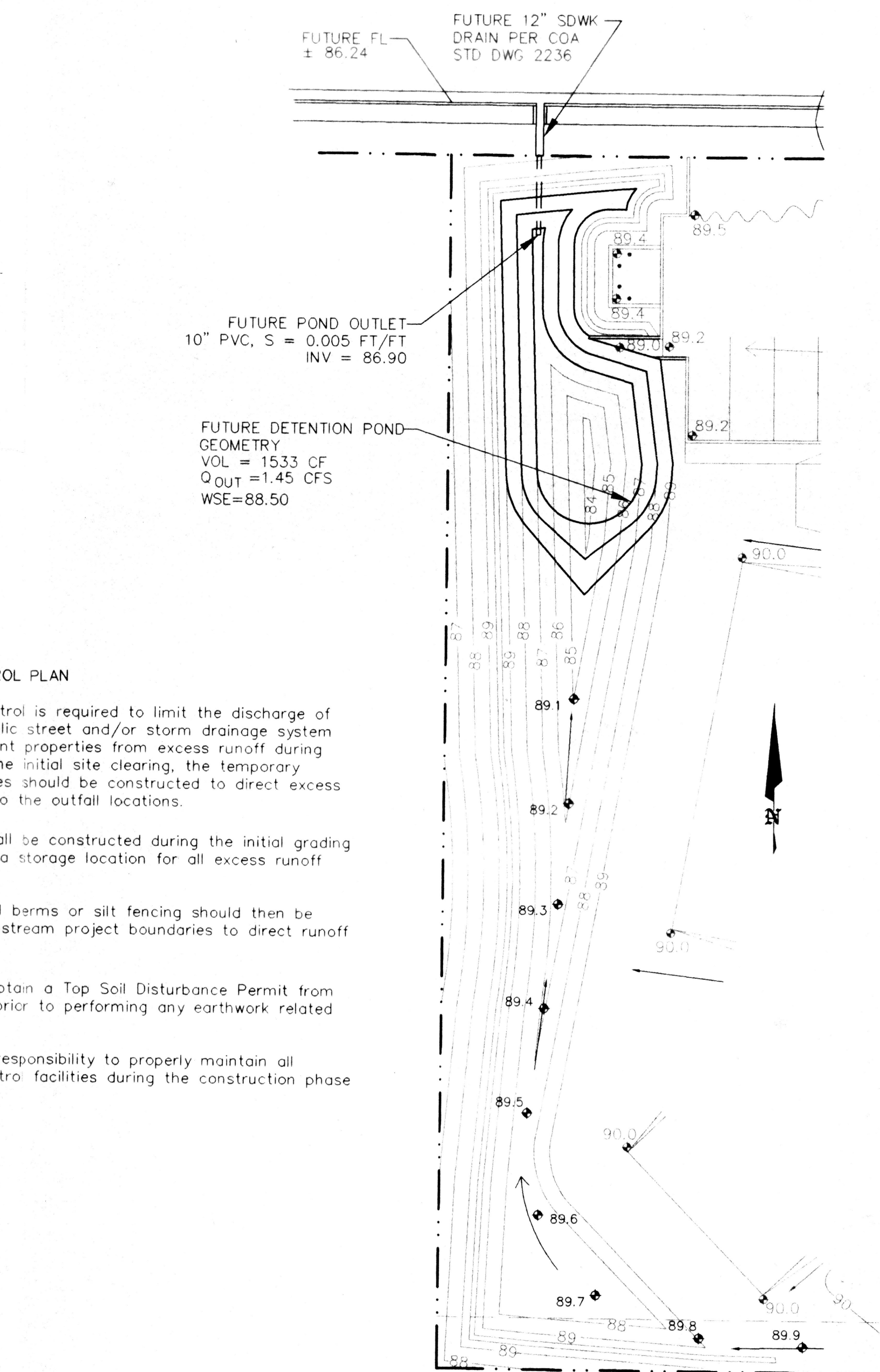


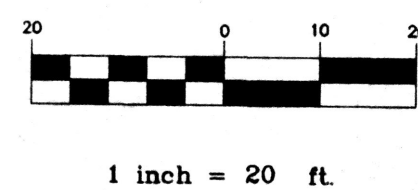
REVISIONS:

- THE ORIGINAL 2-DRIVEPAD PARKING LOT GEOMETRY WAS CHANGED. THE EASTMOST DRIVEPAD WAS DELETED, AND THE WESTMOST DRIVEPAD WAS MOVED, PER HIGHWAY DEPARTMENT SPECIFICATIONS. (5-24-99)
- THE BOUNDARY WAS REVISED TO REFLECT THE RESULTS OF A RECENT SURVEY BY CHARLES G. CALA, JR., P.S. OF JEFF MORTENSEN AND ASSOCIATES, INC. (5-24-99)

