F-17-Z

SITE PLAN FOR SUBDIVISION

TRACT A-1-C-1-A SITE NOTES:

1. FUTURE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC).
2. EXISTING ZONING OF THE PARCEL IS SU-1 FOR C-3 AND I-P USES.
3. PEDESTRIAN AND VEHICULAR ACCESS WILL BE FROM THE SOUTHBOUND INTERSTATE 25 FRONTAGE ROAD. VEHICULAR ACCESS IS ALSO AVAILABLE VIA THE PRIVATE DRIVE ALONG THE NORTH SIDE OF TRACT A-1-C-1-A.
4. BUILDING SETBACKS, USES AND FAR SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE FOR C-3 OR I-P AS APPLICABLE.
5. PERMISSIVE HEIGHT ALLOWANCE = 60' AT ANY LEGAL LOCATION AND NOT RESTRICTED TO THE 45 DEGREE ANGLE PLANE REQUIREMENTS OF THE ZONING CODE.
6. LANDSCAPE, SIGNAGE, AND OFF-STREET PARKING SHALL CONFORM TO THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE FOR C-3 ZONED PROPERTIES.
7. APPLICABLE CITY OF ALBUQUERQUE PLANS:
a) ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN.
b) CITY OF ALBUQUERQUE ZONING CODE.
c) NORTH VALLEY AREA PLAN.
8. EXISTING PROPERTY LEGAL DESCRIPTION: TRACT A-1-C-1-A, CRYER PROPERTY.
9. PROPOSED USES: C-3 AND I-P USES.

APPLICATION NUMBER: 13EPC-40131 PROJECT NUMBER: 1008519

Traffic Engineering, Transportation Division

Utilities Development

Parks and Recreation Department

City Engineer

DRB Chairperson, Planning Department

PLAN INDEX

- SHEET 1 SITE PLAN FOR SUBDIVISION
- SHEET 2 CONCEPTUAL UTILITY PLAN

PROJECT #: 1008519
DATE: 12-18-13
APP#: 13-70780 (NPA)
13-70781 (SPS)
13-70782 (P.P)

DATE: December, 2013

SHEET 1 OF 2

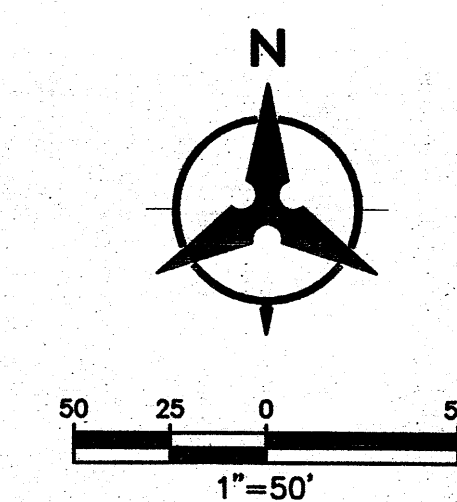
SITE PLAN FOR SUBDIVISION

CONCEPTUAL SITE PLAN

Revisions	
△	EPC COMMENTS 10/13

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ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



SU-1 FOR C-3
AND I-P USES

AMAFCA CHANNEL

SU-1 FOR C-3
AND I-P USES

PROPOSED TRACT A-1-C-1-A-3,
CRYER PROPERTY

FIRE HYDRANT
FIRE SERVICE LINE
TO PROPERTY
WATER SERVICE LINE
TO PROPERTY

SANITARY SEWER SERVICE
LINE TO PROPERTY

PROPOSED TRACT A-1-C-1-A-1

30' PUBLIC WATER AND
SANITARY SEWER EASEMENT
FILED: SEPTEMBER 18, 2013
DOC. # 2013105160

LANDSCAPE
IRRIGATION SERVICE
LINE TO PROPERTY



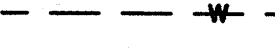


PROPOSED TRACT A-1-C-1-A-2,
CRYER PROPERTY

SU-1 FOR C-3
AND I-P USES

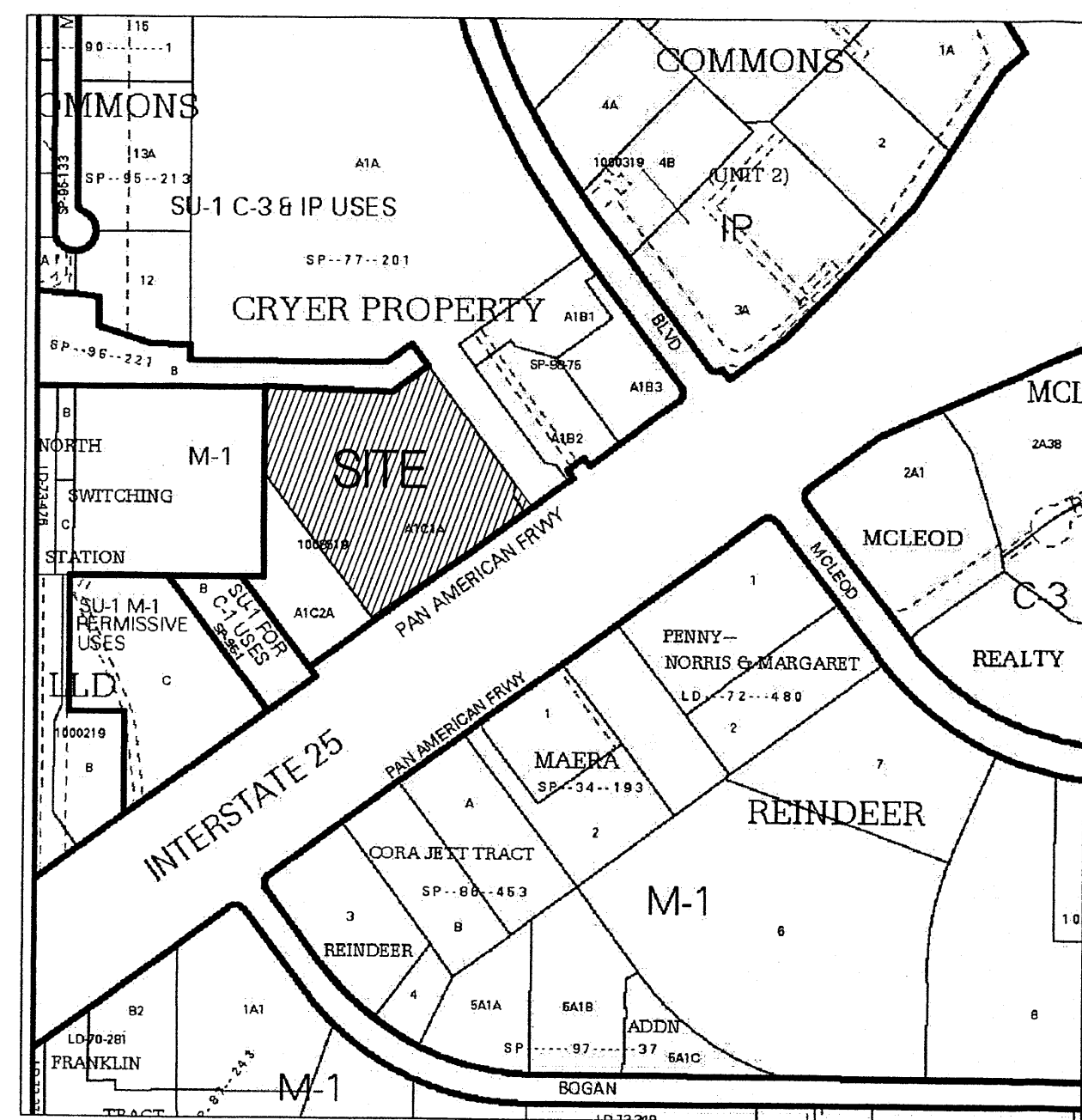
EX-10" UL
EX-8" SWS
INTERSTATE 25 SOUTHBOUND FRONTAGE ROAD

NOTE:
UTILITY FACILITY SCREENING (FNM ELECTRIC): ALL SCREENING AND
VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY
PADS ARE TO ALLOW 10 FEET CLEARANCE IN FRONT OF THE EQUIPMENT
DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR
SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES. REFER TO THE
FNM ELECTRIC SERVICE GUIDE AT WWW.FNM.COM FOR SPECIFICATIONS

LEGEND:

