

GENERAL NOTES

- A. GENERAL CONTRACTOR IS TO FIELD VERIFY EXISTING SITE CONDITIONS AND IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF DEBRIS AS REQUIRED TO COMPLETE THE SCOPE OF WORK
- B. FOR HYDRANT LOCATIONS RE: CIVIL, MASTER UTILITY PLAN
- C. IF LAYOUT DIFFERS SIGNIFICANTLY FROM CIVIL DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY.
- D. DIMENSIONS ARE FROM FACE OF CURB.
- E. ALL PAINT ON EXTERIOR FINISHES TO BE WEATHER RESISTANT & NON CORROSIVE.
- F. ALL TREES, IRRIGATION AND SITE LIGHTING TO BE PUT BACK IN LIKE AND IN-KIND CONDITION.

KEYED NOTES

- 1. ACCESSIBLE PARKING SPACE W/LOADING ZONE, PAINT WITH 4" WIDE WHITE STRIPES AT 45° HATCH LINES AT 18" O.C., RE: D5/A091.
- 2. NEW LIGHT POLE TO MATCH EXISTING, RE: ELECTRICAL
- 3. EXISTING LIGHT POLE TO REMAIN
- 4. EXISTING 6" SIDEWALK TO REMAIN
- 5. BIKE RACK, RE: C2/A091
- 6. COMPACT CAR SPACE
- 7. FIRE HYDRANT LOCATION, RE: CIVIL
- 8. MOTORCYCLE PARKING, RE: D3/A091 FOR SIGNAGE DETAIL
- 9. METAL BENCH BY BELSON - THERMOPLASTIC COATED STEEL SLAT STYLE BENCH, 6' LONG, S6NB-S, SURFACE MOUNT, COLOR: GREY. SECURE TO CONCRETE. PROVIDED AND INSTALLED BY CONTRACTOR.
- 10. DUMPSTER/COMPACTOR LOCATION W/ RECYCLE AREA, RE: B4/A091
- 11. MATCH EXISTING SIDEWALK ELEVATION.
- 12. NEW 6" HIGH CONCRETE CURB, SEE A3/A091
- 13. 4" CONCRETE SIDEWALK, RE: A4/A091
- 14. SIDEWALK CONTROL JOINT, EVERY 8'-0" UNLESS SHOWN OTHERWISE.
- 15. ACCESSIBLE RAMP, RE: C5/A091
- 16. ACCESSIBLE SIGNAGE, RE: D3/A091
- 17. 4" WIDE PARKING STALL STRIPING, TYP. COLOR: WHITE
- 18. 6" HIGH PARKING BUMPER, RE: D2/A091
- 19. CONCRETE RAMP, SLOPE TO GRADE AT 1:20, MAX (NO GUARDRAIL REQUIRED)
- 20. TRANSFORMER, RE: CIVIL UTILITIES PLAN
- 21. A.D.A. PAVEMENT SIGNAGE, RE: D4/A091
- 22. LANDSCAPE AREA, RE: LANDSCAPE PLANS
- 23. PROPERTY LINE
- 24. NEW BUILDING
- 25. EXISTING PARKING LOT
- 26. ASPHALTIC PAVING OVER PREPARED SUBGRADE, RE: CIVIL FOR EXTENT
- 27. CONCRETE LANDING
- 28. TRASH RECEPTACLE BY BELSON - THERMOPLASTIC TRASH RECEPTACLE - DECORATIVE EXPANDED STEEL 32 GALLON WITH RIGID LINER, MODEL R32L WITH FLAT TOP MODEL R32FC, COLOR GREY. SECURE TO CONCRETE PER MANUFACTURERS DIRECTIONS WITH SURFACE POST MOUNT KIT MODEL RSP.
- 29. 18" + WIDE CONCRETE MOW STRIP. RE: A3/A091.
- 30. TIMBER RETAINING WALL, RE: CIVIL
- 31. IRRIGATION BACKFLOW PREVENTER/MASTER VALVE HOT BOX ENCLOSURE.
- 32. WATER METER
- 33. EXISTING DROP INLET, RE: CIVIL PLANS

SITE ANALYSIS AND DATA

LEGAL DESCRIPTION
PORTION OF TRACT A-1-B

ZONING
M-1 (SC)

TOTAL ACREAGE .6721 AC

ACTUAL BUILDING AREA WITH HORIZONTAL PROJECTIONS
6,969 GSF
FAR: .238

BUILDING USE RETAIL

PARKING (2007 ALBUQUERQUE CITY ZONING CODE)

RETAIL 30 (6,000 N.S.F. @ 1:200SF)

TOTAL PARKING REQUIRED 30 (INCLUDES 2 ACCESS.

SPACES, 1 BEING VAN)

TOTAL PARKING PROVIDED 38 (INCLUDES 2 ACCESS.

SPACES, 1 BEING VAN)

MOTORCYCLE PARKING (2007 ALBUQ. CITY ZONING CODE)

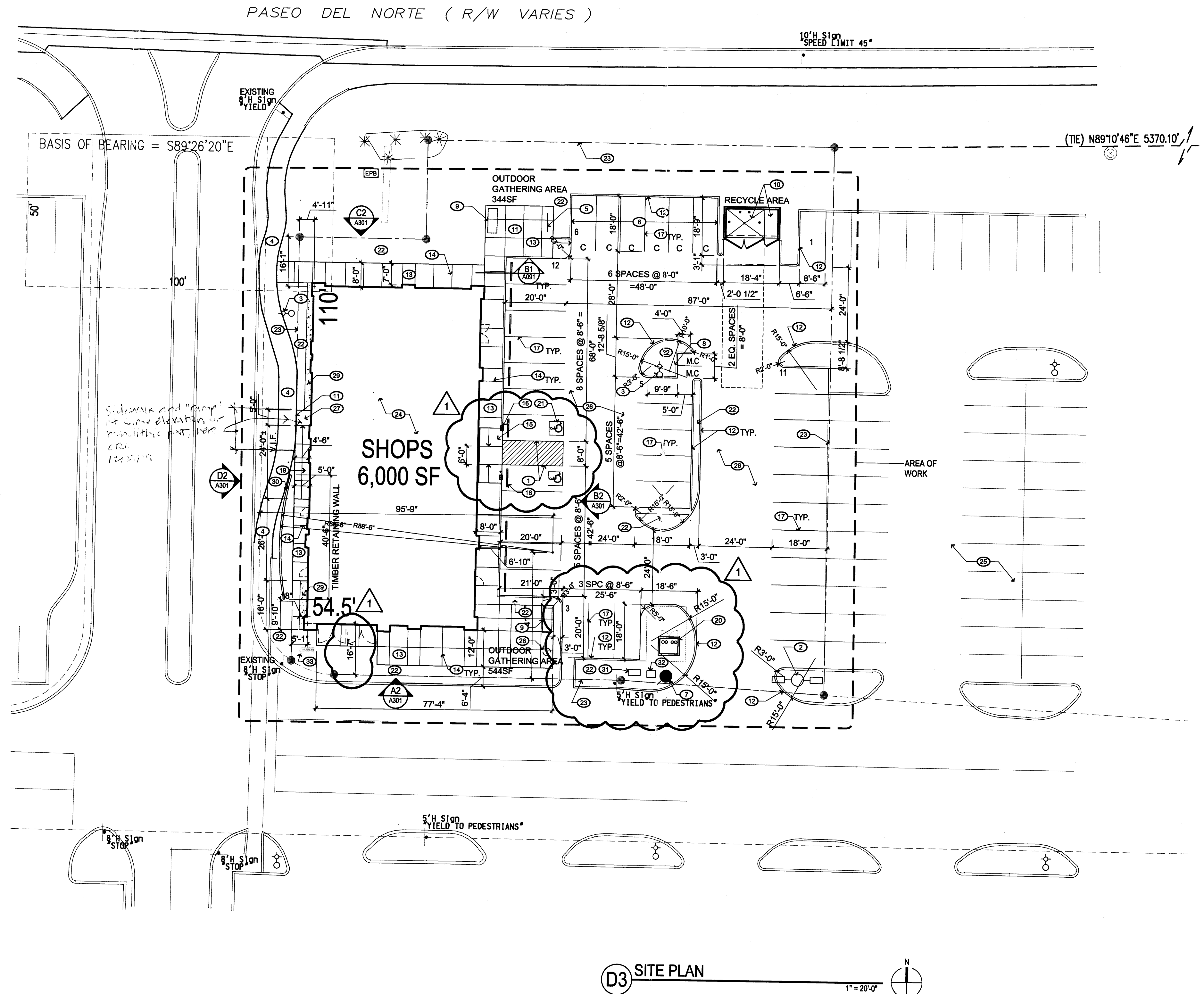
REQUIRED: = 2

PROVIDED: = 2

BICYCLE PARKING (2007 ALBUQUERQUE CITY ZONING CODE)

REQUIRED: 30/20 = 1.5

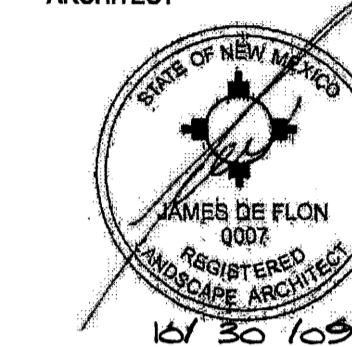
PROVIDED: = 5



D3 SITE PLAN

DRB ADMINISTRATIVE
SITE PLAN AMENDMENT
PROJECT NO. 1037946
APPLICATION NO. 09-0777
Planned
PLANNING DIRECTOR 01-05-09
DATE

ahb1001



LOS ANGELES CENTER
RETAIL SHOPS
Paseo Del Norte & San Pedro
Albuquerque, New Mexico

REVISIONS

6-10-09	CMJ
10-30-09	CMJ
11/11/09	Admin. Amend.

