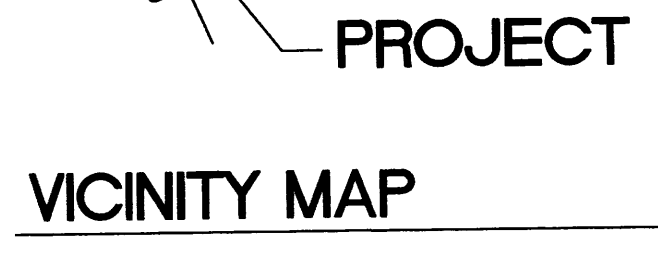


SITE DATA TABLE	RETAIL BUILDING
LEGAL DESCRIPTION	Tract I-A-2-B/Tract I-A-2-C OF LAMONICA AND WENK
TOTAL ACREAGE:	51,922 SF OR 125 AC
EXISTING ZONING:	SU-1 FOR C-1 PERMISSIVE USES
BUILDING SIZE:	10,200 SF
PROPOSED USES:	COMMERCIAL/RETAIL
TOTAL PARKING PROVIDED:	60 SPACES
TOTAL PARKING REQ.:	51 SPACES
HC PROVIDED:	4 HC (INCLUDING 2 VAN ACCESSIBLE)
HC REQUIRED:	3 HC SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES
BIKE SPACES REQUIRED:	3 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	3 MOTO SPACES PROVIDED
MOTORCYCLE SPACES REQUIRED:	3 MOTO SPACES REQUIRED



NOTE:  
 FREE STANDING LIGHTING SHALL INCLUDE UNIFORM 20' HIGH POLES WITH FULLY SHIELDED FIXTURES. LIGHTS WITHIN 100' OF RESIDENTIALLY ZONED AREAS SHALL BE 16' HIGH MAX. ALL FIXTURES SHALL BE HORIZONTALLY-MOUNTED. LENSES SHOULD NOT PROJECT BELOW THE HOUSING. LIGHTING LEVELS MUST CONFORM TO ZONING CODE LIMITATIONS.

- KEYED NOTE:
- 1) 8' PAINTED ADA WALK/LOADING AREA COLOR TO MATCH ADJACENT PARKING STALL
  - 2) 6' COLORED CONCRETE CROSS WALK RE: DET 16/A11
  - 3) LIGHT POLE LOCATION RE: DETAIL 3/A11
  - 4) 4" CONC. SIDEWALK ADJACENT BLDG RE: DET 8/A11
  - 5) 8" CONC. SIDEWALK RE: DET 1/A11
  - 6) INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 13/A12
  - 7) BENCH LOCATION RE: DETAIL 10/A12
  - 8) HANDICAP RAMP RE: 15/A11
  - 9) INDICATES LANDSCAPE PLANTING AREA G.C TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
  - 10) 6" HIGH CONC ISLAND RE: SITE GRADING PLAN FOR INFO
  - 11) REFUSE ENCLOSURE RE: DET.4/A13
  - 12) HC PARKING STALL RE: DET 2/A12
  - 13) HC PARKING STALL RE: DET 3/A12
  - 14) WHEELSTOP RE: DET 4/A12
  - 15) INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 1/A12
  - 16) PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
  - 17) PROPOSED TRANSFORMER LOCATION
  - 18) EXISTING SIDEWALK TO REMAIN
  - 19) EXISTING SIDEWALK TO BE REMOVED AND REPLACED
  - 20) EXISTING HC RAMP TO REMAIN
  - 21) EXISTING DRAINAGE STRUCTURE TO REMAIN
  - 22) INDICATES NEW UNDERGROUND WATER RETENTION STRUCTURE. RE: CIVIL FOR DETAILS
  - 23) NEW FIRE HYDRANT LOCATION RE: CIVIL FOR DETAILS
  - 24) PROPOSED CURB NOTCH LOCATION RE: DET 1/A12
  - 25) PROPOSED MONUMENT SIGN LOCATION RE: DET 13/A13
  - 26) INDICATES EXISTING CURB AND GUTTER TO REMAIN
  - 27) INDICATES EXISTING CONC. CROSS WALK TO REMAIN

NOTE:  
 ALL LANDSCAPED AREAS TO BE DEPRESSED BELOW ADJACENT PAVING TO ALLOW FOR PASSIVE SHEET FLOW WATER HARVESTING

PROJECT NUMBER: 1000650  
 APPLICATION NUMBER: 13DRB-70763

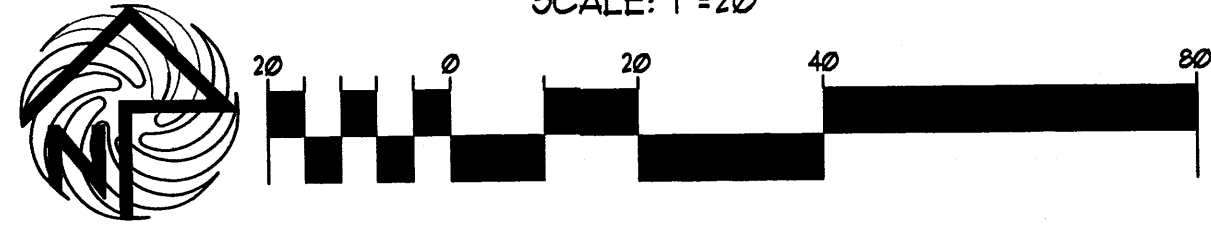
Is an Infrastructure List required? ( ) YES ( ) NO. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering	Transportation Division	2/12/14
<i>Alben Porter</i>		Date
DRB ABCWUA ENGINEER		02/12/14
<i>Carol S. Dumont</i>		Date
Parks and Recreation Department		2-12-14
<i>Curtis Chen</i>		Date
City Engineer		2-12-14
<i>OK</i>		Date
Environmental Health Department		3-4-14
<i>Ray Mason</i>		Date
Solid Waste Management		3-4-2014
<i>Jeff Smith</i>		Date
DRB Chairperson, Planning Department		3-4-14
		Date

\* Environmental Health, if necessary.

SITE PLAN FOR BUILDING PERMIT  
 SCALE: 1"=20'



REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE: LAMONICA SHOPS  
 NWC OF COORS AND LAMONICA SW  
 NEW MEXICO

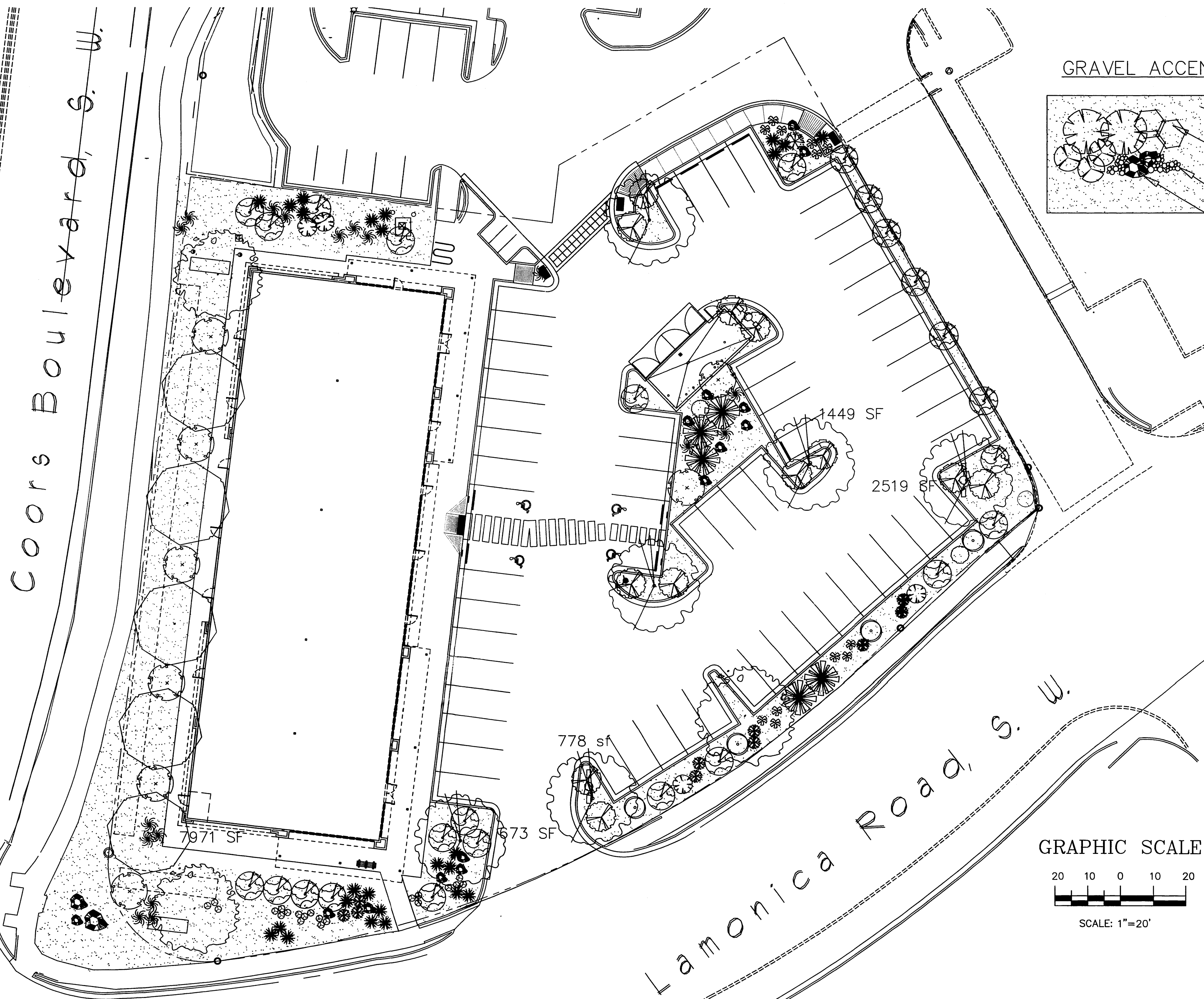
JOB NO. XXXXX  
 PROJECT MANAGER: STEPHEN DUNBAR, AIA  
 DRAWN BY: 6

SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

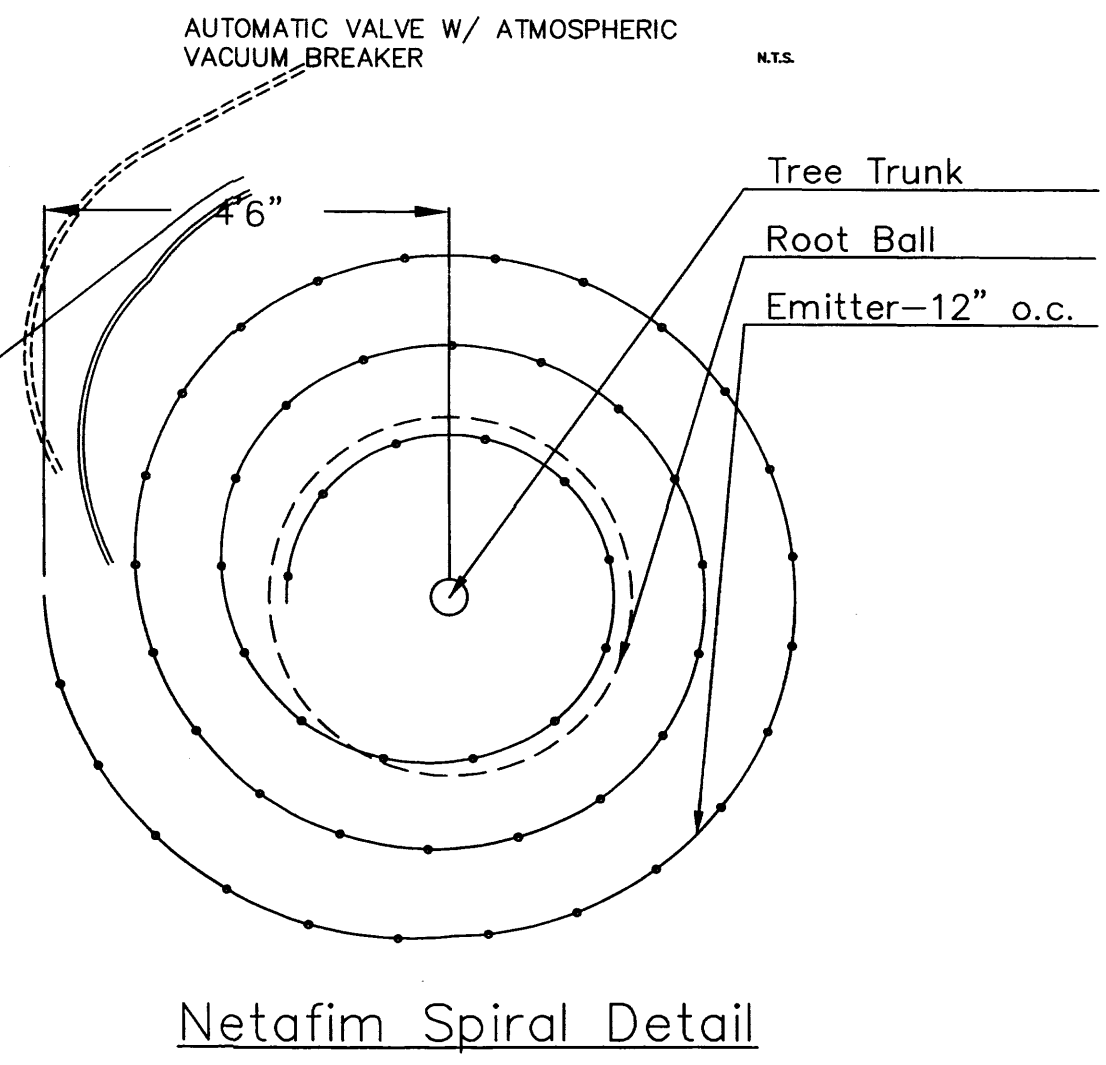
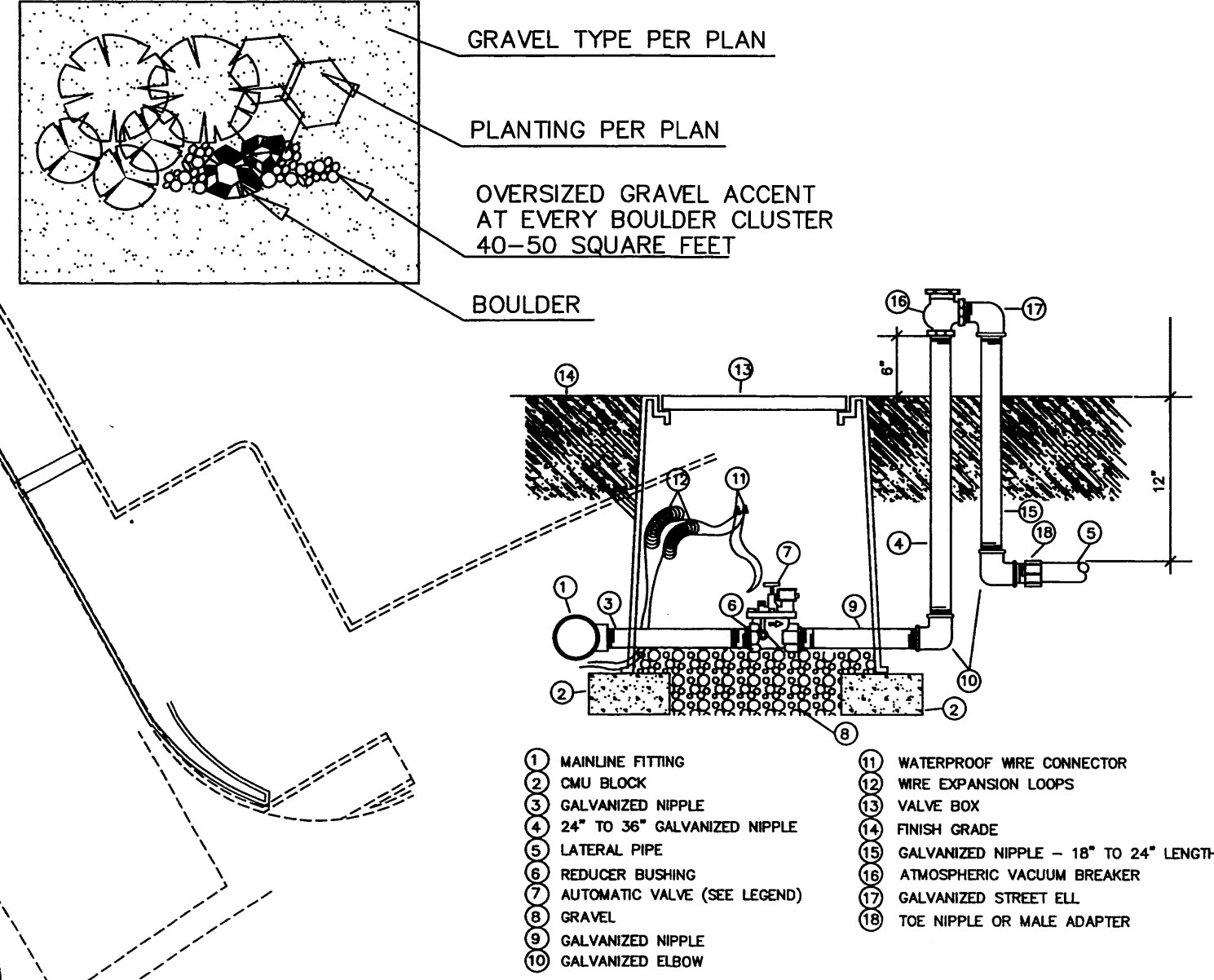
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 SCALE: AS NOTED  
 SHEET: B01

