

#### GENERAL NOTES

- 1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- 2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- 3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- 5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- 6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- 7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE
- 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 BARRICADING 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.

#### CONCEPTUAL DRAINAGE MANAGEMENT PLAN

The purpose of this submittal is to present a conceptual drainage and grading plan for the proposed Eckerd Project consisting of approximately 2.57 acres. The project will go through the EPC/DRB process. This submittal is in support of site plan approval.

#### II. SITE LOCATION

The site is located on the northwest corner of Tramway Blvd. and Candelaria Rd. The site is located within zone atlas

#### III. EXISTING HYDROLOGIC CONDITIONS

This site is currently an undeveloped site and is approximately 2.57 acres. The site slopes to the southwest with an average slope of 4.5%. Vegetation cover is sparse and there are numerous stock and rubble piles throughout the site. An analysis of the existing hydrology was performed in accordance with section 22.2 of the Development Process Manual. The peak flow rate was calculated to be 8.4 cfs for the 100 year, 6 hour storm. A drainage report for Tramway Highlands, prepared by Tierra West, identified three off site drainage basins that enter the site. These locations are shown on the site grading plan. Total off site flow is 3.1 cfs. An opening in the existing screen wall along the west side of the property allows onsite and offsite drainage to enter Mountainside Parkway.

### IV. PROPOSED HYDROLOGIC CONDITIONS

The project proposes to construct a new Eckerd Drug Store as well as paved parking and landscape areas. The drainage management plan for the development proposes free discharge to Mountainside Parkway and Candelaria. The developed site is divided into three drainage basins: Basin A (1.07 acres, Q100 = 4.8 cfs) and includes the north side of the lot along with half of the proposed building. Basin B (1.08 acres, Q100 = 5.23) consists of the south side of the lot including the remaining half of the proposed building. Basin C (0.42 acres, Q100 = 1.46 cfs) is located west of Basin B and runs along Mountainside Parkway and the existing screen wall. The drainage report referenced above analyzed this site in the developed condition and it was assumed the site would have would consist of 10% land treatment 'B' and 90% 'D'. The estimated peak discharge, per the drainage report, was estimated to be 13.6 cfs. This development plan proposes approximately 60% with land treatment 'D' with the remainder being a combination of 'A', 'B' and 'C'. total peak discharge for the developed site is estimated to be 11.5 cfs. A small detention pond is proposed in the southwest corner of the site. This will discharge into Candelaria through a sidewalk culvert.

All on-site storm drainage systems will be designed for the 100 year, 6 hour storm (DPM Section

#### V. CONCLUSION

The conceptual drainage management plan proposes concepts which are capable of safely passing the 100 year storm which meet city requirements. The peak discharge for this site, as currently proposed, is less than originally estimated in the drainage report for Tramway Highlands. With this submittal we are seeking site plan approval.

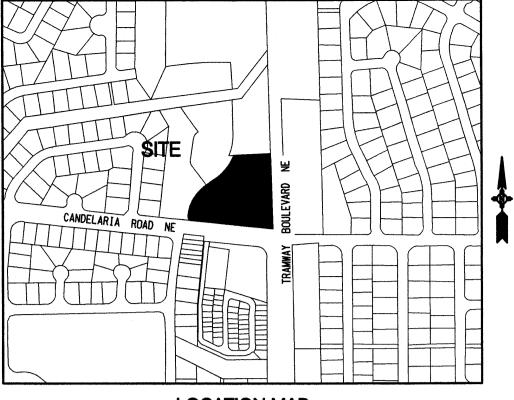
#### EXISTING CONDITIONS CALCULATIONS

Basin A - 2.57 acres, Zone 4 Land Treatment % - "A" = 30%, "C" = 70% Q100 = 0.3(2.57)2.20 + 0.7(2.57)3.73 = 8.40 cfsTOTAL EXISITING PEAK FLOW = 8.40 cfs

#### PROPOSED CONDITIONS CALCULATIONS

Basin A - 1.07 acres, Zone 4 Land Treatment % --> "A" = 5%, "B" = 10%, "C" = 25%, "D" = 60% Q100 = 0.05(1.07)2.2 + 0.1(1.07)2.92 + 0.25(1.07)3.73 + 0.6(1.07)5.25 = 4.80 cfsBasin B - 1.08 acres, Zone 4 Land Treatment & --> "B" = 15%, "C" = 4%, "D" = 81% Q100 = 0.15(1.08)2.92 + 0.04(1.08)3.73 + 0.81(1.08)5.25 = 5.23 cfs

