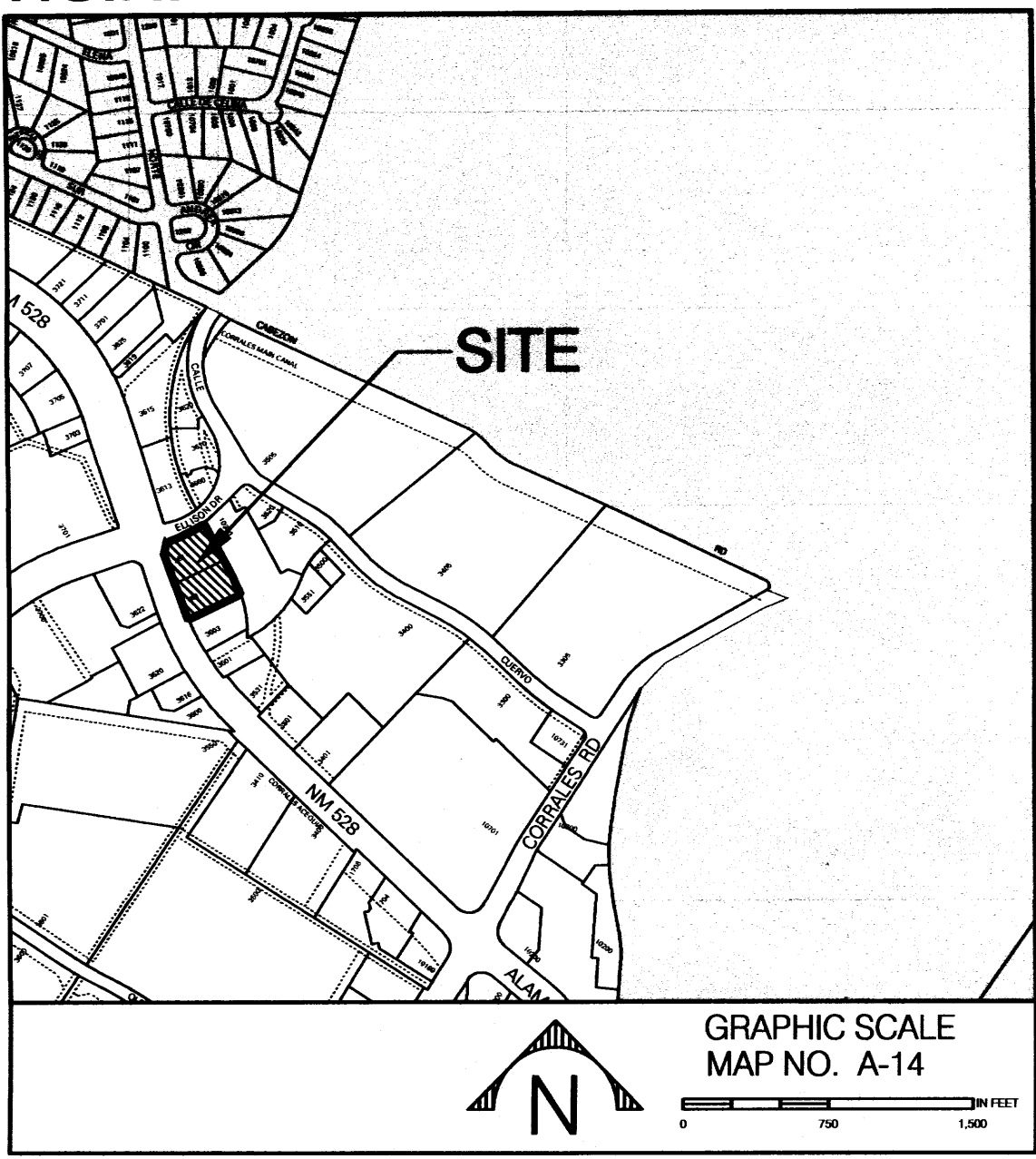


- GENERAL NOTES:**
- ALL LIGHTING SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE OF §14-16-3-9 AREA REGULATIONS.
  - ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
  - RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED. SEE GRADING/DRAINAGE SHEET.
  - ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF 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.
  - PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
  - ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER C.O.A STANDARD DRAWINGS; SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), CURB AND GUTTER (2417A).
  - CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA (SEE LANDSCAPE PLAN, SHEET 2, FOR SIGHT TRIANGLE).



**SITE DATA:**  
 LEGAL DESCRIPTION: TR C-6A-1 AND TR C-6A-2 SEVEN BAR RANCH  
 SITE AREA: 1.83 AC.  
 PROPOSED LAND USE: RETAIL AND OFFICE USES AS PERMITTED IN THE SU-1 FOR 1-P USES WHICH ALLOWS PERMISSIVE AND CONDITIONAL USES.  
 BUILDING AREA: 14,400 S.F.  
 MAXIMUM BUILDING HEIGHT: 40 FEET.  
 PARKING: REQUIRED MINIMUM PARKING: 5 SPACE PER 1000 SQUARE FEET  
 TOTAL PARKING REQUIRED: 72  
 TOTAL PROVIDED PARKING: 94  
 HANDICAPPED REQUIRED: 4  
 HANDICAPPED PROVIDED: 4  
 MOTORCYCLE PARKING REQUIRED: 3  
 MOTORCYCLE PARKING PROVIDED: 3  
 BICYCLE REQUIRED: 4  
 BICYCLE PROVIDED: 5  
 TRANSIT: BUS ROUTE 98 (WYOMING COMMUTER). THE BUS STOPS ARE LOCATED APPROXIMATELY 850' TO THE EAST.

**PROJECT: 1010297**  
**DATE: 2-18-15**  
**APP: 15-70058**  
**(SBP)**

PROJECT NUMBER: 1010297  
 Application Number:  
 This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated Jan 8, 2015, and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Signature	Date
Traffic Engineering, Transportation Division	
ABCWUA	
Parks and Recreation Department	
City Engineer	
Solid Waste Management	
DRB Chairperson, Planning Department	

- EPC CONDITIONS:**
- THE OWNER SHALL ENTER INTO AN AGREEMENT (REVOCABLE PERMIT) WITH THE CITY OF ALBUQUERQUE TO ALLOW THE EXISTING PRIVATE IMPROVEMENTS WITHIN THE ADDITIONAL 18FEET OF RIGHT-OF-WAY TO REMAIN UNTIL SUCH TIME AS THE CITY OF ALBUQUERQUE IS READY TO PROCEED WITH THE ROADWAY IMPROVEMENTS TO NM HWY. 548. THIS WILL ALLOW THE EXISTING LANDSCAPE, MATURE TREES, AND PARKING SPACES TO REMAIN UNTIL THE NM HWY. 538 ROADWAY IMPROVEMENTS PROJECT IS READY TO BE CONSTRUCTED.
  - THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING AND ANY OTHER EXISTING PRIVATE IMPROVEMENTS WITHIN THE CITY RIGHT-OF-WAY DURING THIS INTERIM CONDITION.
  - THE SITE DEVELOPMENT PLAN SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONING CODE, THE SUBDIVISION ORDINANCE, AND ALL OTHER APPLICABLE DESIGN REGULATIONS, EXCEPT AS SPECIFICALLY APPROVED BY THE EPC.

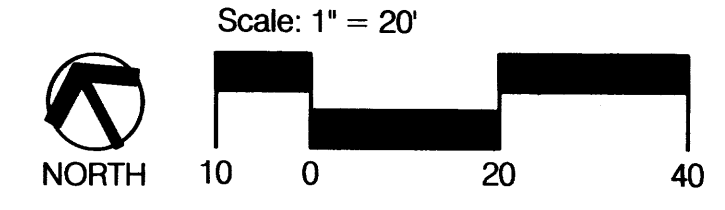
# CORRALES BUSINESS PARK

## SITE PLAN FOR BUILDING PERMIT

### SITE PLAN

Prepared For:  
 528 & Ellison, LLC  
 6801 Jefferson NE  
 Albuquerque, NM 87109

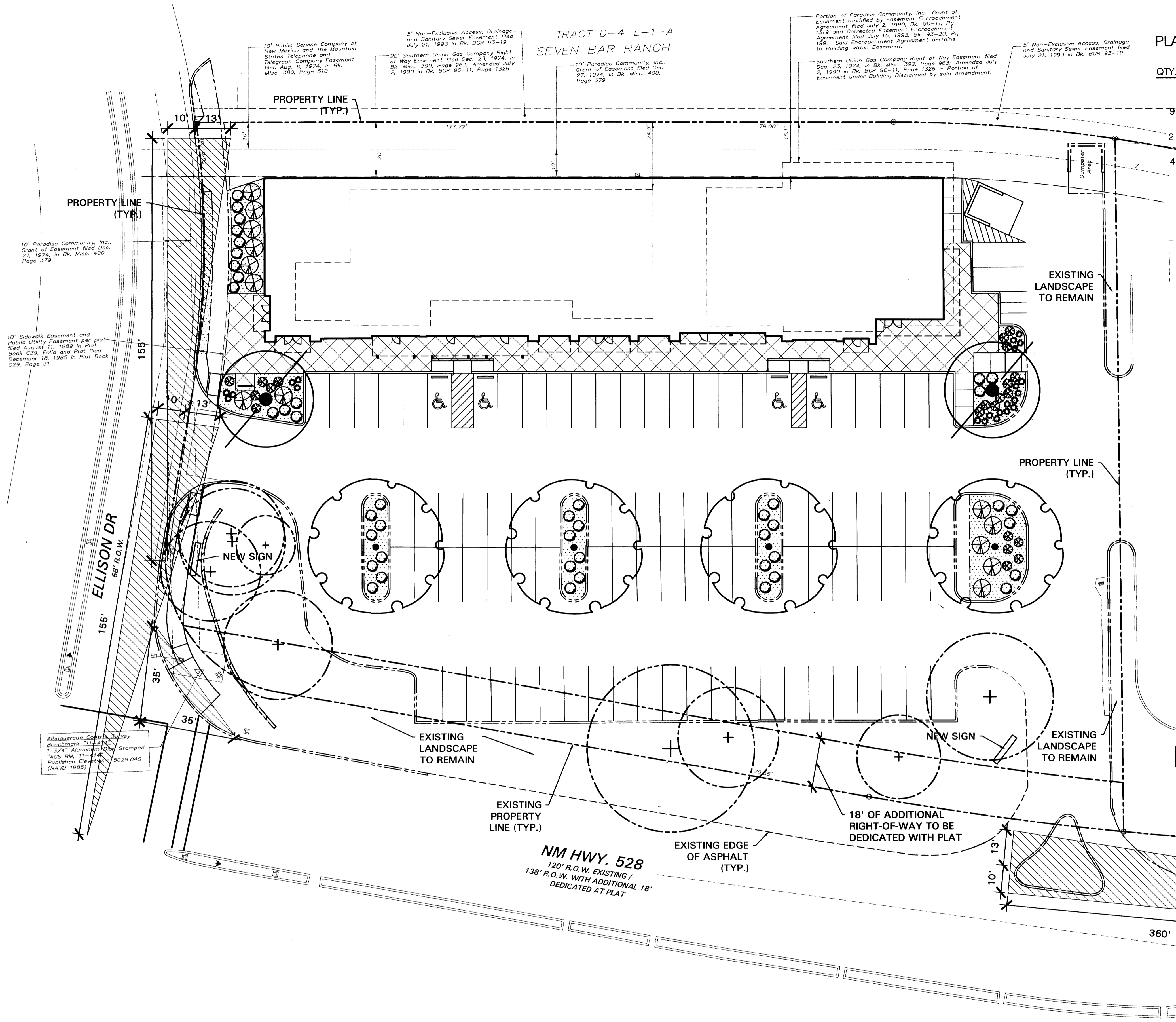
Prepared By:  
 Consensus Planning, Inc.  
 302 Eighth Street NW  
 Albuquerque, NM 87102