1000650

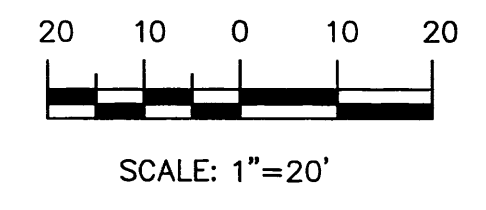




**GRAVEL ACCENT DETAIL**



**GRAPHIC SCALE**



**PLANT LEGEND**

- SHADE TREES**
- KENTUCKY COFFEE TREE (M) 5  
Gymnocladus dioica  
2" Cal.
- CHINESE PISTACHE (M) 3  
Pistacia chinensis  
2" Cal.
- CHITALPA (M) 6  
Chilopsis x Catalpa  
2" CAL
- DESERT ACCENT**
- PALM YUCCA (L) 5
- OCOTILLO (L) 1  
Fouquieria splendens
- AGAVE (L) 12  
Agave spp.  
16 sf
- SHRUBS, GRASSES AND GROUNDCOVERS**
- NEW MEXICO OLIVE (M) 9  
Foresteria neomexicana  
5 Gal. 225sf
- HONEYSUCKLE (M) 12  
Lonicera japonica 'Halliana'  
1 Gal. 144sf  
Unstaked-Groundcover
- TAM JUNIPER (L+) 25  
Jasminum nudiflorum  
1 Gal. 225sf
- RUSSIAN SAGE (M) 4  
Perovskia atriplicifolia  
5 Gal. 36sf
- APACHE PLUME (L) 2  
Fallugia paradoxa  
5 Gal. 25sf
- CHAMISA (L) 4  
Chrysothamnus nauseosus  
1 Gal. 25sf
- MAIDENGRASS (M) 17  
Miscanthus sinensis  
5 Gal. 16sf
- REGAL MIST (M) 10  
Muhlenbergia capillaris  
5 Gal. 9sf
- RED YUCCA (L) 25  
Hesperaloe parviflora  
5 Gal. 9sf
- WILDFLOWER 21  
1 Gal. 4sf
- HARDSCAPES**
- SANTA ANA TAN GRAVEL WITH FILTER FABRIC IN ALL PERVIOUS LANDSCAPE BEDS
- OVERSIZED GRAVEL & 23 BOULDERS

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	52012	square feet
TOTAL BUILDINGS AREA	9947	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	42065	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	6309	square feet
TOTAL BED PROVIDED	13390	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	10043	square feet
TOTAL GROUNDCOVER PROVIDED	10334	square feet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	13390 (31%)	square feet

**STREET TREE REQUIREMENTS**

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:  
Name of Street: COORS  
Required 8 Provided 8

**PARKING LOT TREE REQUIREMENTS**

Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:  
1 Shade tree per 10 spaces  
Required 6 Provided 6

**NOTE TO CLIENT:**

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Buffer Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

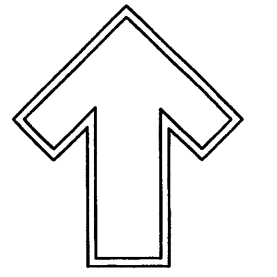
Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**  
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner. Water and Power source shall be the responsibility of the Developer/Builder.



Cont. Lc. #26458  
7309 Edith NE  
Albuquerque, NM 87184  
Ph: (505) 898-9690  
Fax: (505) 898-7737  
cityhilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

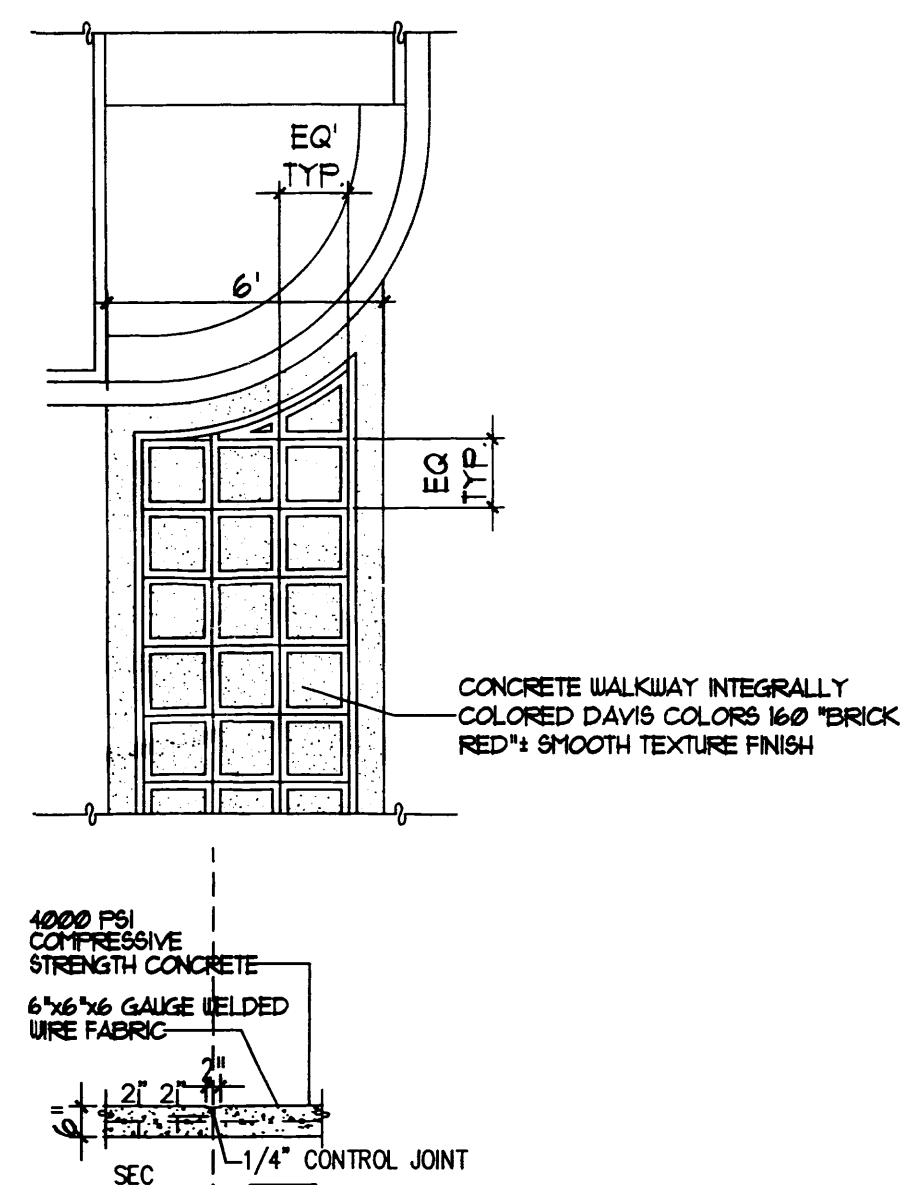
LAMONICA SHOPS  
COORS AND LAMONICA  
LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop Architects + Contractors and are protected by copyright law. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

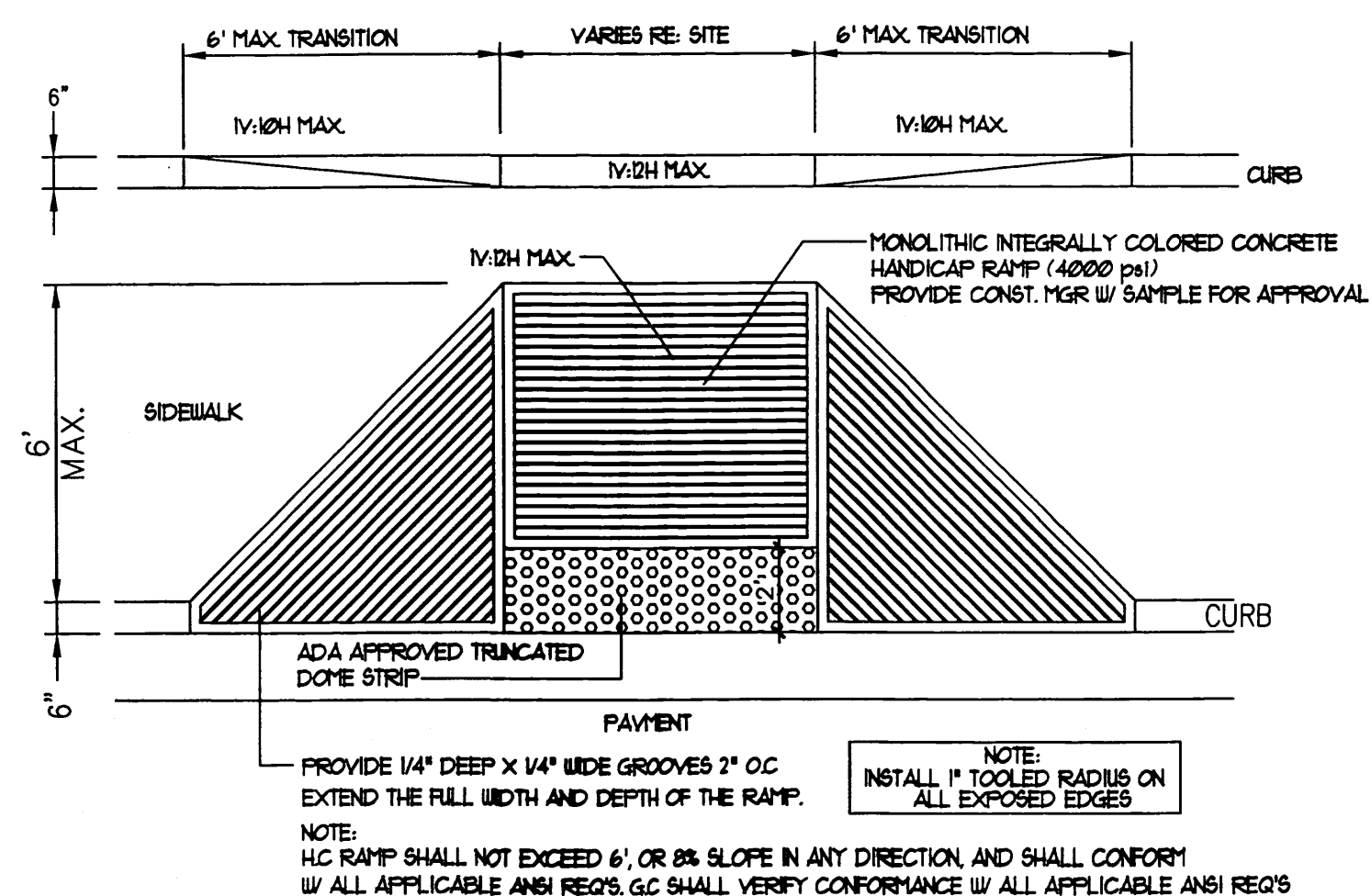


DRAWN BY CMD  
REVISION #  
DATE 10-27-

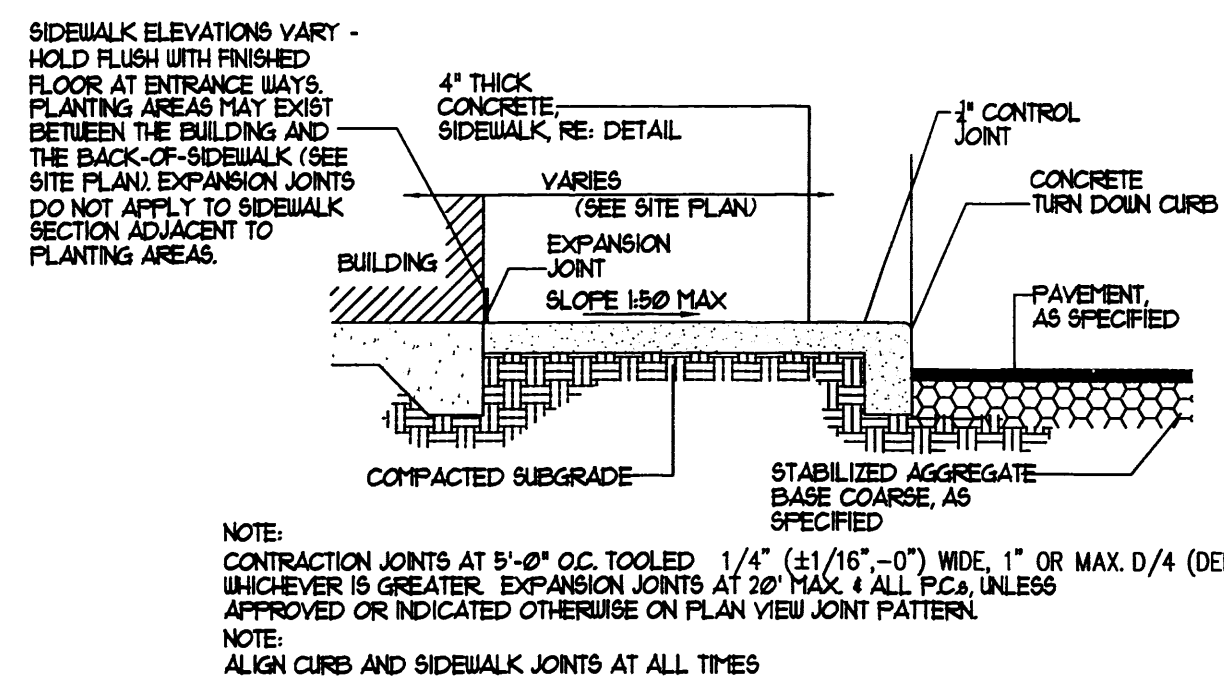
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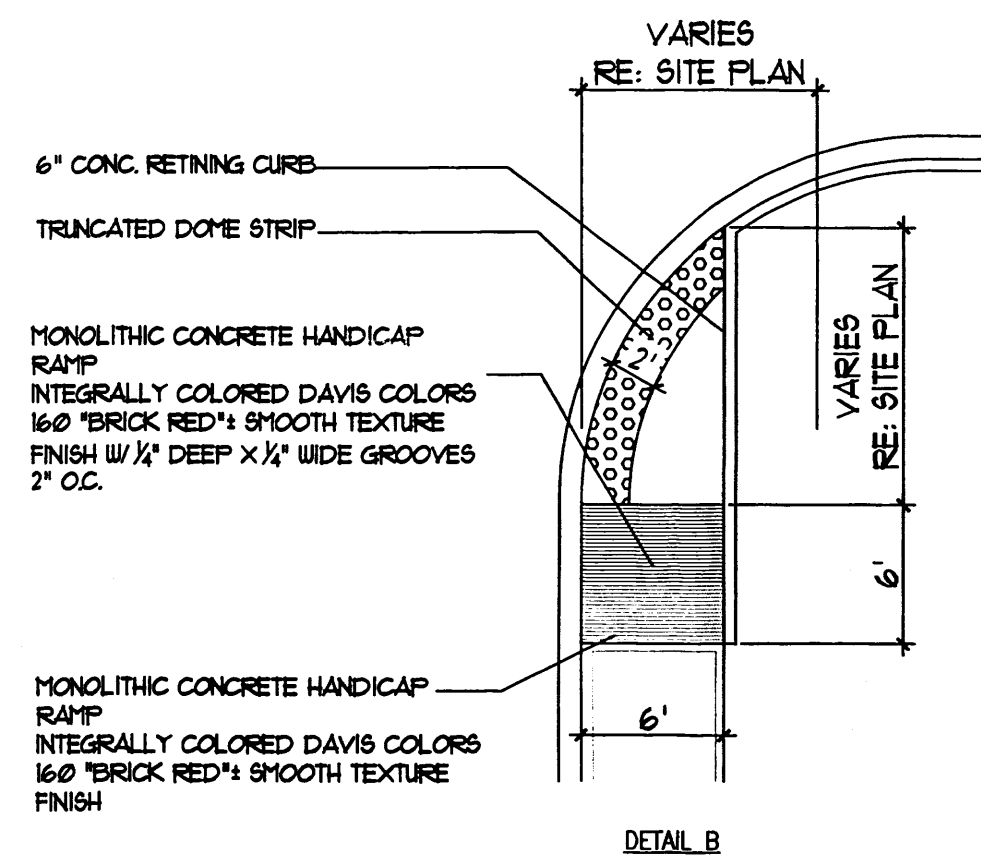
16 TYPICAL CONC. CROSSWALK  
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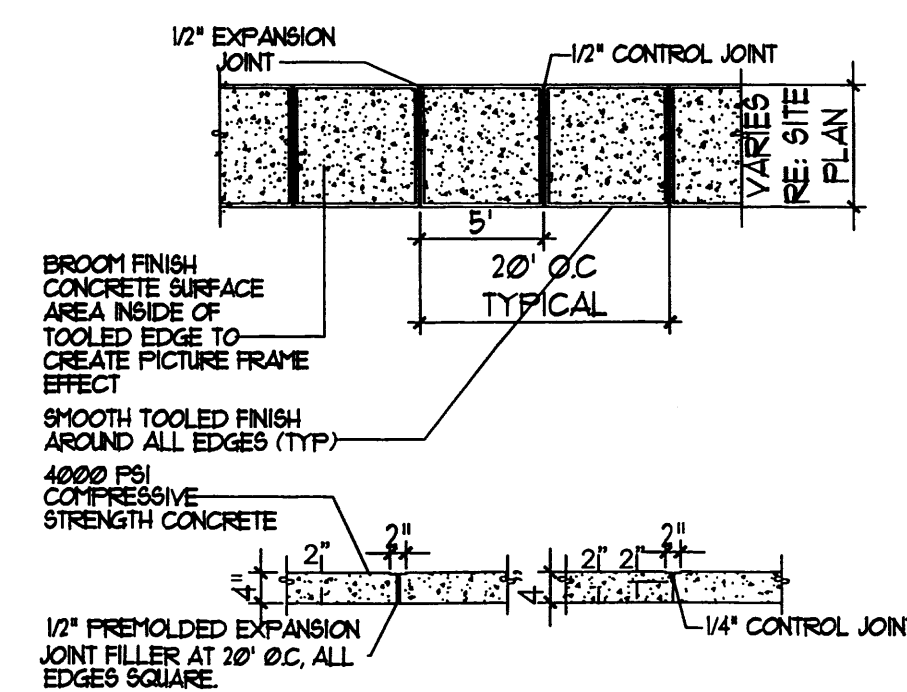
15 FLARED H.C. RAMP  
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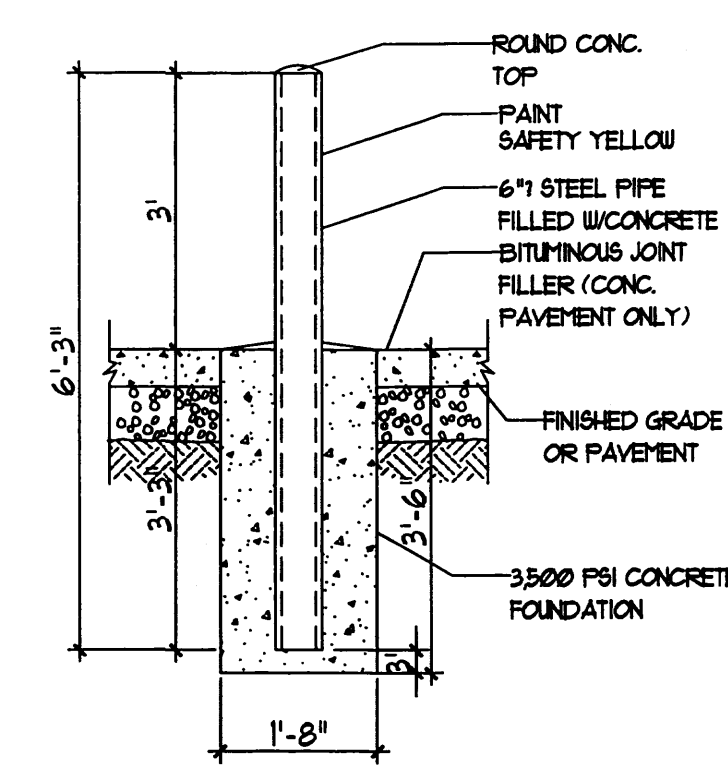
8 SIDEWALK WITH TURNDOWN CURD SEC.  
NTS