-  EXISTING GAS MH
-  EXISTING SEWER LINE
-  EXISTING WATER LINE
-  NEW SEWER LINE
-  NEW WATER LINE

PLAN INDEX	
SHEET 1	SITE PLAN FOR SUBDIVISION
SHEET 2	CONCEPTUAL UTILITY PLAN

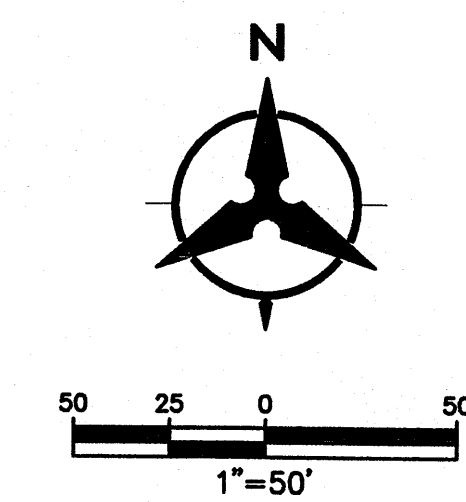


CONCEPTUAL UTILITY PLAN

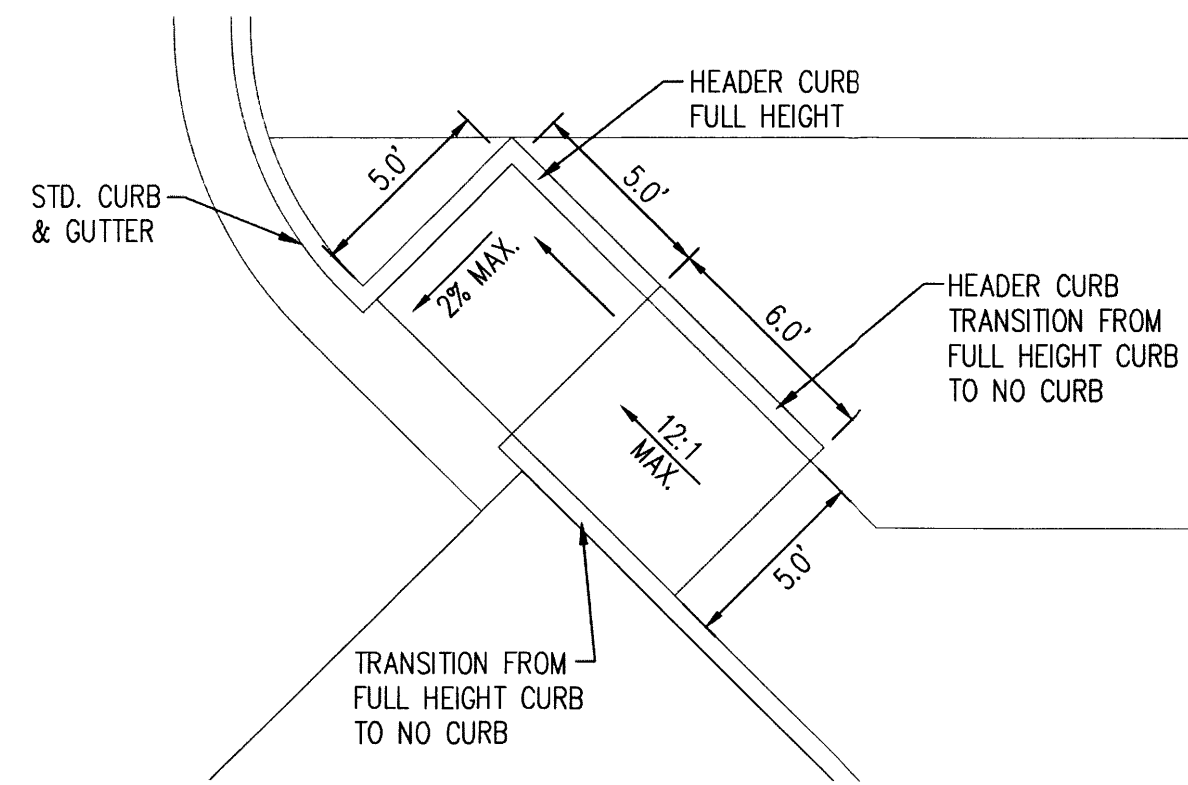
DATE: December, 2013
SHEET 2 OF 2

SITE PLAN FOR SUBDIVISION CONCEPTUAL UTILITY PLAN

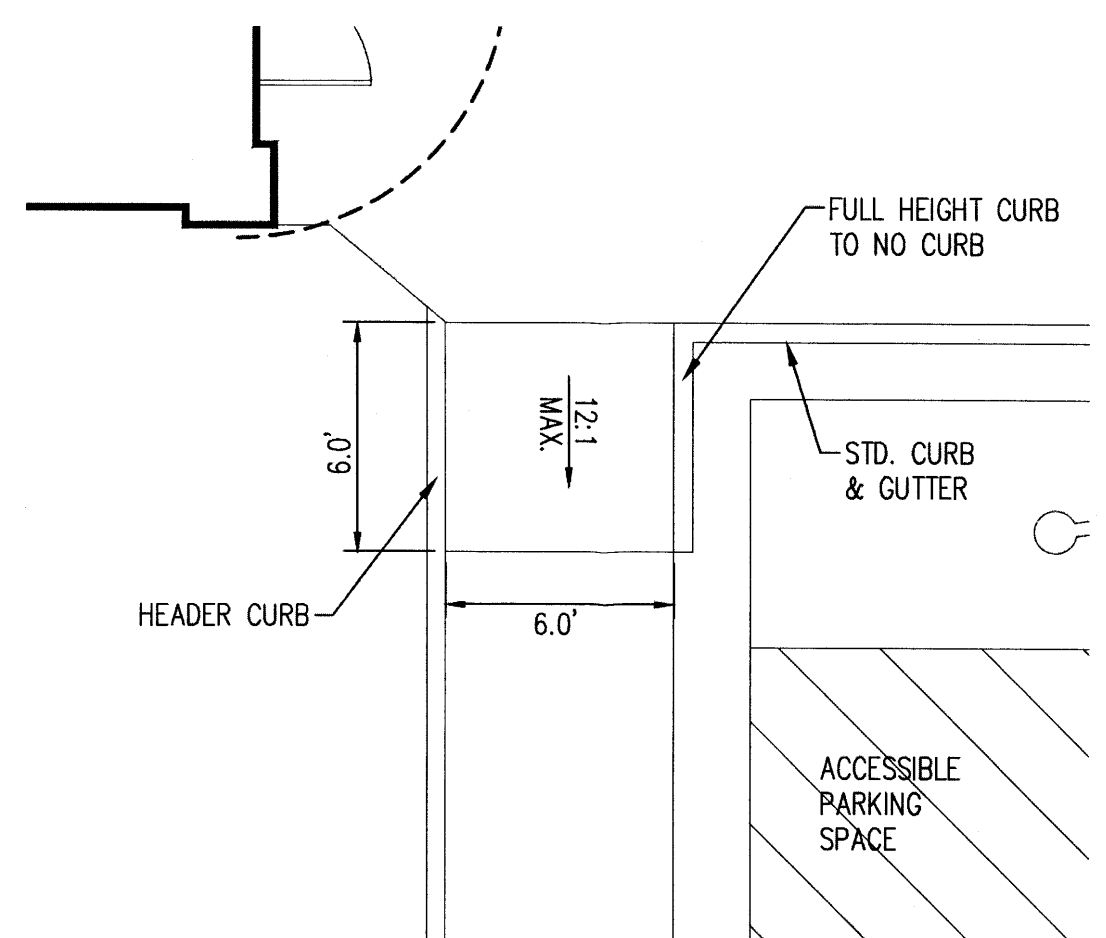
Revisions	
1	EPC COMMENTS 10/13



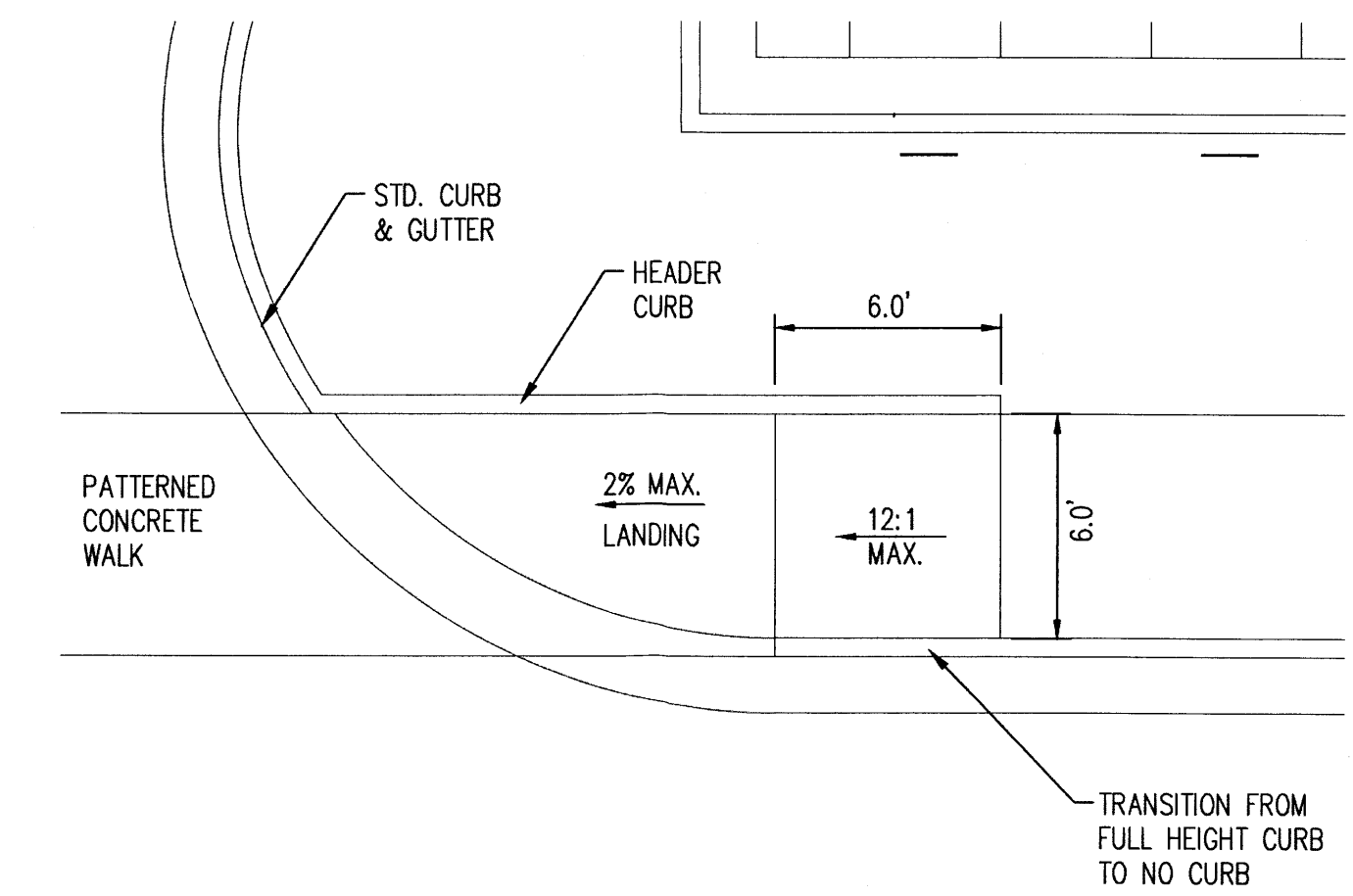
Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



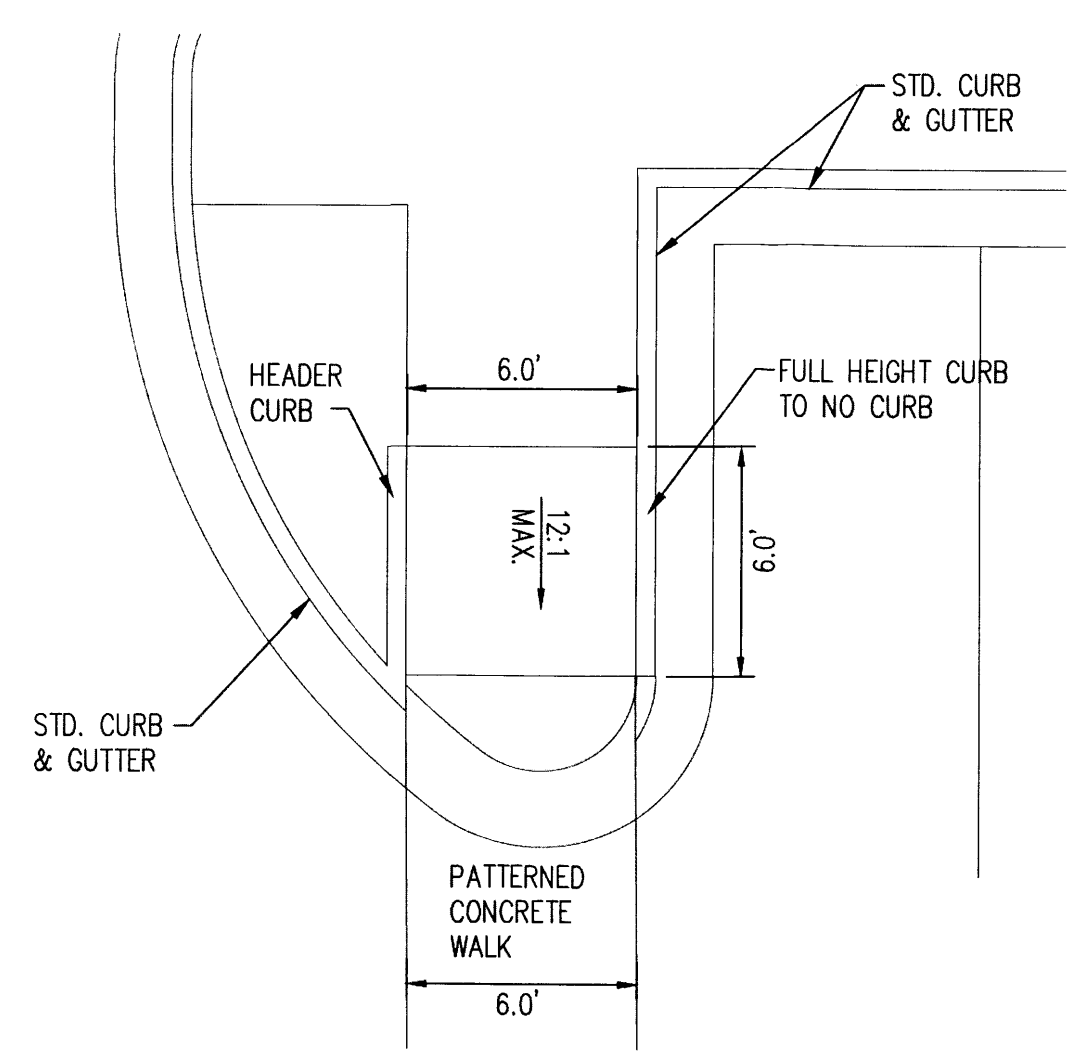
WHEELCHAIR RAMP DETAIL 'A'
SCALE: 1"=5'



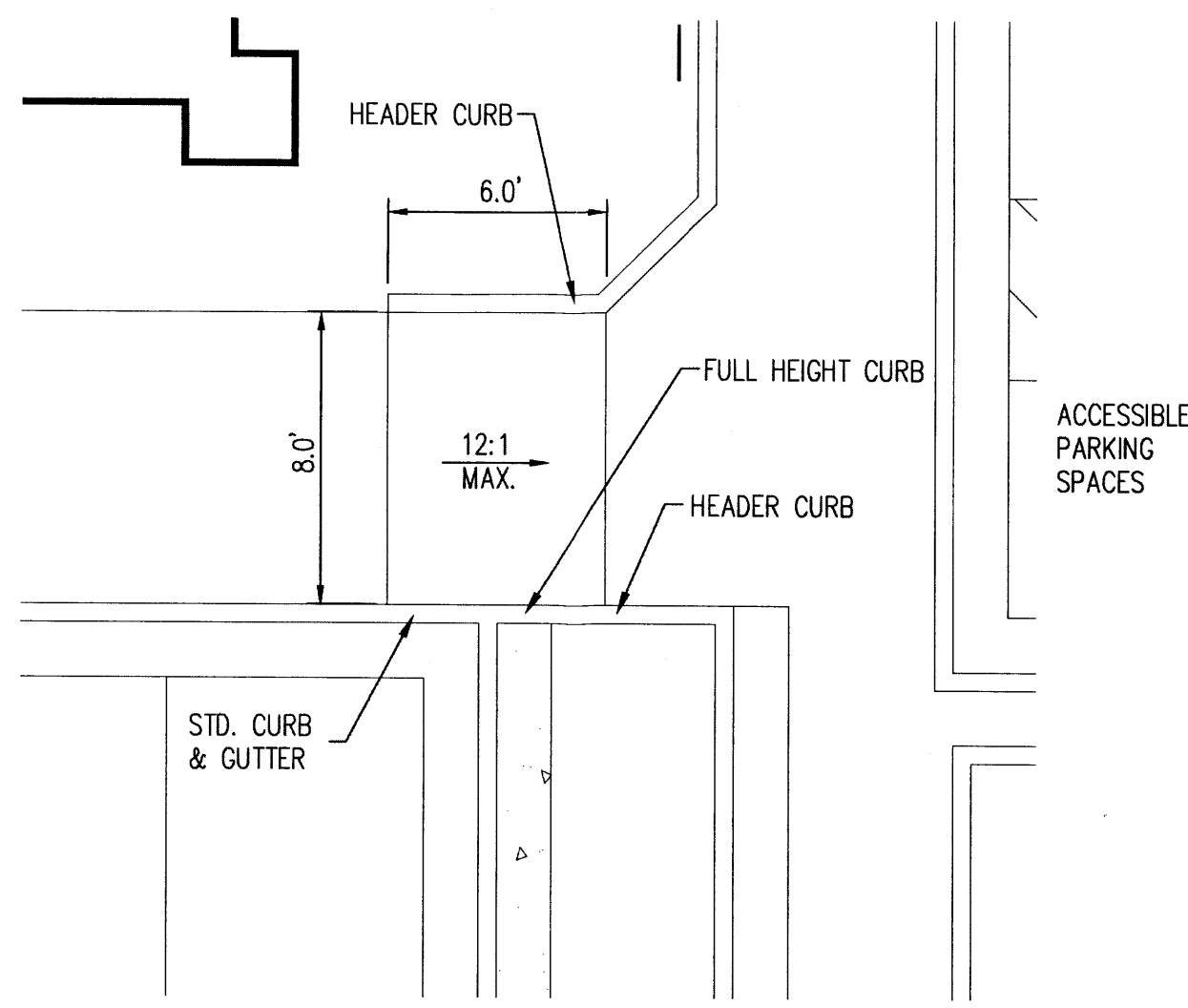
WHEELCHAIR RAMP DETAIL 'C'
SCALE: 1"=5'



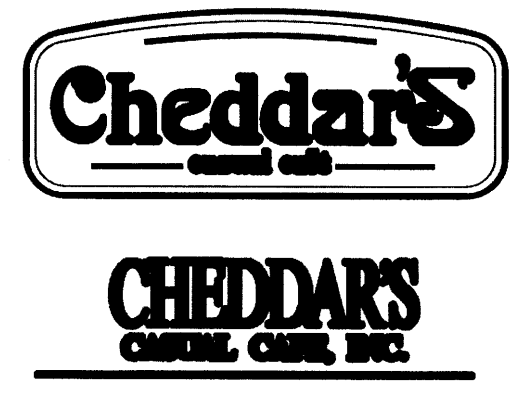
WHEELCHAIR RAMP DETAIL 'E'
SCALE: 1"=5'



WHEELCHAIR RAMP DETAIL 'B'
SCALE: 1"=5'



WHEELCHAIR RAMP DETAIL 'D'
SCALE: 1"=5'