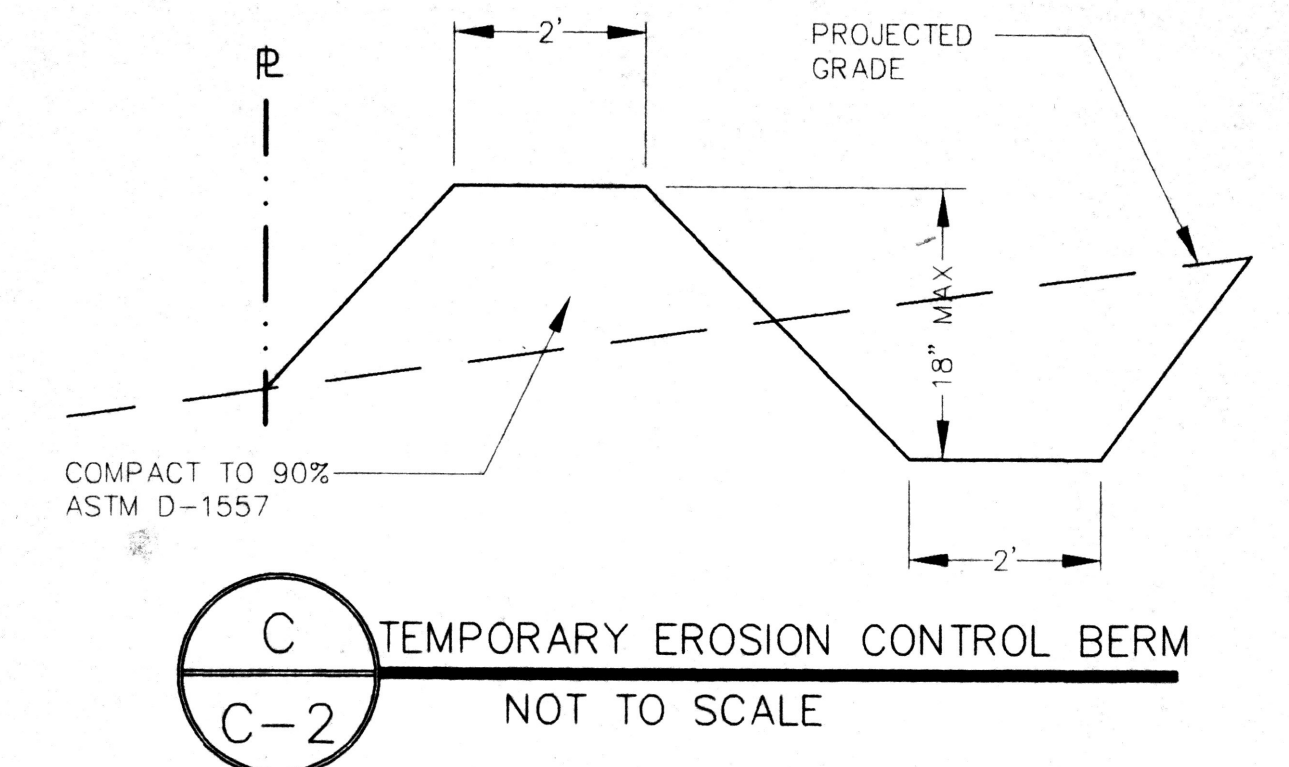
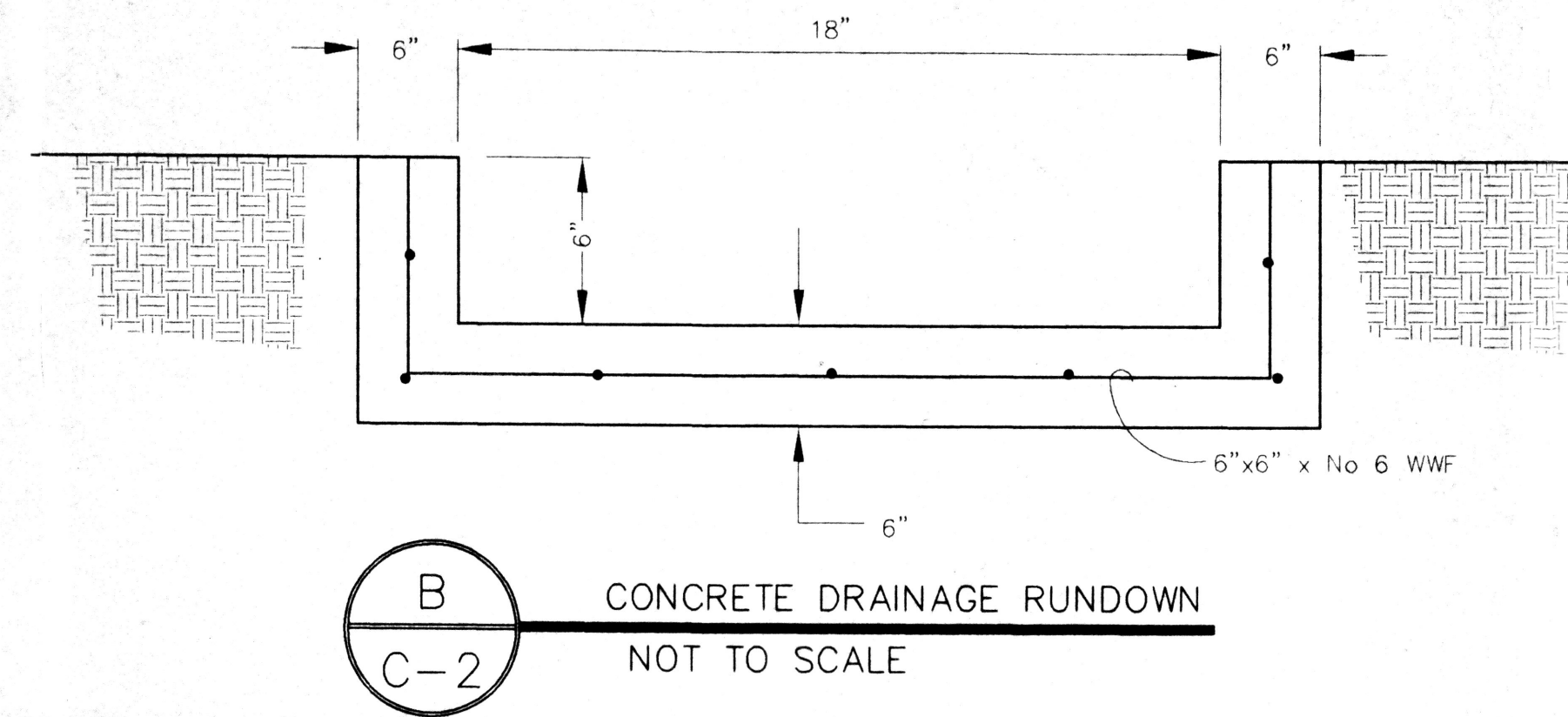