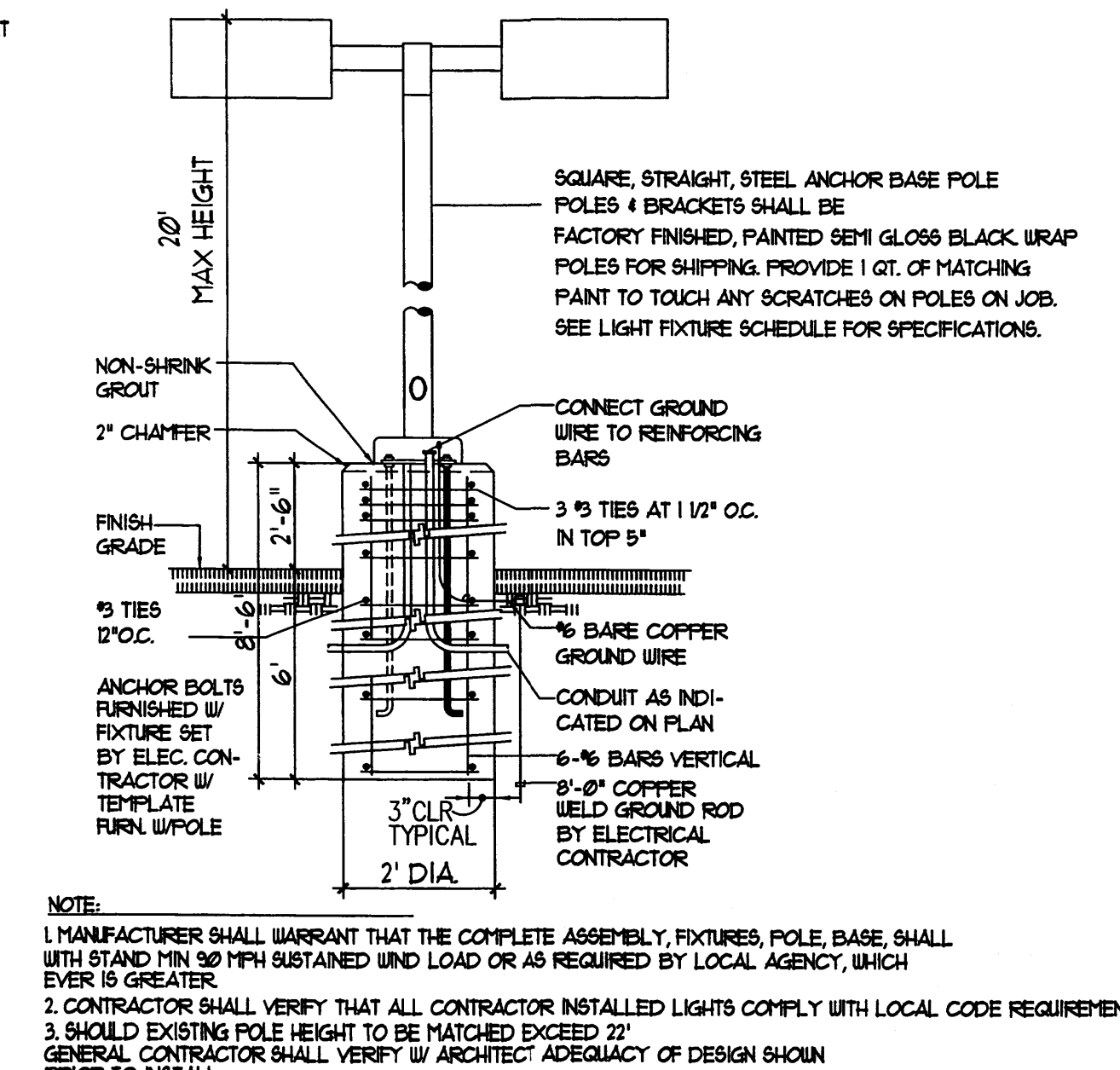
5 END ISLAND WITH WALK RAMP  
NTS



7 TYPICAL SIDEWALK  
NTS



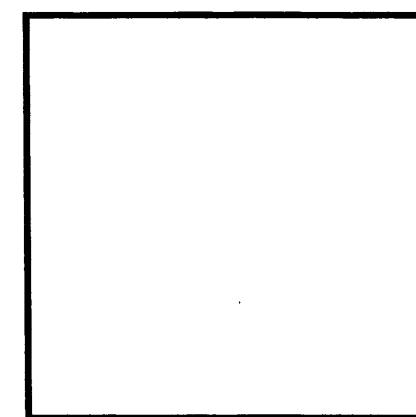
4 BOLLARD DETAIL  
NTS



3 LIGHT POLE DETAIL  
NTS

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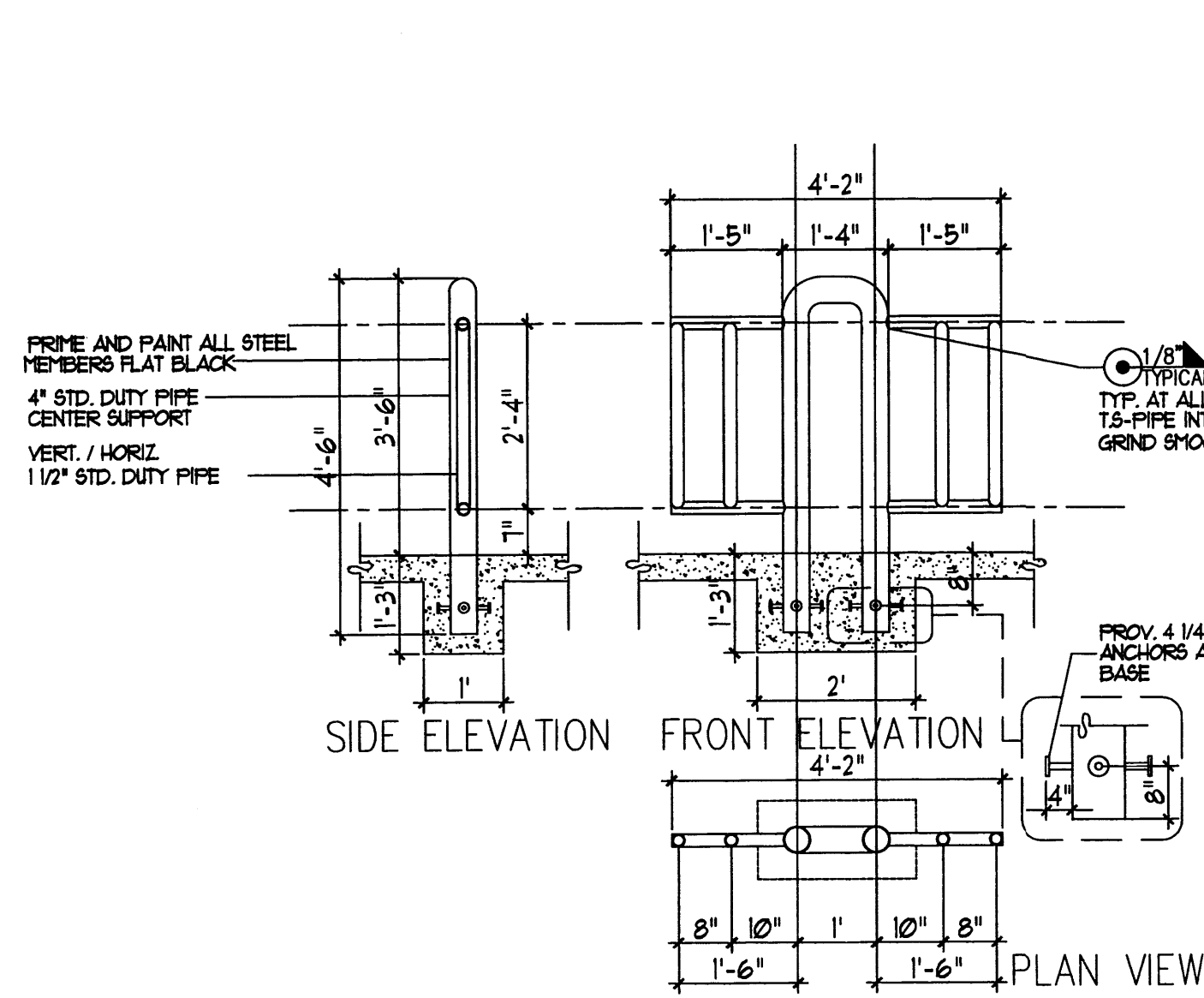
**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498



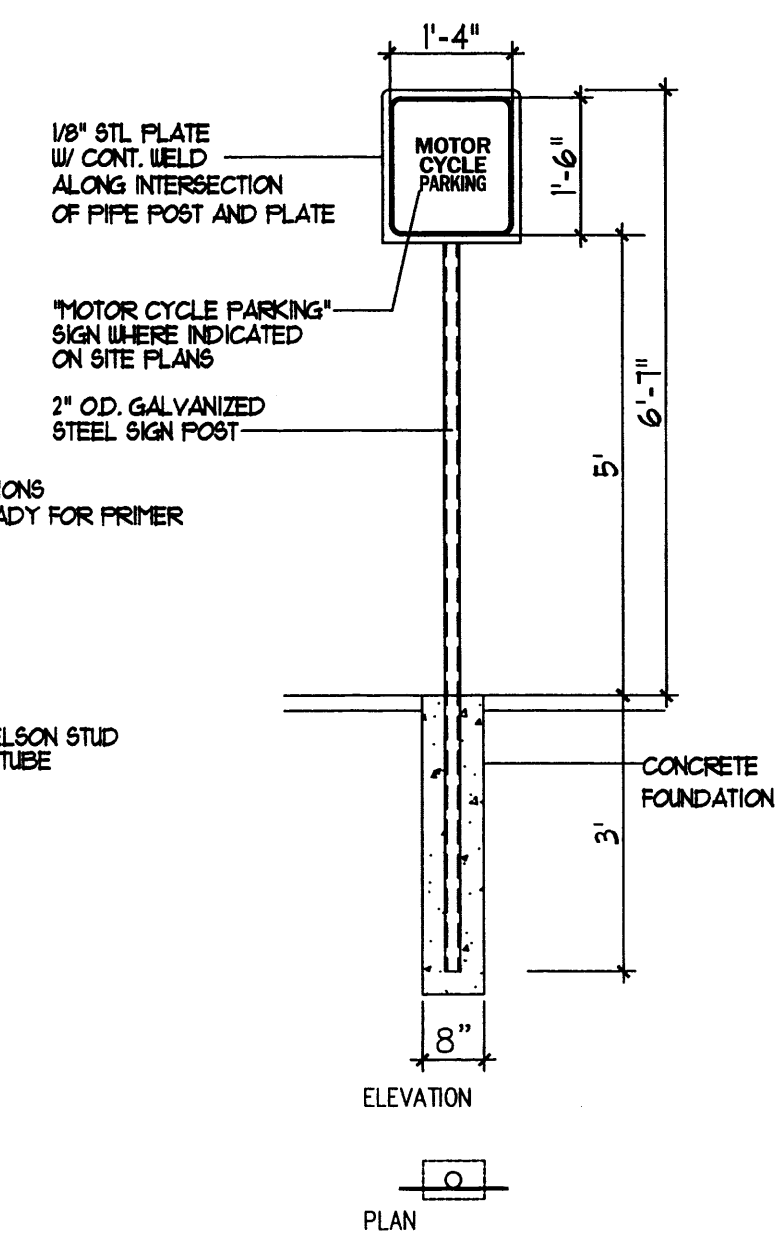
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CLIENT	NUVIC OF COORS AND LAMICONICA S.U.	JOB NO.	XXXXX
PROJECT MANAGER	STEPHEN DUNBAR, AIA	SHEET TITLE	SITE DETAILS