**WHEELCHAIR RAMP
DETAILS**
SCALE AS NOTED

REV.	DATE	DESCRIPTION
-	-	-

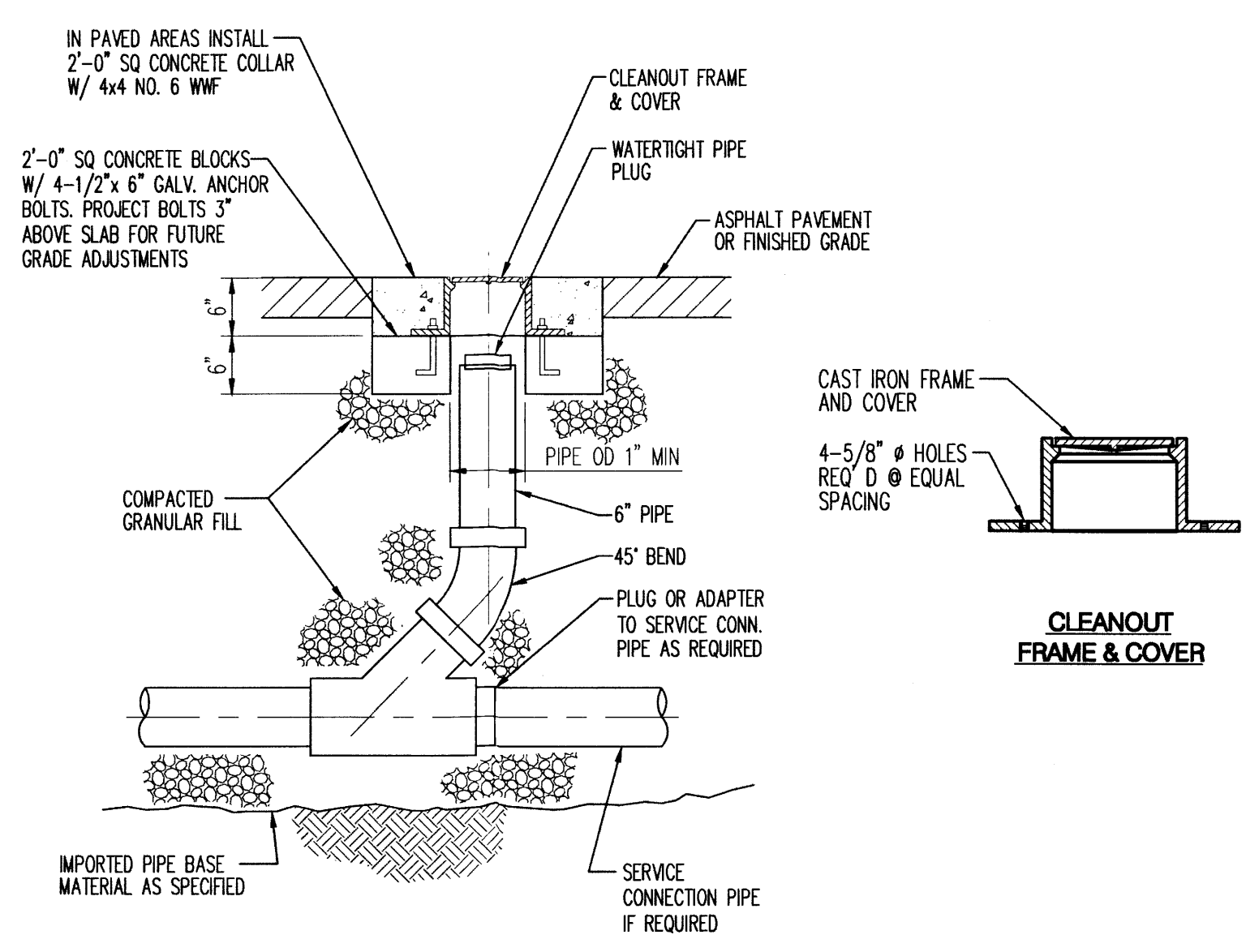
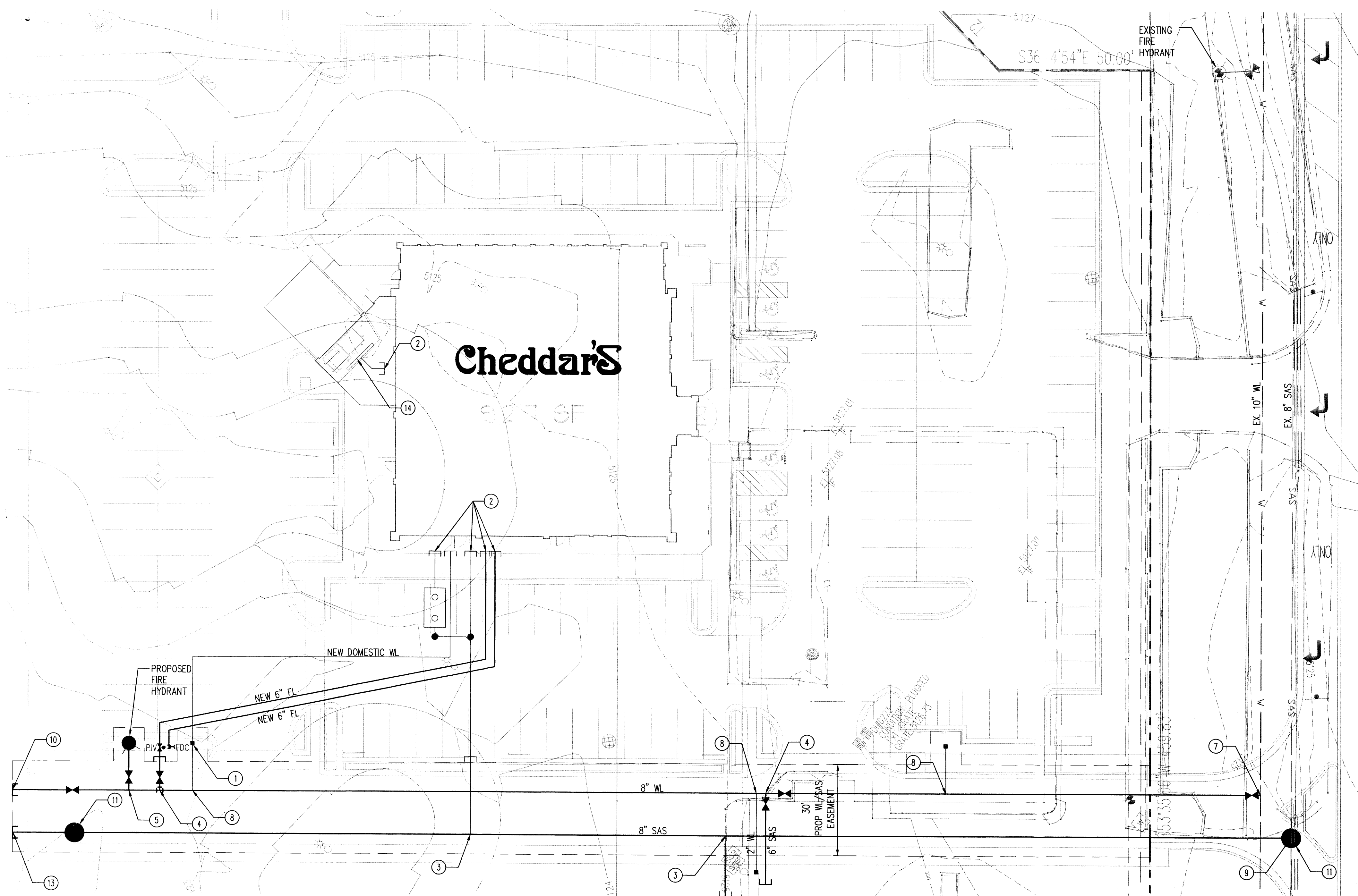
PROJECT:
SHEET

Bohannon & Huston

FEBRUARY 5, 2013

1A

Cheddar's



CLEANOUT
N.T.S.

UTILITY KEYED NOTES

1. INSTALL REDUCED PRESSURE BACKFLOW PREVENTER W/ HOT BOX PER COA STD. DWG. 2385
2. TIE TO WITHIN 5' OF BUILDING
3. INSTALL NEW CLEAN-OUT PER DETAIL THIS SHEET
4. INSTALL 8"x8"x6" TEE W/ RESTRAINED JOINTS, 1-6" GATE VALVE W/ BOX & LID PER COA STD DWG 2326.
5. INSTALL 8"x8"x6" TEE, 6" GATE VALVE W/ BOX & LID PER COA STD DWG 2326 & 1-FIRE HYDRANT COMPLETE PER COA STD DWG 2340.
6. REMOVE & REPLACE EXISTING ASPHALT, CURB & GUTTER AND SIDEWALK PER COA STD. DWG. 2465
7. CONNECT TO EXISTING 10" WATER LINE, NON-PRESSURE CONNECTION. INSTALL 10"x10"x8" TEE W/ RESTRAINED JOINTS, 1-8" GATE VALVE W/ BOX & LID PER COA STD DWG 2326.
8. 2" WATER SERVICE PER COA STD. DWG. 2363
9. TIE TO EXISTING SAS
10. INSTALL 8" GATE VALVE W/ BOX & LID PER COA STD. DWG. 2326, INSTALL 8" WL CAP
11. 4' SAS MH
12. EXISTING CULVERT
13. 8" SAS PLUG
14. TRENCH DRAIN

UTILITY NOTES

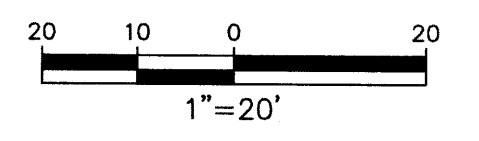
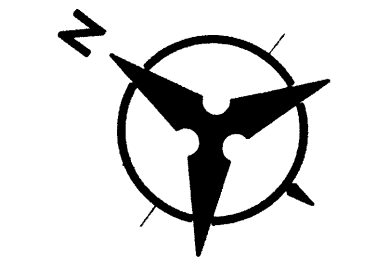
1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE & NFPA 24, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.
11. CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION OF FIRE SERVICE LINES, AND PRIOR TO TESTING OF ALL WATERLINES. CONTRACTOR SHALL COMPLETE, SIGN, AND SUBMIT THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24.
12. SCREENING SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PAOS SHALL BE LOCATED 10' MIN. CLEAR FROM THE FRONT OF THE EQUIPMENT AND 6' MIN. CLEAR FROM THE REMAINING 3 SIDES.

GENERAL NOTES

1. PRIOR TO BEGINNING ANY WORK WITHIN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY THE CONTRACTOR SHALL OBTAIN A MINI-WORK ORDER FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) TO CONSTRUCT THE UTILITY SERVICE CONNECTIONS (WATER, AND FIRE) WITHIN PINON VERDE RD.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO PUBLIC WORKS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH CURRENT UPDATE.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. CONTRACTOR SHALL COORDINATE WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION THREE (3) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.

LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- SAS - EXISTING SANITARY SEWER
- W - EXISTING WATER LINE
- - - PROPOSED EASEMENT
- SAS - PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- CD PROPOSED CLEANOUT
- WL - PROPOSED WATER LINE
- PROPOSED VALVE
- FL - PROPOSED FIRE LINE
- PROPOSED HYDRANT
- PROPOSED CAP
- PROPOSED WATER METER
- PIV PROPOSED POST INDICATOR VALVE



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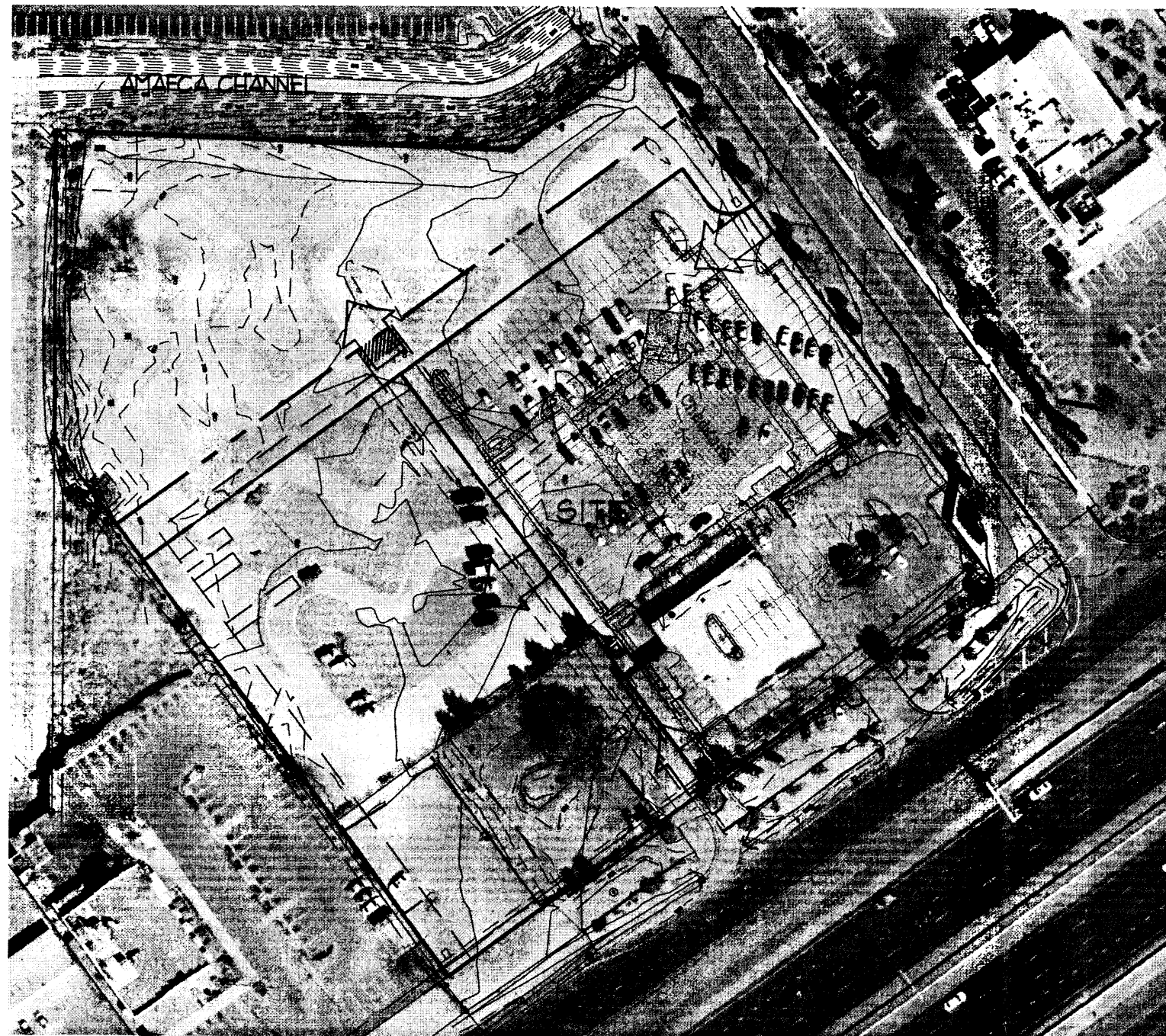
FEBRUARY 5, 2013