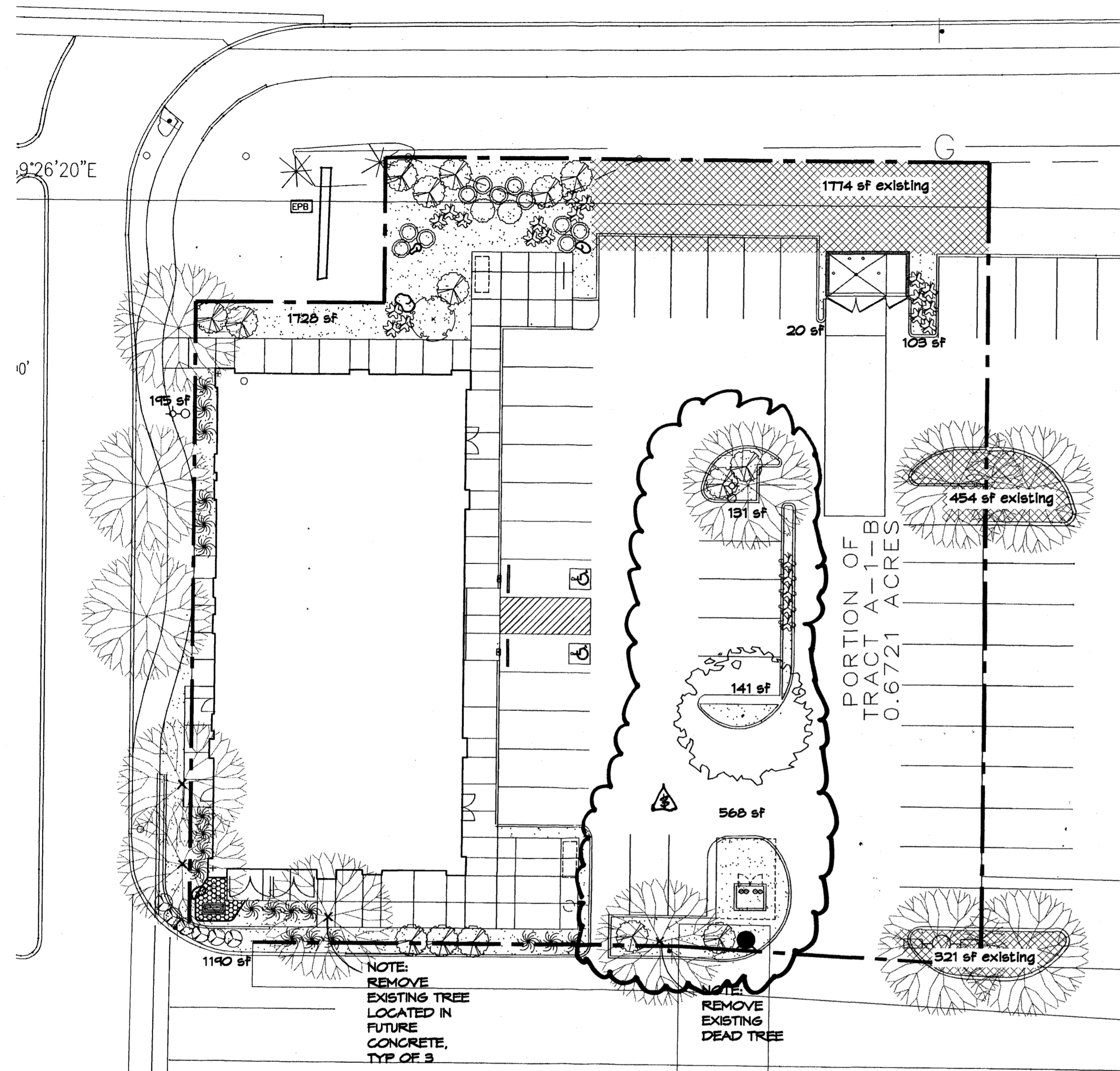
DRAWN BY	CMJ
REVIEWED BY	
DATE	10-30-09
PROJECT NO.	09-0060
DRAWING NAME	

The Hilltop

LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@hilltoplandscaping.com

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PASEO DEL NORTE (R/W VARIES)



LANDSCAPE CALCULATIONS

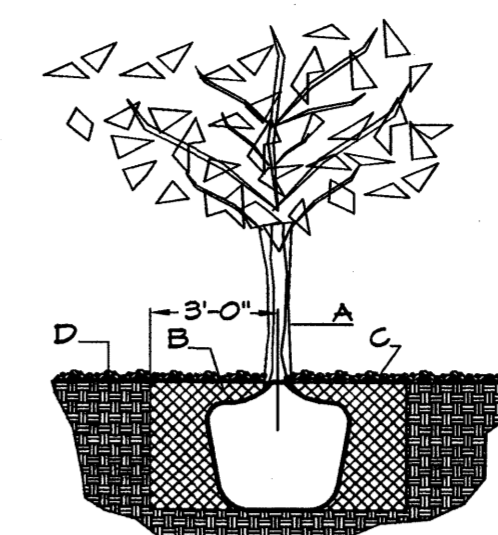
TOTAL LOT AREA	24265	square feet
TOTAL BUILDINGS AREA	6000	square feet
NET LOT AREA	23215	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	3482	square feet
TOTAL EXISTING LANDSCAPE AREA	2111	square feet
TOTAL NEW BED PROVIDED	4076	square feet
LIVE GROUND COVER REQ.	75%	square feet
TOTAL LIVE GROUND COVER REQUIREMENT	3057	square feet
TOTAL NEW LIVE GROUND COVER PROVIDED	3067 (75%)	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	5700 (24%)	square feet

PLANT LEGEND

TO MATCH EXISTING LANDSCAPING

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

- * DENOTES EVERGREEN PLANT MATERIAL
- HONEY LOCUST 1
Gleditsia triacanthos
2" Gal., 12"-14" inst./60" x 60" maturity
Water (M+) Allergy (L) 0sf
- SHRUBS/ORNAMENTAL GRASSES
FIVE GAL.
- BUTTERFLY BUSH 1
Buddleia davidii
5 Gal., 12"-3' inst./10' x 10' maturity
Water (M) Allergy (L) 100sf
- APACHE PLUME 2
Fallugia paradoxa
5 Gal., 18"-3' inst./6' x 7' maturity
Water (L) Allergy (L) 49sf
- MAIDENGRASS 20
Miscanthus sinensis
5 Gal., 18"-3' inst./3' x 5' maturity
Water (M+) Allergy (L) 25sf
- ONE GAL.
- * TURPENTINE BUSH 11
Eriocameria laricina
1 Gal., 6"-15" inst./3' x 4" maturity
Water (L+) Allergy (L) 16sf
- WILDFLOWER 6
1 Gal., 3"-15" inst./varies at maturity
Water (varies) Allergy (varies) 4sf
- THREADGRASS 23
Sphaeranthus tenuis
1 Gal., 3"-15" inst./2' x 2' maturity
Water (L+) Allergy (L) 4sf
- GROUNDCOVERS
- * HONEYSUCKLE 15
Lonicera japonica 'Halliana'
1 Gal., 6"-15" inst./3' x 12' maturity
Water (M) Allergy (L) 144sf
Unstaked-Groundcover
- HARDSCAPES
- OVERSIZED GRAVEL
4 4 BOULDERS
- SANTA ANA TAN GRAVEL
WITH FILTER FABRIC
TO A MINIMUM 3" DEPTH
- EXISTING LANDSCAPE
- COBBLESTONE SRAINAGE
- EXISTING TREE - MINIMUM 2" CALIPER