DATE	10/2/13
SCALE	AS NOTED

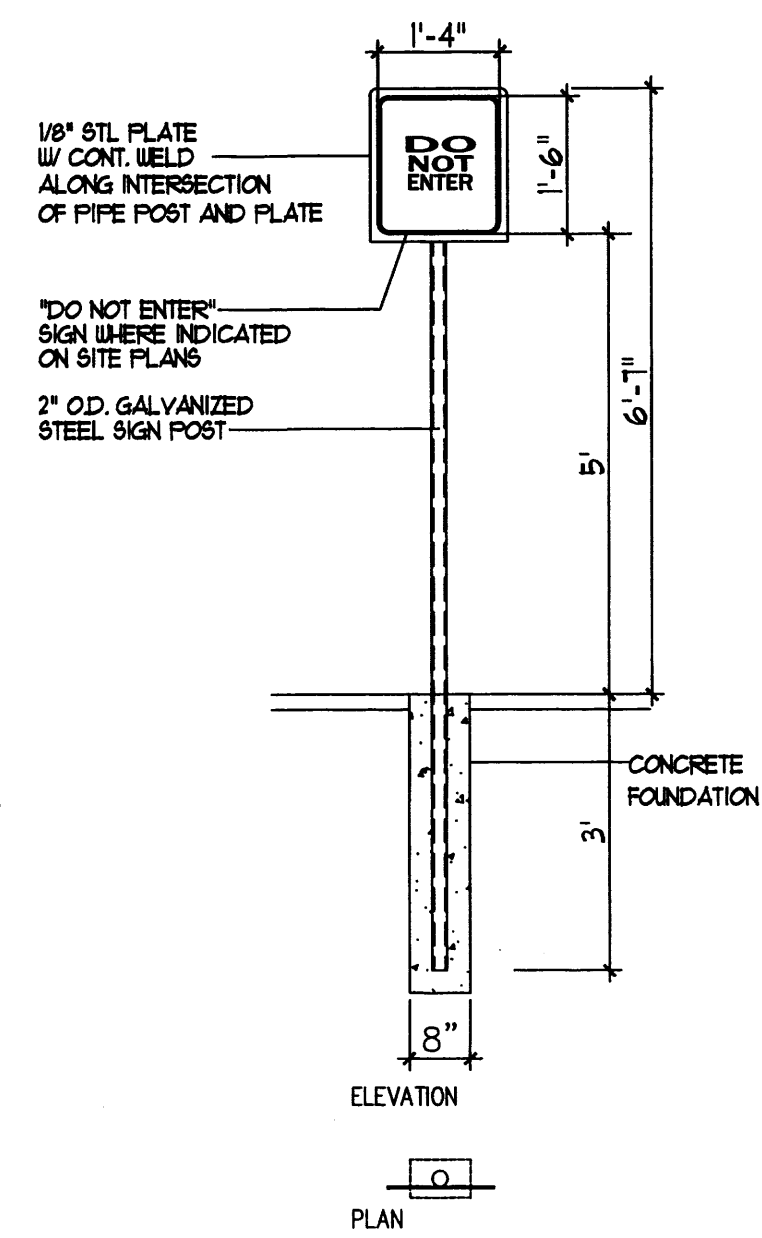




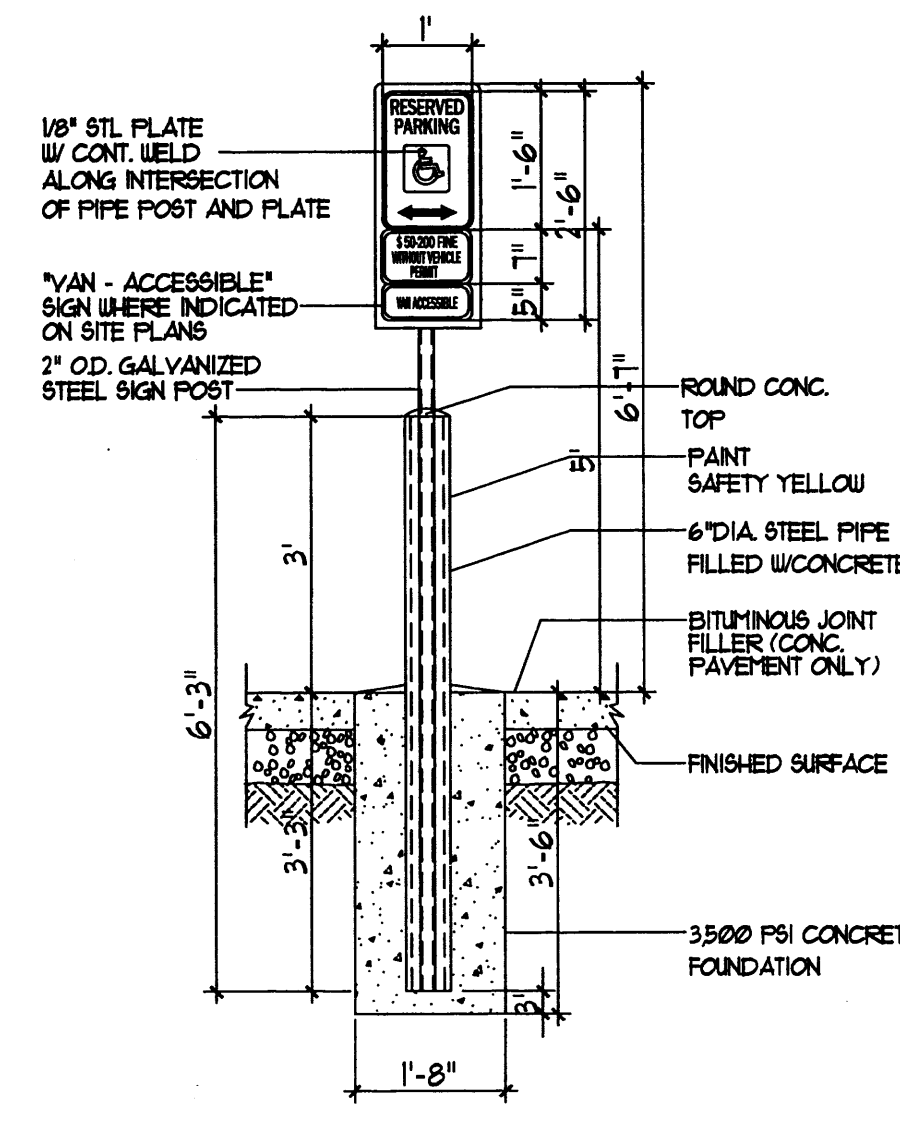
13 BIKE RACK  
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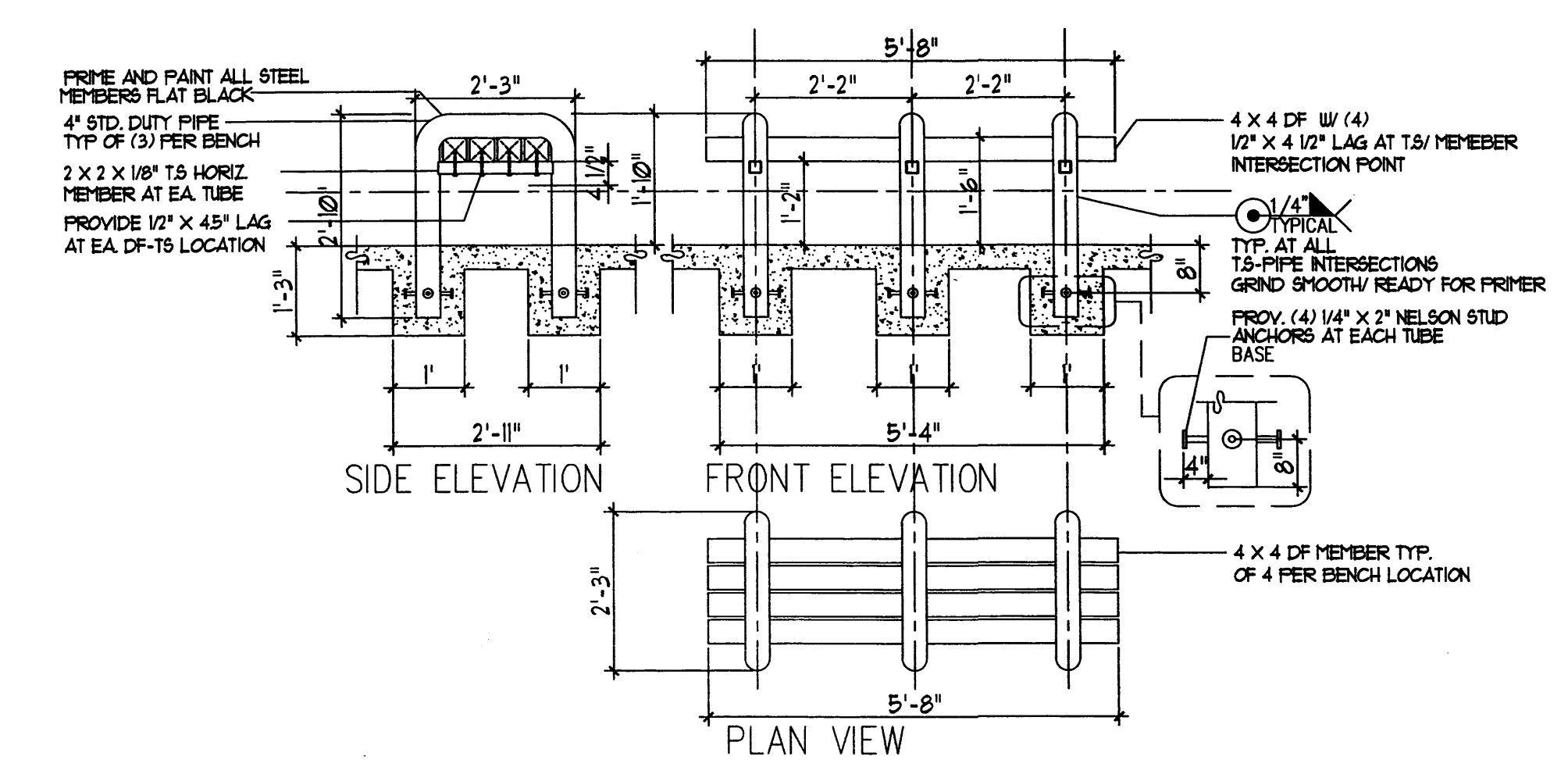
12 MISC. SIGNAGE  
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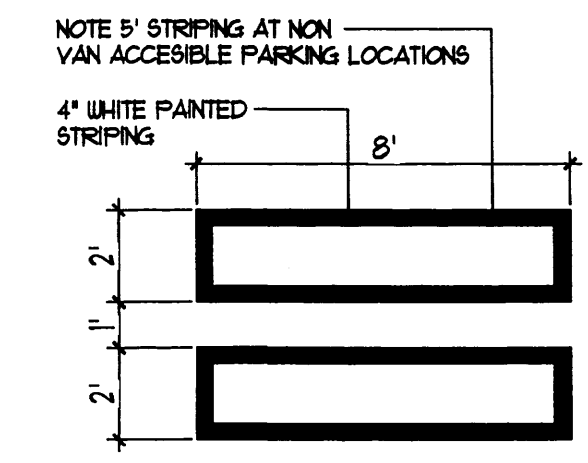
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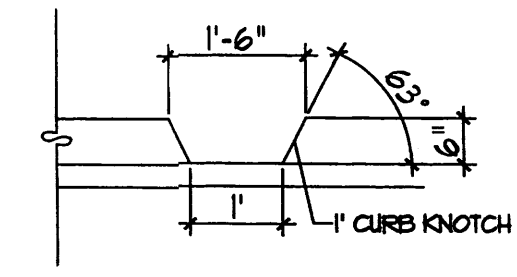
11 H.C SIGNAGE  
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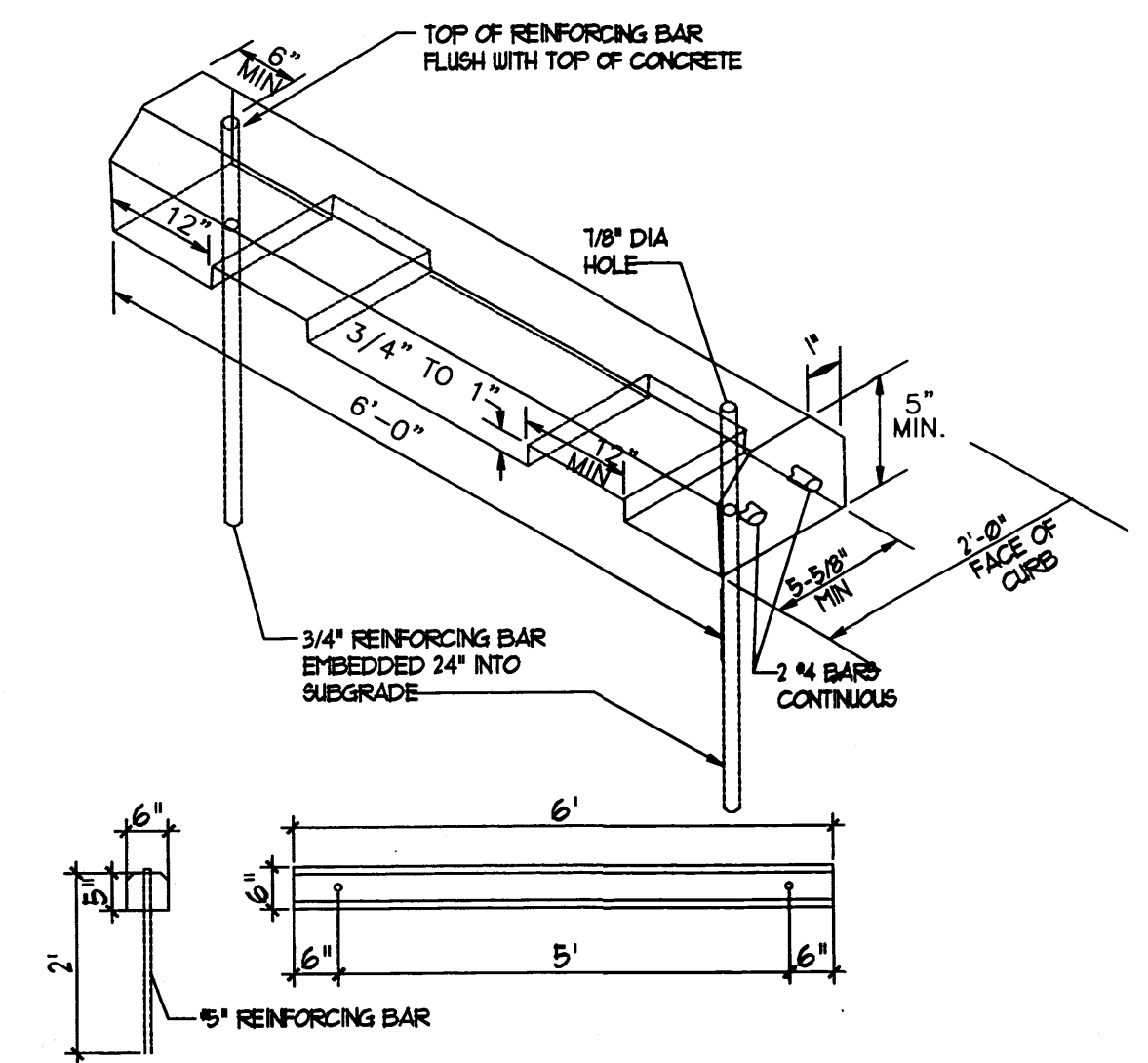
10 BENCH DETAIL  
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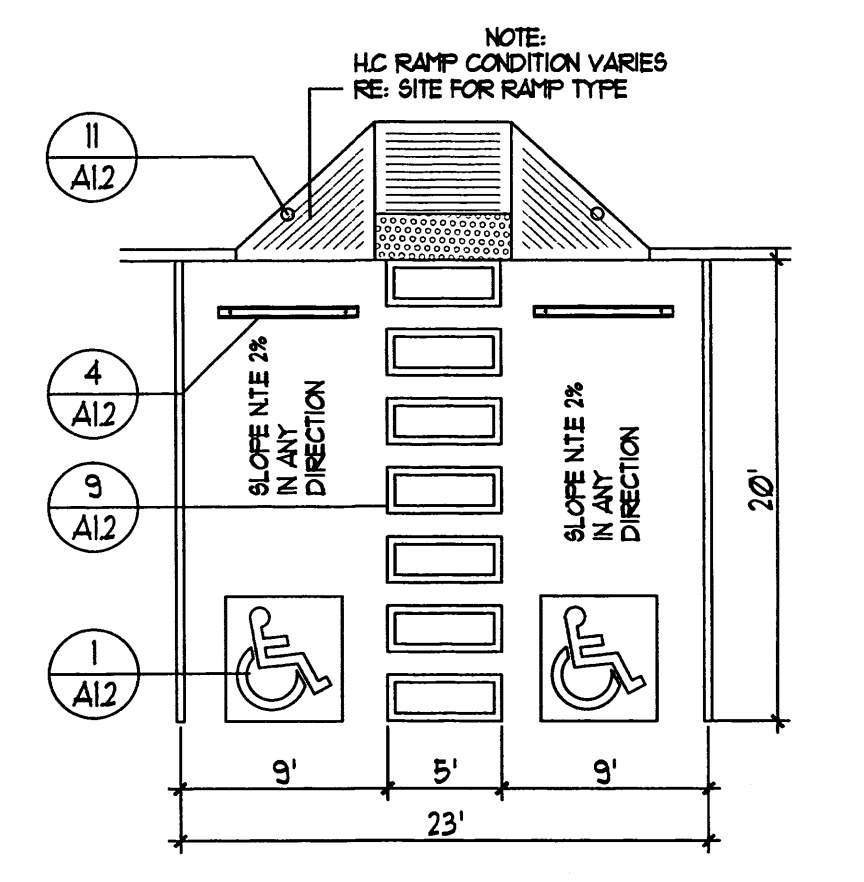
9 H.C. PARKING-WALK PAINT DETAIL  
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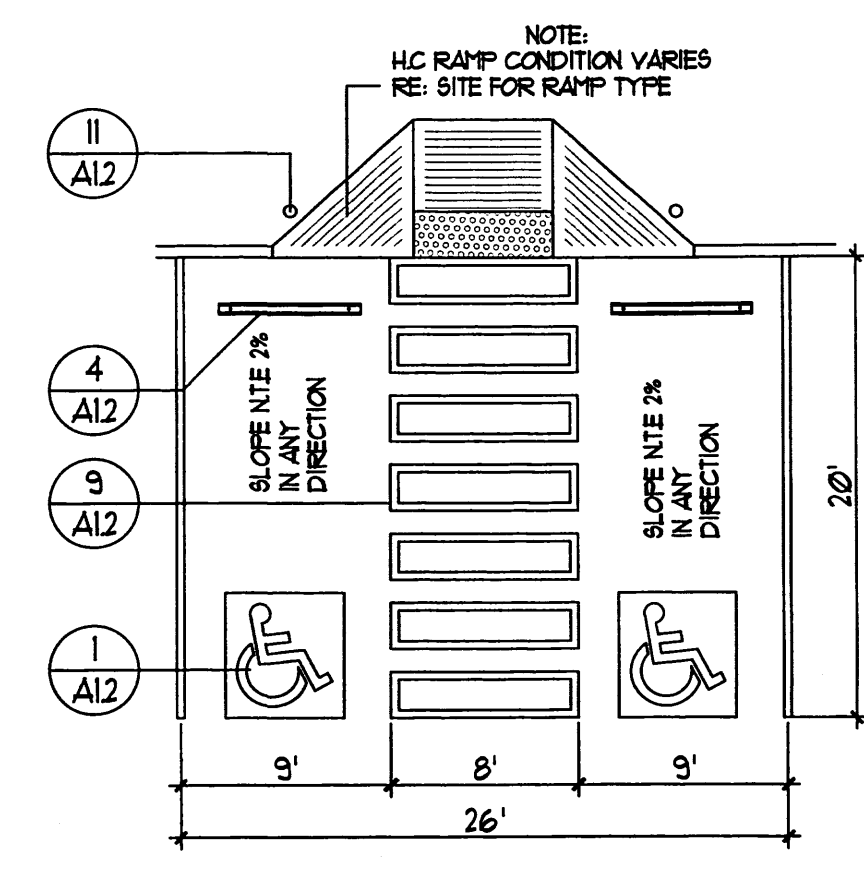
7 CURB NOTCH  
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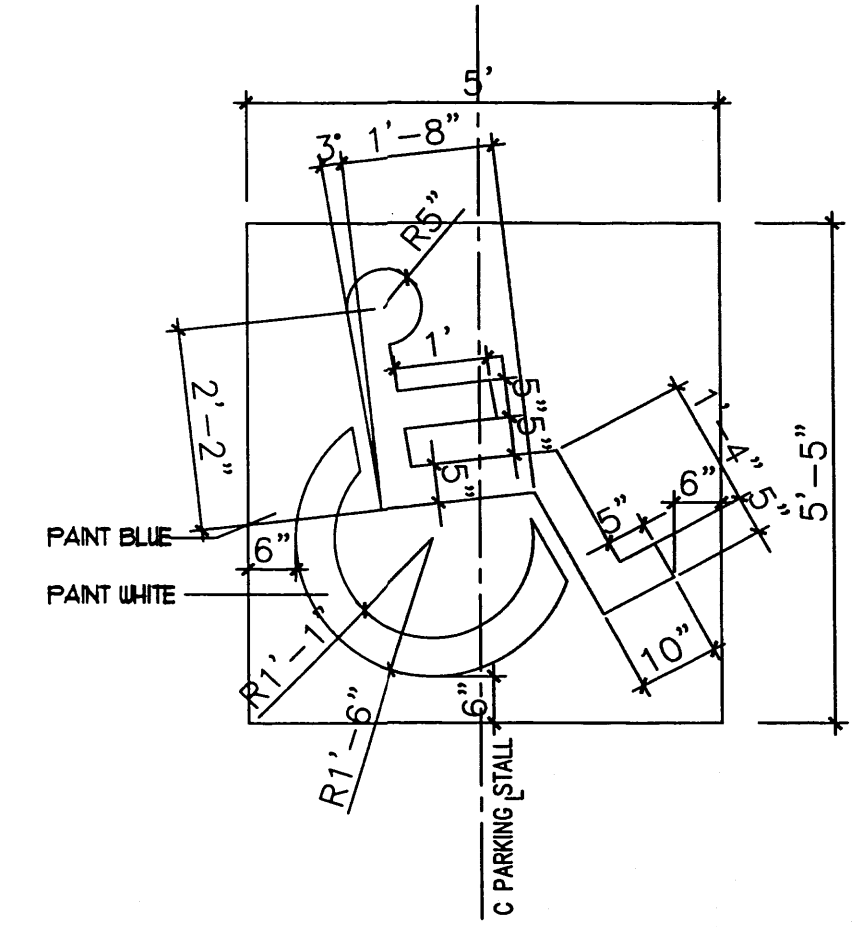
4 WHEEL STOP  
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3 H.C. PARKING PLAN DETAIL  
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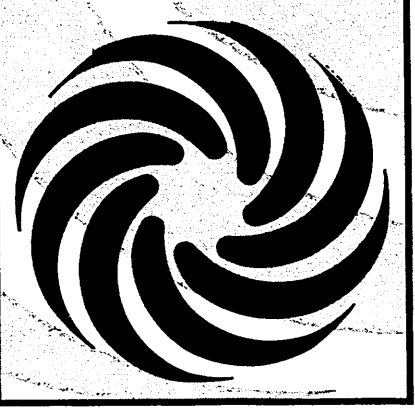
2 H.C. PARKING PLAN DETAIL (VAN ACCESSIBLE)  
NTS