November 26, 2014

SHEET 1 OF 5





**PLANT LEGEND**

QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
<b>TREES</b>				
9	(Symbol)	EXISTING TREE TO REMAIN		
2	(Symbol)	FRAXINUS PENN. 'URBANITE' (M+) URBANITE ASH	2.5' B&B	12'-14' HT. 50' HT. X 40' SPR.
4	(Symbol)	ULMUS PARVIFOLIA 'ALLEE II' (M) ALLEE LACEBARK ELM	2.5' B&B	12'-14' HT. 50' HT. X 35' SPR.
<b>SHRUBS/GROUNDCOVERS</b>				
<b>LARGE SHRUBS</b>				
1	(Symbol)	CARYOPTERIS CLAND. 'DARK KNIGHT' (M) DARK KNIGHT BLUE MIST	5-GAL.	3' O.C. 3' HT. X 3' SPR.
1	(Symbol)	CHRYSOTHAMNUS NAUSEOSUS (L) CHAMISA	1-GAL.	5' O.C. 4' HT. X 4' SPR.
1	(Symbol)	CYTISUS SCOPARIUS 'LENA'S BROOM' (M) LENA'S BROOM	5-GAL.	5' O.C. 4' HT. X 4' SPR.
1	(Symbol)	ELAEGNUS PUNGENS (M) SILVERBERRY	5-GAL.	8' O.C. 8' HT. X 8' SPR.
1	(Symbol)	FALLUGIA PARADOXA (L) APACHE PLUME	1-GAL.	5' O.C. 4' HT. X 4' SPR.
1	(Symbol)	PINUS MUGO MUGO (M) MUGO PINE	5-GAL.	5' O.C. 4' HT. X 4' SPR.
<b>MEDIUM SHRUBS</b>				
1	(Symbol)	ERICAMERIA LARICIFOLIA 'AGUIRRE' (M) TURPENTINE BUSH	1-GAL.	4' O.C. 3' HT. X 3' SPR.
1	(Symbol)	LAVENDULA ANGSTIFOLIA 'HIDCOTE' (M) ENGLISH LAVENDER	1-GAL.	4' O.C. 3' HT. X 3' SPR.
1	(Symbol)	POTENTILLA FRUTICOSA (L+) SHRUBBY CINQUEFOIL	1-GAL.	3' O.C. 3' HT. X 3' SPR.
1	(Symbol)	SALVIA GREGGII 'FURMAN'S RED' (M) CHERRY SAGE	3-GAL.	3' O.C. 3' HT. X 3' SPR.
<b>SMALL SHRUBS/GROUNDCOVERS</b>				
1	(Symbol)	JUNIPERUS SABINA 'BUFFALO' (L+) BUFFALO JUNIPER	5-GAL.	5' O.C. 2' HT. X 5' SPR.
1	(Symbol)	RHUS TRILOBATA 'AUTUMN AMBER' (L+) CREEPING THREE LEAF SUMAC	5-GAL.	5' O.C. 2' HT. X 5' SPR.
1	(Symbol)	SANTOLINA VIRENS (L) GREEN SANTOLINA	1-GAL.	4' O.C. 2' HT. X 3' SPR.
<b>ACCENTS</b>				
1	(Symbol)	CALAMAGROSTIS A. 'KARL FOERSTER' (L+) FEATHER REED GRASS	5-GAL.	3' O.C. 3' HT. X 3' SPR.
1	(Symbol)	HESPERALOE PARVIFLORA (M) RED YUCCA	5-GAL.	3' O.C. 3' HT. X 3' SPR.
1	(Symbol)	MUHLENBERGIA CAP. 'REGAL MIST' (M) MUHLY GRASS	5-GAL.	3' O.C. 3' HT. X 3' SPR.
1	(Symbol)	NOLINA MICROCARPA (L) BEARGRASS	5-GAL.	5' O.C. 4' HT. X 5' SPR.
CRUSHED GRAVEL TO MATCH EXISTING (3" DEPTH OVER FILTER FABRIC)				

**GENERAL LANDSCAPE NOTES**  
**LANDSCAPE DESIGN**  
 ALL PLANTING AREAS SHALL BE TOP DRESSED WITH GRAVEL MULCH TO MATCH EXISTING.

**IRRIGATION**  
 IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

**RESPONSIBILITY OF MAINTENANCE**  
 MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**  
 THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

**PNM COORDINATION**  
 COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

**SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES.** IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**CLEAR SIGHT DISTANCE:**  
 LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

**WATER HARVESTING**  
 SEE GRADING AND DRAINAGE PLAN FOR DETAILS ON STRATEGY TO CAPTURE THE FIRST .44" OF FIRST FLUSH RAINFALL.

**LANDSCAPE AREA COVERAGE**

TOTAL SITE AREA (1.83 AC.):	79,774 SF
BUILDING AREA:	14,400 SF
LANDSCAPED R.O.W.	4,056 SF
NET AREA	61,318 SF

**REQUIRED LANDSCAPE AREA (15% OF NET AREA):** 9,198 SF  
**PROVIDED LANDSCAPE AREA**

ON-SITE	11,896 SF
OFF-SITE (R.O.W)	4,056 SF

**LANDSCAPE LIVE VEGETATIVE COVERAGE**  
 LANDSCAPE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE LIVE VEGETATIVE MATERIAL COVERING 75% OF THE REQUIRED LANDSCAPE AREA. THIS PROJECT WILL MEET THIS REQUIREMENT.

**PARKING LOT TREES**  
 94 PARKING SPACES ARE PROVIDED. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

**PARKING LOT TREES REQUIRED:** 10  
**PARKING LOT TREES PROVIDED:** 12

**STREET TREES**  
 EXISTING STREET TREES WILL REMAIN. NEW STREET TREES SHALL BE PLANTED AT THE TIME OF THE NM HWY 528 ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STREET TREE ORDINANCE.

# CORRALES BUSINESS PARK

## SITE PLAN FOR BUILDING PERMIT

### LANDSCAPE PLAN

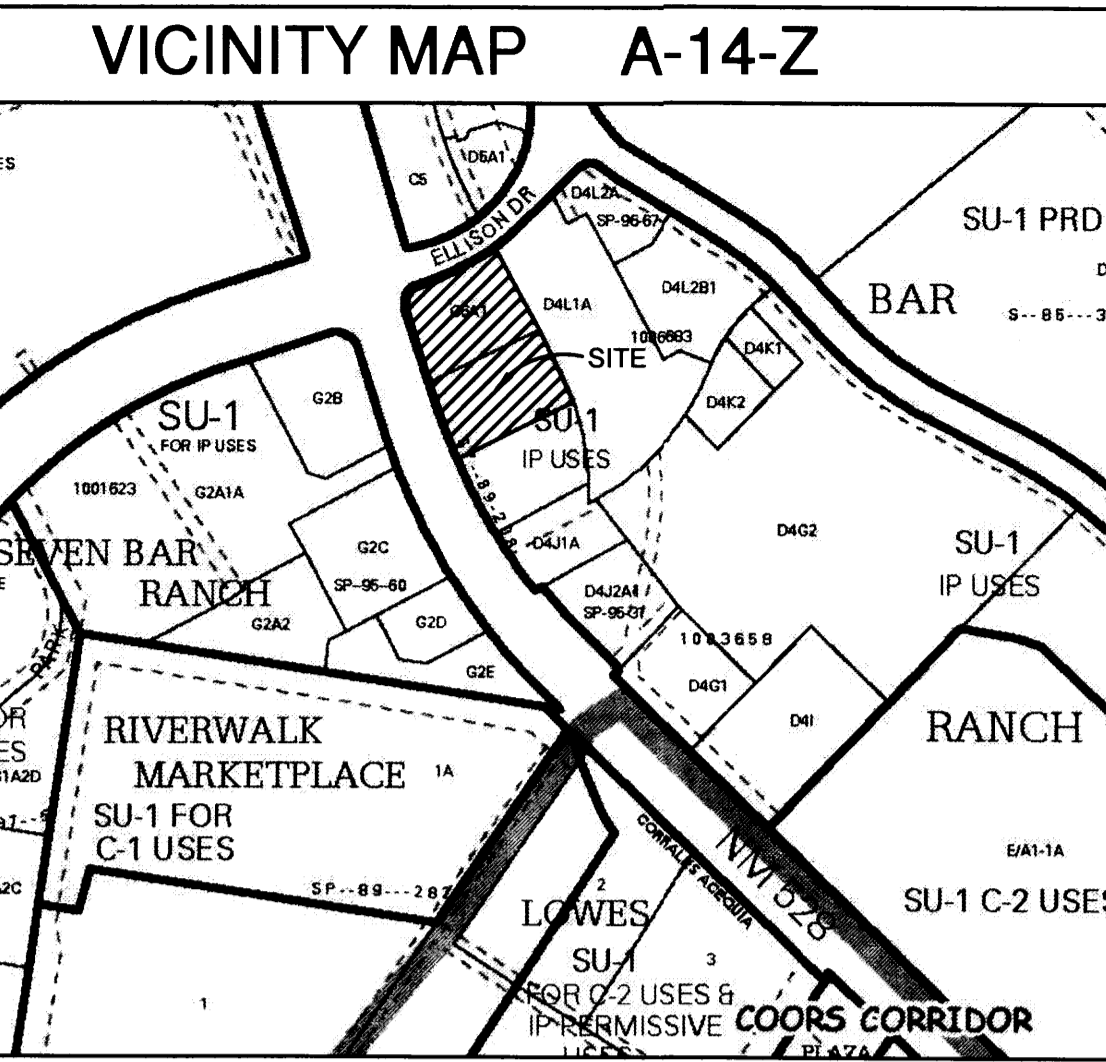
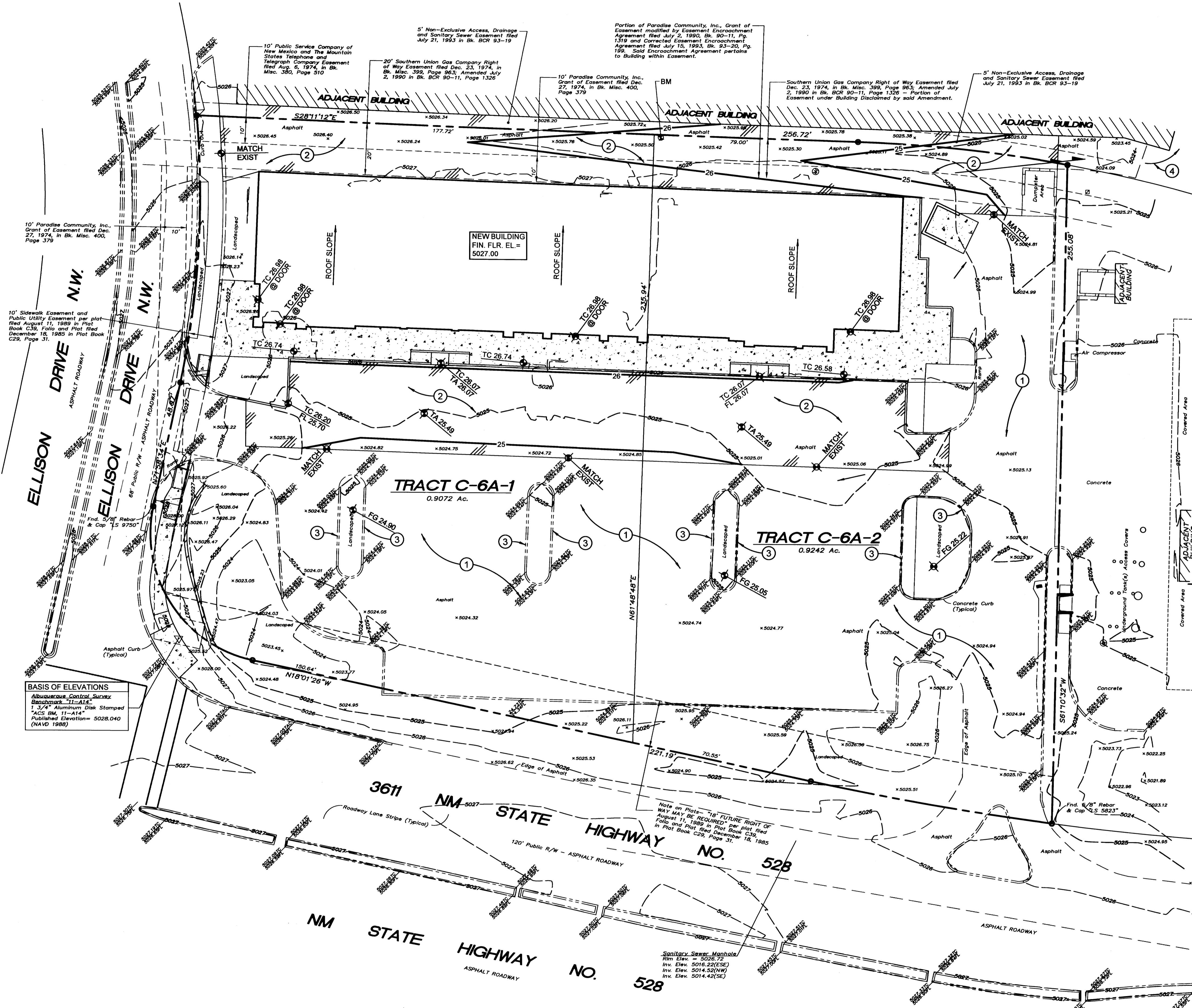
Prepared For:  
 528 & Ellison, LLC  
 6801 Jefferson NE  
 Albuquerque, NM 87109