TREE PLANTING DETAIL

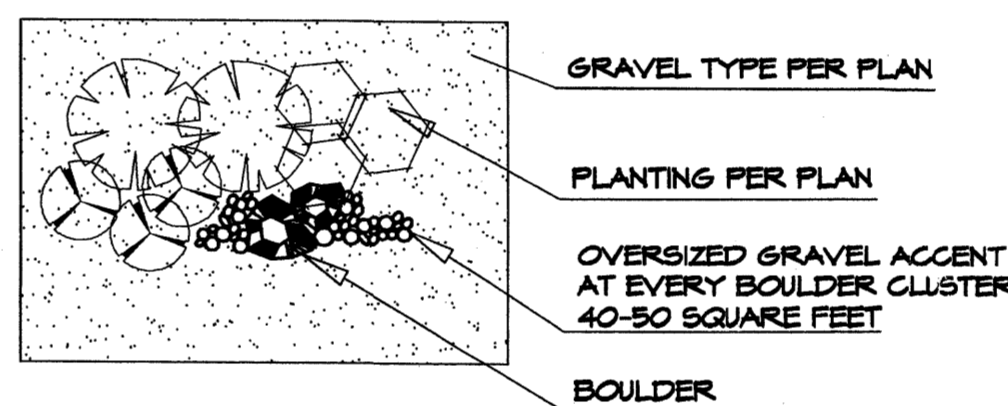
- NTS
- GENERAL NOTES:
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 - TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 - PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 - PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:
- TREE
 - BACKFILL WITH EXISTING SOIL.
 - 3" DEPTH OF GRAVEL MULCH.
 - UNDISTURBED SOIL.



SHRUB PLANTING DETAIL

- NTS
- GENERAL NOTES:
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:
- SHRUB
 - BACKFILL WITH EXISTING SOIL.
 - EARTH BERM AROUND WATER RETENTION BASIN.
 - 3" DEPTH OF GRAVEL MULCH.
 - FINISH GRADE.
 - UNDISTURBED SOIL.

GRAVEL ACCENT DETAIL



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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, Pollen 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 to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

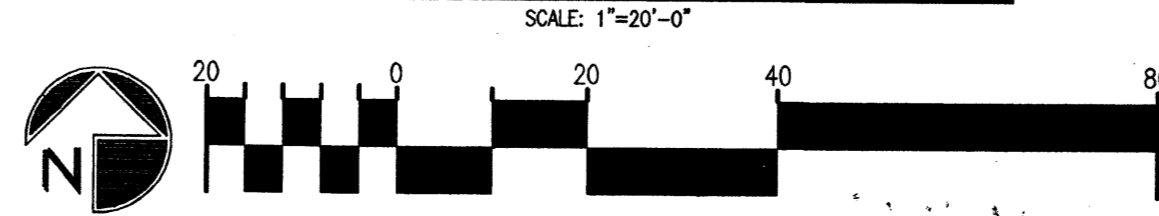
PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper

Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required # 4 Provided # 1 NEW AND 3 EXISTING

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 PLAN



GENERAL NOTES

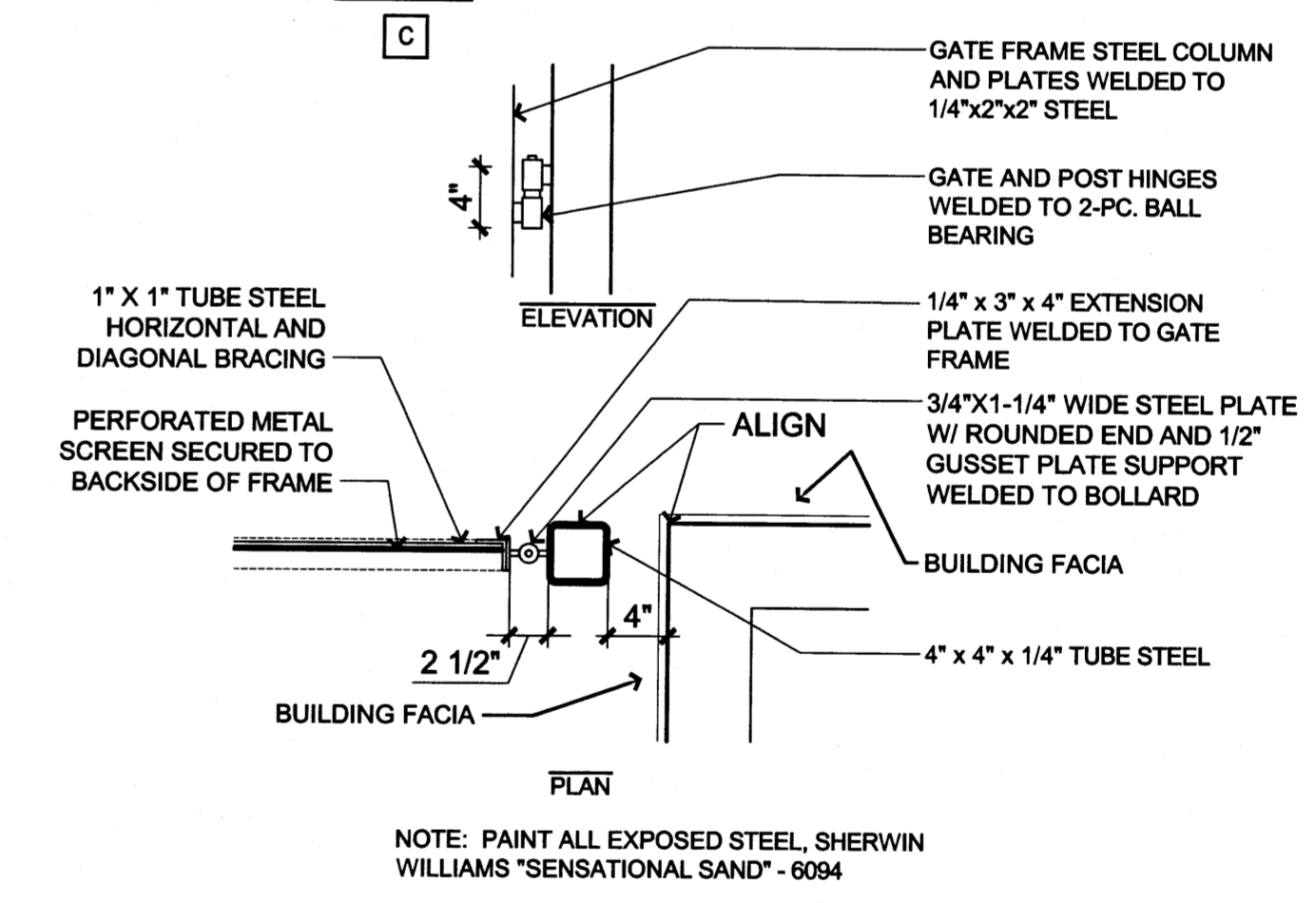
- A. NOT USED
- B. NOT USED
- C. REFER TO FLOOR PLAN SHEET A101, FOR DOOR AND WINDOW TYPES AND LOCATIONS
- D. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.