1 H.C. SIGNAGE  
NTS

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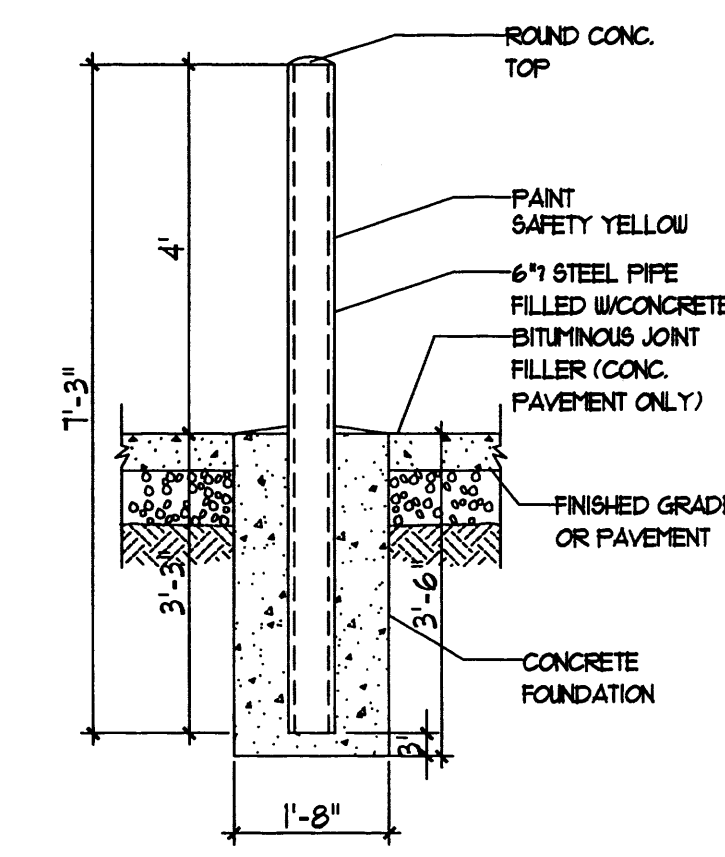
**MODULUS ARCHITECTS**  
220 COPPER AVE. N.W. SUITE 350  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498



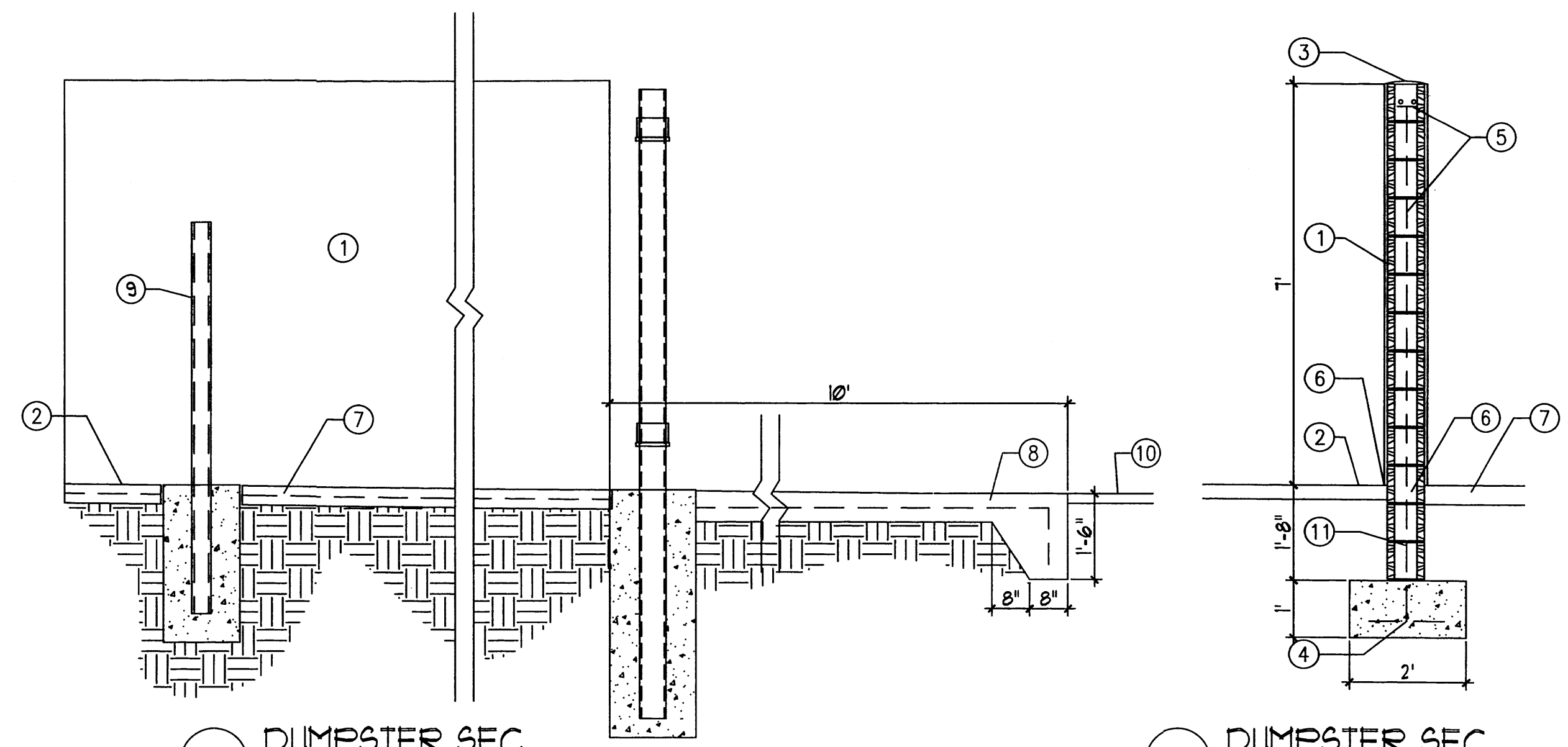
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NULIC OF COOPS AND LAMONICA SJW  
NEW MEXICO  
PROJECT MANAGER: STEPHEN DUNBAR, AIA  
JOB NO.: XXXXX  
DRAWN BY: S  
SHEET TITLE: SITE DETAILS