Prepared By:  
 Consensus Planning, Inc.  
 302 Eighth Street NW  
 Albuquerque, NM 87102

Scale: 1" = 20'

Dekker Perich Sabatini  
 7601 Jefferson NE  
 Albuquerque, NM 87109





### DESIGN NARRATIVE

THIS PROJECT INVOLVES THE DEMOLITION OF TWO EXISTING BUILDINGS AND CONSTRUCTION OF A NEW BUILDING ON BASICALLY THE SAME PAD SITE. THE CURRENT BUILDINGS DRAW ROOF RUNOFF TO THE PAVED DRIVEWAY NORTH OF THE BUILDINGS. THIS STORM RUNOFF THEN FLOWS DOWN HILL TO THE EAST WHERE IT COLLECTS AT AN OUTLET AND SWALE THRU THE ADJACENT PROPERTY TO THE NORTH. THIS RUNOFF IS CONVEYED VIA AN EXISTING DRAINAGE EASEMENT NORTH THRU THE SELF STORAGE FACILITY WHERE IT IS COLLECTED IN CATCH BASIN AND CONVEYED NORTH IN AN UNDERGROUND PIPE TO A STORM DRAIN IN CALLE CUERVO WHICH ULTIMATELY OUTFALLS IN A LARGE POND TO THE EAST, ON THE SOUTH SIDE OF THE STREET. THE DEVELOPED RUNOFF WILL BE VERY SIMILAR TO EXISTING AND WILL THEREFORE NOT CHANGE THE DOWNSTREAM PONDING REQUIREMENTS. THE SOUTH SIDE OF THIS SUBJECT SITE WILL NOT BE CHANGED. IT IS A PAVED PARKING LOT WITH AN ONSITE POND LOCATED AT THE SW CORNER OF THE SITE COLLECTS AT THIS POND WHERE IT PERCOLATES INTO THE SOIL. THIS SCHEME HAS BEEN A SUCCESSFUL METHOD TO HANDLE STORM RUNOFF AND IS PROPOSED FOR THIS NEW DEVELOPMENT OF THE EXISTING OFFICE COMPLEX.

### HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 1  
DESIGN STORM: (IN)

	1hr	6hr	24hr	4day	10day
	1.87	2.20	2.66	3.12	3.67

EXISTING CONDITIONS

LAND TRMTNT (ACRE)	AREA %	P6	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.44	1.29	0.00	0	0	0
B	0.228	12%	0.67	2.03	0.46	555	555	555
C	0.000	0%	0.99	2.87	0.00	0	0	0
D	1.603	88%	1.97	4.37	7.01	11,463	14,140	16,817
TOTALS	1.831	100%			7.47	12,018	14,694	17,371

PROPOSED CONDITIONS

LAND TRMTNT (ACRE)	AREA %	P6	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.44	1.29	0.00	0	0	0
B	0.222	12%	0.67	2.03	0.45	540	540	540
C	0.000	0%	0.99	2.87	0.00	0	0	0
D	1.609	88%	1.97	4.37	7.03	11,508	14,195	19,569
TOTALS	1.831	100%			7.48	12,047	14,735	20,109

### GENERAL NOTES

A CONTRACTOR SHALL VERIFY LOCATION OF EXISTING BELOW GRADE UTILITIES IN THE WORK AREA PRIOR TO EXCAVATION

- ### SHEET KEYNOTES
- EXISTING ASPHALT PAVING TO REMAIN
  - NEW 3" ASPHALT PAVING
  - EXISTING CURB TO REMAIN
  - EXISTING DRAINAGE OUTLET THRU ADJACENT PROPERTY

- ### LEGEND
- PROPERTY LINE
  - EXISTING CONTOUR
  - EXISTING SPOT ELEVATION
  - NEW SPOT ELEVATION
  - NEW CONTOUR
  - FLOWLINE
  - TOP OF CONCRETE
  - FINISHED GRADE
  - TOP OF ASPHALT
  - FLOW DIRECTION
  - ROOF DRAIN LOCATION
  - NEW CONCRETE PAVING
  - NEW ASPHALT PAVING
  - BASIN LIMITS
  - SWALE

### BASIS OF ELEVATIONS

ALBUQUERQUE CONTROL SURVEY BENCHMARK "11-A14"  
1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-A14"  
PUBLISHED ELEVATION= 5028.040 (NAVD 1988)

### BENCHMARK (BM)

PK NAIL WITH ALUMINUM DISK STAMPED "SURVTEK"  
ELEVATION = 5025.64 (NAVD88)

### LEGAL DESCRIPTION

TRACTS C-6A-1 AND C-6A-2 OF THE REPLAT OF TRACT C-6A OF SEVEN-BAR RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 11, 1989, IN VOLUME C39, FOLIO 138.

**Walla** Structural Engineering  
Civil Engineering  
6501 Americas Parkway NE, Suite 301  
Albuquerque, New Mexico 87110  
851-3008 • Facsimile 851-4025

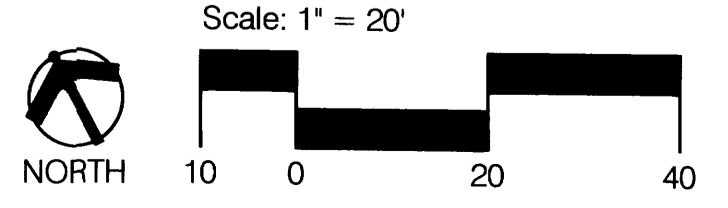
# CORRALES BUSINESS PARK

SITE PLAN FOR BUILDING PERMIT

## CONCEPTUAL GRADING \ DRAINAGE PLAN

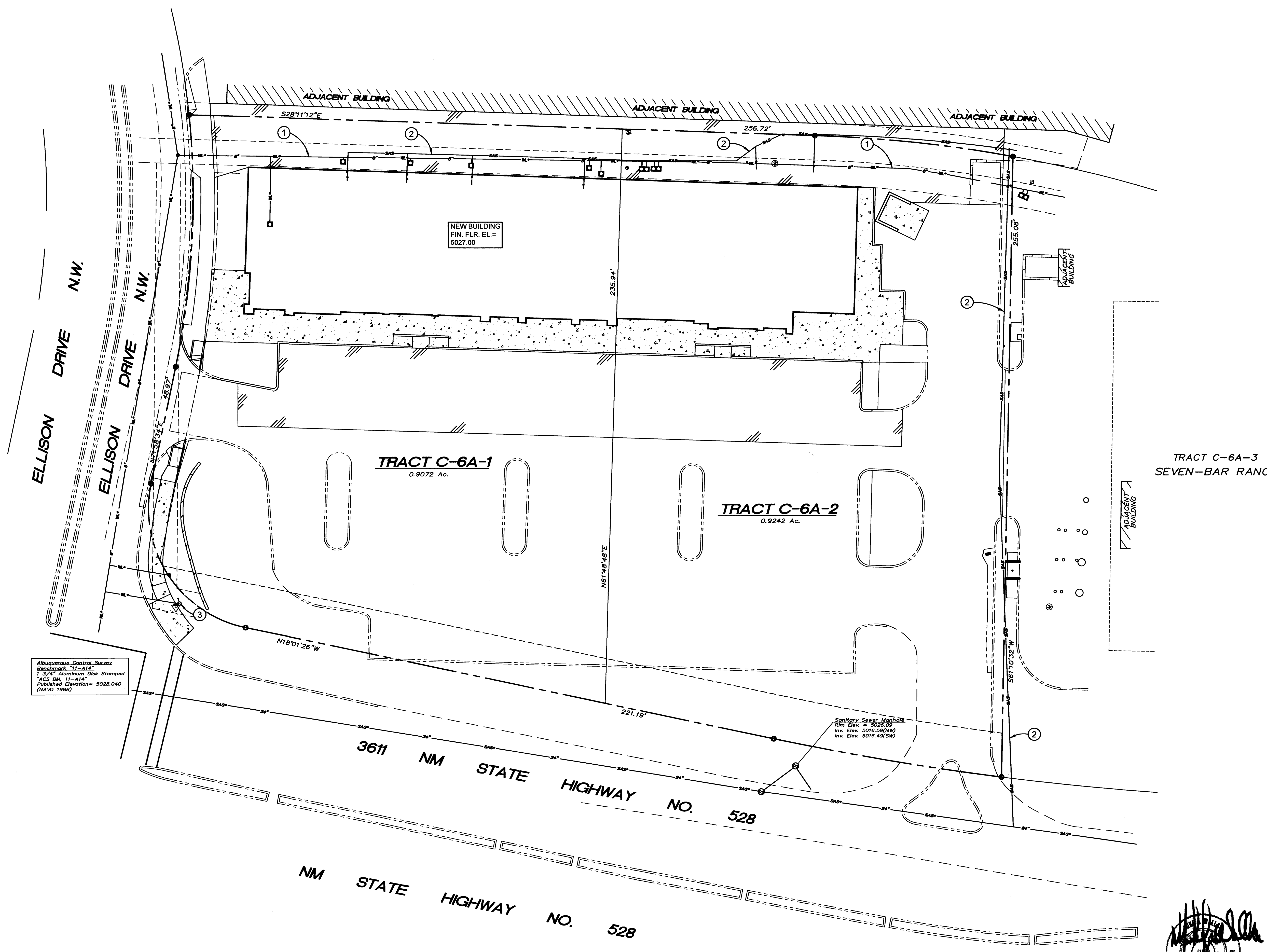
Prepared For:  
528 & Ellison, LLC  
6801 Jefferson NE  
Albuquerque, NM 87109