KEYED NOTES

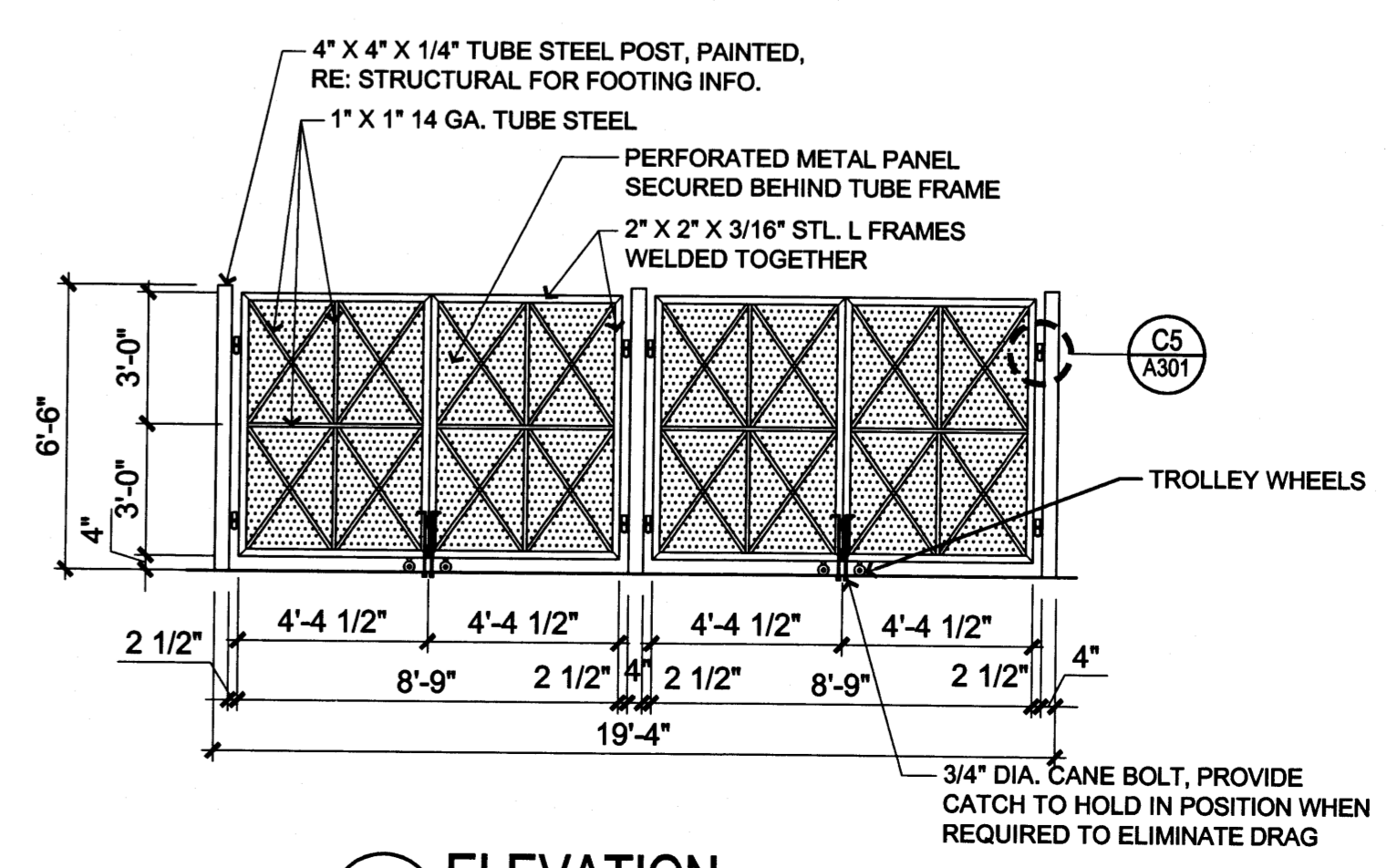
1. CANOPY ROOF, SILVER STANDING SEAM GALVALUM, RE: D1/A291
2. PROVIDE WOOD BACKING FOR FUTURE SIGNAGE, REFER TO GENERAL NOTES AND ELECTRICAL PLAN FOR LOCATION OF J-BOXES.
3. METAL GATE, RE: D5/A301
4. LIGHT FIXTURE, MOUNT BOTTOM AT 10'-0" A.F.F., SEE ELECTRICAL
5. METAL SECURITY DOOR TO BE ATTACHED TO ROOF ACCESS LADDER
6. ROOF ACCESS LADDER, RE: B1/A291
7. METAL FLASHING CAP, COLOR: CLEAR ANODIZED ALUMINUM
8. CLEAR ANODIZED ALUMINUM BRACKETS
9. CONTROL JOINT
10. 6" WHITE VINYL ADDRESS LETTERING (SUITE NUMBER)
11. 8" BRUSHED ALUMINUM BUILDING IDENTIFICATION NUMBER (AS DETERMINED BY OWNER), FONT = NUEVA.
12. FINISH FLOOR LINE
13. DOOR AND FRAME PAINTED TO MATCH ADJACENT 2-COAT STUCCO COLOR
14. STANDARD RECESSED KNOX BOX WITH RECESSED MOUNTING KIT, MOUNT 4'-0" A.F.F.
15. CLEAR ANODIZED ALUMINUM STOREFRONT FRAMING SYSTEM, RE: A601
16. ROOF LINE BEYOND
17. HOSE BIB LOCATION, RE: PLUMBING PLAN RAMP 1:20, RE: A001 EXTENT

STUCCO SYSTEM COLOR LEGEND

- A** SHERWIN WILLIAMS 6106, KILM BEIGE
GENERIC COLOR DESCRIPTION: BEIGE
- B** SHERWIN WILLIAMS 6094, SENSATIONAL SAND
GENERIC COLOR DESCRIPTION: MEDIUM BROWN
- C** SHERWIN WILLIAMS 6103, TEA CHEST
GENERIC COLOR DESCRIPTION: DARK BROWN