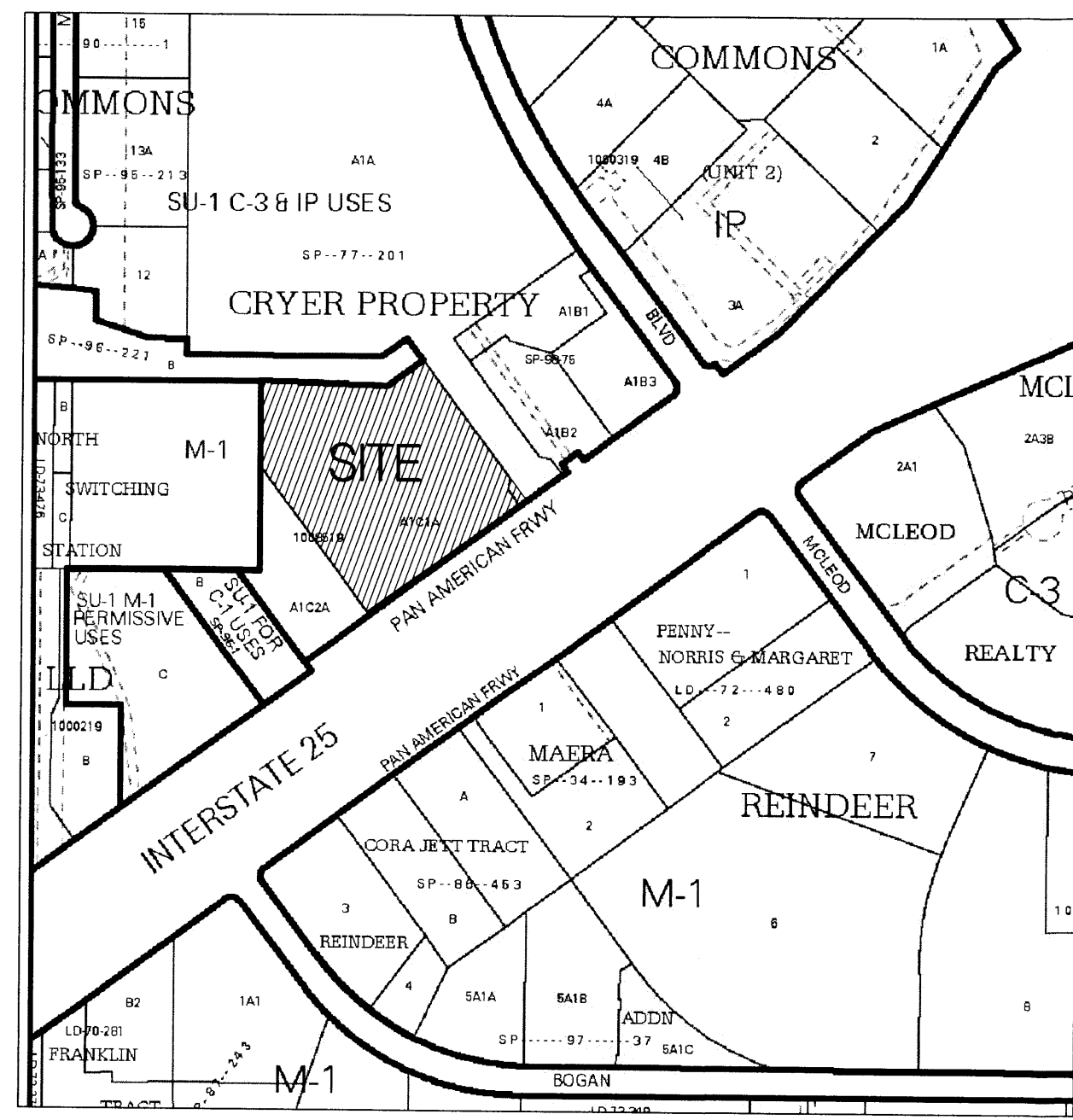
**CONCEPTUAL
UTILITY PLAN
SCALE AS NOTED**

REV.	DATE	DESCRIPTION

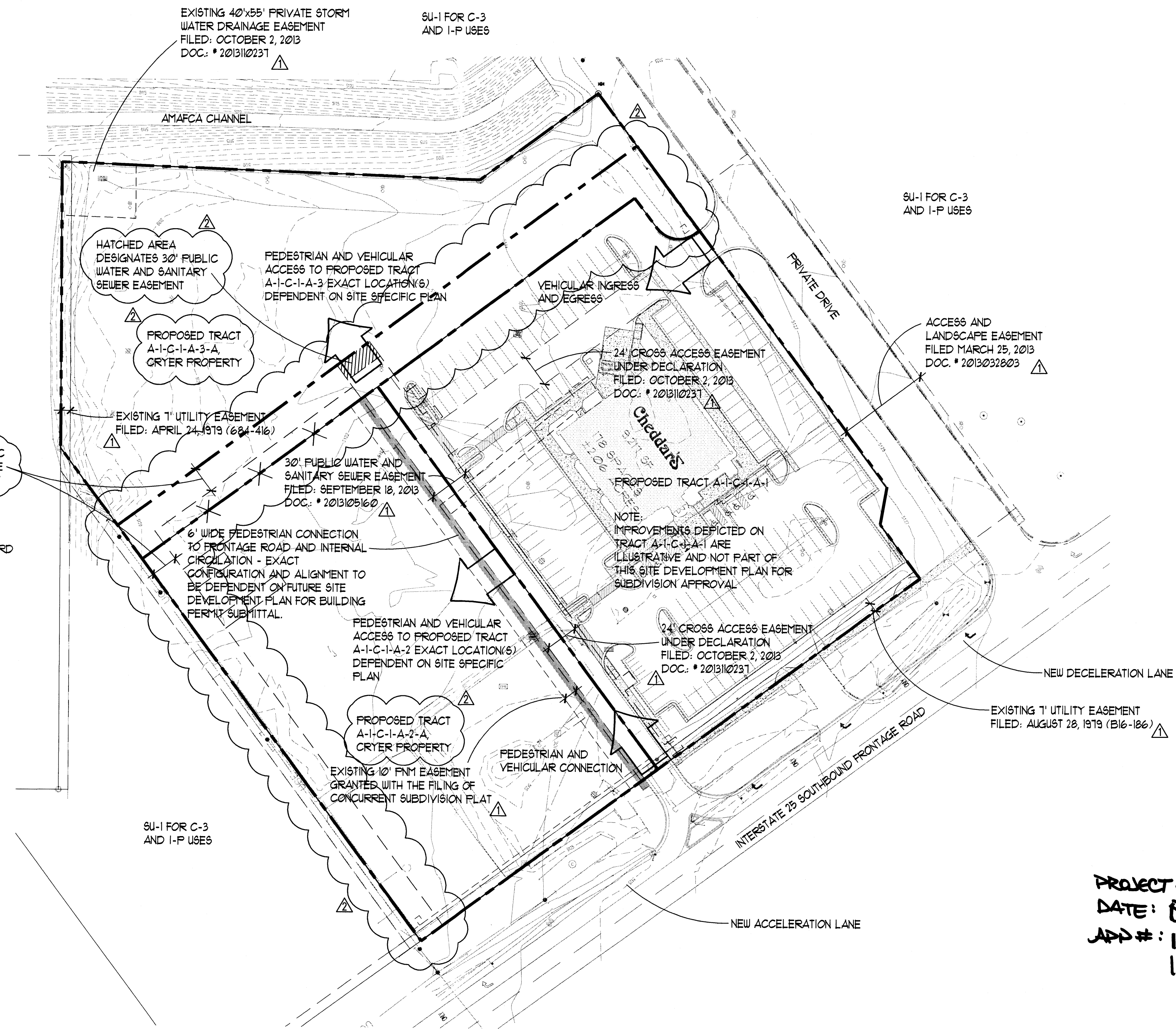
PROJECT: 4



AERIAL IMAGE
SCALE: 1"=100'



VICINITY MAP
SCALE: 1"=400'



AMENDED SITE PLAN FOR SUBDIVISION

- TRACT A-1-C-1-A SITE NOTES:
- FUTURE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC).
 - EXISTING ZONING OF THE PARCEL IS SU-1 FOR C-3 AND I-P USES.
 - PEDESTRIAN AND VEHICULAR ACCESS WILL BE FROM THE SOUTHBOUND INTERSTATE 25 FRONTAGE ROAD. VEHICULAR ACCESS IS ALSO AVAILABLE VIA THE PRIVATE DRIVE ALONG THE NORTH SIDE OF TRACT A-1-C-1-A.
 - BUILDING SETBACKS, USES AND FAR SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE FOR C-3 OR I-P AS APPLICABLE.
 - PERMISSIVE HEIGHT ALLOWANCE = 60' AT ANY LEGAL LOCATION AND NOT RESTRICTED TO THE 45 DEGREE ANGLE PLANE REQUIREMENTS OF THE ZONING CODE.
 - LANDSCAPE, SIGNAGE, AND OFF-STREET PARKING SHALL CONFORM TO THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE FOR C-3 ZONED PROPERTIES.
 - APPLICABLE CITY OF ALBUQUERQUE PLANS:
a) ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN.
b) CITY OF ALBUQUERQUE ZONING CODE.
c) NORTH VALLEY AREA PLAN.
 - EXISTING PROPERTY LEGAL DESCRIPTION: TRACT A-1-C-1-A, CRYER PROPERTY.
 - PROPOSED USES: C-3 AND I-P USES.

APPLICATION NUMBER: 13EPC-4013 PROJECT NUMBER: 1008519

Traffic Engineering, Transportation Division

Utilities Development

Parks and Recreation Department

City Engineer

DRB Chairperson, Planning Department

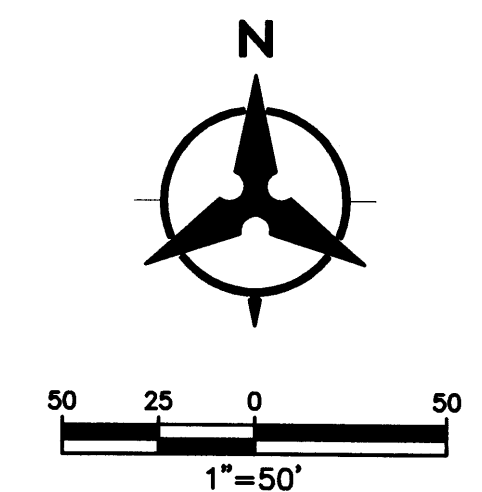
PLAN INDEX

SHEET 1	SITE PLAN FOR SUBDIVISION
SHEET 2	CONCEPTUAL UTILITY PLAN

PROJECT #: 1008519
DATE: 5-21-14
APP #: 14-70154 (APP)
14-70155 (P/F)

AMENDED 05 / 2014
DATE: December, 2013
SHEET 1 OF 2

SITE PLAN FOR SUBDIVISION	
CONCEPTUAL SITE PLAN	
Revisions	
▲ EPC COMMENTS 10/13	
▲ ADMINISTRATIVE AMENDMENT 05/14	




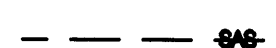



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 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SU-1 FOR C-3
AND I-P USES

SU-1 FOR C-3
AND I-P USES

NOTE:
UTILITY FACILITY SCREENING (FNM ELECTRIC): ALL SCREENING AND
VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY
PADS ARE TO ALLOW 10 FEET CLEARANCE IN FRONT OF THE EQUIPMENT
DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR
SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES. REFER TO THE
FNM ELECTRIC SERVICE GUIDE AT WWW.FNM.COM FOR SPECIFICATIONS

LEGEND:

-  EXISTING SAS MH
-  EXISTING SEWER LINE
-  EXISTING WATER LINE
-  NEW SEWER LINE
-  NEW WATER LINE

PLAN INDEX
SHEET 1 SITE PLAN FOR SUBDIVISION
SHEET 2 CONCEPTUAL UTILITY PLAN

AMENDED 05 / 2014
DATE: December, 2013

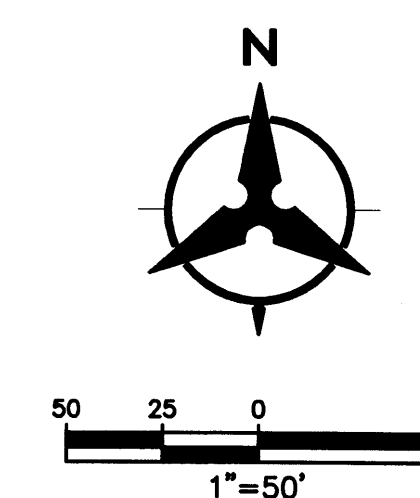
SHEET 2 OF 2

SITE PLAN FOR SUBDIVISION
CONCEPTUAL UTILITY PLAN

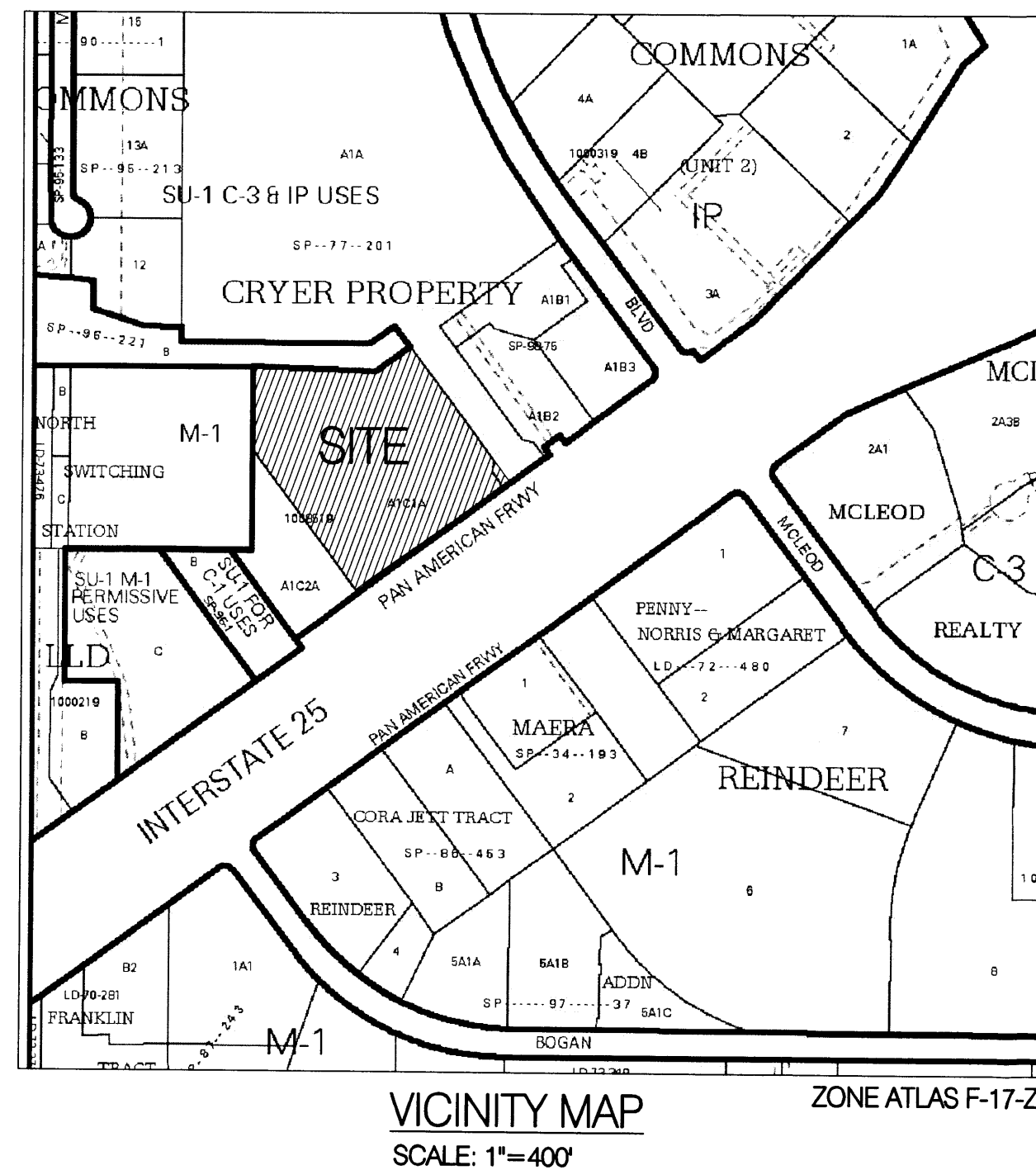
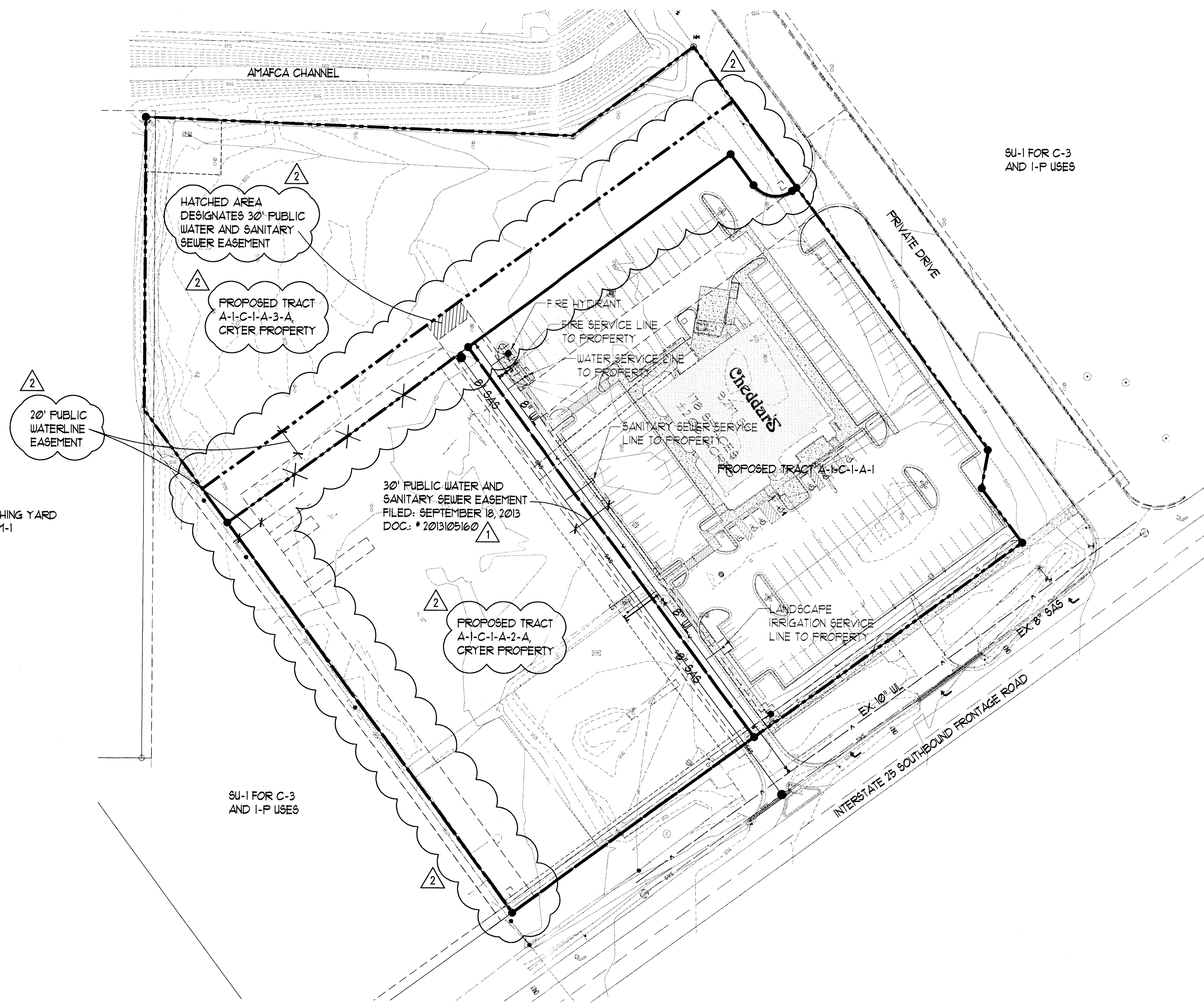
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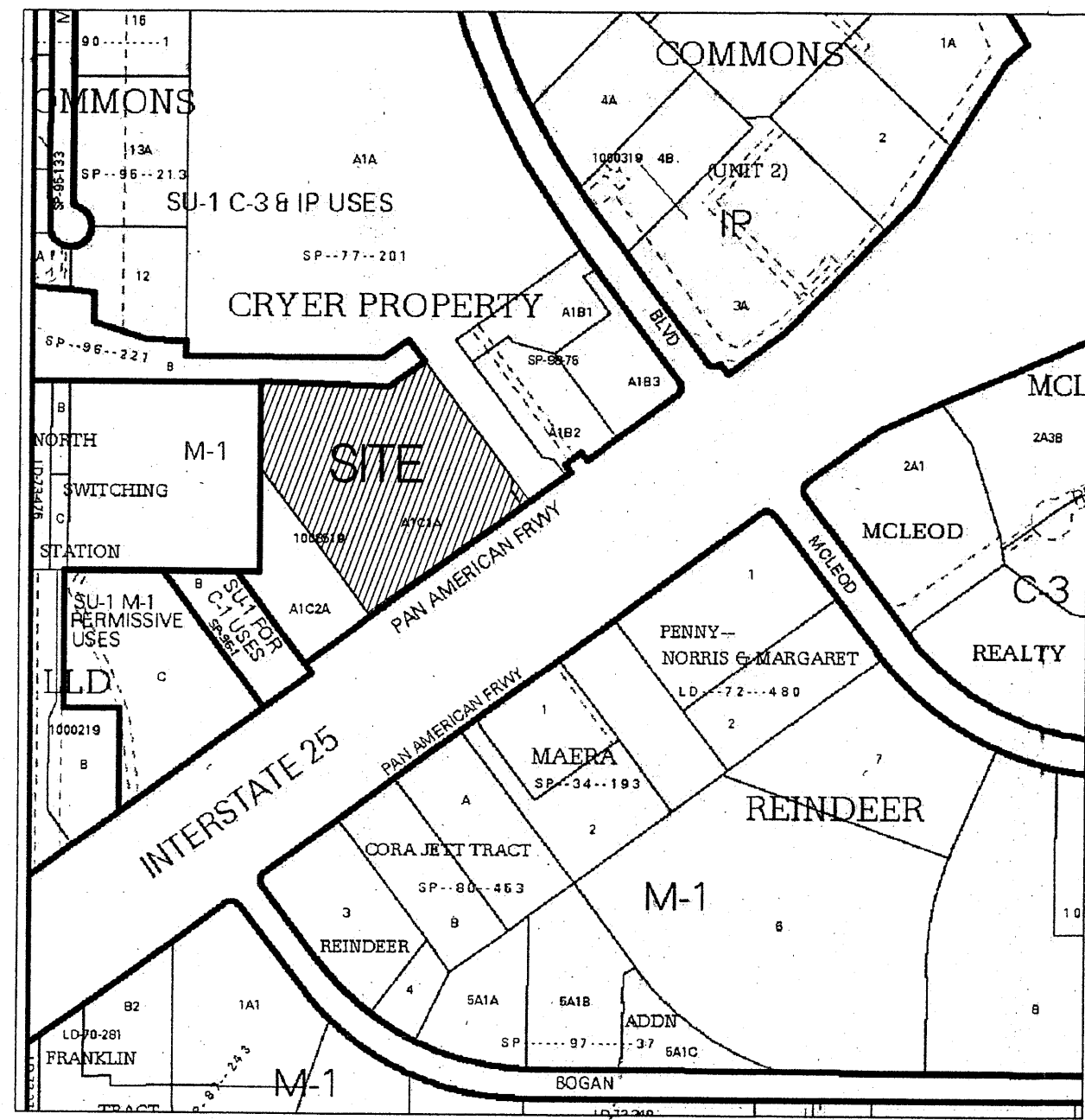
AMENDED CONCEPTUAL UTILITY PLAN



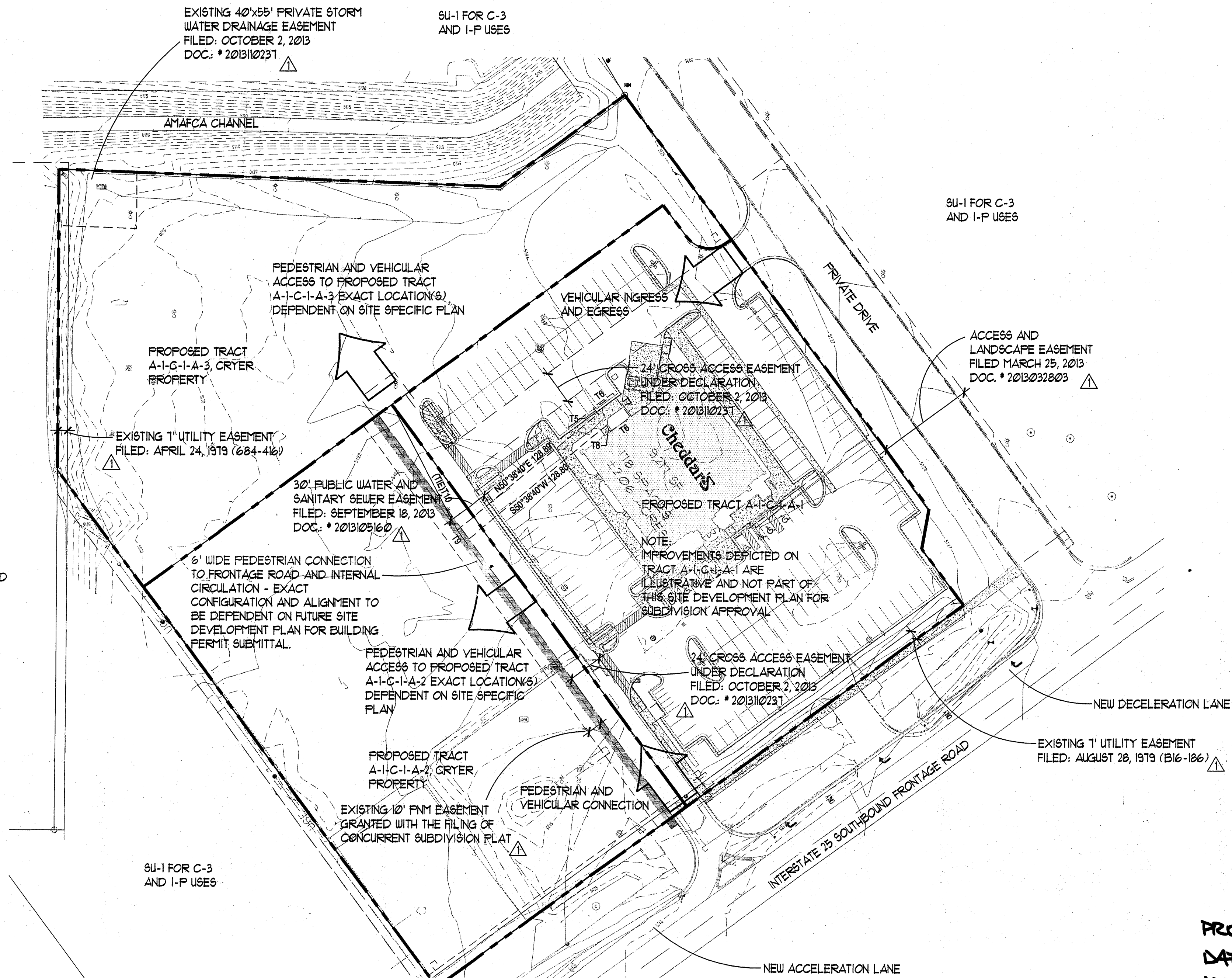


AERIAL IMAGE
SCALE: 1"=100'

FNM SWITCHING YARD
ZONING = M-1



VICINITY MAP
SCALE: 1"=400'



SITE PLAN FOR SUBDIVISION

TRACT A-1-C-1-A SITE NOTES:

- FUTURE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC).
- EXISTING ZONING OF THE PARCEL IS SU-1 FOR C-3 AND I-P USES.
- PEDESTRIAN AND VEHICULAR ACCESS WILL BE FROM THE SOUTHBOUND INTERSTATE 25 FRONTAGE ROAD. VEHICULAR ACCESS IS ALSO AVAILABLE VIA THE PRIVATE DRIVE ALONG THE NORTH SIDE OF TRACT A-1-C-1-A.
- BUILDING SETBACKS, USES AND F.A.R. SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE FOR C-3 OR I-P AS APPLICABLE.
- PERMISSIVE HEIGHT ALLOWANCE = 60' AT ANY LEGAL LOCATION AND NOT RESTRICTED TO THE 45 DEGREE ANGLE PLANE REQUIREMENTS OF THE ZONING CODE.
- LANDSCAPE, SIGNAGE, AND OFF-STREET PARKING SHALL CONFORM TO THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE FOR C-3 ZONED PROPERTIES.
- APPLICABLE CITY OF ALBUQUERQUE PLANS:
a) ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN.
b) CITY OF ALBUQUERQUE ZONING CODE.
c) NORTH VALLEY AREA PLAN.
- EXISTING PROPERTY LEGAL DESCRIPTION: TRACT A-1-C-1-A, CRYER PROPERTY.
- PROPOSED USES: C-3 AND I-P USES.