Prepared By:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102



**A1** CONCEPTUAL GRADING and DRAINAGE PLAN  
SCALE: 1" = 20'

GENERAL NOTES	
A	CONTRACTOR SHALL VERIFY LOCATION OF EXISTING BELOW GRADE UTILITIES IN THE WORK AREA PRIOR TO EXCAVATION
SHEET KEYNOTES	
1	EXISTING 8" WATER LINE
2	EXISTING SANITARY SEWER
3	EXISTING FIRE HYDRANT



Albuquerque Control Survey  
Benchmark "11-A14"  
1 3/4" Aluminum Disk Stamped  
"ACS BM 11-A14"  
Published Elevation = 5028.040  
(NAVD 1988)

Sanitary Sewer Manhole  
Rim Elev. = 5026.09  
Inv. Elev. 5016.59(NW)  
Inv. Elev. 5016.49(SW)

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ENGINEERING LTD. Civil Engineering  
8501 Americas Parkway NE Suite 301  
Albuquerque, New Mexico 87110  
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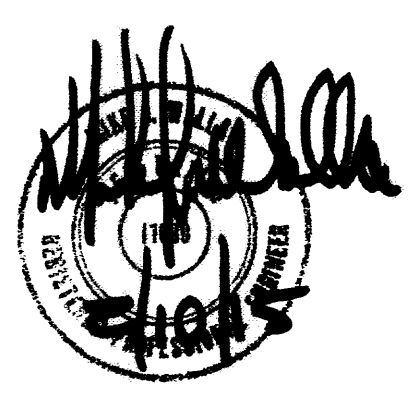
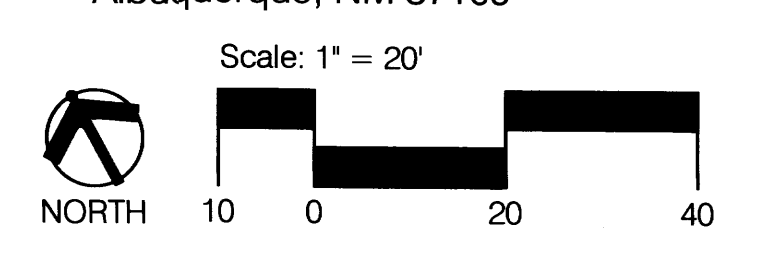
# CORRALES BUSINESS PARK

SITE PLAN FOR BUILDING PERMIT

## CONCEPTUAL SITE UTILITIES PLAN

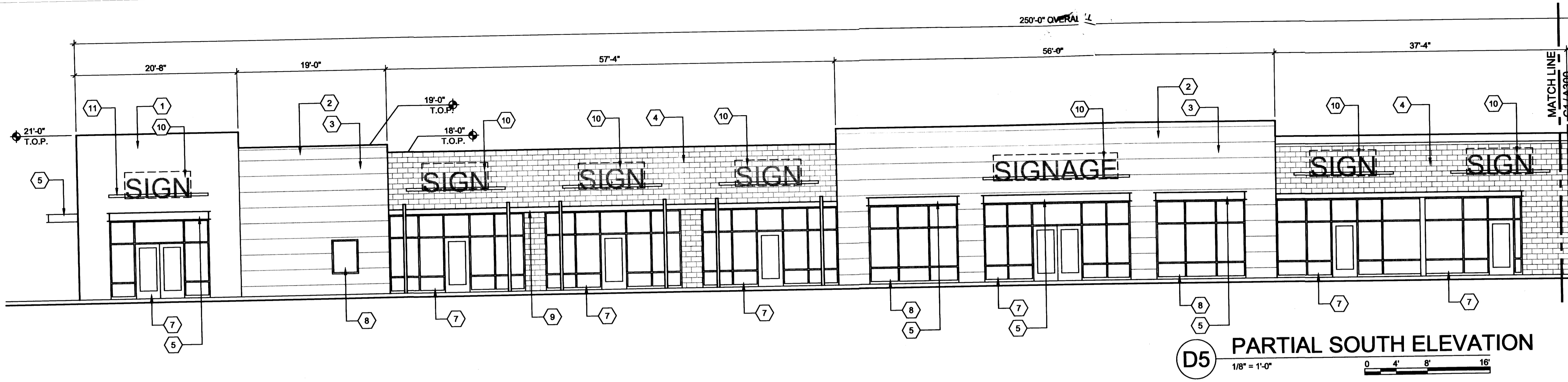
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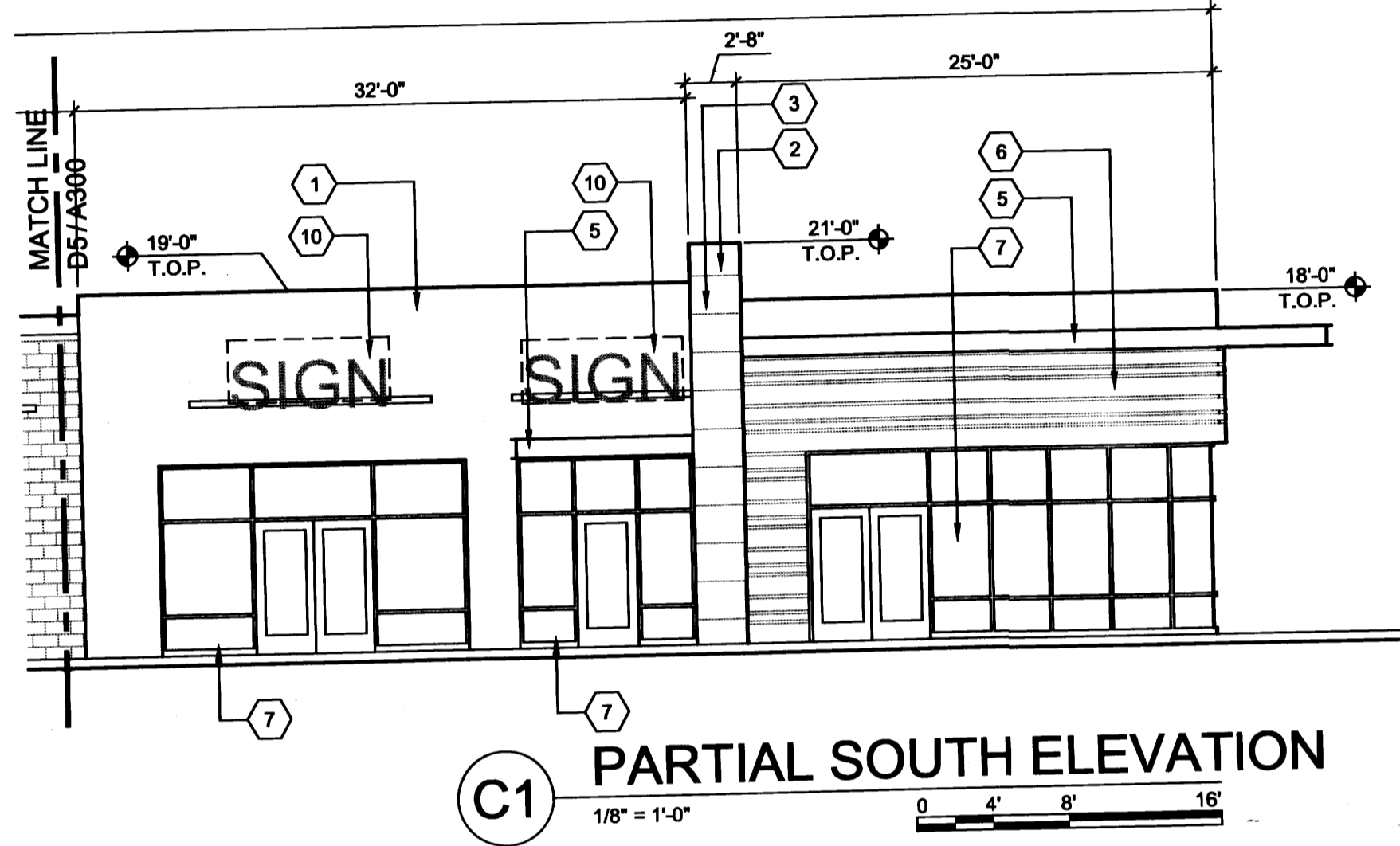


**A1** CONCEPTUAL SITE UTILITIES PLAN  
SCALE: 1" = 20'

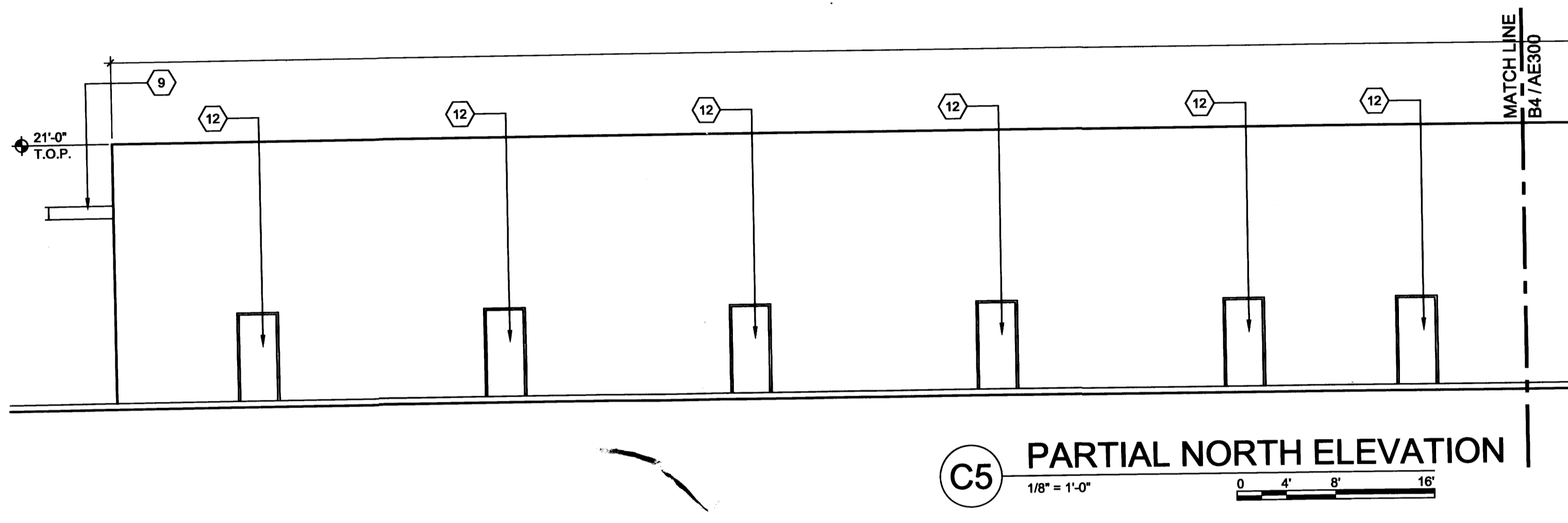




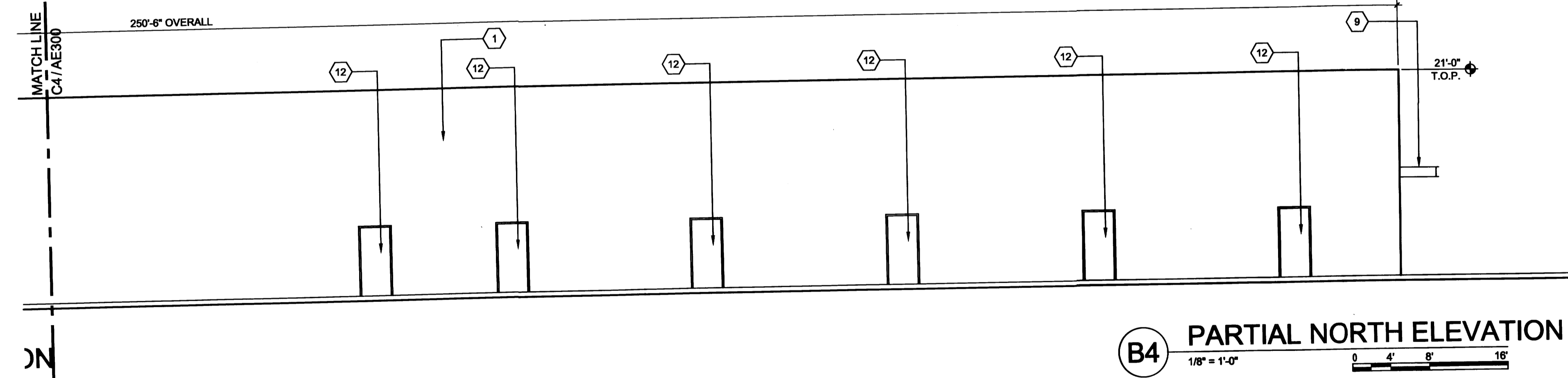
**D5 PARTIAL SOUTH ELEVATION**  
1/8" = 1'-0"  
0 4' 8' 16'