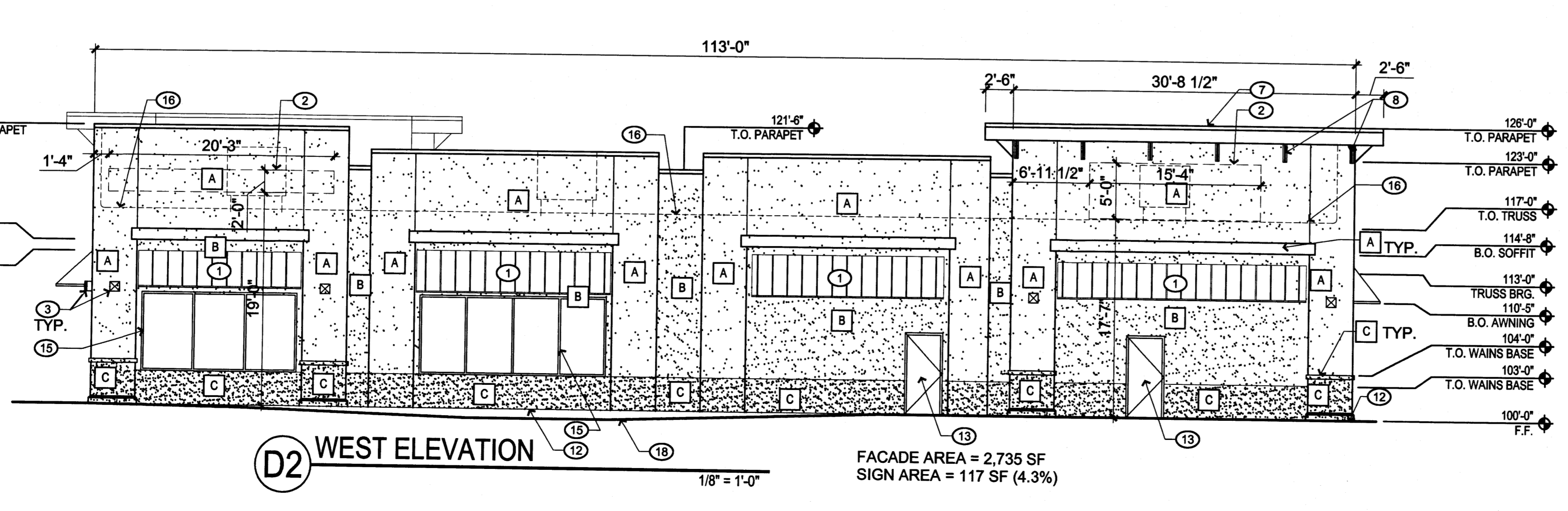
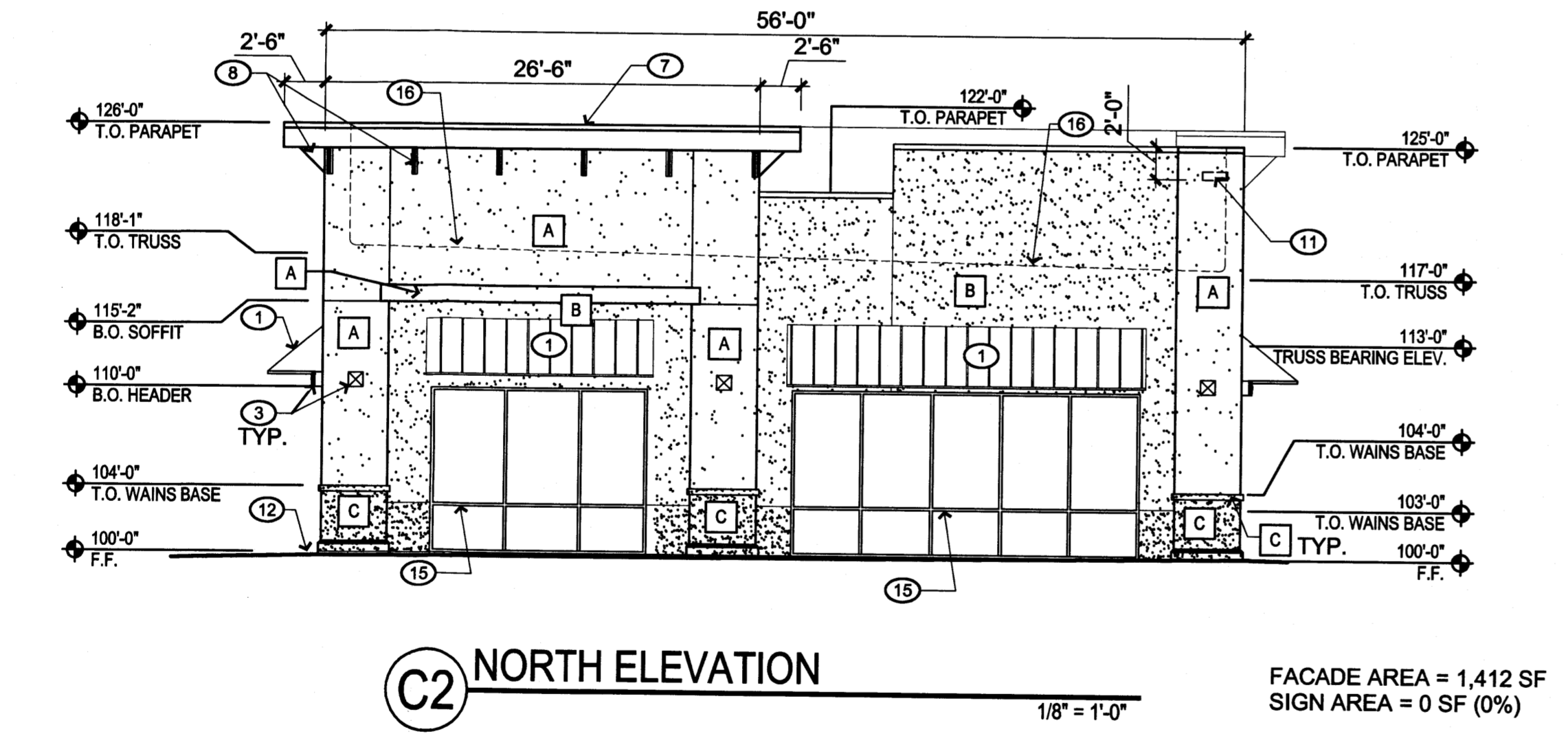
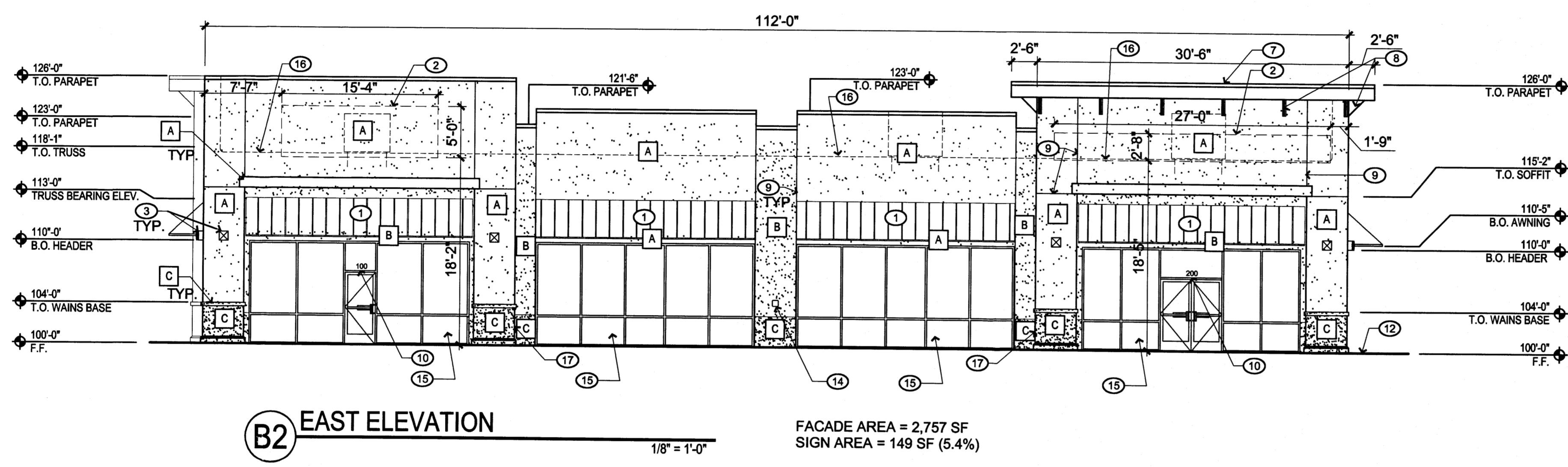
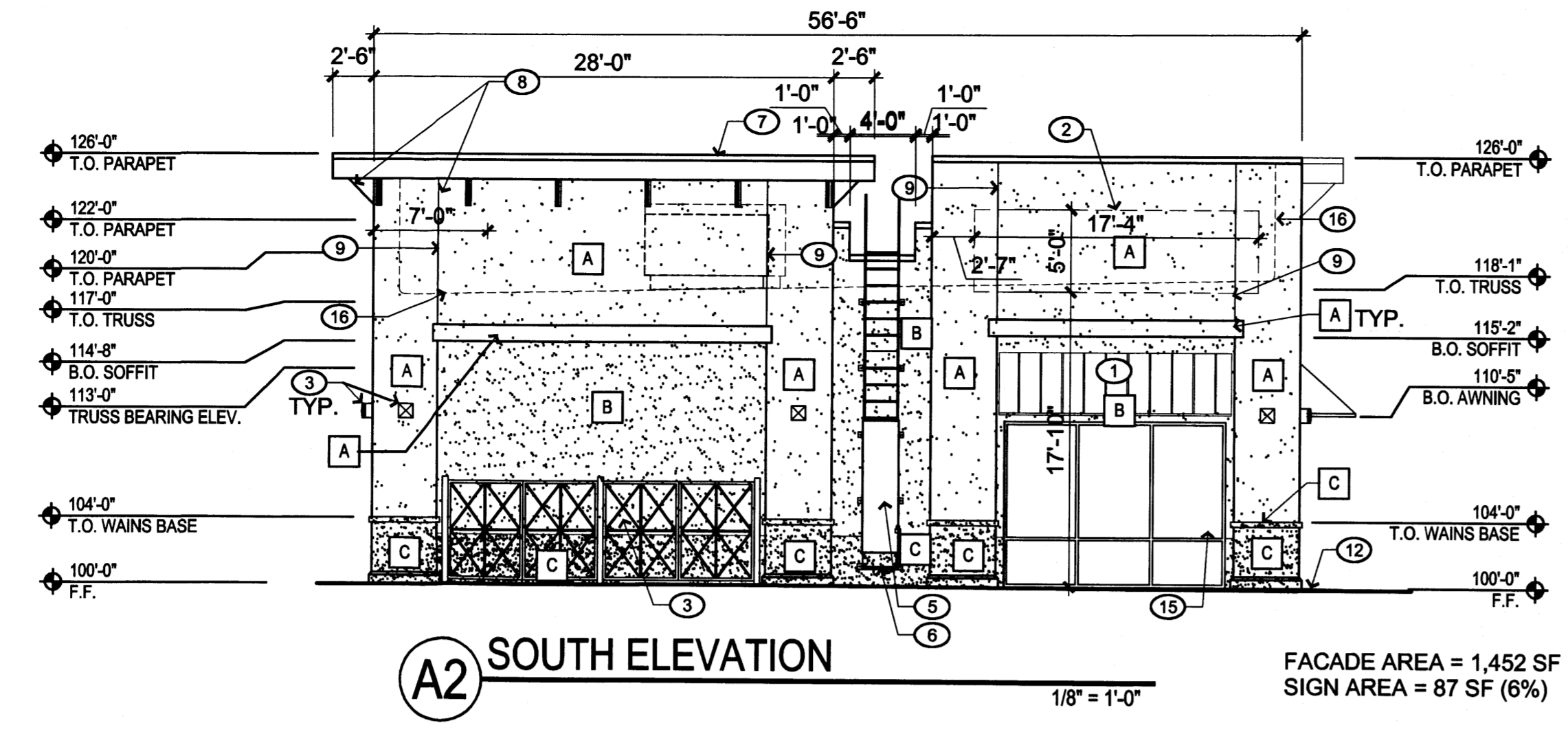


C5 ENLARGED DETAIL AT EXTERIOR GATE
1" = 1'-0"



D5 ELEVATION AT EXTERIOR GATE
1/4" = 1'-0"

BUILDING MOUNTED SIGNS SHALL NOT EXCEED 6% OF THE FACADE AREA ON WHICH THEY ARE MOUNTED, AND SHALL BE CHANNEL TYPE, INTERANALLY ILLUMINATED INDIVIDUAL LETTERS WITH METAL SIDES AND PLASTIC FACES. NO BUILDING MOUNTED BOX SIGNS ARE ALLOWED EXCEPT BUSINESS LOGOS.