APPLICATION NUMBER: <u>13EPC-4013</u>	PROJECT NUMBER: <u>1008519</u>
<i>Ms D S</i>	12-18-13
Traffic Engineering, Transportation Division	
<i>Allen</i>	12/18/13
Utilities Development	
<i>Carl S. Dumont</i>	12-18-13
Parks and Recreation Department	
<i>Antonio</i>	12-18-13
City Engineer	
<i>Mark</i>	12-18-13
DREB Chairperson, Planning Department	

PLAN INDEX
SHEET 1 SITE PLAN FOR SUBDIVISION
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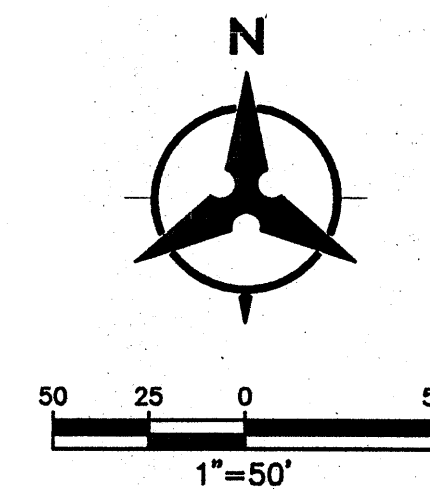
DATE: December, 2013
SHEET 1 OF 2

SITE PLAN FOR SUBDIVISION CONCEPTUAL SITE PLAN

Revisions	
△ EPC COMMENTS 10/13	

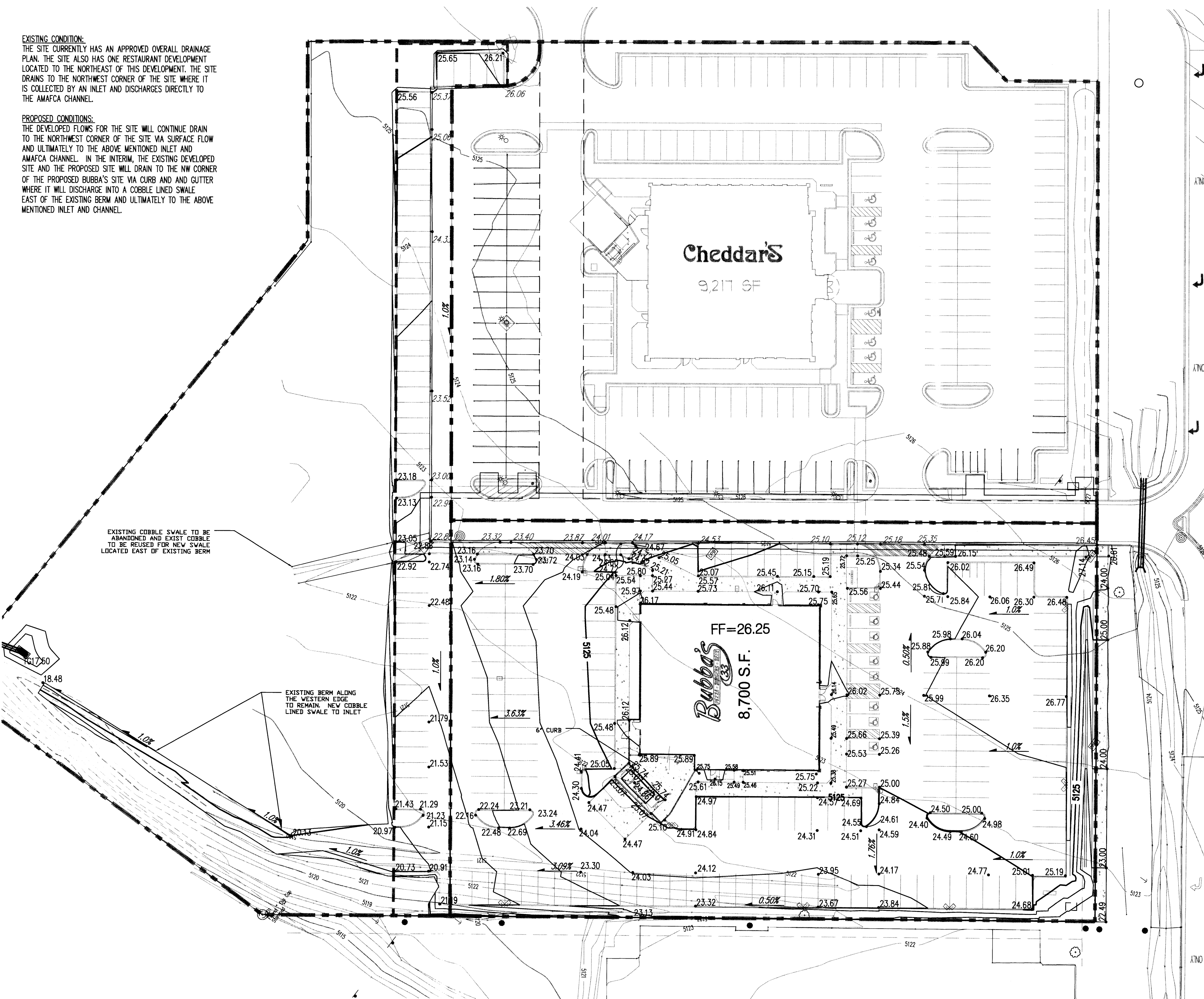
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Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
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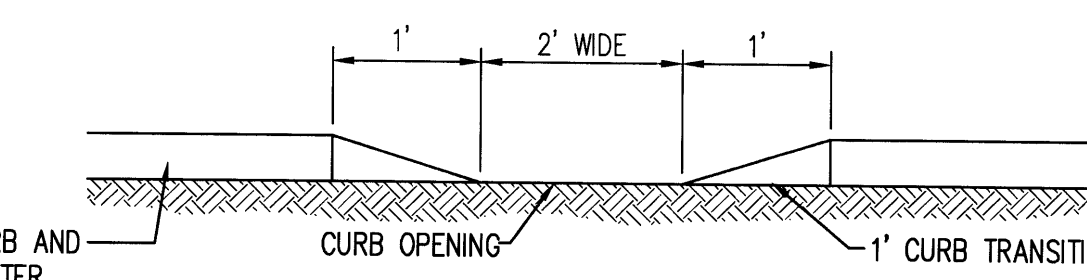
EXISTING CONDITION:
THE SITE CURRENTLY HAS AN APPROVED OVERALL DRAINAGE PLAN. THE SITE ALSO HAS ONE RESTAURANT DEVELOPMENT LOCATED TO THE NORTHEAST OF THIS DEVELOPMENT. THE SITE DRAINS TO THE NORTHWEST CORNER OF THE SITE WHERE IT IS COLLECTED BY AN INLET AND DISCHARGES DIRECTLY TO THE AMAFCA CHANNEL.

PROPOSED CONDITIONS:
THE DEVELOPED FLOWS FOR THE SITE WILL CONTINUE DRAIN TO THE NORTHWEST CORNER OF THE SITE VIA SURFACE FLOW AND ULTIMATELY TO THE ABOVE MENTIONED INLET AND AMAFCA CHANNEL. IN THE INTERIM, THE EXISTING DEVELOPED SITE AND THE PROPOSED SITE WILL DRAIN TO THE NW CORNER OF THE PROPOSED BUBBA'S SITE VIA CURB AND GUTTER WHERE IT WILL DISCHARGE INTO A COBBLE LINED SWALE EAST OF THE EXISTING BERM AND ULTIMATELY TO THE ABOVE MENTIONED INLET AND CHANNEL.



CONCEPTUAL GRADING PLAN

LEGEND	
	PROPERTY LINE
	EXISTING CONTOURS
	PROPOSED SPOT ELEVATION
	PROPOSED DIRECTION OF FLOW
	WATER BLOCK
	PROPOSED RETAINING WALL
	PROPOSED INDEX CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED CURB & GUTTER
	EASEMENT
	PROPOSED LIGHTING
	PROPOSED STORM DRAIN LINE



GRADING KEYED NOTES

- 2' WIDE CURB OPENING PER DETAIL THIS SHEET
- EXISTING INLET TO REMAIN
- SWALE
- DEPRESSED WATER HARVESTING AREA
- 30' SCREENING BERM
- EXISTING 24" CULVERT
- TEMPORARY DRAINAGE DIVERSION BERM

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON A CAD FILE FOR ADJACENT PARCEL AND PDF FILE OF CRYER PROPERTY REPEAT, DATED OCTOBER 2013, BOTH PROVIDED BY CLIENT.

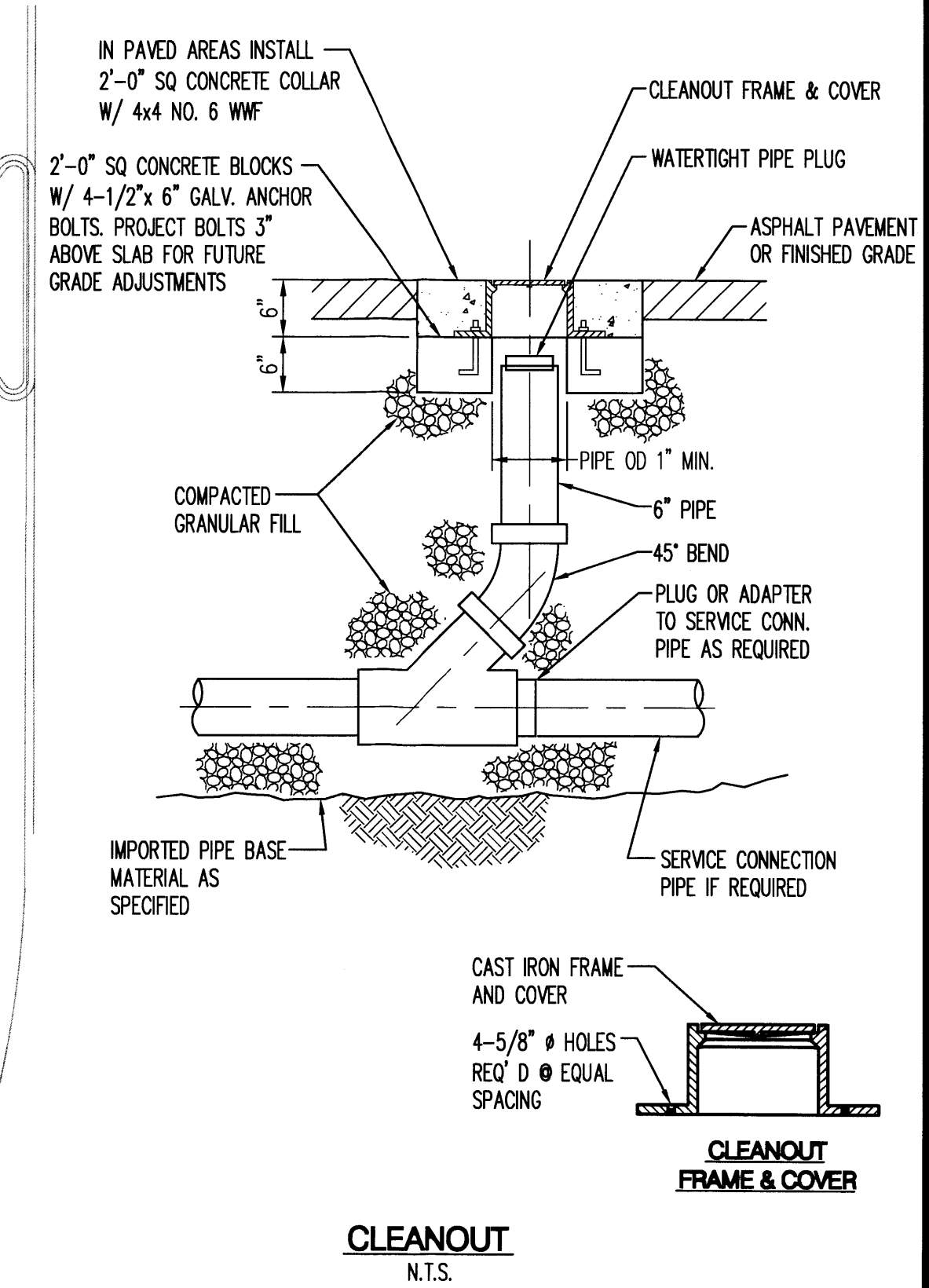
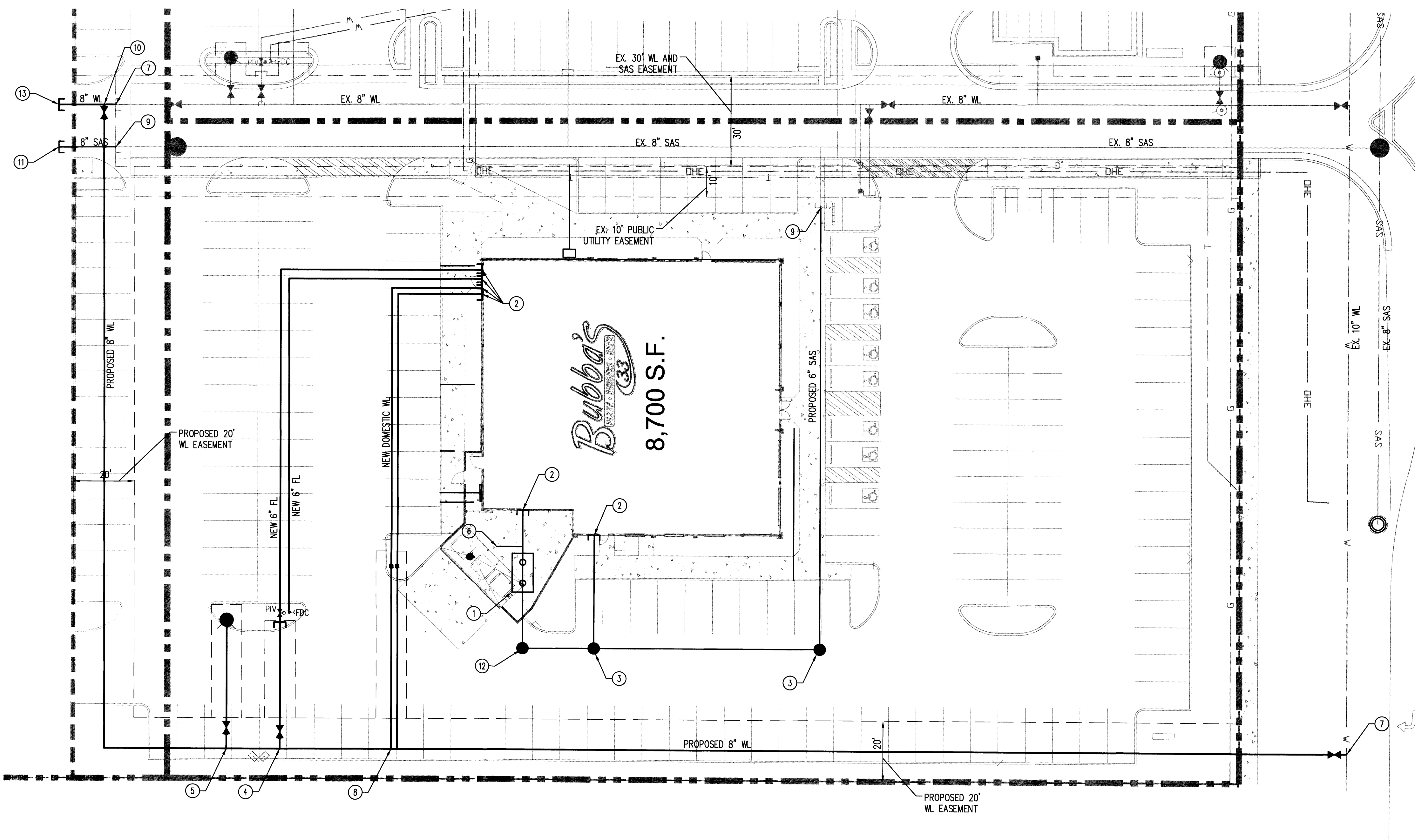
DRAWING ISSUE/REVISION RECORD		
DATE	NARRATIVE	INITIALS
04/14/14	DRB SUBMITTAL	YPM