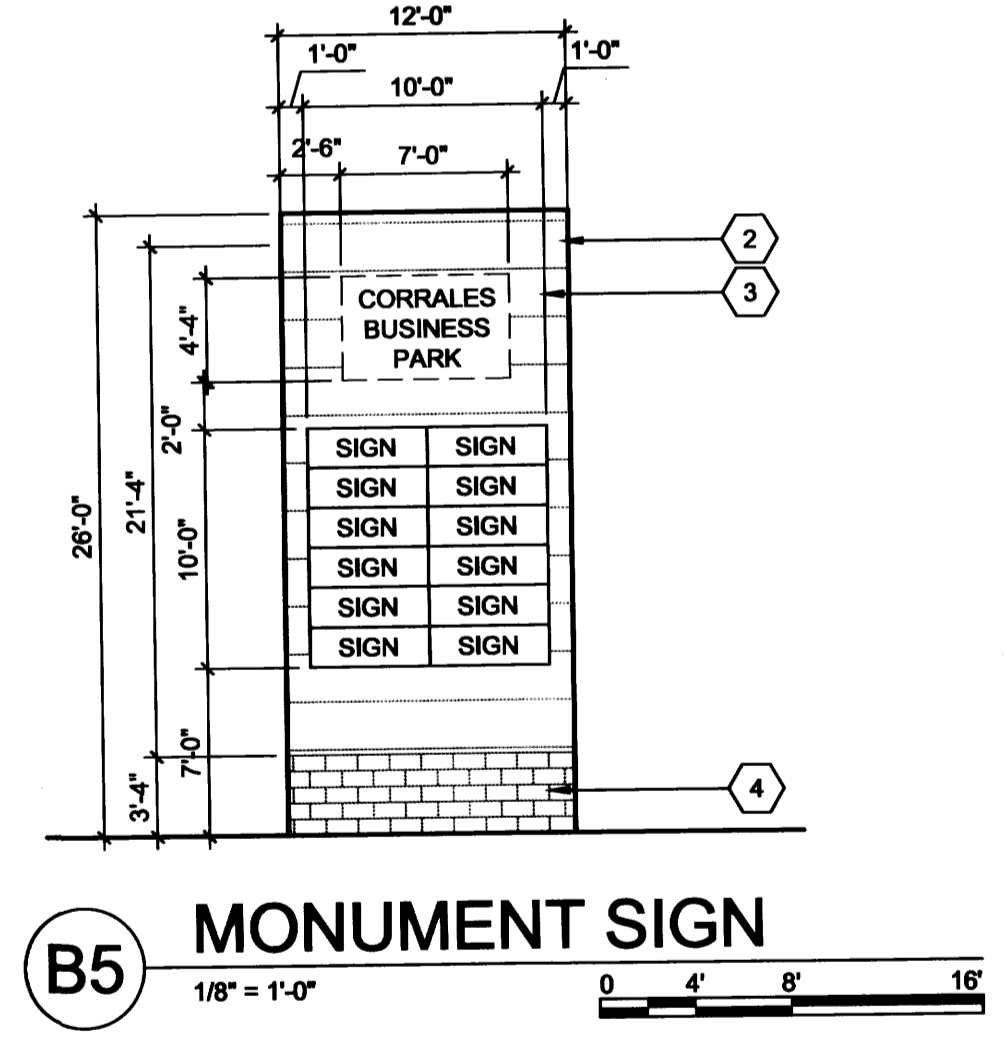
**C1 PARTIAL SOUTH ELEVATION**  
1/8" = 1'-0"  
0 4' 8' 16'



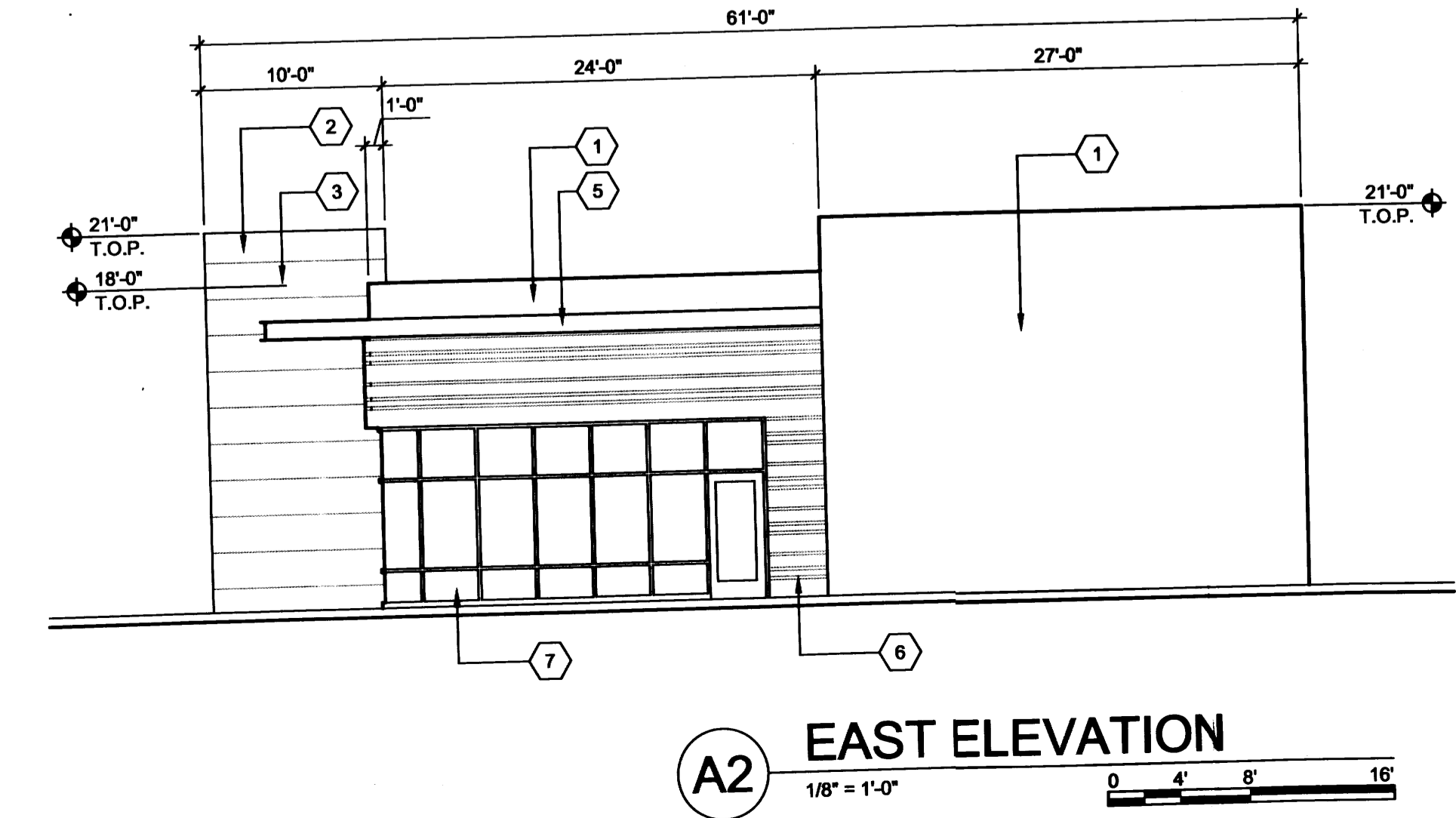
**C5 PARTIAL NORTH ELEVATION**  
1/8" = 1'-0"  
0 4' 8' 16'



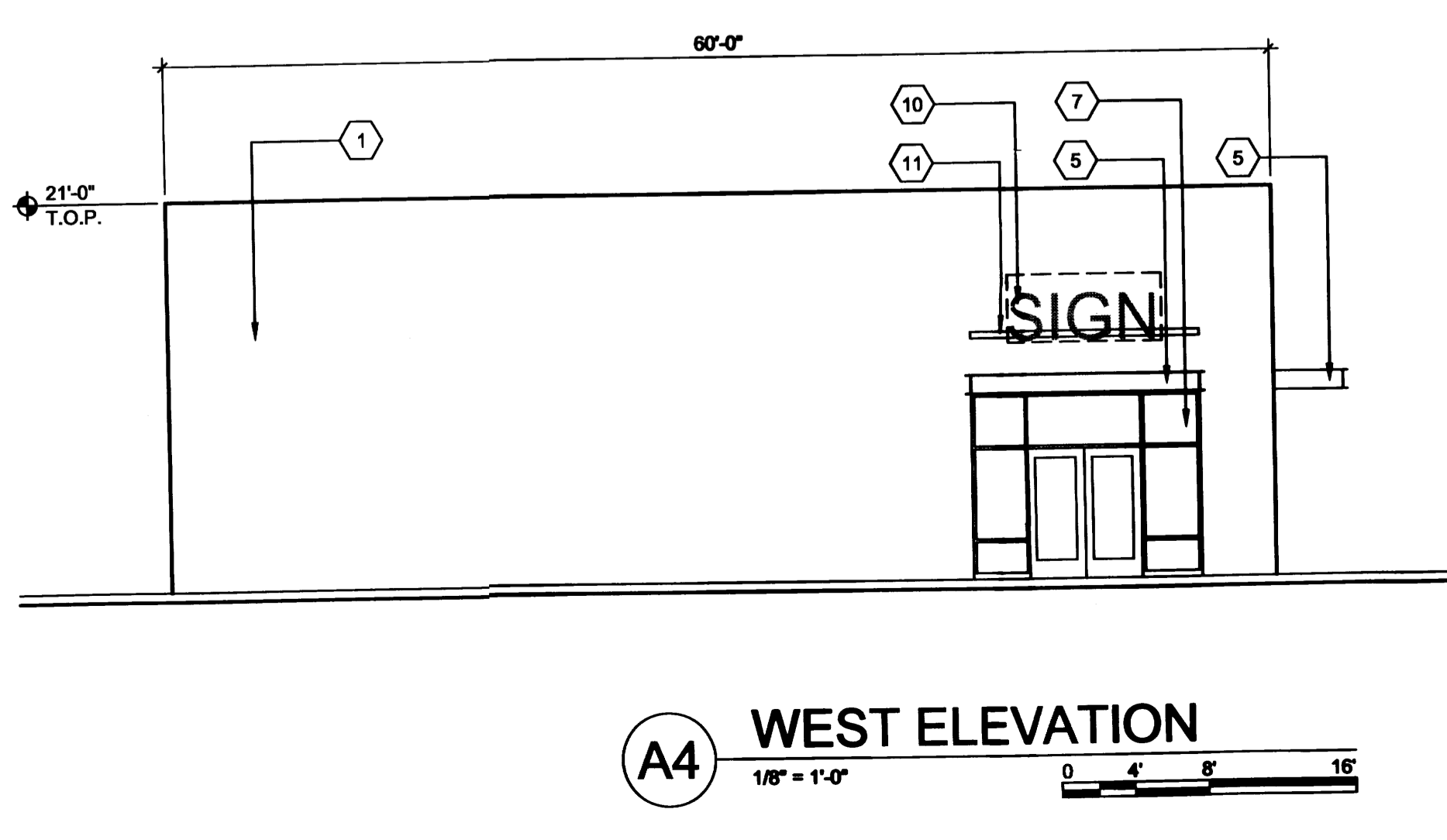
**B4 PARTIAL NORTH ELEVATION**  
1/8" = 1'-0"  
0 4' 8' 16'