TEMPORARY EROSION CONTROL PLAN

- Temporary Erosion Control is required to limit the discharge of sediment into the public street and/or storm drainage system and to protect adjacent properties from excess runoff during construction. After the initial site clearing, the temporary erosion control facilities should be constructed to direct excess runoff and sediment to the outfall locations.
- The retention pond shall be constructed during the initial grading operations to provide a storage location for all excess runoff generated by the site.
- Earthen erosion control berms or silt fencing should then be placed along the downstream project boundaries to direct runoff to the retention pond.
- The Contractor shall obtain a Top Soil Disturbance Permit from Environmental Health prior to performing any earthwork related operations.
- It is the Contractor's responsibility to properly maintain all temporary erosion control facilities during the construction phase of the project.



A
C-2
FUTURE DETENTION POND DETAIL
1"=20'



KEYED NOTES

- PROPOSED 6" CONCRETE CURB-SEE DETAIL 6, SHEET C-4
- EXISTING 8" CURB & GUTTER
- PROPOSED ASPHALT PAVING-SEE DETAIL 8, SHEET C-4
- PROPOSED REFUSE ENCLOSURE-SEE DETAILS, SHEET C-4
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED ACCESS RAMP-SEE DETAIL 9, SHEET C-4
- EXISTING ASPHALT TO REMAIN
- PROJECT SIGN-SEE DETAILS, SHEET C-4
- CONSTRUCT DRAINAGE RUNDOWN-SEE SECTION B, SHEET C-2
- HANDICAP SIGN ASSEMBLY-SEE DETAIL 4, SHEET C-4
- LANDSCAPING-SEE SHEET L-1
- PROPOSED FIRE HYDRANT BY COA PROJECT NO. 606781
- PROPOSED 3/4" WATER SERVICE BY COA PROJECT NO. 606781
- FUTURE STREET IMPROVEMENTS
- STREET PAVING IMPROVEMENTS BY COA PROJECT NO. 606781
- EXISTING ASPHALT TO BE REMOVED BY COA PROJECT NO. 606781