D2 WEST ELEVATION
1/8" = 1'-0"

FACADE AREA = 2,735 SF
SIGN AREA = 117 SF (4.3%)

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 AND ELECTRICAL CONDUIT SERVING THE EXISTING SITE LIGHTING 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 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.
15. CONSTRUCTION WORK REQUIRING RE-ROUTING OF TRAFFIC UTILIZING THE MAIN EAST-WEST DRIVE AISLE SHALL BE COORDINATED WITH THE PROPERTY OWNER AND LOWE'S.

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, PAVEMENT INSTALLATION, AND METHANE GAS MITIGATION AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION" AS PROVIDED BY THE ARCHITECT OR OWNER. 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. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND NETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
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 HAIL 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.

PROJECT DESCRIPTION:

THE PROPOSED DEVELOPMENT WILL CONSIST OF A SINGLE STORY MULTI-TENANT COMMERCIAL BUILDING OF APPROXIMATELY 6000 SQUARE FEET. THE SITE IS LOCATED NORTH ON THE EXISTING LOWE'S HOME IMPROVEMENT CENTER AT 6200 PASEO DEL NORTE NEAR THE INTERSECTION OF SAN PEDRO DRIVE. A RECENT SUBDIVISION REQUEST FOR THIS SITE, CITY PROJECT NUMBER 1001946, OS08B-70070, IS RELATED TO THIS REQUEST AS IT CREATES THE PARCEL THAT THE PROPOSED NEW BUILDING WILL BE BUILT ON.

DRAINAGE MANAGEMENT PLAN:

EXISTING CONDITIONS:

THE SITE IS A PAVED PARKING LOT WITH LANDSCAPE ISLANDS. MUCH OF THE SITE CURRENTLY DRAINS TO AN EXISTING DROP INLET LOCATED NEAR THE SOUTHWEST CORNER OF THE PROPOSED BUILDING. THIS FLOWRATE ENTERING THAT INLET UNDER EXISTING CONDITIONS 5.34CFS (SEE CALCULATIONS FOR INLET #10 IN THE ORIGINAL LOWE'S DRAINAGE REPORT - SEE CITY HYDROLOGY FILE # D18/D14). THE REMAINDER OF THE SITE FOR THE PROPOSED PROJECT AND MUCH OF THE EXISTING LOWE'S PARKING LOT DRAINS TO INLET #5 AS SHOWN IN THE LOWE'S DRAINAGE REPORT. THE TOTAL FLOWRATE TO INLET #5 IS 16.0CFS.

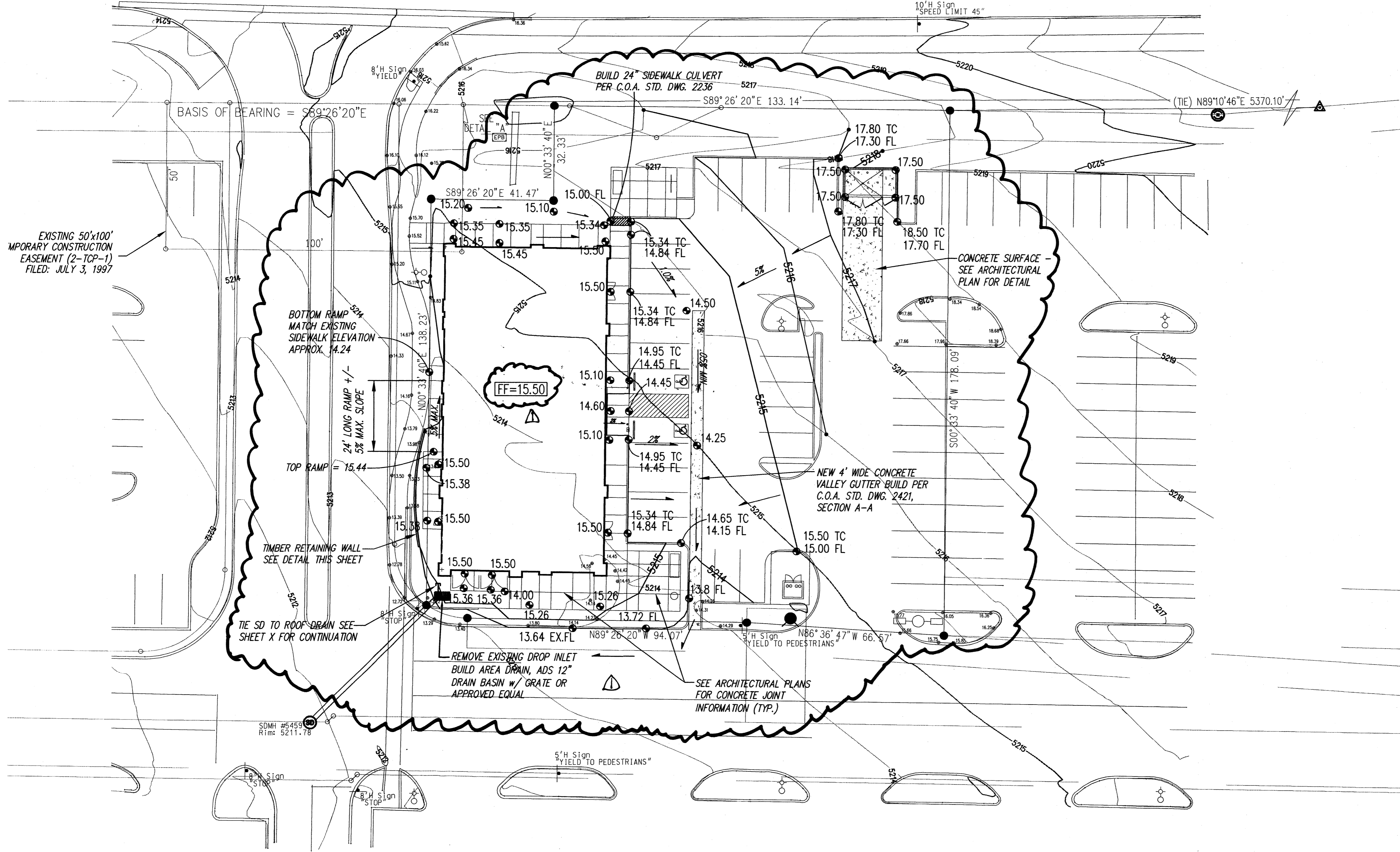
PROPOSED CONDITIONS:

UNDER PROPOSED CONDITIONS THE ROOF DRAINS FROM THE BUILDING WILL BE TIED TO EXISTING INLET #9 AND THE FLOWRATE TO THAT INLET WILL BE 0.8CFS. THE REMAINING FLOW WHICH PREVIOUSLY ENTERED INLET #9 WILL NOW ENTER INLET #5 WHICH IS DOWNSTREAM OF INLET #9 ON THE SAME STORM DRAIN SYSTEM. INLET #5 HAS SIGNIFICANTLY MORE EXCESS CAPACITY THAN REQUIRED TO ACCOMMODATE THE ADDITIONAL FLOW WHICH PREVIOUSLY ENTERED INLET #9 (SEE PAGE A2-5 OF THE ORIGINAL LOWE'S DRAINAGE REPORT).