BUBBA'S 33
ALBUQUERQUE, NM
NEQ INTERSTATE 25 & OFFICE BOULEVARD NE

GF PROJECT NUMBER	20130836.0
GF SITE PLAN NUMBER	
SCALE: 1"=30'-0"	
	15 0 15 30 60 90

GRADING PLAN



GENERAL NOTES

- PRIOR TO BEGINNING ANY WORK WITHIN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY THE CONTRACTOR SHALL OBTAIN A MINI-WORK ORDER FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) TO CONSTRUCT THE UTILITY SERVICE CONNECTIONS (WATER, AND FIRE) WITHIN PINON VERDE RD.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO PUBLIC WORKS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH CURRENT UPDATE.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- CONTRACTOR SHALL COORDINATE WITH THE ALBUQUERQUE BERNALILLO COUNTRY WATER UTILITY AUTHORITY (ABCWUA) FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION THREE (3) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.

UTILITY NOTES

- THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
- MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE IAPMO UNIFORM PLUMBING CODE & NFPA 24, LATEST EDITION.
- UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
- ROUGH GRADING OF SITE ($\pm 0.5'$) SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
- CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
- ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
- FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
- CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION OF FIRE SERVICE LINES, AND PRIOR TO TESTING OF ALL WATERLINES. CONTRACTOR SHALL COMPLETE, SIGN, AND SUBMIT THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24.
- SCREENING SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PAOS SHALL BE LOCATED 10' MIN. CLEAR FROM THE FRONT OF THE EQUIPMENT AND 6' MIN. CLEAR FROM THE REMAINING 3 SIDES.

UTILITY KEYED NOTES

- GREASE INTERCEPTOR
- TIE UP TO BUILDING
- INSTALL NEW CLEAN-OUT PER DETAIL THIS SHEET
- INSTALL 8"x8"x6" TEE W/ RESTRAINED JOINTS, 1-6" GATE VALVE W/ BOX & LID PER COA STD DWG 2326.
- INSTALL 8"x8"x6" TEE, 6" GATE VALVE W/ BOX & LID PER COA STD DWG 2326 & 1-FIRE HYDRANT COMPLETE PER COA STD DWG 2340.
- DUMPSTER DRAIN
- CONNECT TO EXISTING 8" OR 10" WATER LINE, NON-PRESSURE CONNECTION. INSTALL 10"x10"x8" TEE W/ RESTRAINED JOINTS, 1-8" GATE VALVE W/ BOX & LID PER COA STD DWG 2326.
- 2" WATER SERVICE PER COA STD. DWG. 2363
- TIE TO EXISTING SAS
- INSTALL 8"x8"x8" TEE, 8" GATE VALVE W/ BOX & LID PER COA STD DWG 2326
- 8" SAS PLUG
- SAMPLING WELL
- 8" WL CAP

LEGEND

---	PROPERTY LINE
---	EXISTING EASEMENT
SAS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
---	PROPOSED EASEMENT
SAS	PROPOSED SANITARY SEWER LINE
●	PROPOSED SANITARY SEWER MANHOLE
●	PROPOSED CLEANOUT
WL	PROPOSED WATER LINE
V	PROPOSED VALVE
FL	PROPOSED FIRE LINE
●	PROPOSED HYDRANT
□	PROPOSED CAP
■	PROPOSED WATER METER
●	PROPOSED POST INDICATOR VALVE

PROJECT NOTES

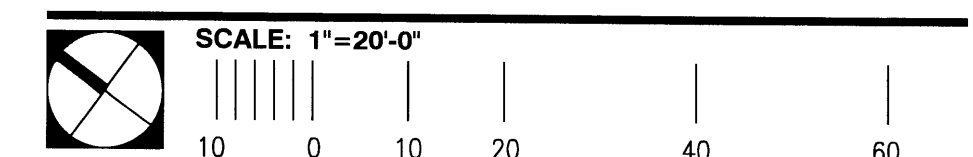
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BUBBA'S 33
ALBUQUERQUE, NM
NEQ INTERSTATE 25 & OFFICE BOULEVARD NE

GF PROJECT NUMBER 20130836.0
GF SITE PLAN NUMBER



UTILITY PLAN

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
02/24/14	FPR SUBMITTAL
03/21/14	RESUBMITTAL
04/15/14	DRB
04/18/14	PERMIT SET
05/05/14	RESUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

PROJECT MANAGER
D. JARRARD, FLA
QUALITY CONTROL
S. KOUGIAS
DRAWN BY
D. JARRARD, FLA

PROJECT NAME
BUBBA'S 33

ALBUQUERQUE, NEW MEXICO

NEQ INTERSTATE 25 AND OFFICE BLVD. N.E.



PROJECT NUMBER
20130836.0

SHEET TITLE
OVERALL LANDSCAPE PLAN

SHEET NUMBER

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	T.C.C.
	CC	7	Chilopsis catalpa	Chitalpa	B & B	2" Cal	10'-12' Ht. Min.	40'
	CL	21	Chilopsis linearis SINGLE TRUNK	Desert Willow	B & B	2" Cal	8'-10' Ht.	20'
	GS	3	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	36" box	3" Cal	10'-12' Ht. Min.	40'
	PC	1	Pistacia chinensis	Chinese Pistache	36" box	3" Cal	12-15' H	30'

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD
	AG	22	Abelia x grandiflora	Glossy Abelia	7 gal	36" Ht. Min.	
	AP	9	Agave parryi CONTAINER FULL, 48" O.C.	Parry's Agave	15 gal		
	CG	38	Cotoneaster glaucophyllus	Bright Bead Cotoneaster	7 gal	36" Ht. Min.	
	CS	69	Cytisus scoparius	Scotch Broom	5 gal	36" Ht. Min.	
	JB	18	Juniperus chinensis 'Blue Point'	Blue Point Juniper	10 gal	7' Min. Ht.	

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	JW	1,446	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	1 gal	18" o.c.
	SC	995	Santolina chamaecyparissus	Lavender Cotton	1 gal	18" o.c.

SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)

REFERENCE NOTES SCHEDULE OVERALL SITE

- SYMBOL DESCRIPTION**
- 1 3" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS
 - 2 SANTA FE BROWN' DECORATIVE GRAVEL, 3" DEPTH, ON WEED BARRIER.
 - 3 3" DEPTH OF DECOMPOSED GRANITE ON WEED BARRIER.

GENERAL NOTES / STATEMENT OF COMPLIANCE:

- CONTRACTOR TO PROVIDE SITE IRRIGATION FOR ALL NEW LANDSCAPE AREAS. IRRIGATION FOR THESE AREAS TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. IRRIGATION SYSTEM TO BE DESIGNED TO COMPLY WITH THE CITY OF ALBUQUERQUE'S WATER CONSERVATION LANDSCAPING ORDINANCE (Article 6-1-1-1), AND INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
 - THE SITE PLAN SHALL BE CONSISTENT WITH THE GENERAL LANDSCAPING REGULATIONS (Article 14-16-3-10)
 - THE PROPERTY OWNER IS RESPONSIBLE FOR ALL SIDEWALK AND LANDSCAPE MAINTENANCE IN THE ADJACENT PUBLIC RIGHT-OF-WAY.
 - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN J AND 8 FEET TALL (MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- MAINTENANCE NOTES:**
- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
 - THE LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
 - ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
 - CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEARS MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE CALCULATIONS:

- SITE LANDSCAPE**
- 15% of the net site shall be landscape.
 - A minimum of 75% of the required area shall be live vegetative matter

Lot Area = 77,101sf (1.77 ac)
Building = 8,700sf
Net Lot Area = 68,401sf

Required	Provided
10,260sf (15%)	10,691sf (15.6%)
7,695 SF Vegetative Matter (75%)	7,880 Vegetative Matter (77%)

PARKING AREA LANDSCAPING

- One (1) tree, 2" cal. min. per 10 parking spaces
- No parking space may be 100' from the trunk of a tree.

Required	Provided
15 trees, 2" cal.	15 trees, 2" cal. min.
Each parking space with 100' of a tree.	Each parking space within 100' of a tree.

PARKING SCREENING

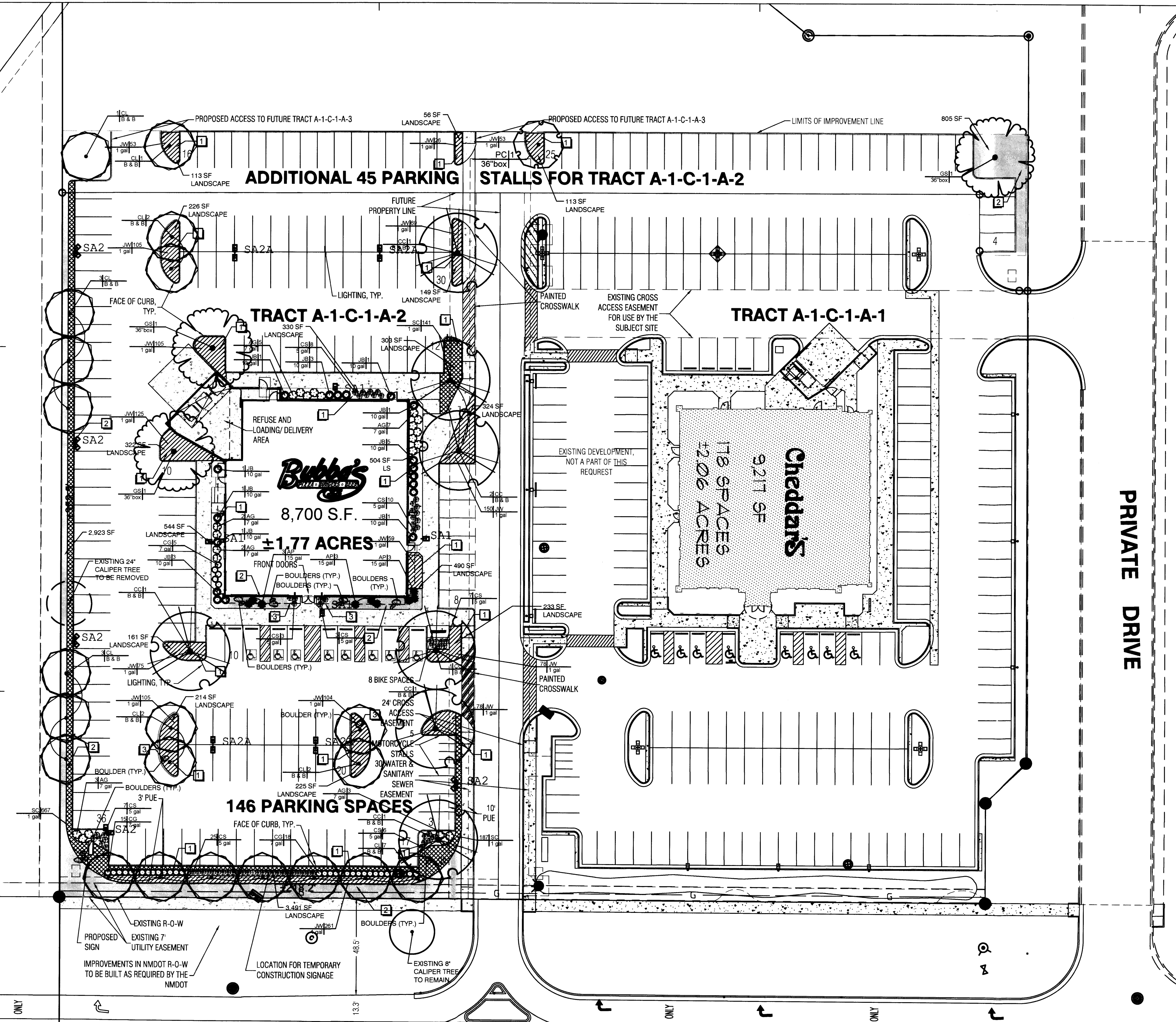
- Where parking areas about the public street and are greater than 100 l.f. and the total parking count exceeds 50 parking spaces or more, a 36" ht max screen is required.

Required	Provided
36" ht. screen	36" ht evergreen screen

STREET TREES

- Where the lot is adjacent to a major street, major local street or another street, street trees are required of one (1) one tree per 30 l.f.