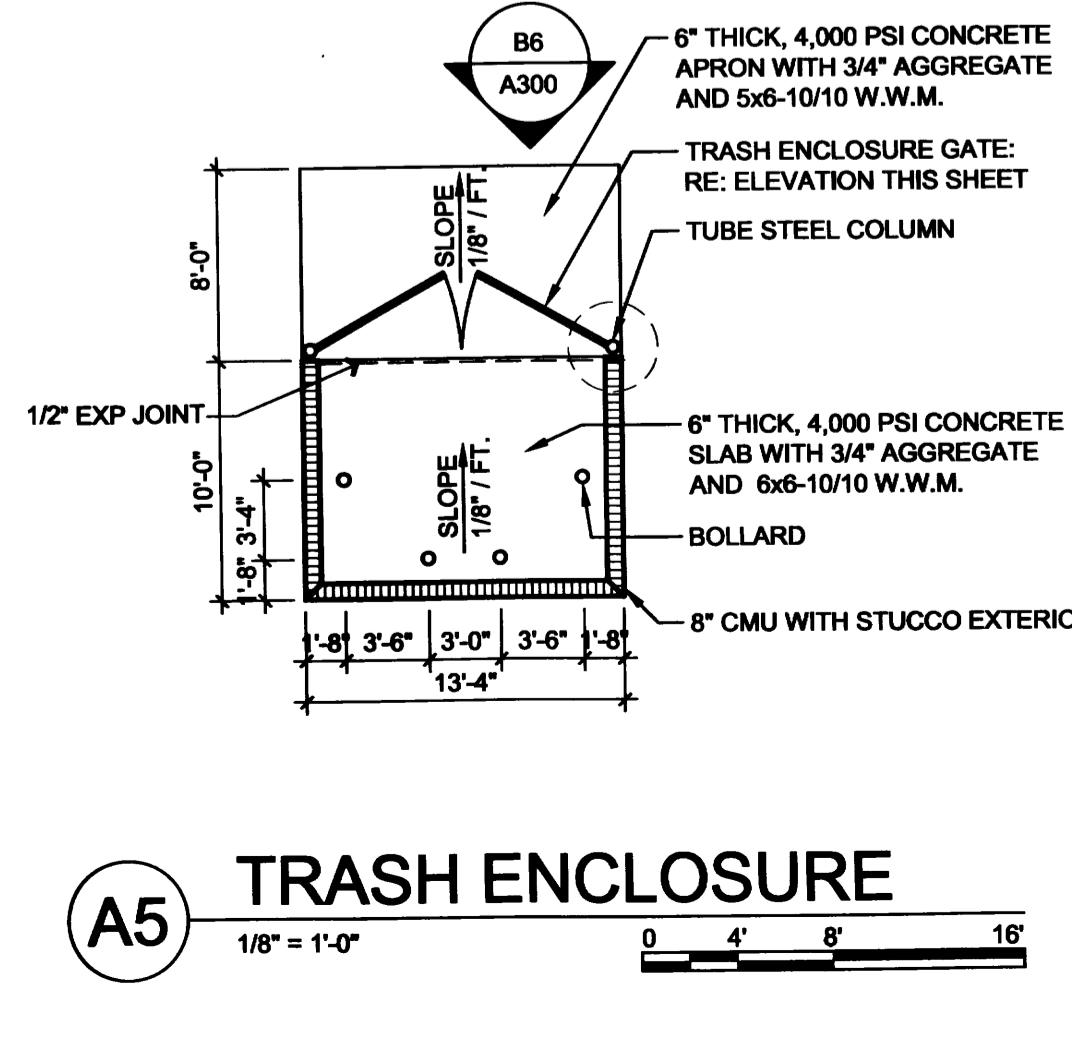
**B5 MONUMENT SIGN**  
1/8" = 1'-0"  
0 4' 8' 16'



**A2 EAST ELEVATION**  
1/8" = 1'-0"  
0 4' 8' 16'



**A4 WEST ELEVATION**  
1/8" = 1'-0"  
0 4' 8' 16'



**A5 TRASH ENCLOSURE**  
1/8" = 1'-0"  
0 4' 8' 16'

**GENERAL NOTES**

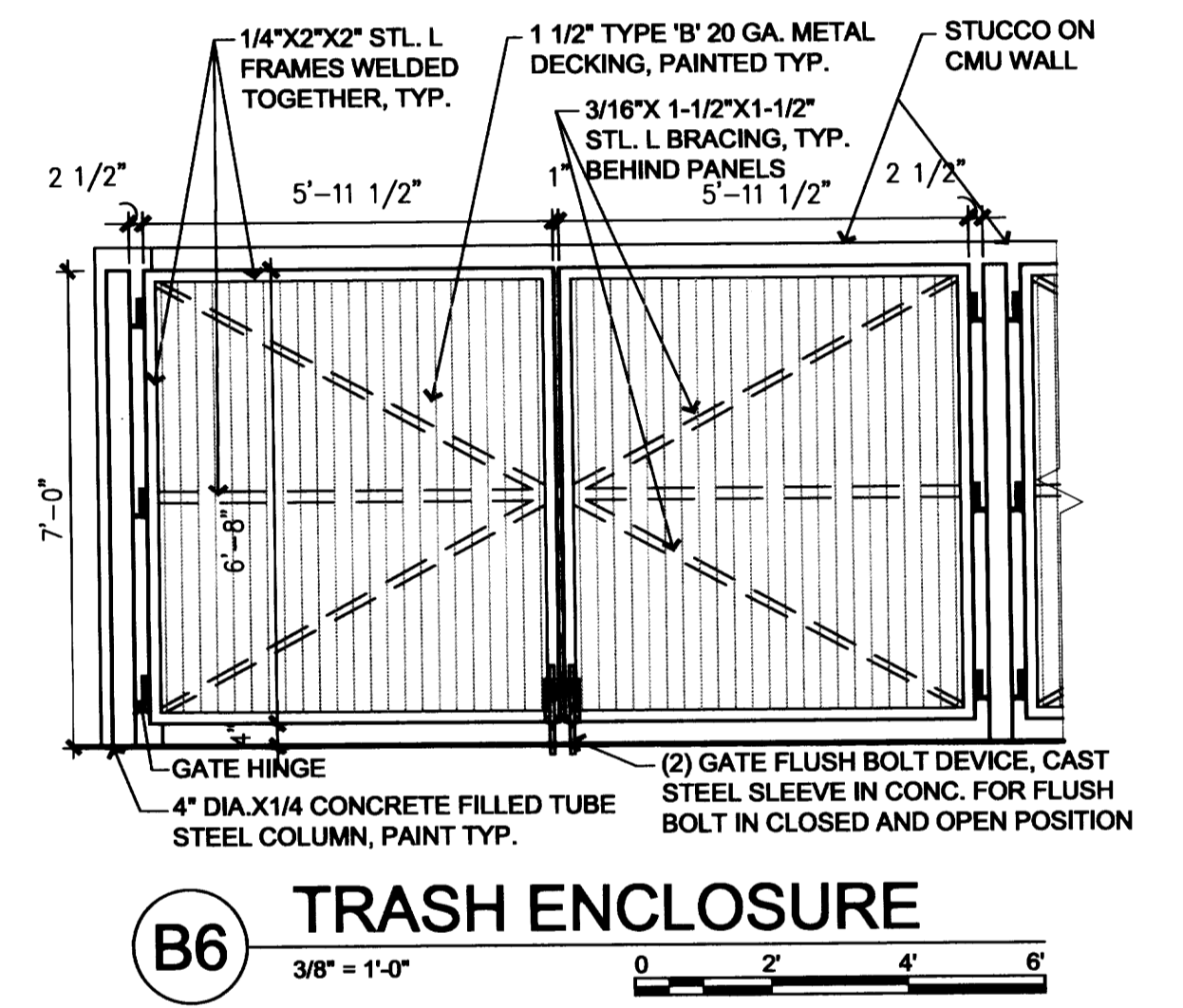
1. ALL ROOFING MATERIAL TO BE LOW-SLOPE TPO ROOFING MEMBRANE / COLOR: WHITE.
2. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED BY HIGH PARAPETS, AND ALL GROUND EQUIPMENT SHALL BE SCREENED BY CMU ENCLOSURE WALLS W/ STUCCO FINISH TO MATCH BUILDING COLOR.

**SHEET KEYED NOTES**

1. EIFS COLOR 1 - LIGHT GRAY
2. STONE VENEER COLOR 1 - GREEN / GRAY
3. STONE VENEER COLOR 2 - TAN
4. GROUND FACE CMU VENEER - GREEN / GRAY
5. STEEL CHANNEL ACCENT COLOR - BURNT RED
6. WOOD SCREEN SHADE ELEMENT - BURNT RED
7. ALUMINUM STOREFRONT ENTRANCE
8. ALUMINUM STOREFRONT GLAZING SYSTEM
9. PAINTED STEEL AWNING - BURNT RED
10. TENANT SIGNAGE
11. STEEL SIGNAGE BARS, COLOR BURNT RED
12. HOLLOW METAL DOOR, PAINT TO MATCH EIFS COLOR 1

**SIGNAGE**

- ALL BUILDING MOUNTED SIGNAGE WILL BE SUBMITTED UNDER SEPARATE PERMIT. SIZE AND AREA OF BUILDING MOUNTED SIGNAGE SHALL COMPLY WITH GENERAL SIGN REGULATIONS (14-16-3-35). ALL BUILDING MOUNTED TENANT SIGNAGE IS LIMITED TO ONE PER TENANT PER FACADE AND SHALL NOT EXCEED 10% OF THE BUILDING FACADE TO WHICH IT IS APPLIED.
- ALL BUILDING MOUNTED SIGNAGE THAT IS TO BE ILLUMINATED SHALL BE DONE SO INTERNALLY. NO TRANSFORMER BOXES SHALL BE VISIBLE. A MINIMUM OF 50% CONTRAST SHALL BE ACHIEVED BETWEEN THE GRAPHICS AND THE BACKGROUND.
- THERE SHALL BE NO SIGNAGE EXTENDING ABOVE THE TOP OF PARAPET, AND THERE SHALL BE NO REVOLVING OR MOTION SIGNAGE.
- ADDRESSING NUMERATION SIGNAGE SHALL BE COORDINATED BETWEEN THE COMMERCIAL COMPONENTS.