PROPERTY ADDRESS

8921 West Pan American Freeway NE

LEGAL DESCRIPTION

Lot 9, Block 10, Tract A, Unit B
North Albuquerque Acres

PROJECT BENCHMARK

NW Property corner rebar with cap
marked "AA & R LS 4071"
Elevation= 5187.40

SURVEY

Topographic and Field Measurements by
Brasher & Lorenz, Inc.
Dated October, 1998

LEGEND

- 5185 EXISTING CONTOUR ELEVATION
- 89.2 x EXISTING SPOT ELEVATION
- 89 PROPOSED CONTOUR ELEVATION
- PROPERTY LINE
- 89.3 x PROPOSED SPOT ELEVATION (VERIFIED)
- DIRECTION OF FLOW
- DRAINAGE SWALE
- DRAINAGE BASIN DIVIDE
- AS-BUILT SPOT ELEVATION

DRAINAGE PLAN NOTES

- BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.

NEATHERLIN HOMES
GRADING & DRAINAGE PLAN

	BLI BRASHER & LORENZ, INC. Consulting Engineers 2201 San Pedro NE Building 1 Suite 210 Albuquerque, New Mexico 87110 Ph: 505-888-6088 Fax: 505-888-6188	
	DRAWN BY: C.D.D./P.H.	DATE: MAY, 1999
	CHECKED BY: D.A.L.	SHEET C-2
	FILE: 8051-GDP.DWG	

ENGINEER'S CERTIFICATION

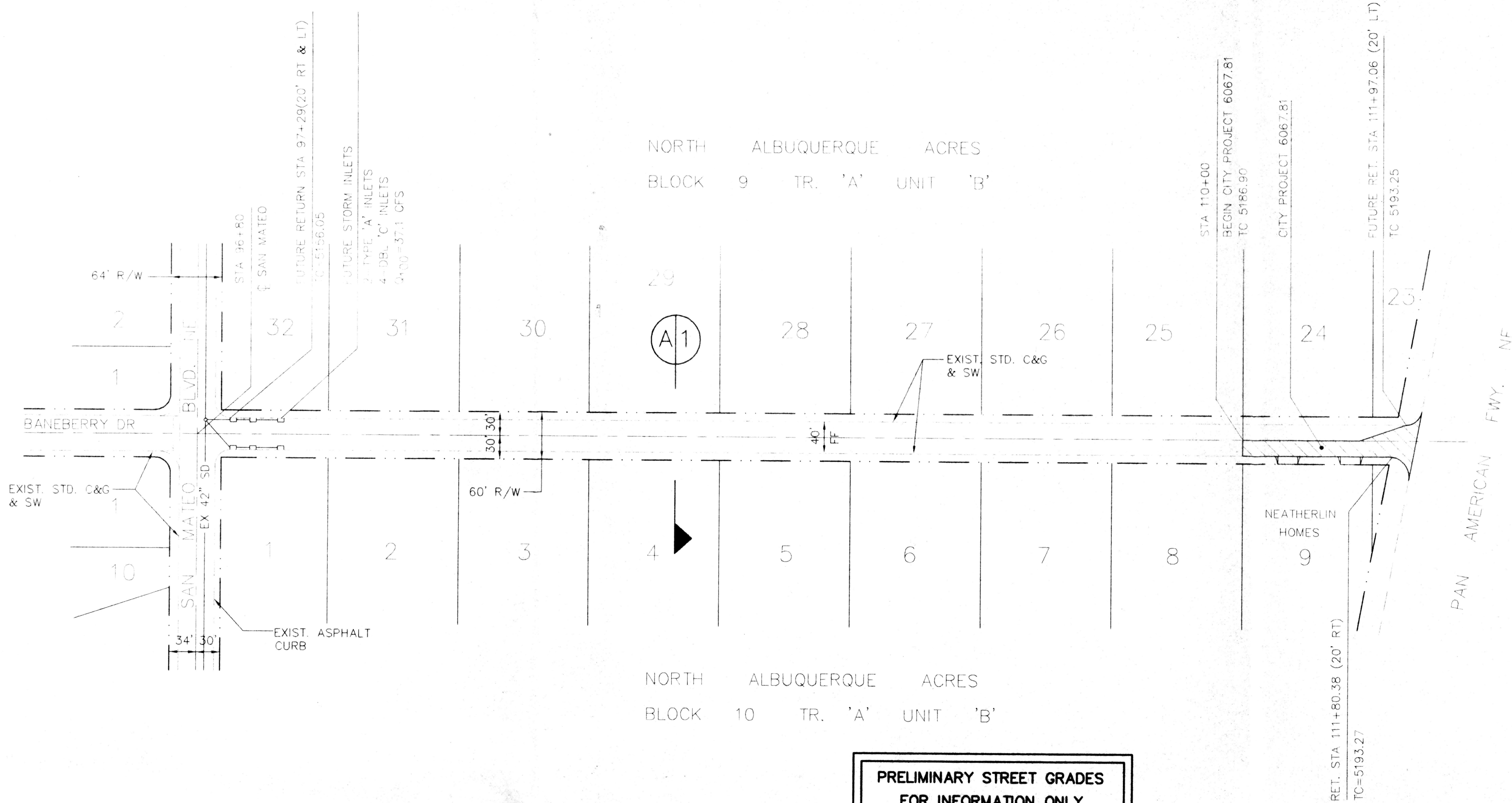
I, the undersigned, being a Professional Engineer in the State of New Mexico, do hereby certify that the as-built information shown hereon is based on actual field measurements and visual inspections performed by Brasher & Lorenz, Inc. I further certify that the as-built condition of the site as of December 27, 1999 is in substantial compliance with the approved Grading and Drainage Plan prepared by Brasher & Lorenz, Inc., dated March 15, 1999, revised May 24, 1999, with the following exception:

- The on-site temporary retention pond does not provide the 100 year 10 day volume as recommended by the approved Plan. As shown by the supplemental calculations, the as-built pond volume is 4529 cubic feet, which is equivalent to the 100 year 6 hour volume. Per the Plan, future downstream storm drainage improvements (presently under construction) will allow a controlled discharge from the site of 1.45 cfs, routed through a 1533 cubic foot detention pond. Conversion from a retention to detention pond will require an update to the approved plan and certification.

This certification is limited to on-site grading and drainage improvements and does not extend to the structural integrity of the materials used or the workmanship of the contractor. Any future modifications to the site improvements shall render this certification null and void.

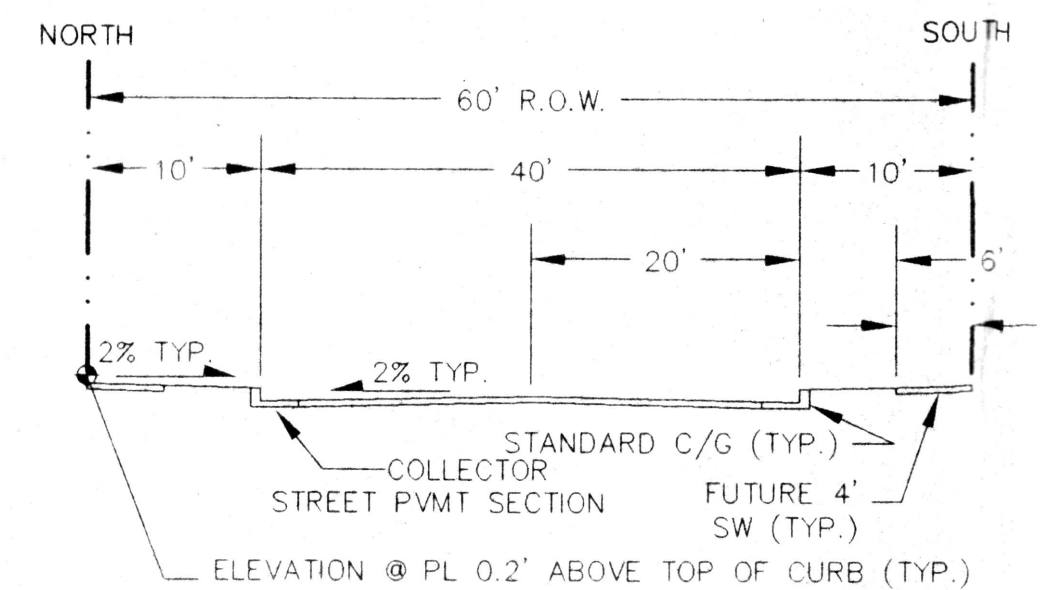