DATE: 10/12/13  
SCALE: AS NOTED  
SHEET: A1.2



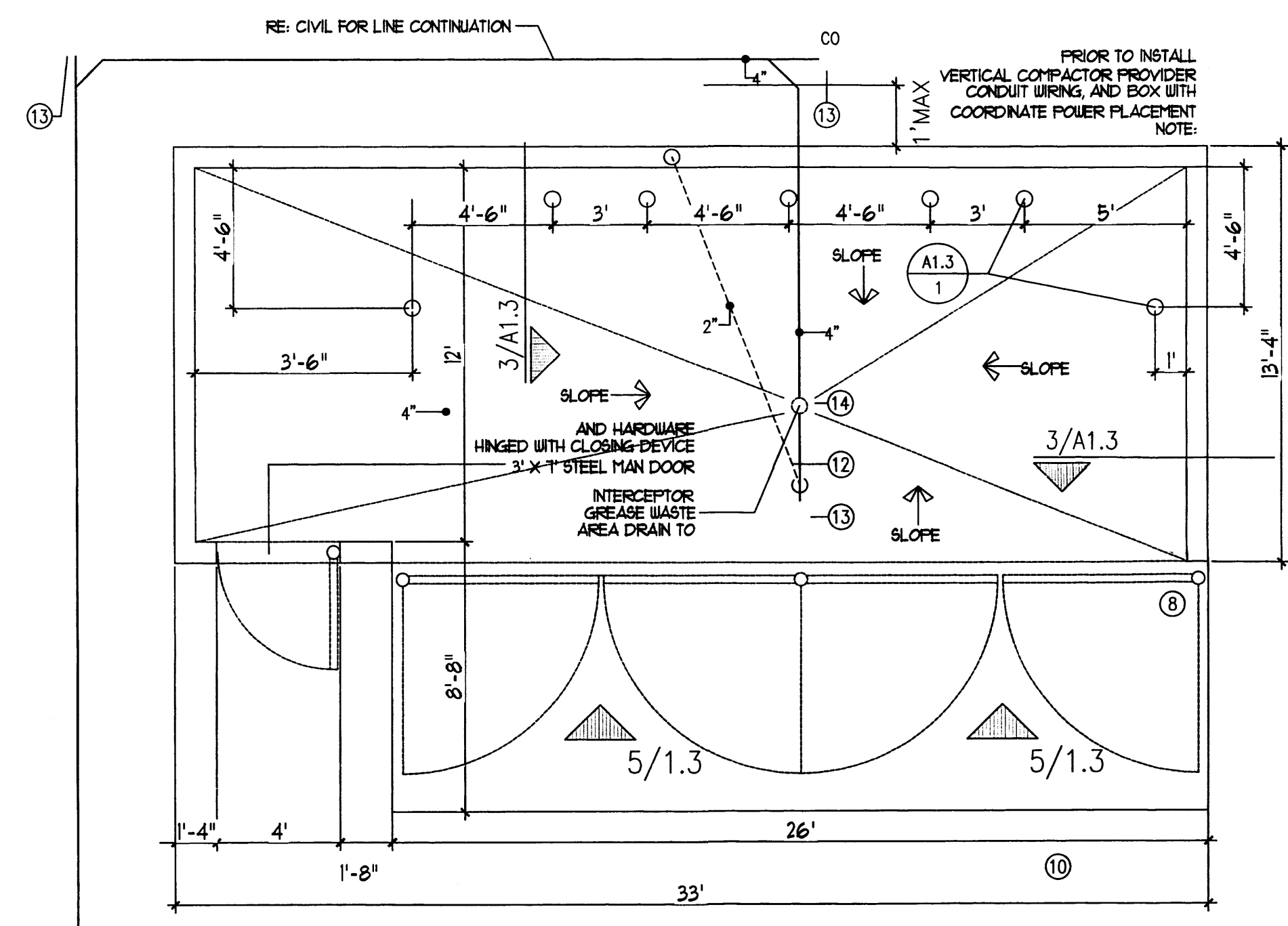


1 BOLLARD DETAIL  
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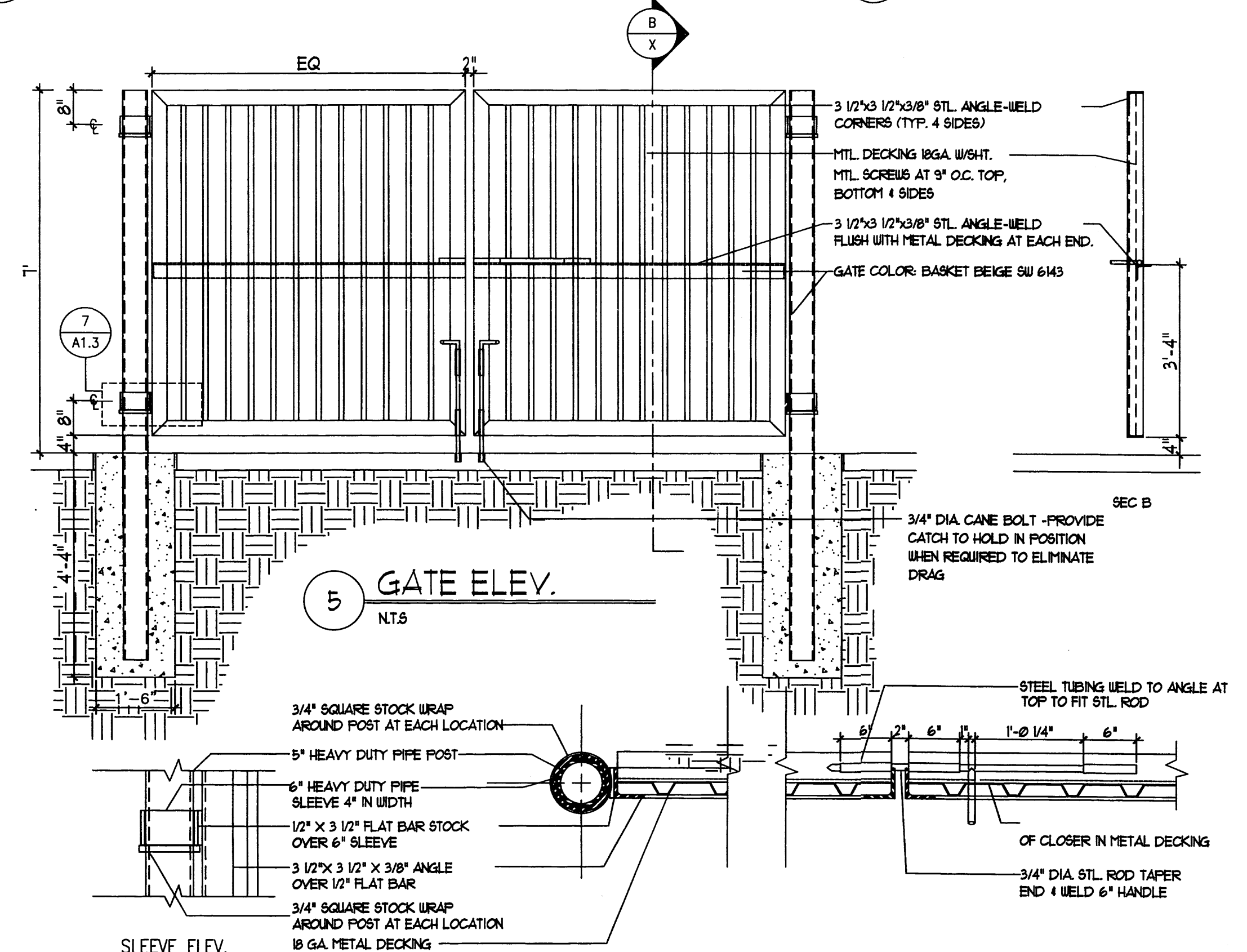


2 DUMPSTER SEC.  
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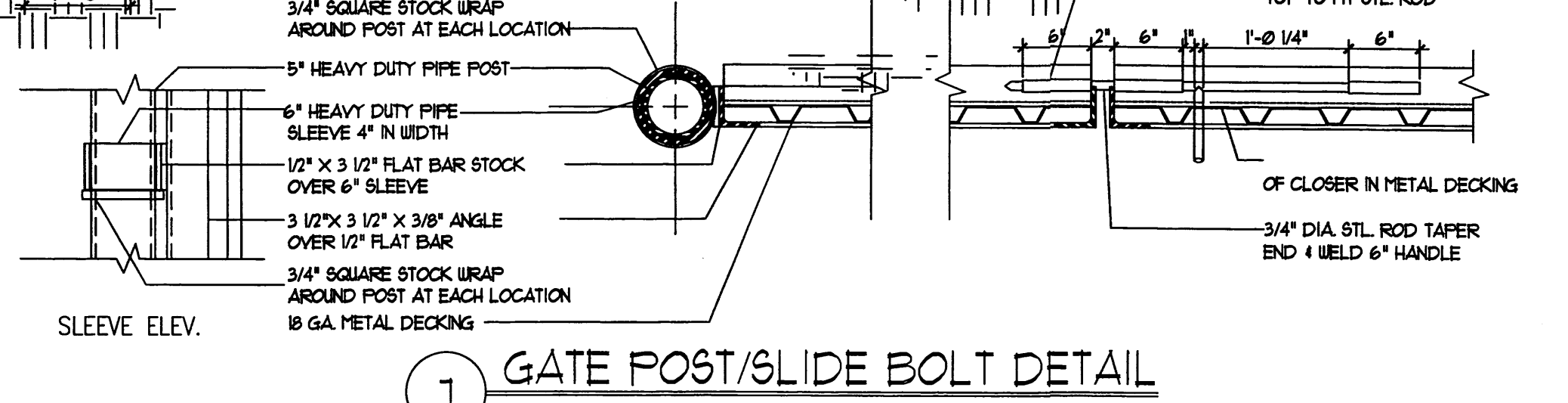
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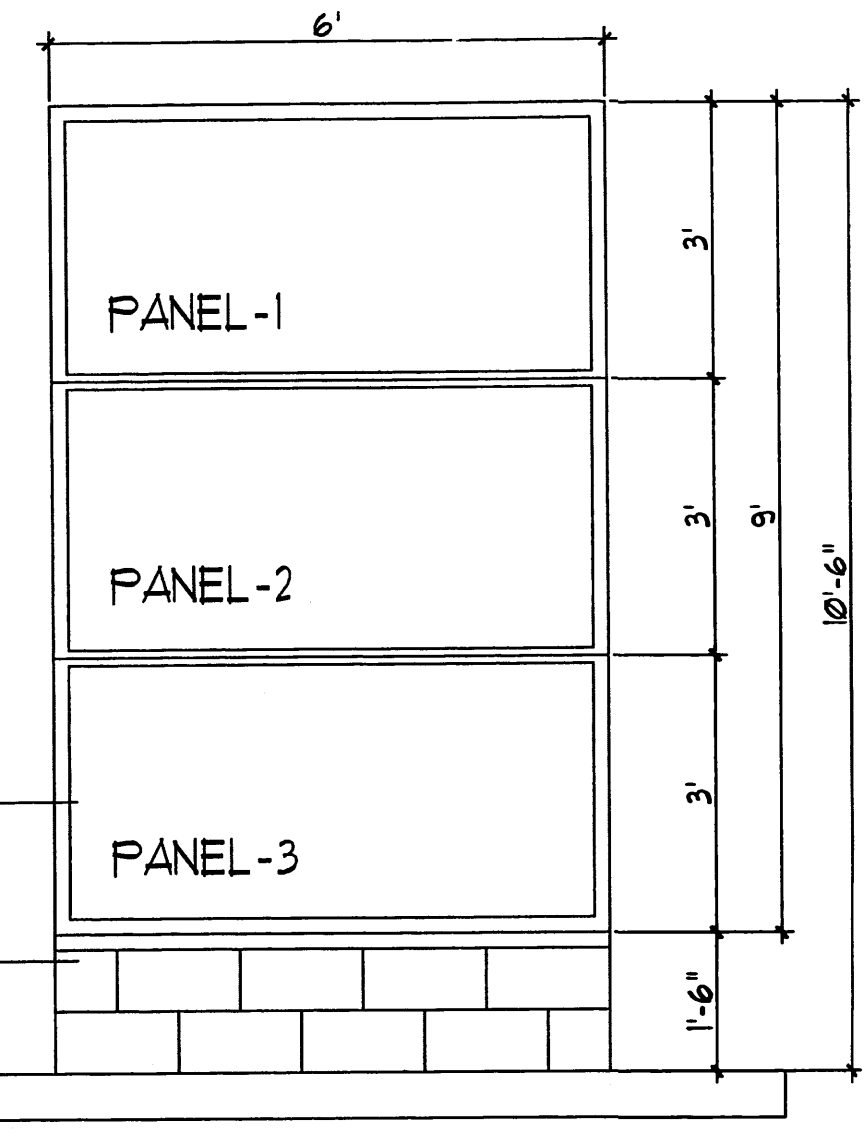
4 DUMPSTER PLAN  
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5 GATE ELEV.  
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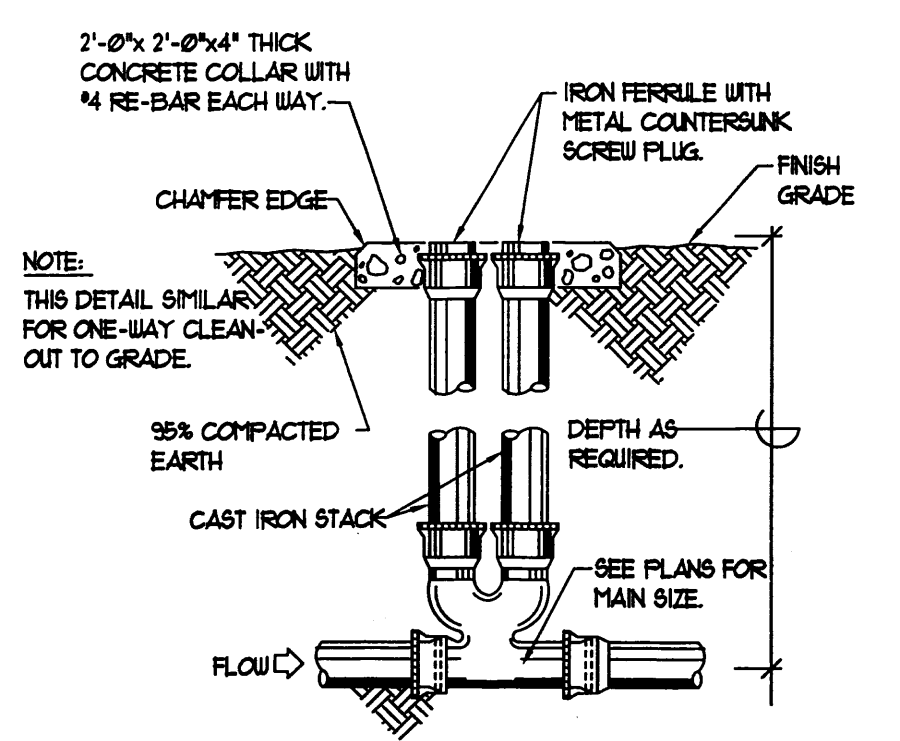
7 GATE POST/SLIDE BOLT DETAIL  
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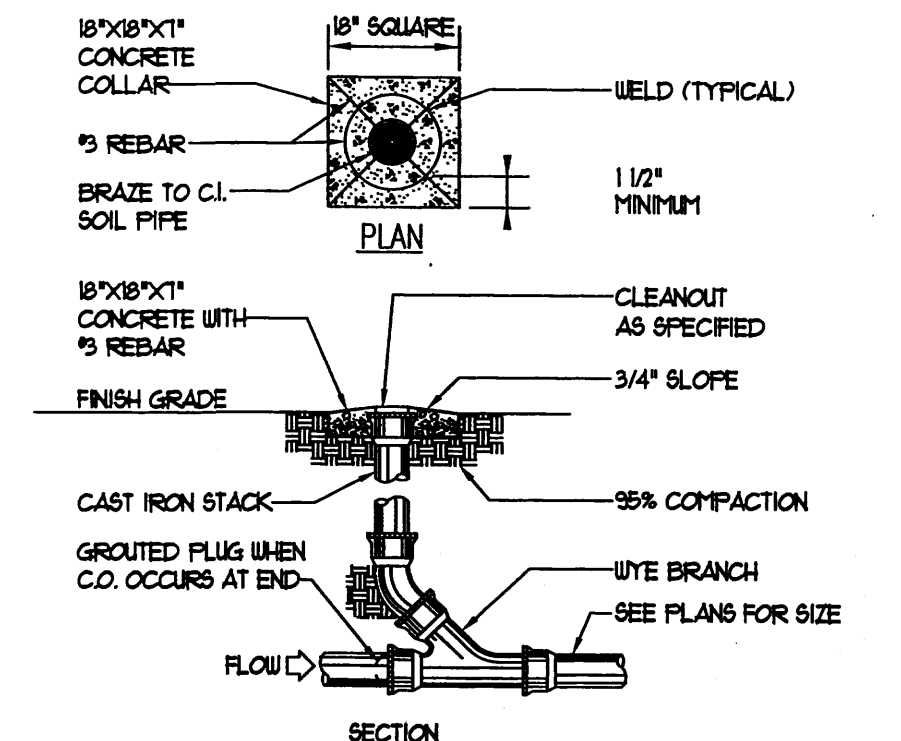
19 MONUMENT SIGN  
NTS

- KEYED NOTES
- 1 8\"/>

6 ENCLOSURE NOTES  
NTS



18 2 WAY CLEANOUT DETAIL  
NTS



17 CLEANOUT DETAIL  
NTS

REV	DATE	BY	REVISION
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**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE  
 LANTONICA SHOPS  
 N.W. OF COPPER AND LANTONICA SW  
 NEW MEXICO

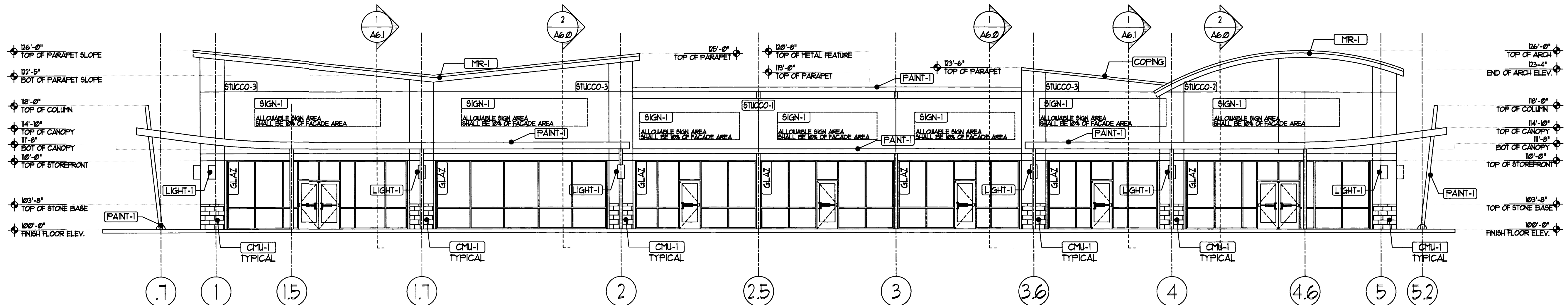
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 STEPHEN DUNBAR, AIA

DRAWN BY:  
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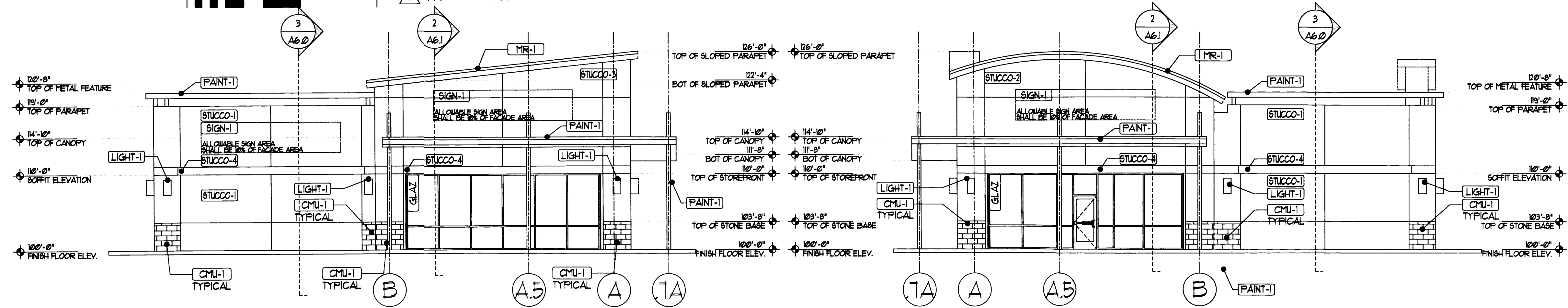
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SHEET TITLE  
 SITE DETAILS