**B6 TRASH ENCLOSURE**  
3/8" = 1'-0"  
0 2' 4' 6'

# CORRALES BUSINESS PARK

SITE PLAN FOR BUILDING PERMIT

## ELEVATIONS

Prepared For:  
528 & Ellison, LLC  
6801 Jefferson NE  
Albuquerque, NM 87109

Prepared By:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102

Dekker Perich Sabatini  
7601 Jefferson NE  
Albuquerque, NM 87109

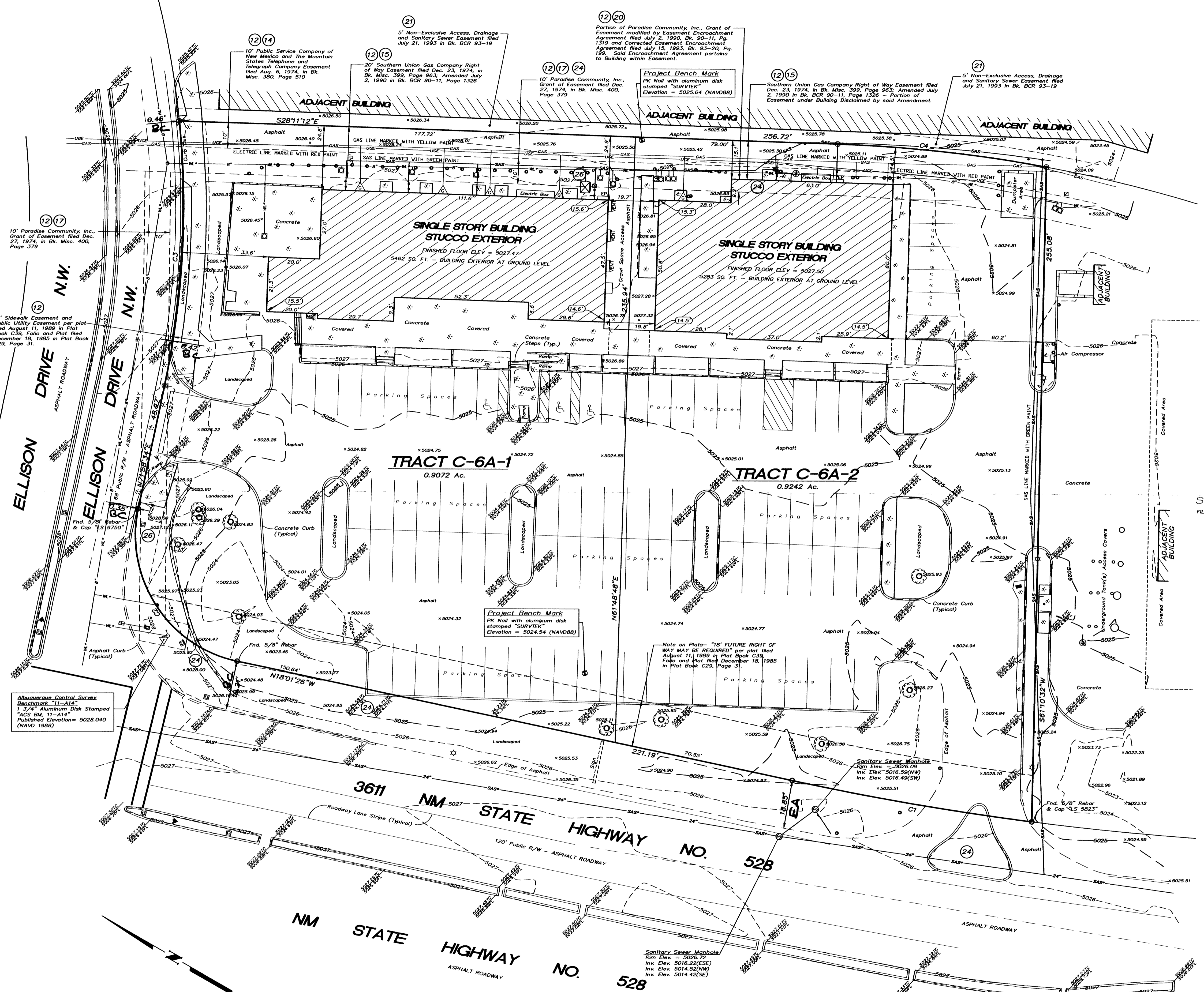
TRACT D-4-L-1-A  
SEVEN BAR RANCH  
FILED Sept. 27, 2007, in Vol. 2007C, Folio 278  
Owner 1: ESS PRISA II LLC  
Owner 2: PTA EX 117  
COMMERCIAL PROPERTY

ALTA / A.C.S.M. LAND TITLE SURVEY OF  
TRACTS C-6A-1 AND C-6A-2  
SEVEN-BAR RANCH  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2014  
REVISED JUNE 13, 2014  
REVISED OCTOBER 20, 2014

PROJECT: 1010297  
DATE: 2-18-15  
APP: 15-70059 (P:F)

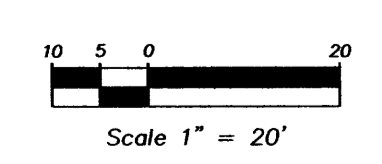
LEGEND

- ☐ TELEPHONE PEDESTAL
  - ☐ CABLE PEDESTAL
  - ▬ BLOCK WALL
  - ▬ CONCRETE WALL / RETAINING WALL
  - ▬ RAILROAD TIE RETAINING WALL
  - ⊕ ELECTRIC PEDESTAL
  - ⊕ WATER METER
  - ⊕ CONCRETE AREA
  - ⊕ LIGHT POLE
  - ⊕ POWER POLE
  - ⊕ POWER POLE WITH FEED
  - ⊕ GUY-WIRE ANCHOR
  - ⊕ HYDRANT
  - ⊕ SEWER CLEANOUT
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ STORM SEWER MANHOLE
  - ⊕ STORM DRAIN INLET
  - X — FENCE
  - OVERHEAD UTILITY LINE
  - ⊕ ELECTRIC TRANSFORMER ON CONCRETE PAD
  - ⊕ BOLLARD
  - ⊕ HANDICAP PARKING SPACE
  - ⊕ WATER VALVE
  - ⊕ MANHOLE UNKNOWN UTILITY
  - ⊕ MONITORING WELL
  - ⊕ TRAFFIC BOX
  - ⊕ TRAFFIC SIGNAL POLE
  - ⊕ GAS METER
  - ⊕ MAIL BOX
  - ⊕ ELECTRIC PANEL BOX
  - ⊕ GRAM SPACE VENT
  - SAS — SANITARY SEWER LINE
  - W — WATER LINE
  - GAS — GAS LINE
  - UGE — UNDERGROUND ELECTRIC LINE
  - ⊕ HANDICAP PARKING SIGN
  - ⊕ TREE WITH CALIPER SIZE
- NOTES:  
Utility labels and notes accompanied by an asterisk (\*) are from provided plans.  
Utility labels accompanied by a question mark (?) indicate possible location of utility line - no direct evidence found.  
All utility line locations need to be verified by the respective utility company.

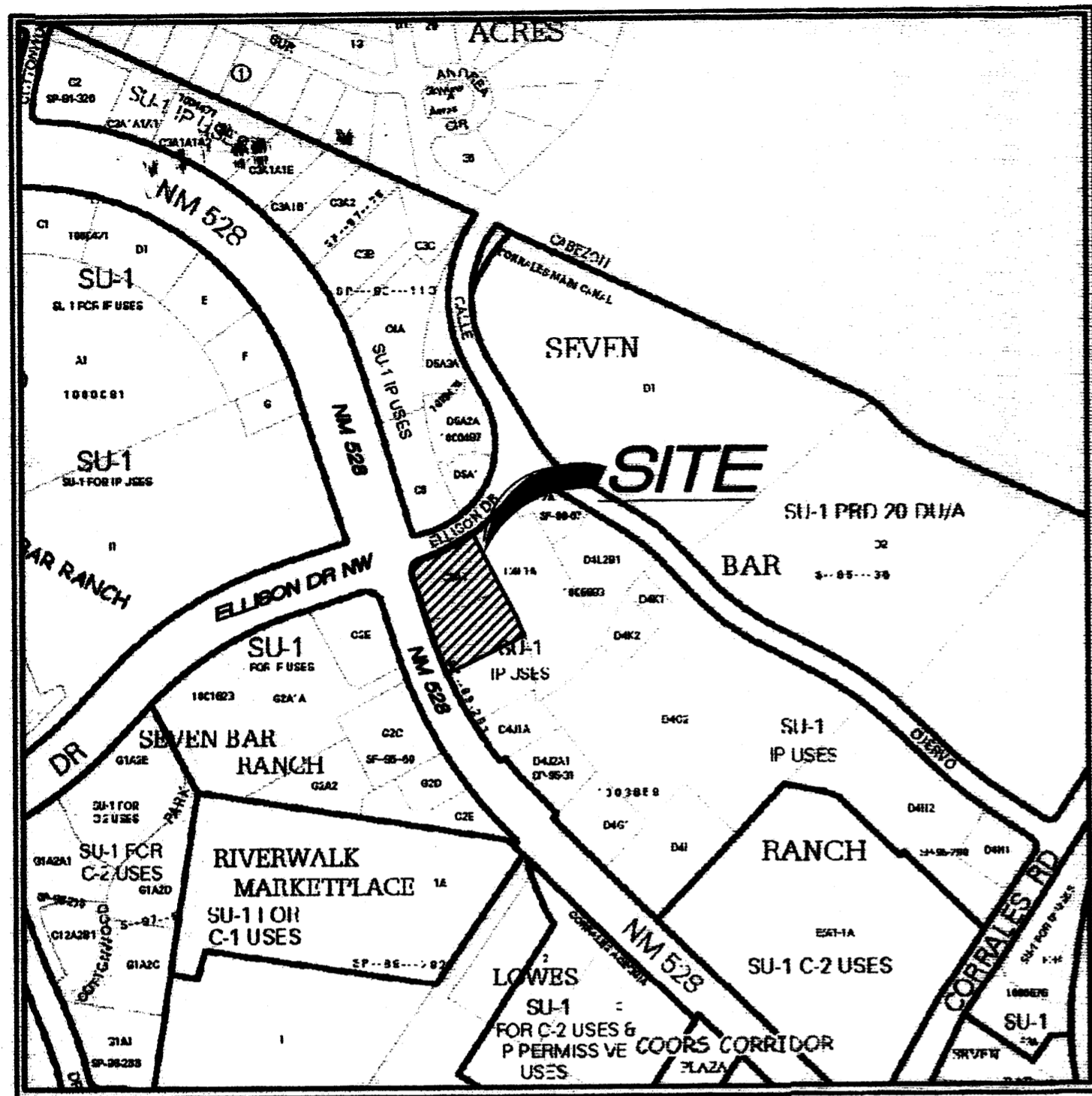


TRACT C-6A-3  
SEVEN-BAR RANCH  
FILED Aug. 11, 1989, in Vol. C39, Folio 138  
Owner 1: GIANT INDUSTRIES  
Owner 2: ATTN: TAX DEPT  
COMMERCIAL PROPERTY

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	94.78' (94.78')	1137.74' (1137.74')	47.43'	94.77'	N20°24'38"W	4°46'26"
C2	78.54' (78.54')	50.00' (50.00')	50.00'	70.71' (70.71')	N26°58'34"E	89°59'56"
C3	103.56' (103.56')	334.00' (334.00')	52.20'	103.15' (103.15')	N63°05'36"E (N63°05'36"E)	17°45'57"
C4	81.80' (81.80')	543.65' (543.65')	40.98'	81.73'	S23°52'21"E	8°37'18"







VICINITY MAP  
Not To Scale

**GENERAL NOTES**

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page A-14-Z.