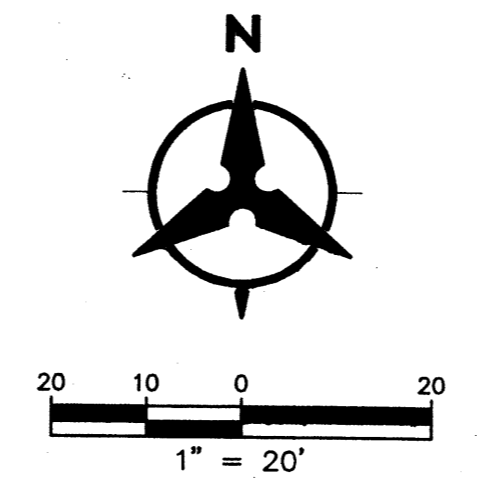
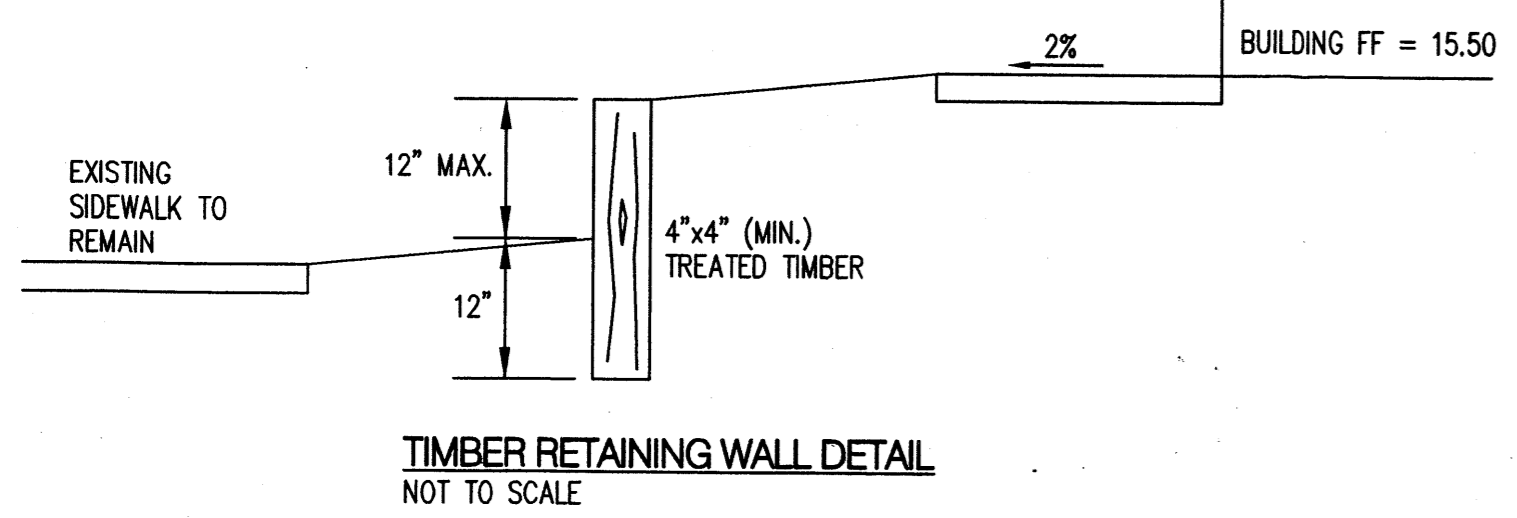
CONCLUSION:

THE MODIFICATIONS TO THE EXISTING DRAINAGE PLAN WHICH ARE PROPOSED WITH THIS PROJECT ARE MINOR AND ARE NOT DETRIMENTAL TO THE OPERATION OF THE EXISTING DRAINAGE SYSTEM. THE OVERALL RUNOFF FROM THE SITE DOES NOT INCREASE SINCE THE SITE IS AN EXISTING PAVED PARKING LOT.

PASEO DEL NORTE (R/W VARIES)



METHANE GAS MITIGATION
METHANE GAS MITIGATION IS REQUIRED AS A PART OF THIS PROJECT. THIS MITIGATION SHALL BE AS DESCRIBED IN THE GEOTECHNICAL REPORT DATED APRIL 3, 2009 AND PREPARED BY GEO-TEST, INC. MITIGATION EFFORTS INCLUDE BUT ARE NOT LIMITED TO INSTALLING A METHANE BARRIER LINING BENEATH THE NEW BUILDING AND INSTALLING UTILITY TRENCH VENTING IN ACCORDANCE WITH THE DETAIL SHOWN ON SHEET C-102.