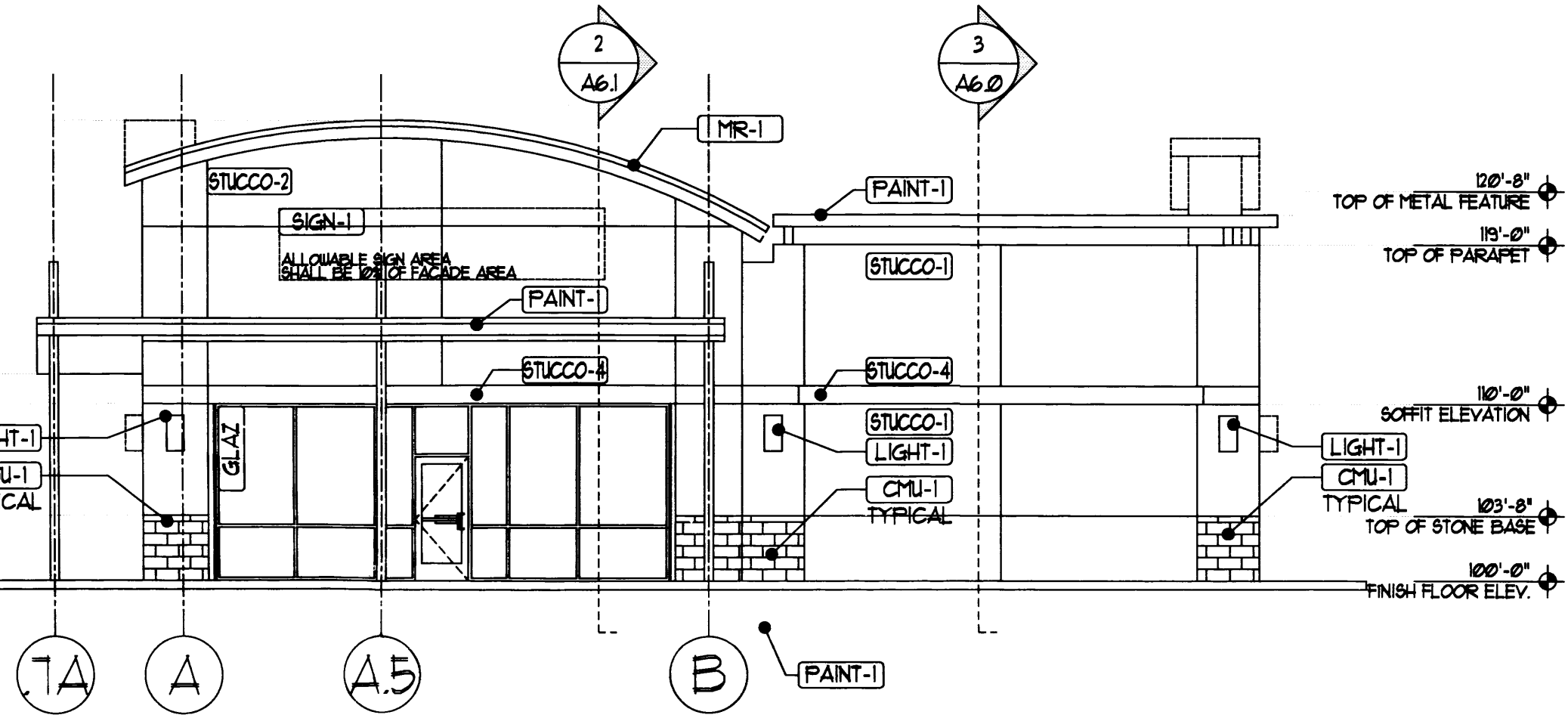
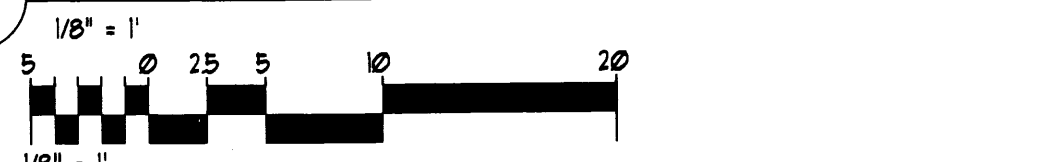
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SCALE	AS NOTED		



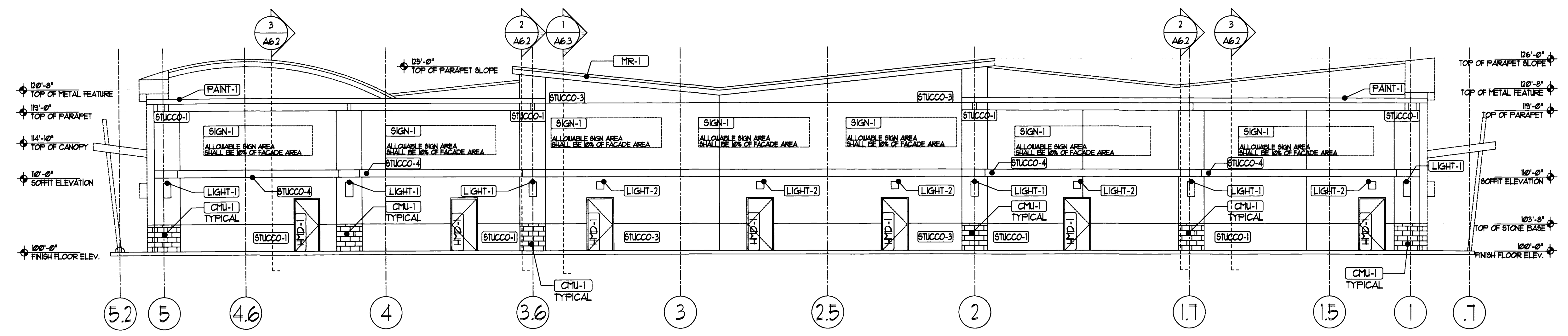
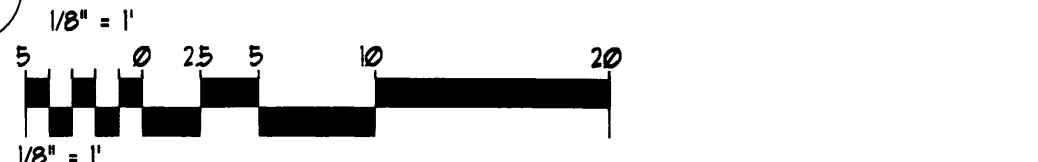
1 SOUTHEASTERN ELEVATION



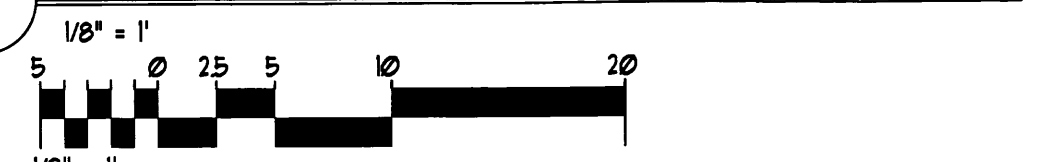
2 SOUTHERN ELEVATION



3 NORTHERN ELEVATION



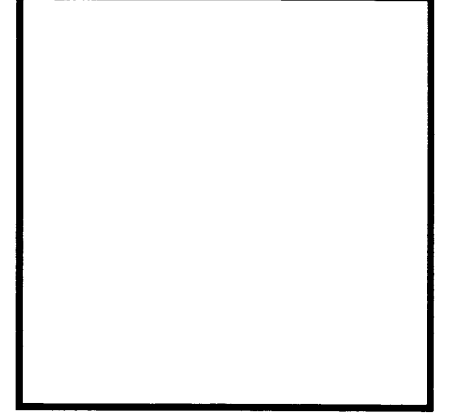
4 NORTH WESTERN ELEVATION



EXTERIOR MATERIALS	
CMU-1	SPLIT FACED CMU VENEER COLOR - DARK TAN
STUCCO-1	EXTERIOR STUCCO SYSTEM, COLOR = LIGHT TAN
STUCCO-2	EXTERIOR STUCCO SYSTEM, COLOR = DARK PURPLE
STUCCO-3	EXTERIOR STUCCO SYSTEM, COLOR = RUST RED
STUCCO-4	EXTERIOR STUCCO SYSTEM COLOR = WHITE TO MATCH PAINT-1
COPING	PREFINISHED METAL COPING COLOR = TO MATCH ADJACENT STUCCO COLOR
MR-1	PREFINISHED METAL COPING ROOF-SILVER
PAINT-1	EXTERIOR PAINT, COLOR = WHITE
GLAZ	ALUMINUM STOREFRONT SYSTEM, SILVER ANNO FINISH KAUWEER TRIFAB 451T OR EQUAL
SIGN-1	INDIVIDUAL LETTER SIGNAGE w/ INTERNALLY ILLUMINATED LETTERS, SIZE N.T.E 10% OF FACADE AREA
LIGHT-1	EXTERIOR DECORATIVE LIGHT FIXTURE, RE: RCP PLAN FOR ADDITIONAL FIXTURE LOCATIONS
LIGHT-2	EXTERIOR SECURITY LIGHT FIXTURE, RE: RCP PLAN FOR ADDITIONAL FIXTURE LOCATIONS
HMD-1	EXTERIOR HOLLOW METAL DOOR AND FRAME COLOR: PAINT TO MATCH ADJACENT STUCCO

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

**MODULUS ARCHITECTS**  
 220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE	LAMONICA SHOPS
PROJECT ADDRESS	3510 COPPER BLVD. SW NEW MEXICO
PROJECT MANAGER	STEPHEN DUNBAR, AIA
JOB NO.	XXXXX
DRAWN BY	5
SHEET TITLE	EXTERIOR ELEVATIONS

DATE	1/2/14	SHEET	44.0
SCALE	AS NOTED		





**KEYED NOTES**

1. CONSTRUCT NEW ASPHALT PAVEMENT AT ELEVATIONS SHOWN @ MIN. 1% SLOPE.
2. SPOT ELEVATIONS WITHIN FLOWLINE REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB OR TOP OF ADJACENT WALK ELEVATIONS. TYPICAL.
3. CONSTRUCT SITE ACCESS TO ELEVATIONS SHOWN TO MATCH EXISTING INFRASTRUCTURE FOR SMOOTH RIDING TRANSITION.
4. CONSTRUCT HANDICAP RAMPS PER ADA GUIDELINES. INSTALL TRUNCATED DOMES PER ADA GUIDELINES.
5. CONSTRUCT CONCRETE WALK. MAXIMUM CROSS-SLOPE = 2% TYPICAL.
6. SLOPES WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
7. PROVIDE 2' WIDE OPENING (BOTTOM WIDTH) IN CURB TO PASS FLOW TO LANDSCAPING. FILLET EDGES WITH TRANSITION TO FULL CURB OVER 6" EACH SIDE.
8. CONSTRUCT NEW CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN. SEE UTILITY PLAN FOR AREA DRAIN AT LOWPOINT OF DUMPSTER PAD CONNECTED TO SANITARY SEWER MAIN.
9. EXISTING STORM DRAIN AREA INLET WITH ORIFICE CONTROL TO REMAIN.
10. EXISTING STORM DRAIN MANHOLE. ADJUST RIM AS NECESSARY.
11. LANDSCAPED DESILTATION BASIN TO COLLECT FLOW. UTILIZE FOR LANDSCAPING AND SLOW-RELEASE EXCESS TO STORM DRAIN SYSTEM.
12. 4" DIA. SCH. 40 DRAINLINE WITH ENTRANCE HEADWALL AT ELEVATIONS SHOWN. SEE DETAIL SHEET CG-501
13. EXTEND DRAINLINE THROUGH EXISTING STORM DRAIN INLET AT INVERT ELEVATIONS SHOWN.
14. PROVIDE EROSION PROTECTION ON ALL SLOPES > 4:1. SEE GENERAL NOTES
15. LANDSCAPED AREAS TO BE DEPRESSED FOR WATER HARVESTING. TYPICAL.
16. CONSTRUCT UNDERGROUND STORMTECH SYSTEM PER ADS SPECIFICATIONS AND DETAILS. SEE CG-501 FOR ADDITIONAL INFORMATION.
17. EXTEND ROOF DRAINS DIRECTLY TO UNDERGROUND STORMTECH SYSTEM USING FITTINGS AS REQUIRED.
18. CONSTRUCT NEW SURFACE RETENTION POND FOR OFF-SITE DRAINAGE BASIN HISTORICALLY DRAINING TO THIS AREA. SEE SHEET CG-501 FOR ADDITIONAL INFORMATION.

**DRAINAGE PLAN CONCEPT**

PER THE ORIGINAL DRAINAGE REPORT FOR TRACT 1-A-2, LANDS OF LAMONICA & WENK, BY TIERRA WEST, LLC DATED DECEMBER 2010, THE SITE WILL CONTINUE TO DRAIN TO ON-SITE INFRASTRUCTURE AS FOLLOWS:

THE EXISTING ON-SITE STORM DRAINAGE INLETS PREVIOUSLY CONSTRUCTED AS PART OF THE MASTER PLANNED STORM DRAIN SYSTEM (DESIGNED TO CONTROL RELEASE TO THE WAL-MART POND SYSTEM AND THEN TO THE MRGCD SYSTEM) ARE ORIFICE CONTROLLED TO RELEASE THE ALLOWABLE RATES AND WILL REMAIN FUNCTIONAL.

THE PROPOSED DEVELOPMENT WILL CREATE THREE DRAINAGE BASINS.

BASIN A: CONSISTING OF THE ENTIRE BUILDING ROOF AND THE MINOR WATER HARVESTING AREAS TO THE NORTH AND SOUTH WILL BE PIPED INTO THE UNDERGROUND STORMTECH SYSTEM SIZED TO RETAIN THE 100-YEAR 10-DAY STORM EVENT FOR THIS BASIN.

A SURFACE RETENTION POND ALONG THE WEST SIDE OF THE PROPERTY WILL CONTINUE TO RETAIN THE HISTORIC OFF-SITE BASIN.

BASED ON THE GEOTECH BORING LOGS, THE REMOVAL OF THE SHALLOW CLAYS (TOP 6') WHICH WILL OCCUR WITH THE INSTALLATION OF THE STORMTECH SYSTEM WILL ENHANCE THE INFILTRATION OF STORMWATER INTO THE SHALLOW GROUNDWATER (<10 BELOW THE SURFACE).

BASIN B: CONSISTING OF THE PAVED PARKING LOT AND A SMALL PORTION OF PAVEMENT TO THE NORTH (PER THE DRAINAGE MASTER PLAN) WILL CONTINUE TO DRAIN TO THE EXISTING STORM DRAIN INLETS WITH INSTALLED ORIFICE CONTROL. ONCE CAPACITY IS REACHED, EXCESS WILL BACK UP INTO THE PARKING.

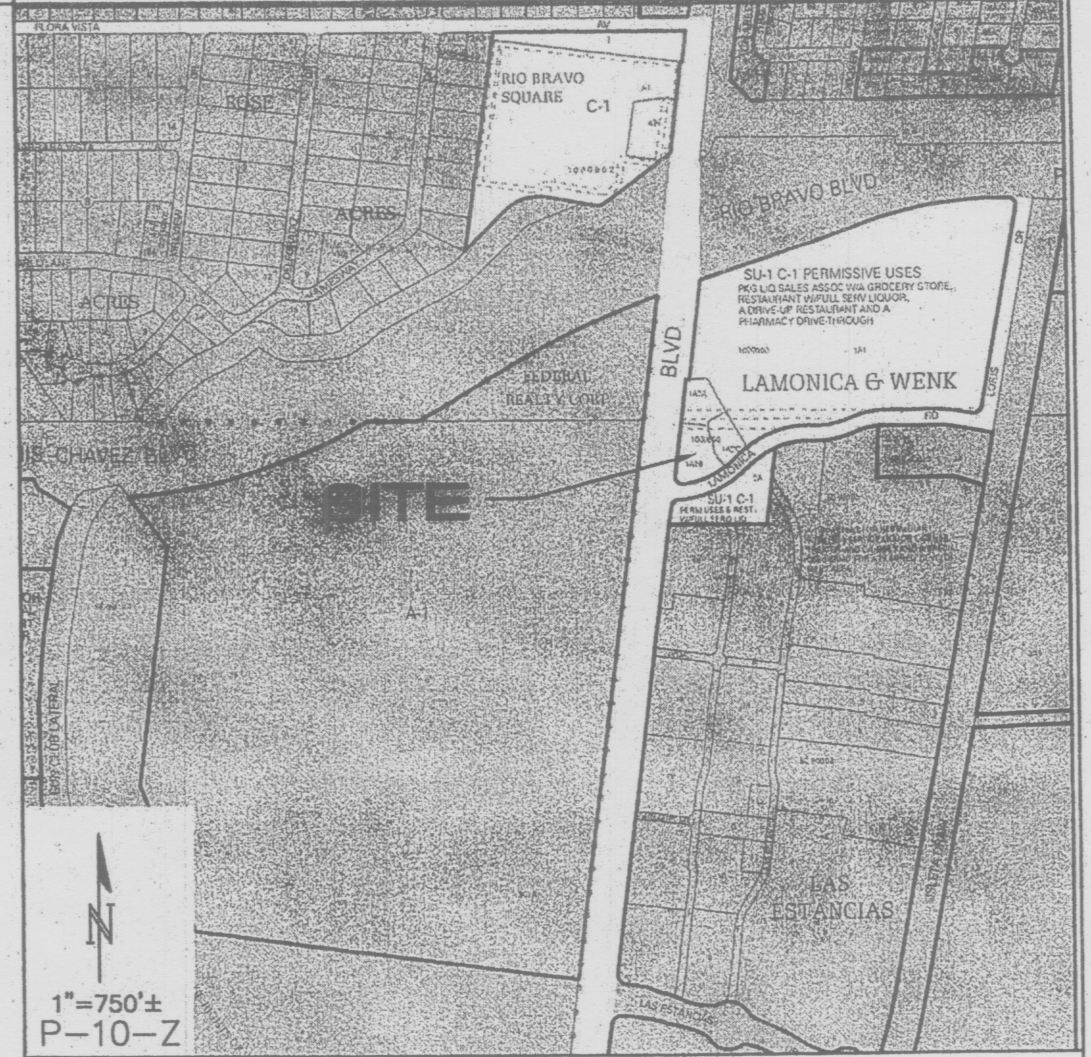
BASIN C: CONSISTING OF THE MINOR PERIMETER LANDSCAPED AREAS, WILL BE COLLECTED IN DEPRESSED WATER HARVESTING AREAS WITHIN THE LANDSCAPING.