Interstate 25 Frontage Road = 218 l.f.	Provided
Required	8 trees
Required	8 trees

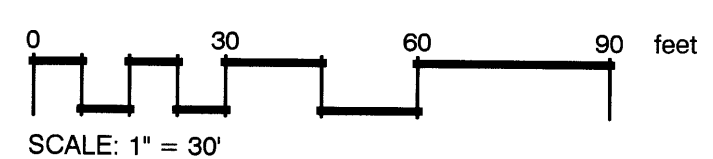


PRIVATE DRIVE

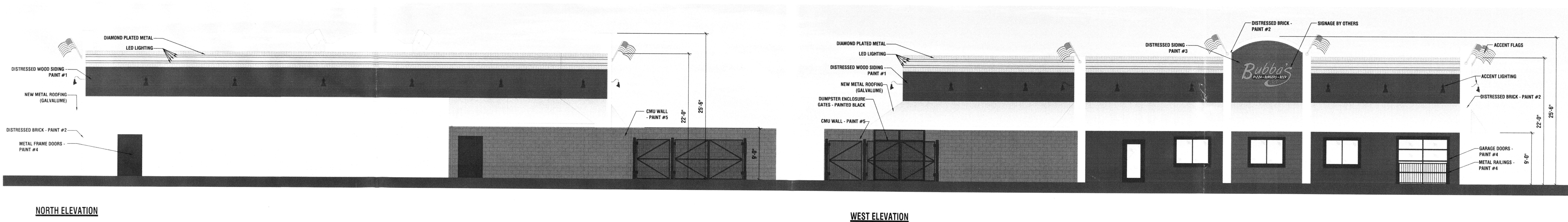
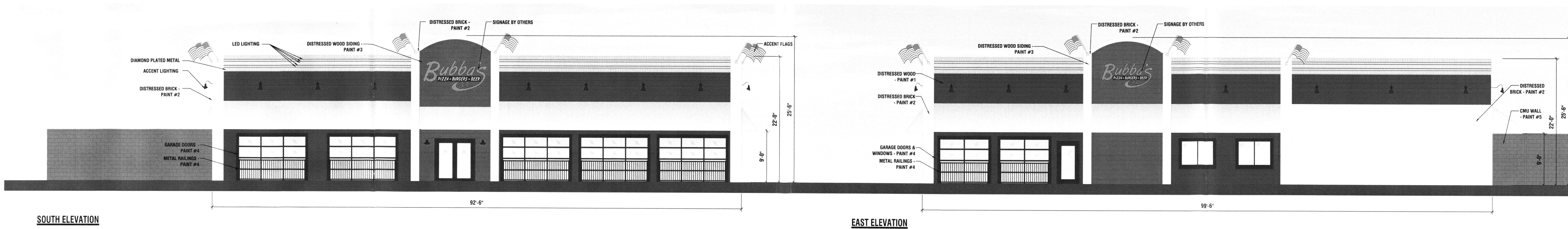
PAN AMERICAN FRONTAGE ROAD S

INTERSTATE 25

LANDSCAPE PLAN



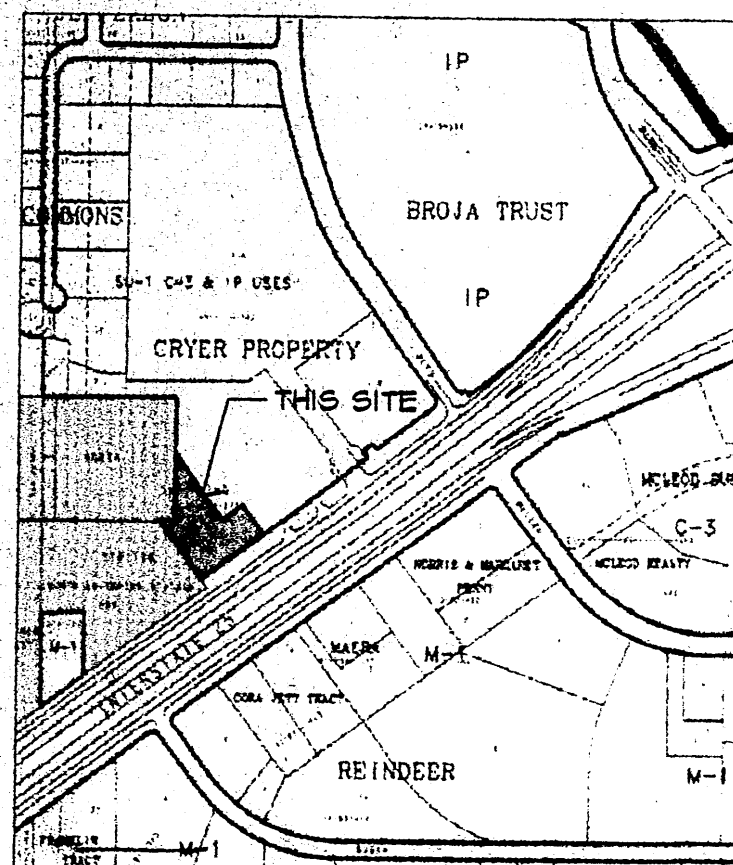
Drawing Name: P:\2013\20130836\0199 Landscaping\20130836 Landscaping.dwg, Last Modified: Tue, 05/05/2014 10:30:00 AM, User: DJR



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

EXTERIOR FINISH SCHEDULE			
BUILDING ITEMS	DESCRIPTION	BUILDING ITEMS	DESCRIPTION
DISTRESSED WOOD SIDING & WOOD TRIM	PRE-STAINED CEDAR HENRY POOR LUMBER 3200 REAGAN DRIVE LAFAYETTE, IN 47906 CONTACT: DOUG MILLER PHONE: 800-255-7913 COLORS: SEE PAINT #1 THRU PAINT #3	DOWNSPOUTS	PAINT TO MATCH WALL: SEE PAINT #1 THRU #3 PORTER PAINTS "ACRYLIC GLOSS" WHITE - PRIMER/TWO FINISH COATS (TO BE APPROVED BY OWNER)
DISTRESSED WOOD SIDING & WOOD TRIM	PAINT #1 PORTER PAINTS "ACRYLIC GLOSS" FINISH COLOR - RED (TO BE APPROVED BY OWNER) NOTE: TWO COATS-BRUSH APPLIED (DO NOT SPRAY)	METAL SIDING	GALVALUME 5 RIBBED V GROOVED COLOR: GALVALUME METAL SALES 800-747-1206
DISTRESSED WOOD SIDING, WOOD TRIM, & SPLIT-FACE CMU	PAINT #2 PORTER PAINTS "ACRYLIC GLOSS" FINISH COLOR - WHITE (TO BE APPROVED BY OWNER) NOTE: TWO COATS-BRUSH APPLIED (DO NOT SPRAY)	DUMPSTER GATES & BOLLARDS	BLACK
DISTRESSED WOOD SIDING & WOOD TRIM	PAINT #3 PORTER PAINTS "ACRYLIC GLOSS" FINISH COLOR - BLUE (TO BE APPROVED BY OWNER) NOTE: TWO COATS-BRUSH APPLIED (DO NOT SPRAY)	CMU WALL	PAINT #5 PORTER PAINTS "ACRYLIC GLOSS" FINISH COLOR - DARK GRAY (TO BE APPROVED BY OWNER) NOTE: TWO COATS-BRUSH APPLIED (DO NOT SPRAY)
METAL DOORS, FRAMES & METAL RAILS	PAINT #4 PORTER PAINTS "EXTERIOR GLOSS" BLACK - PRIMER/TWO FINISH COATS (COLOR TO BE APPROVED BY OWNER)		

DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES



ZONE MAP F-17

GENERAL NOTES

ZONING - SU FOR C-3 USES
 OCCUPANCY GROUP - B-2
 TYPE OF CONSTRUCTION - VN
 PROPOSED USE - RESTAURANT
 ADDRESS - NORTH 1-25 BETWEEN JEFFERSON & MONTGOMERY
 LEGAL DESCRIPTION -
 TRACT A-1-C-2, WITHIN SECTION 85,
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N-104
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY
 BERNALILLO COUNTY, NEW MEXICO, OCTOBER 91
 ZONE ATLAS PAGE - F-17-Z

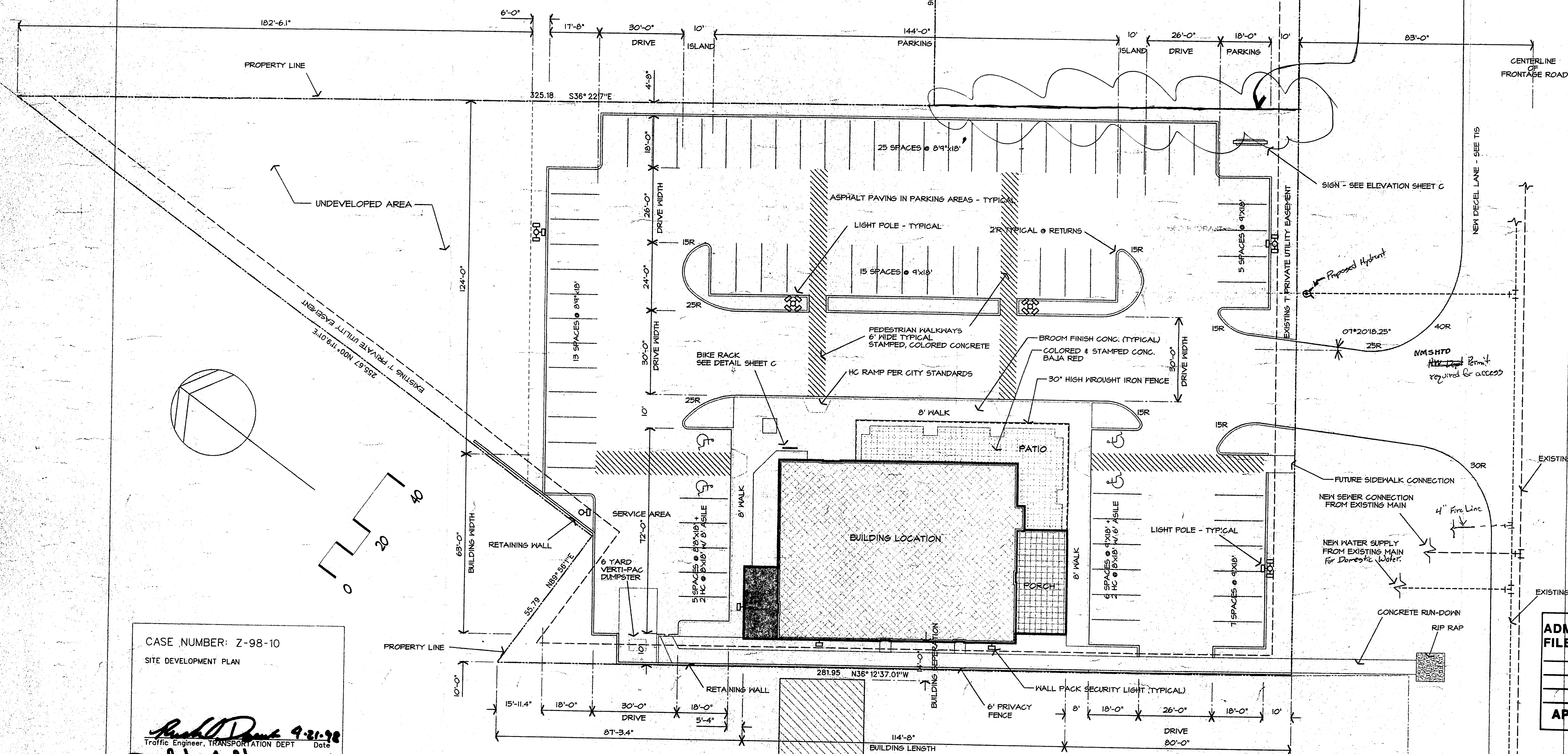
SITE AREAS -
 GROSS: 78,011 S.F. (1.79 ACRES)
 FUDDRUCKER'S: 6324 S.F.
 UNDEVELOPED: 25,010 S.F.
 NET LOT: 46,677 S.F. (1.07 ACRES)

PATIO, WALKS, PAVED, LANDSCAPING, REQUIRED, PROVIDED:
 152 S.F.
 2912 S.F.
 34,416 S.F.

SEATING -
 BUILDING SEATING: 170
 PORCH SEATING: 44
 PATIO SEATING: 82
 TOTAL: 296

PARKING -
 REQUIRED: 1 PER 4 SEATS + 14 SPACES
 PROVIDED: 80 SPACES (INCL. 4 HC SPACE)

NOTE: ALTHOUGH THE UNDEVELOPED AREAS ARE NOT REQUIRED FOR THE DEVELOPMENT OF THIS RESTAURANT, THEY ARE LANDSCAPED WITH NATIVE GRASSES AND STREET TREES. WHEN THESE AREAS ARE DEVELOPED IN THE FUTURE, A SITE PLAN AMENDMENT WILL BE SUBMITTED TO THE CITY.



CASE NUMBER: Z-98-10
 SITE DEVELOPMENT PLAN

Russell D. Rank 9-21-98
 Traffic Engineer, TRANSPORTATION DEPT Date

Robert J. ... 9-21-98
 CIVIL ENGINEER, ENGINEERING DEPT Date

Ronald ... 4-21-98
 UTILITIES DEVELOPMENT DEPT Date

... 5-19-98
 CITY ENGINEER, ENGINEERING DIV/AMAFCA Date

APPROVAL AND CONDITIONAL ACCEPTANCE: As specified by the Development Process Manual

Kyu L. ...
 CITY ENGINEER, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION

NOTE: A CONTINUOUS PEDESTRIAN CONNECTION OF AT LEAST 6 FEET IN WIDTH MUST BE CONSTRUCTED FROM THE RESTAURANT TO THE ADJACENT SITE ON THE NORTH UPON AMENDMENT TO THIS SITE DEVELOPMENT PLAN. THE PURPOSE OF THIS REQUIREMENT IS TO ENSURE ADEQUATE PEDESTRIAN CONNECTION BETWEEN THE APPROVED DEVELOPMENT AND FUTURE DEVELOPMENT TO THE NORTH, IF AND WHEN SUCH DEVELOPMENT OCCURS.

SHEET INDEX

A	SITE PLAN
B	LANDSCAPE PLAN
C	ELEVATIONS & DETAILS
D	GRADING & DRAINAGE PLAN

ADMINISTRATIVE AMENDMENT
 FILE #10-10133-PROJECT # 1007989

adjust lot line

... 11/29/10
APPROVED BY **DATE**

ADMINISTRATIVE
 DEVELOPMENT PLAN AMENDMENT
 FILE NO. Z-98-10/119893

... 7-11-98
 PLANNING DIRECTOR **DATE**

PROJECT 9735

SINB ARCHITECTS
 1820 Central Avenue Southeast
 Albuquerque, NM 87106
 (505) 247-1529

SITE DEVELOPMENT PLAN

Fudrucker's Restaurant
 4855 Pan American Freeway NE Albuquerque, NM

REVISIONS
 25 FEB 98

29 JAN 98

SHEET
A

SOUTHBOUND LANE OF INTERSTATE 25
 RIGHT-OF-WAY VARIES
 AT THIS SITE.

Proposed New Property Line for Tract A-1-C-2, Crayer Property

NO CURB & GUTTER ALONG FRONTAGE ROAD - SHOULDER ONLY.