**LOS ANGELES CENTER
RETAIL SHOPS**
Paseo Del Norte & San Pedro
Albuquerque, New Mexico

REVISIONS

△	11/10/09 Admin. Amend.
△	
△	
△	

DRAWN BY	
REVIEWED BY	
DATE	10-30-09
PROJECT NO.	09-0060
DRAWING NAME	

UTILITY PLAN

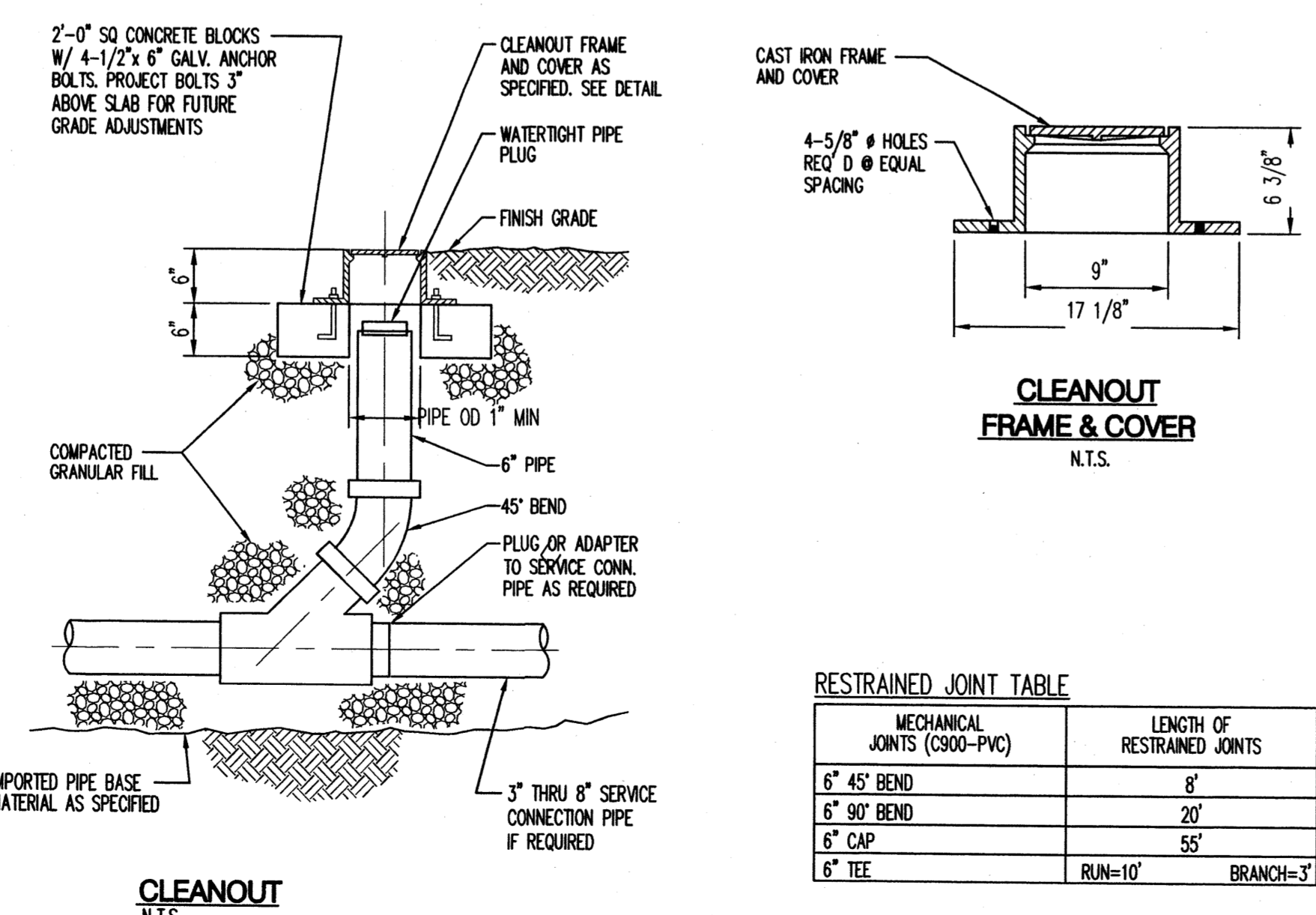
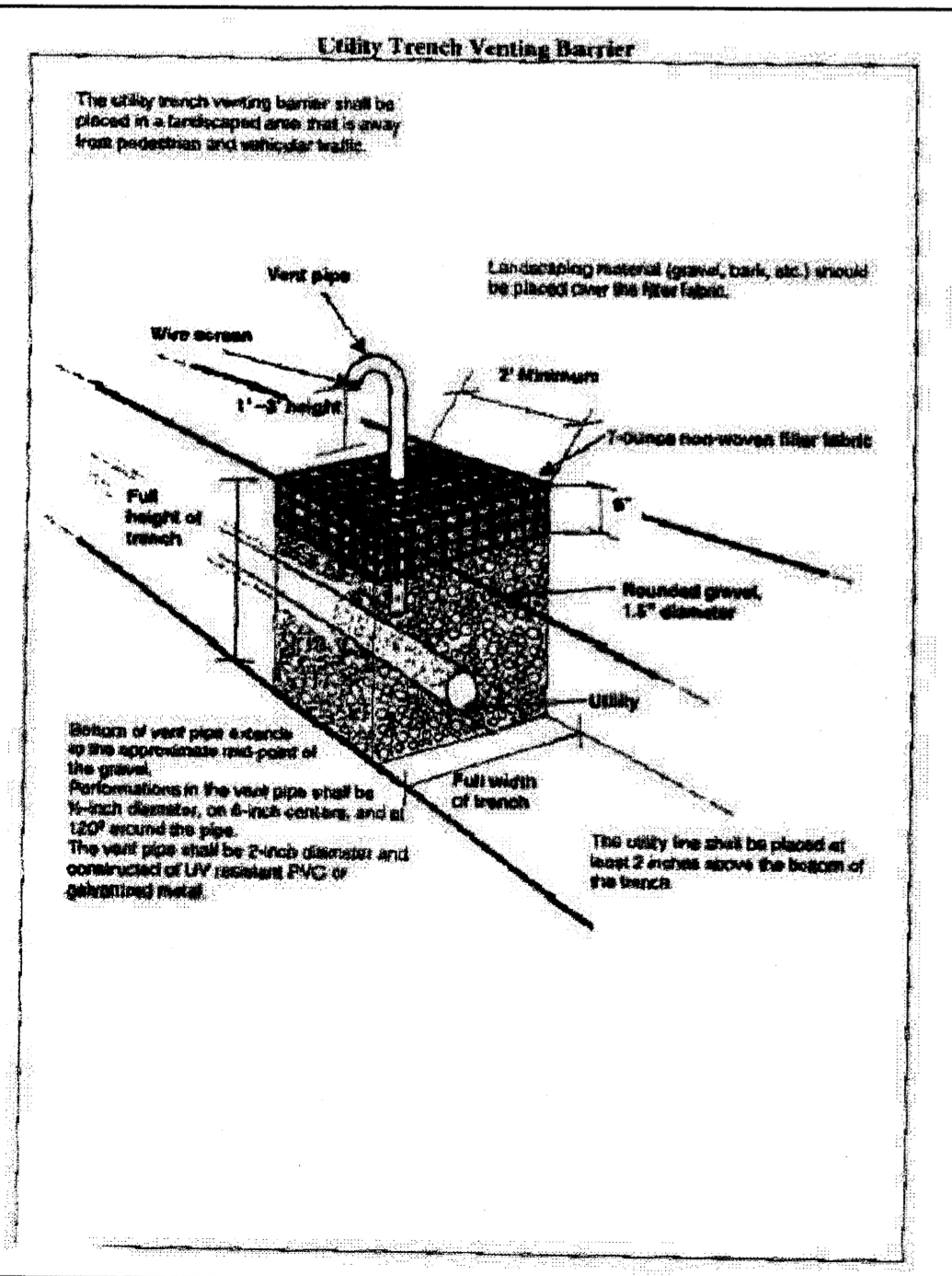
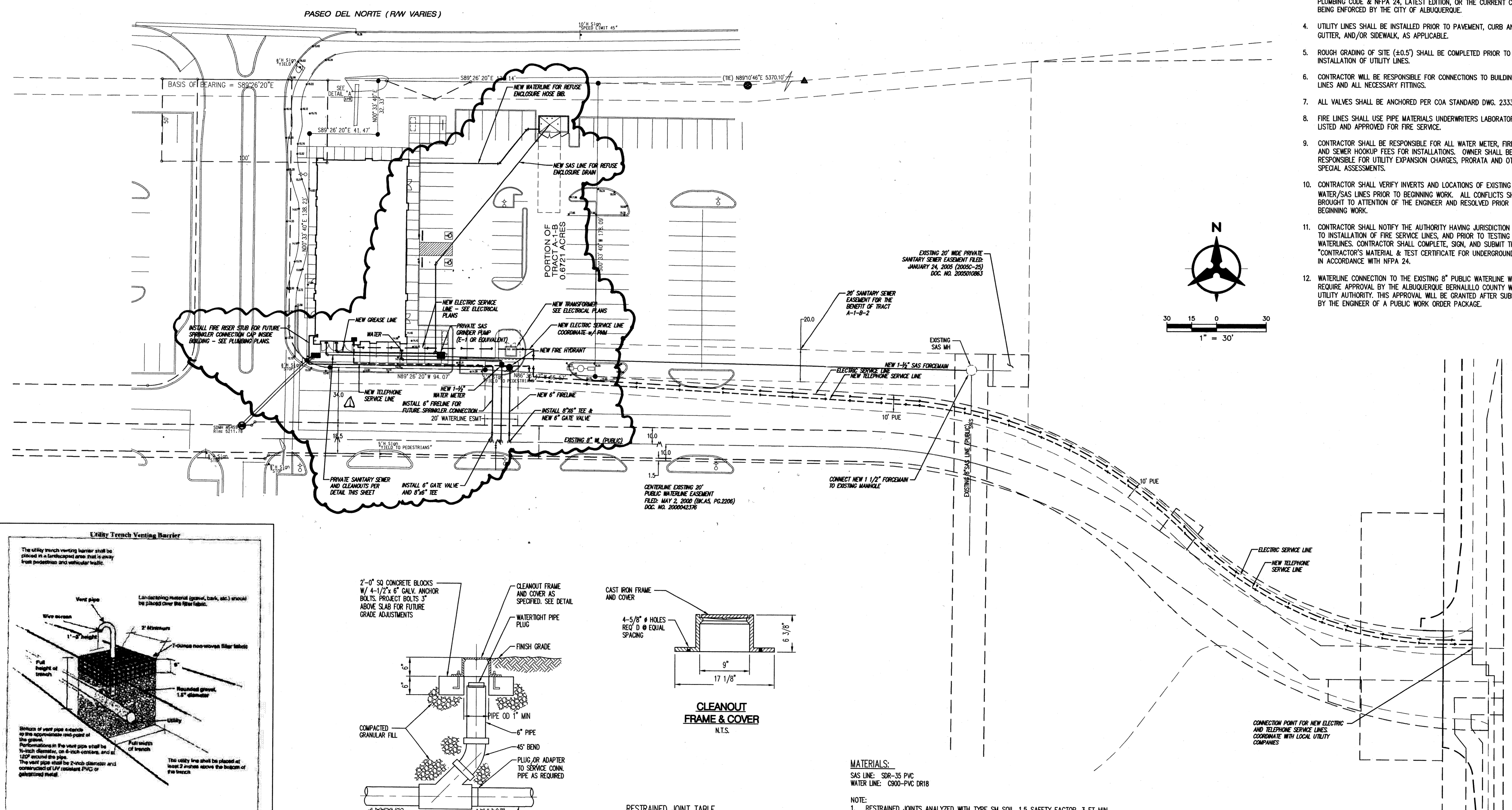
C-102
SHEET NO.

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, STERILIZING AND ASPHALT, CURB & GUTTER, LANDSCAPE, ETC. REPLACEMENT. 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, OR THE CURRENT CODE BEING ENFORCED BY THE CITY OF ALBUQUERQUE.
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. WATERLINE CONNECTION TO THE EXISTING 8" PUBLIC WATERLINE WILL REQUIRE APPROVAL BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. THIS APPROVAL WILL BE GRANTED AFTER SUBMITTAL BY THE ENGINEER OF A PUBLIC WORK ORDER PACKAGE.

METHANE GAS MITIGATION

METHANE GAS MITIGATION IS REQUIRED AS A PART OF THIS PROJECT. THIS MITIGATION SHALL BE AS DESCRIBED IN THE GEOTECHNICAL REPORT DATED APRIL 3, 2009 AND PREPARED BY GEO-TEST, INC. MITIGATION EFFORTS INCLUDE BUT ARE NOT LIMITED TO INSTALLING A METHANE BARRIER LINING BENEATH THE NEW BUILDING AND INSTALLING UTILITY TRENCH VENTING IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.



RESTRAINED JOINT TABLE

MECHANICAL JOINTS (C900-PVC)	LENGTH OF RESTRAINED JOINTS
6" 45° BEND	8'
6" 90° BEND	20'
6" CAP	55'
6" TEE	RUN=10' BRANCH=3'

MATERIALS:

SAS LINE: SDR-35 PVC
WATER LINE: C900-PVC DR18

NOTE:

1. RESTRAINED JOINTS ANALYZED WITH TYPE SM SOIL, 1.5 SAFETY FACTOR, 3 FT MIN BURY, TRENCH TYPE 4, AND WITH 150 PSI MAX PRESSURE.
2. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
3. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS, UNLESS SPECIFIED DIFFERENTLY IN THE PLANS. ALL PIPE JOINTS WITHIN 20 LF OF A MJ SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS TO THE SPECIFIED DISTANCE LISTED IN THE RESTRAINED JOINT TABLE (THIS SHEET).
5. THE CONTRACTOR SHALL TREAT CONNECTIONS TO EXISTING LINES AS A CAP WHEN CALCULATING RESTRAINING LENGTH.

Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
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