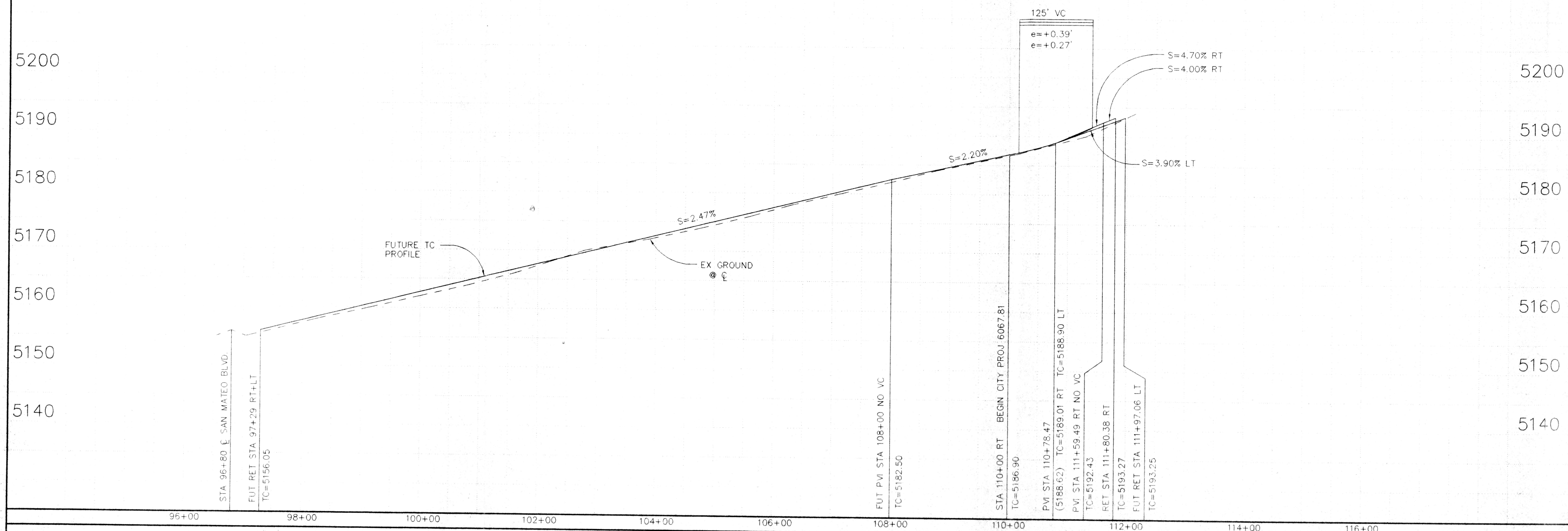
Dennis A. Lorenz, NMPE 8647
Date: 1-10-2000

WILDFLOWER PHASE 1

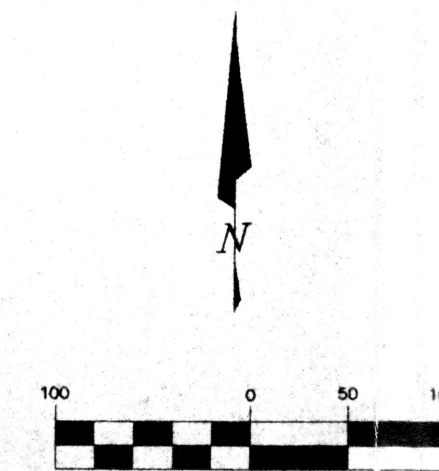


PRELIMINARY STREET GRADES
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

EAGLE ROCK AVENUE NE



STREET SECTION A-1
NTS



HORIZ: 1" = 100'
VERT: 1" = 10'

LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT		
VALVE		
WATER SERVICE (SINGLE)		
WATER SERVICE (DOUBLE)		
MANHOLE		
MOUNTABLE CURB		
STD CURB & GUTTER		
DROP INLET		
OVERHEAD ELEC.	OHE	OHE
UNDERGROUND ELEC.	UGT	UGT
GAS, TEL, TV		
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	x 16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
POWER POLE (GUYPED)	pp	pp
CHAIN LINK FENCE	x	x
CENTERLINE		
RETAINING WALL		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
TEMP. PAVEMENT		
STREET LIGHT		

STATIONING IS BASED ON CENTERLINE OF RIGHT OF WAY
UNLESS NOTED OTHERWISE.