**SUBMISSION DATA**

- Total number of existing Tracts: 2
- Total number of Tracts created: 1
- Gross Subdivision acreage: 1.8314 acres

PROJECT: 1010297  
DATE: 2-18-15  
APP: 15-70059 (P:F)

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Bernalillo County Treasurer Date

**PUBLIC UTILITY EASEMENTS**

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

- 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.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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 (aboveground 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**PURPOSE OF PLAT**

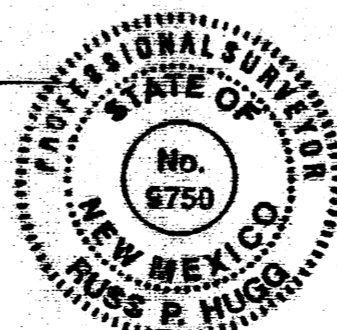
The purpose of this plat is to:

- Combine existing Tracts C-6A-1 and C-6A-2 into one (1) tract shown hereon.
- Dedicate the additional public right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants.

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
NMPS No. 9750  
February 2, 2015



PLAT OF  
TRACT A  
CORRALES BUSINESS PARK

(BEING A REPLAT OF TRACTS C-6A-1 AND C-6A-2, SEVEN-BAR RANCH)

SITUATE WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2015

**PROJECT NUMBER:**

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**UTILITY APPROVALS:**

<i>Leonardo Vigil</i>	2-9-15
Public Service Company of New Mexico	Date
<i>Qui Hallgas</i>	2-7-15
New Mexico Gas Company	Date
<i>[Signature]</i>	2/9/15
Qwest Corporation d/b/a CenturyLink QC	Date
<i>[Signature]</i>	2/9/15
Comcast	Date

**CITY APPROVALS:**

<i>Scott Anderson P.E.</i>	2/9/15
City Surveyor	Date
Department of Municipal Development	
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SHEET 1 OF 3

**SURV-TEK, INC.**

Consulting Surveyors Phone: 505-897-3388  
6284 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Fax: 505-897-3577

**PLAT OF**  
**TRACT A**  
**CORRALES BUSINESS PARK**  
 (BEING A REPLAT OF TRACTS C-6A-1 AND C-6A-2, SEVEN-BAR RANCH)  
 SITUATE WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
 IN  
**PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 FEBRUARY, 2015

**LEGAL DESCRIPTION**

Tracts C-6A-1 and C-6A-2, SEVEN-BAR RANCH, as the same are shown and designated on the plat entitled "TRACTS C-6A-1 THRU C-6A-4, (BEING A REPLAT OF TRACT C-6A), SEVEN-BAR RANCH), SEVEN-BAR RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 11, 1989, in Volume C39, folio 138.

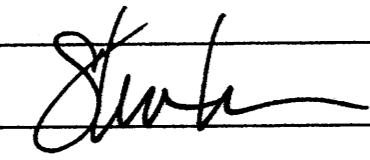
Said tracts contain 1.8314 Acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising PLAT OF TRACT A, CORRALES BUSINESS PARK (BEING A REPLAT OF TRACTS C-6A-1 AND C-6A-2, SEVEN-BAR RANCH) SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNERS)**

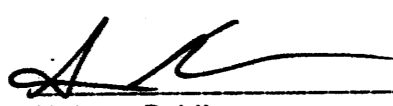
528 & Ellison, LLC, a New Mexico limited liability company

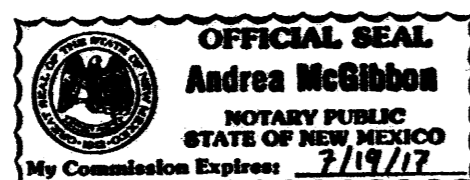
By: 

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 6<sup>th</sup>  
 day of February, 2015, by Steve Macenas  
 as Managing Member of 528 & Ellison, LLC.

 My commission expires July 19, 2017  
 Notary Public



**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

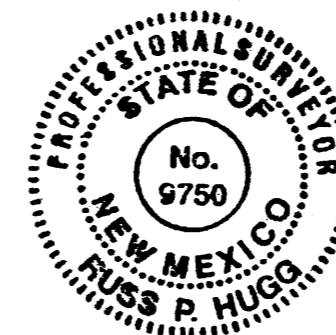
"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0109 H, Effective Date 8-16-2012.

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

- a. Plat entitled "TRACTS C-6A-1 THRU C-6A-4, (BEING A REPLAT OF C-6A, SEVEN-BAR RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JUNE, 1989", filed August 11, 1989, Volume C39, Folio 138, records of Bernalillo County, New Mexico.
- b. Plat entitled "TRACTS D-1 THRU D-5 AND C-5A AND C-6A, SEVEN-BAR RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JULY, 1985", filed December 18, 1985, Volume C29, Folio 31, records of Bernalillo County, New Mexico.
- c. Plat entitled "TRACTS C-1 THRU C-6, SEVEN-BAR RANCH, WITHIN PROJECTED SECTIONS 5 & 6, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY, 1984", filed July 26, 1984, Volume C34, Folio 136, records of Bernalillo County, New Mexico.
- d. Plat entitled "PLAT OF TRACTS D-4-L-2B-1 & D-4-L-1-A, SEVEN BAR RANCH, (BEING A REPLAT OF TRACTS D-4-L-2B & D-4-L-1, SEVEN BAR RANCH), PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JULY, 2007", filed September 27, 2007, Volume 2007C, Folio 278, records of Bernalillo County, New Mexico.
- e. Title Commitment prepared for the surveyed property by First American Title Insurance Company, Commitment for Title Insurance No. 5011635-1912212-AL01, dated June 11, 2014.



SHEET 2 OF 3

**SURVOTEK, INC.**

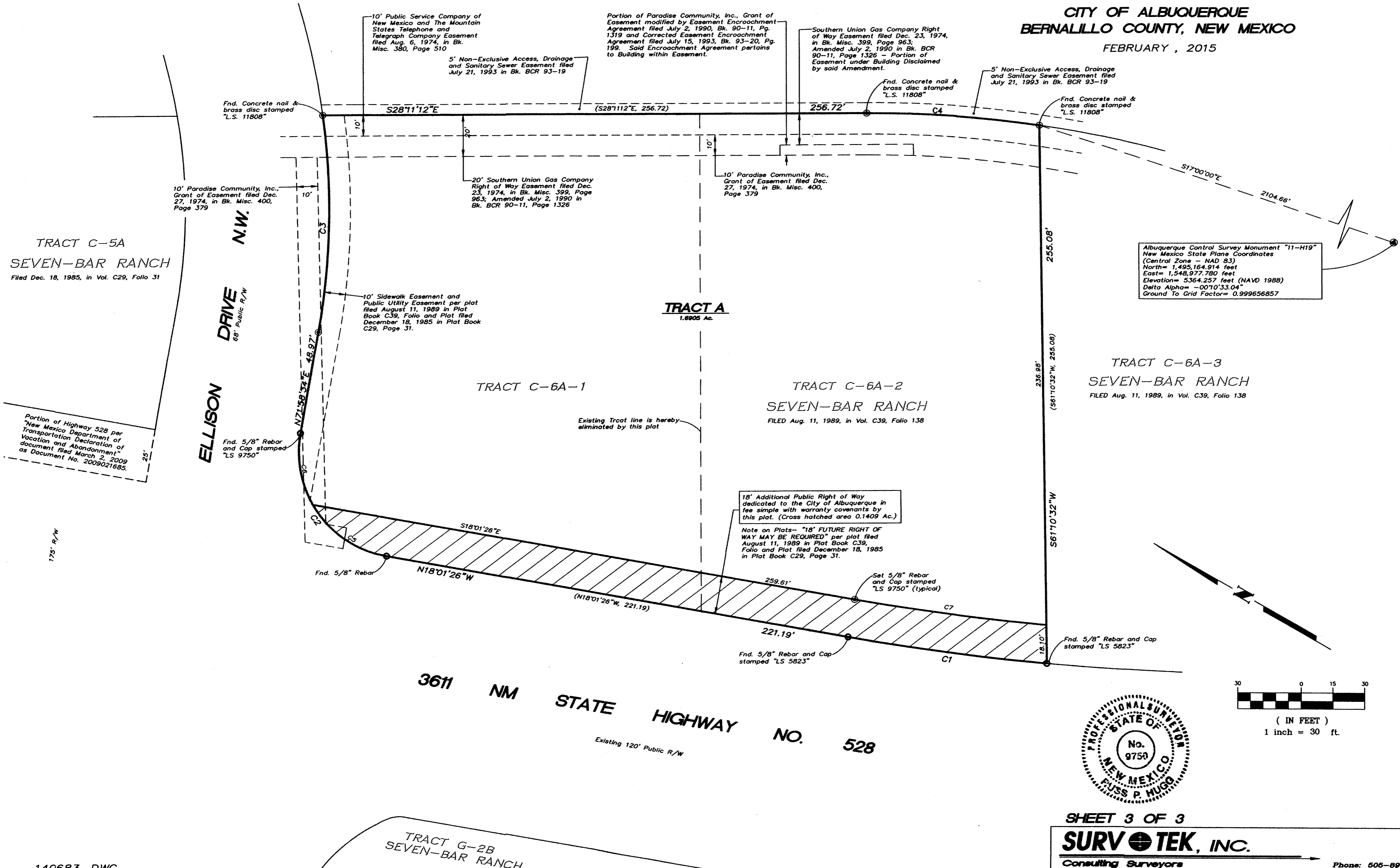
Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	94.78' (94.78')	1137.74' (1137.74')	47.43'	94.77'	N20°24'38"W	4°46'26"
C2	78.54' (78.54')	50.00' (50.00')	50.00'	70.71' (70.71')	N26°58'34"E (N26°58'34"E)	89°59'56"
C3	103.56' (103.56')	334.00' (334.00')	52.20' (52.20')	103.15'	N63°05'36"E (N63°05'36"E)	17°45'57"
C4	81.80' (81.80')	543.65' (543.65')	40.98'	81.73'	S23°52'21"E	8°37'18"
C5	43.81' (43.81')	50.00'	23.43'	42.43'	S07°04'50"W	50°12'27"
C6	34.72' (34.72')	50.00'	18.10'	34.03'	S52°04'48"W	39°47'29"
C7	91.39' (91.39')	1119.74' (1119.74')	45.72'	91.36'	S20°21'43"E	4°40'34"

**PLAT OF**  
**TRACT A**  
**CORRALES BUSINESS PARK**  
 (BEING A REPLAT OF TRACTS C-6A-1 AND C-6A-2, SEVEN-BAR RANCH)  
 SITUATE WITHIN  
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**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 FEBRUARY, 2015

TRACT D-4-L-1-A  
 SEVEN BAR RANCH  
 FILED Sept. 27, 2007, in Vol. 2007C, Folio 278



Albuquerque Control Survey Monument "11-H19"  
 New Mexico State Plane Coordinates  
 (Central Zone - NAD 83)  
 North = 1,495,164.914 feet  
 East = 1,548,977.790 feet  
 Elevation = 5364.257 feet (NAVD 1988)  
 Delta Alpha = -00°10'33.04"  
 Ground To Grid Factor = 0.999656857