EMERGENCY OVERFLOW WILL CONTINUE TO PASS TO LAMONICA ROAD AT PREVIOUSLY APPROVED ELEVATION 4930.7.

**GENERAL NOTES**

SEE SHEET CG-501 FOR ALL GENERAL NOTES RELATING TO THIS GRADING & DRAINAGE PLAN

**VICINITY MAP**



**PROJECT DATA**

PROPERTY: THE SITE IS AN PARTIALLY DEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP P-10. THE SITE IS BOUND TO THE WEST BY COORS BLVD, SW, TO THE SOUTH BY LAMONICA RD, SW, AND TO THE NORTH AND EAST BY DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A RETAIL BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TRACTS 1-A-2-A AND 1-A-2-C LANDS OF LAMONICA & WENK CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

ADDRESS: 3510 COORS BOULEVARD, S.W., 87121

AREA: 1.192 ACRES

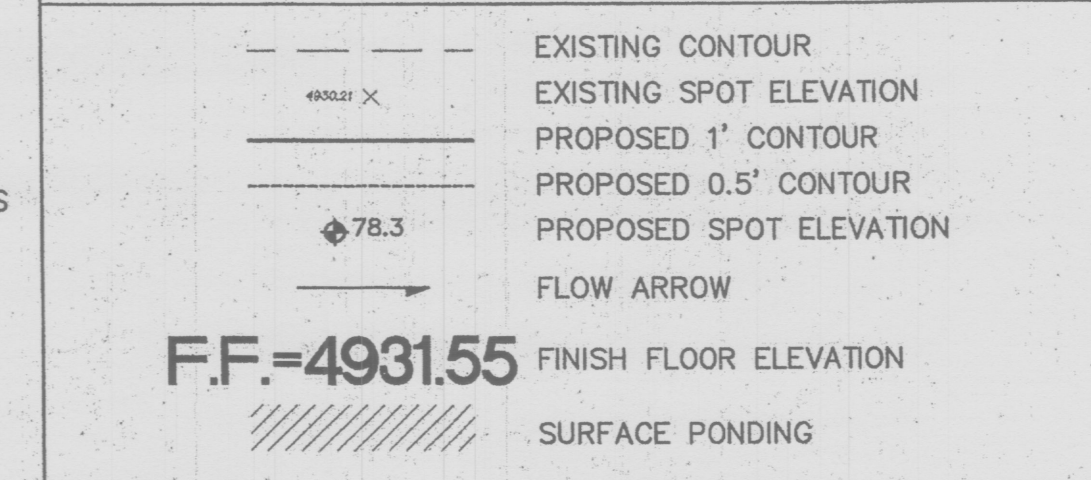
BENCHMARK: A.G.R.S. MONUMENT "3\_P10" STANDARD A.G.R.S. BRASS TABLET. PUBLISHED EL=4938.411 (NAVD 1988)

OFF-SITE: NO OFF-SITE DRAINAGE IMPACTS THIS PROPERTY OTHER THAN OFF-SITE FLOW FROM COORS BLVD, WHICH IS TO CONTINUE TO BE RETAINED ON-SITE ALONG THE WEST END OF THE PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C03396, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

SURVEYOR: PRECISION SURVEYS, INC.  
5571 MIDWAY PARK PLACE, NE  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE: 505-856-5700

**LEGEND**



**ISAACSON & AREMAN, P.A.**  
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2021 CG-101.dwg Jan 27, 2014

**LAMONICA SHOPS  
N.W.C OF COORS AND LAMONICA S.W**

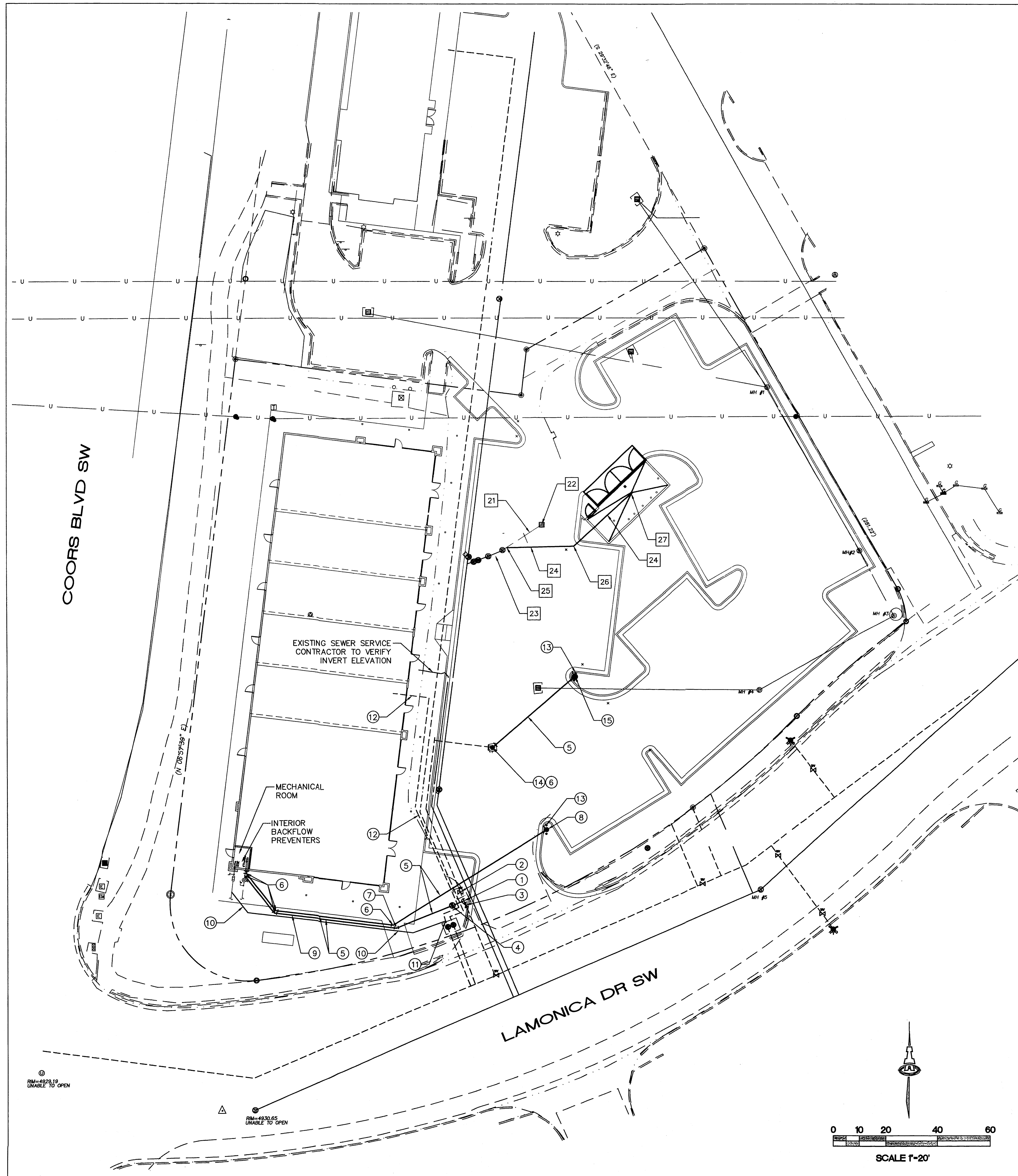
**GRADING AND DRAINAGE PLAN**

Date:	No. Revision:	Date:	Job No.
Drawn By:			CG-101
Ckd By:			SH. OF



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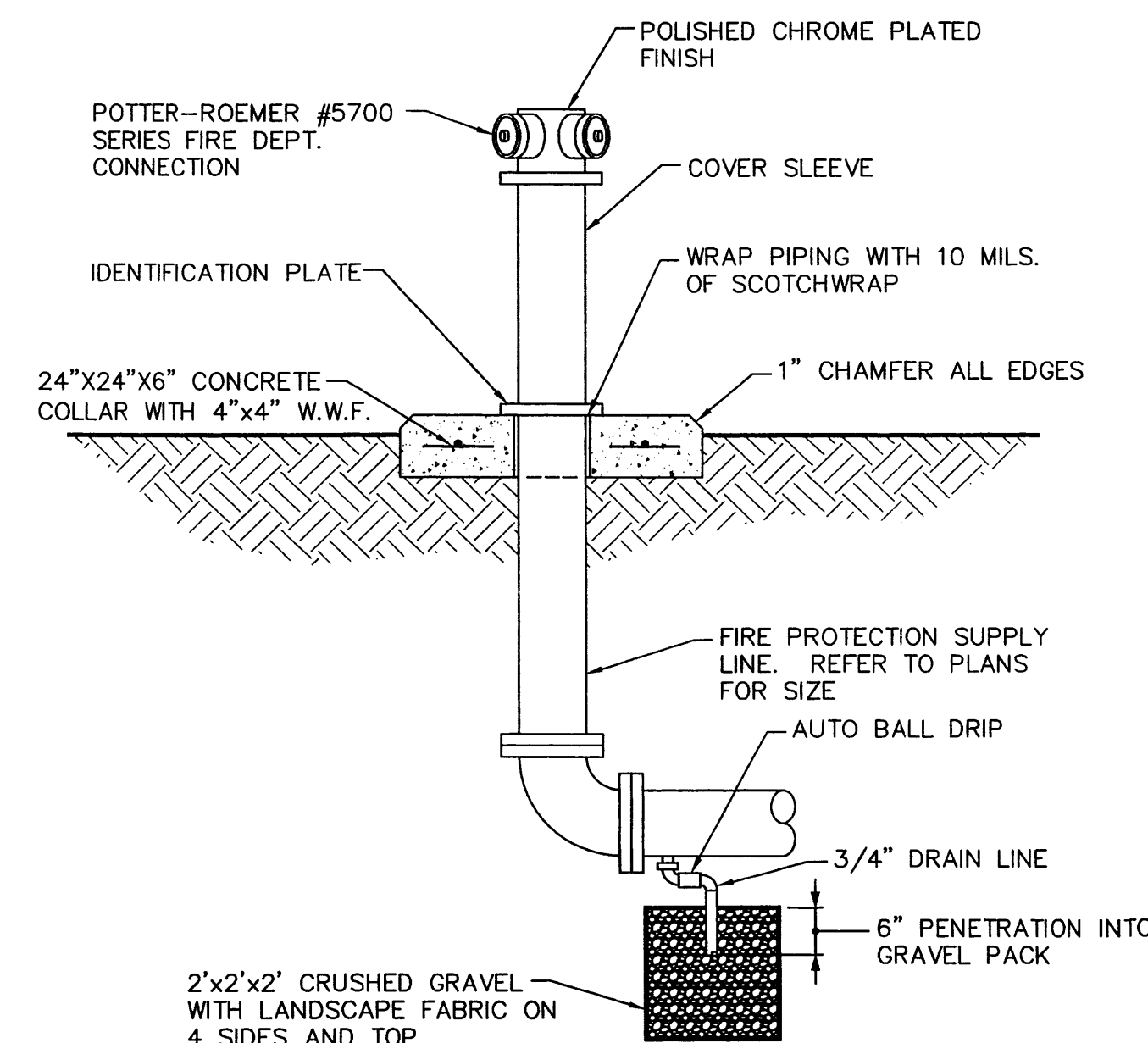


**RESTRAINT NOTES:**

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
5. THE CONTRACTOR SHALL INSTALL PCC BLOCKING AT ALL CAPS (UNLESS OTHERWISE NOTED ON PLANS).

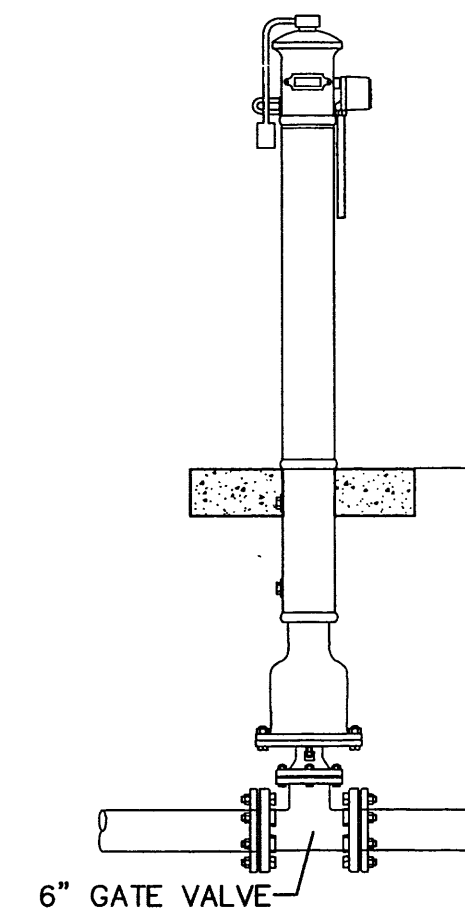
**RESTRAINTS ARE BASED UPON THE FOLLOWING CRITERIA:**

DEPTH OF BURY: 3.0 FT. MINIMUM  
 FACTOR OF SAFETY: 1.25  
 MATERIAL: PVC PIPE  
 SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.  
 TEST PRESSURE: 150 PSI  
 TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.



**FREE-STANDING FIRE DEPARTMENT CONNECTION DETAIL**  
 NTS

**UPRIGHT POST INDICATOR**



**POST INDICATOR VALVE**  
 NTS

**GENERAL NOTES**

1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
3. SITE STORM DRAIN, ELECTRIC AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
4. ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (L<sub>7</sub>) PER RESTRAINT NOTES THIS SHEET.

**KEYED NOTES**

**WATER KEYED NOTES**

1. NON-PRESSURE CONNECTION W/ 8"x6" TEE AND COUPLING (LT=1').
2. REMOVE AND RELOCATE EXISTING 6" GATE VALVE AND BOX.
3. RELOCATED GATE VALVE AND BOX (LT=46').
4. POST INDICATOR VALVE (PIV) (LT=46').
5. 6" WATERLINE.
6. 6" - 45' BEND (LT=9').
7. 6" - 22 1/2' BEND (LT=2').
8. FIRE DEPT. CONNECTION (FDC) (LT=46').
9. 3/4" CONDUIT W/ PULL CORD FOR PIV SENSOR WIRE FROM BUILDING TO PIV PLACED IN SAME TRENCH ABOVE 6" WATERLINE.
10. 2" SERVICE LINE.
11. CONNECT NEW 2" SERVICE LINE TO EXISTING SERVICE LINE.
12. REMOVE AND DISPOSE EXISTING SERVICE LINE.
13. BOLLARDS (2)
14. REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
15. RELOCATED FIRE HYDRANT (LT=46').

**SEWER**

21. REMOVE AND DISPOSE EXISTING SEWER LINE. LEAVE STUB FOR NEW SEWER LINE CONNECTION.
22. REMOVE AND DISPOSE EXISTING FLOOR DRAIN.
23. EXISTING GREASE INTERCEPTOR TO REMAIN.
24. 4" SEWER LINE.
25. CONNECT NEW SEWER LINE TO EXISTING STUB AT GREASE INTERCEPTOR.
26. 4" - 45' BEND
27. 4" HEAVY DUTY CAST IRON FLOOR DRAIN W/ P-TRAP.

**LEGEND**

- ☐ WATER METER & BOX
- +— GATE VALVE W/ VALVE BOX
- H— FIRE HYDRANT
- +— WATER LINE W/ FITTING
- SAS SERVICE LINE

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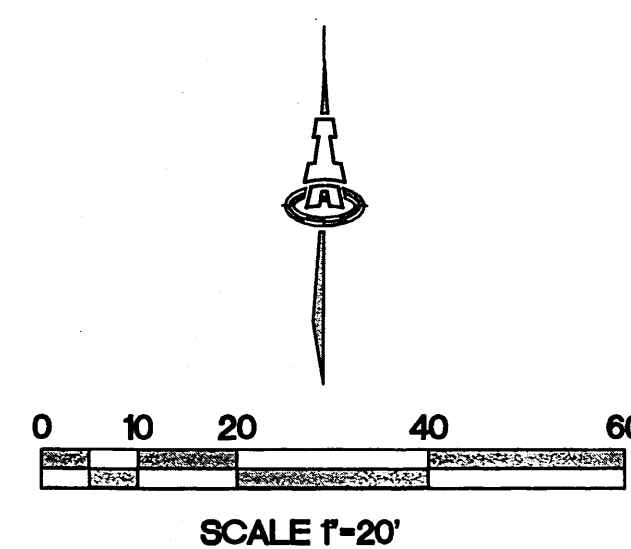
2021 CU-101.dwg Jan 27, 2014

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**LAMONICA SHOPS**  
 N.W.C OF COORS AND LAMONICA S.W

**UTILITY PLAN**

Date:	No.:	Revision:	Date:	Job No.:
Drawn By:				<b>CU-101</b>
Chk By:				<b>SH. OF</b>



RM-4930.10 UNABLE TO OPEN

RM-4930.65 UNABLE TO OPEN

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