RECEIVED
APR 13 1999
HYDROLOGY SECTION

PRELIMINARY STREET GRADES
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

BL BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: EAGLE ROCK AVENUE NE
STREET PAVING PLAN & PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 6067.81
Zone Map No. C-18
Sheet 1 of 1

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	NO.	CONTRACTOR	DATE

ENGINEER'S SEAL
BRASHER & LORENZ, INC.
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
1967
4/13/99

NO.	DATE	REMARKS	BY

DESIGNED BY DAL	DATE 4/99
DRAWN BY TPH	DATE 4/99
CHECKED BY DAL	DATE 4/99

C18-051

2/3

LOT 25

LOT 24

LOT 23

LOT 8

LOT 25

LOT 24

PROJECT DATA

LEGAL DESCRIPTION: Lot 9, Block 10, Tract A, Unit B, North Albuquerque Acres

PROPERTY ADDRESS: 8921 West Pan American Freeway NE

CURRENT ZONING: SU-2 FOR M-1

SITE AREA: 0.8865 acres (38,616 sf)

BUILDING AREAS:

Office	2,304 sf
Canton	1,292 sf
Galveston	1,631 sf
Jefferson	1,252 sf
Saratoga	1,428 sf
Total	7,907 sf

NET SITE AREA: Site Area - Building Area = 30,709 SF

LANDSCAPING: Area Recommended: 15% Net Site Area = 4,606 sf
Area Provided: 15,682 sf

PARKING: Spaces Required: 1 space per 200 sf office
Accessible Spaces Required: 1 Van Accessible Space

Spaces Provided: 11 Regular Spaces
1 Van Accessible Space
12 Total Spaces

BUILDING SETBACKS: Setbacks per O-1 Zone as follows:

Front:	5 feet
Side:	5 feet
Rear:	None

BUILDING HEIGHT: Structure height up to 36 feet is allowed in any legal location

SIGNAGE: Signage is per C-2 Zone as follows:

NUMBER: One free standing or projecting sign for each street frontage of at least 100 feet or one per each 300 feet of total frontage

NUMBER PROPOSED: One

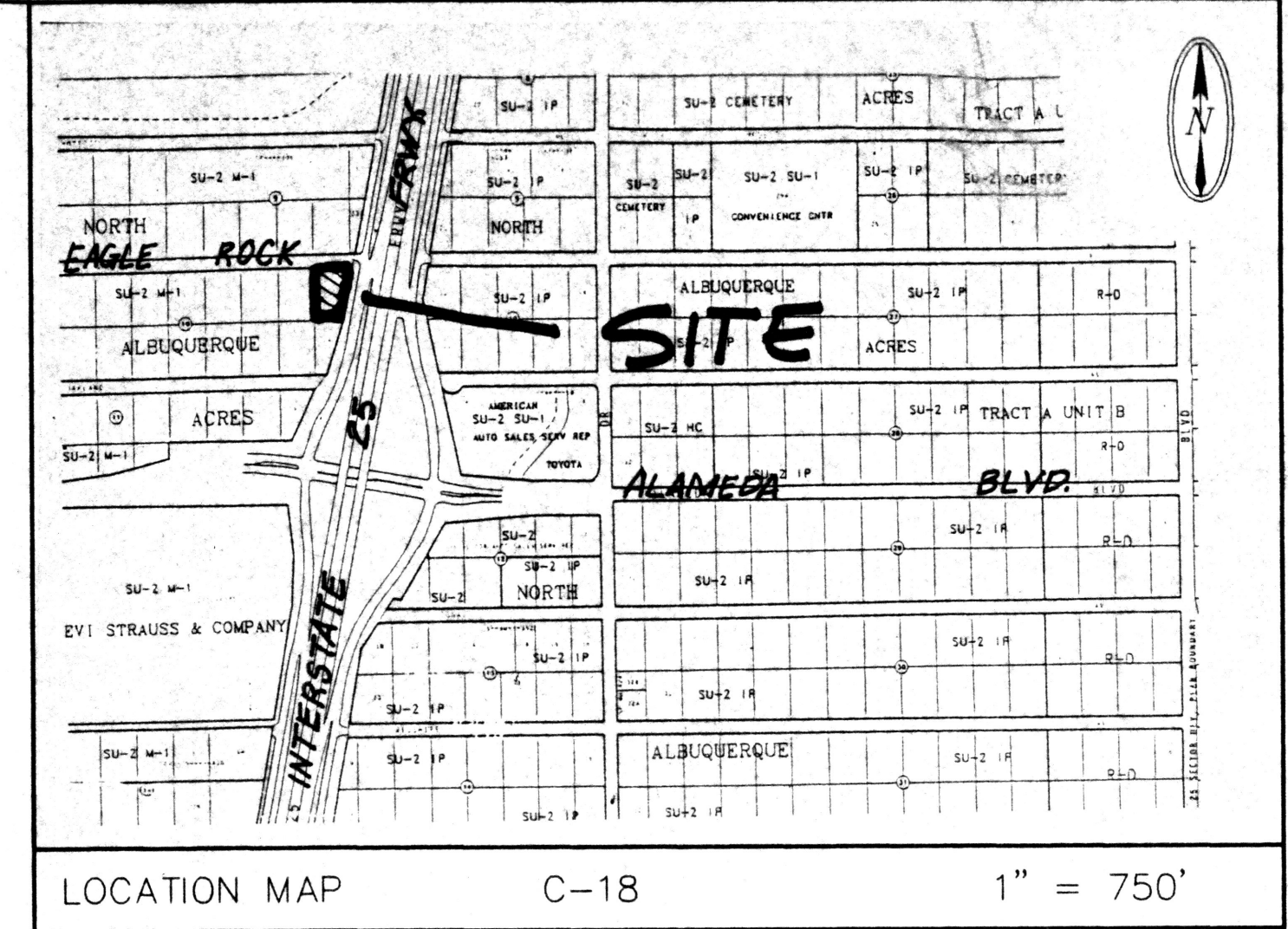
SIZE: 75 sf on a local street
100 sf on a collector street
250 sf on an arterial or freeway
300 sf within 200 ft of a moving lane of a freeway

GENERAL NOTES

- THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT APPROVED BY THE TRAFFIC ENGINEER WILL RESULT IN :
 - UTIMELY DELAY OF THE INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY AND,
 - POSSIBLE INCREASED CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- THE RESPONSIBLE PARTIES MUST RECTIFY ALL UNAPPROVED CONSTRUCTION WHICH IS NOT IN COMPLIANCE WITH THIS SITE PLAN.
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY WILL BE SCHEDULED.
- ALL WORK BEING DON IN CITY RIGHT OF WAY (CPN 606781) AS A PART OF THIS DEVELOPMENT MUST BE COMPLETE BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR A FINANCIAL GUARANTEE MUST BE ON FILE WITH THE DESIGN REVIEW SECTION.
- ALL SIDEWALK AND CURB AND GUTTER IN DISREPAIR WILL BE REMOVED AND REPLACED AT THE DIRECTION OF THE PROJECT ENGINEER.
- ALL FIRE HYDRANTS WILL BE PROVIDED BY CITY PROJECT NO. 606781.

REVISIONS:

- THE ORIGINAL 2-DRIVEPAD PARKING LOT GEOMETRY WAS CHANGED. THE EASTMOST DRIVEPAD WAS DELETED, AND THE WESTMOST DRIVEPAD WAS MOVED, PER HIGHWAY DEPARTMENT SPECIFICATIONS. (5-24-99)
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KEYED NOTES

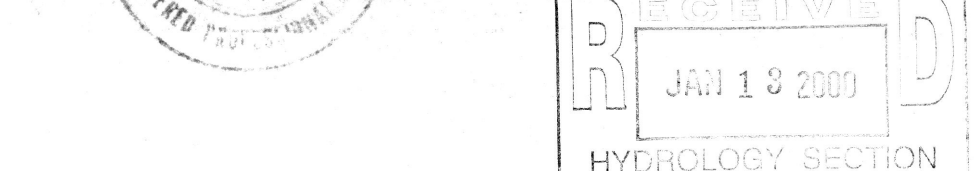
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- EXISTING STD. CURB & GUTTER
- PROPOSED ASPHALT PAVING-SEE DETAIL 8, SHEET C-4
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- EXISTING ASPHALT TO REMAIN
- PROJECT SIGN-SEE DETAILS, SHEET C-4
- CONSTRUCT DRAINAGE RUNDOWN-SEE SHEET C-2
- HANDICAP SIGN ASSEMBLY-SEE DETAIL 4, SHEET C-4
- LANDSCAPING-SEE SHEET L-1
- PROPOSED FIRE HYDRANT BY COA PROJECT NO. 606781
- PROPOSED 1" WATER SERVICE BY COA PROJECT NO. 606781
- STREET IMPROVEMENTS BY COA PROJECT NO. 606781
- STREET PAVING BY COA PROJECT NO. 606781
- FUTURE 4" SIDEWALK
- FUTURE HANDICAP ACCESS RAMP

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Dennis A. Lorenz, N.M.P.E. 9647 Date: 1-10-2000



NEATHERLIN HOMES SITE PLAN



BLI BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

DRAWN BY: C.D.D.T.P.H. DATE: MAY, 1999
CHECKED BY: D.A.L. SHEET C-1
FILE: 8051-ST1.DWG

C18-P51 3/3