Land Treatment & --> "B" = 30%, "C" = 70% Q100 = 0.3(0.42)2.92 + 0.7(0.42)3.73 = 1.46 cfsTOTAL PROPOSED PEAK FLOW = 11.49



LOCATION MAP ZONE ATLAS INDEX MAP No. H-22-Z

#### **BENCHMARK**

ACS Monument "2-G23, SLD 1929, Elevation = 5799.19"

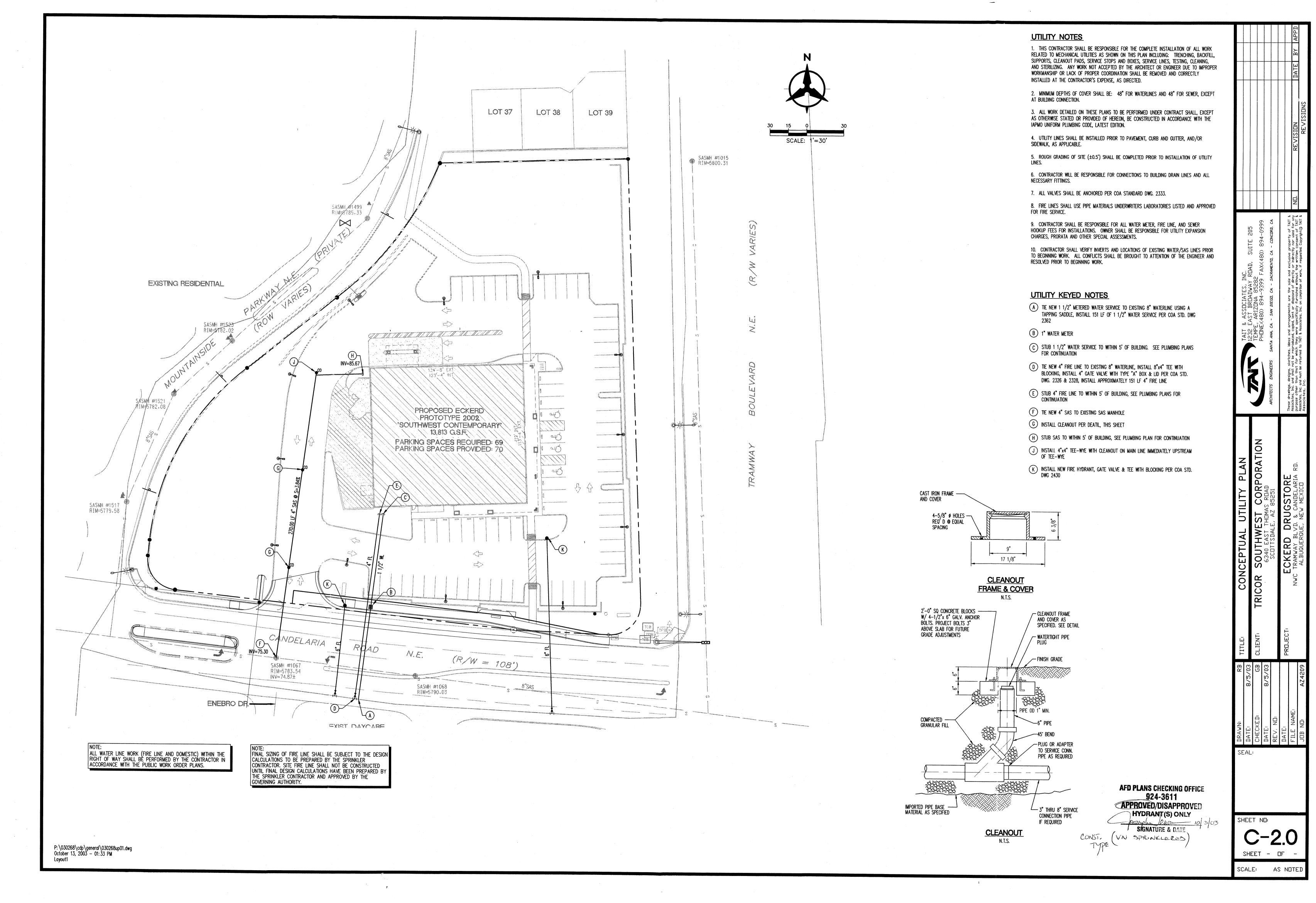
#### LEGAL DESCRIPTION

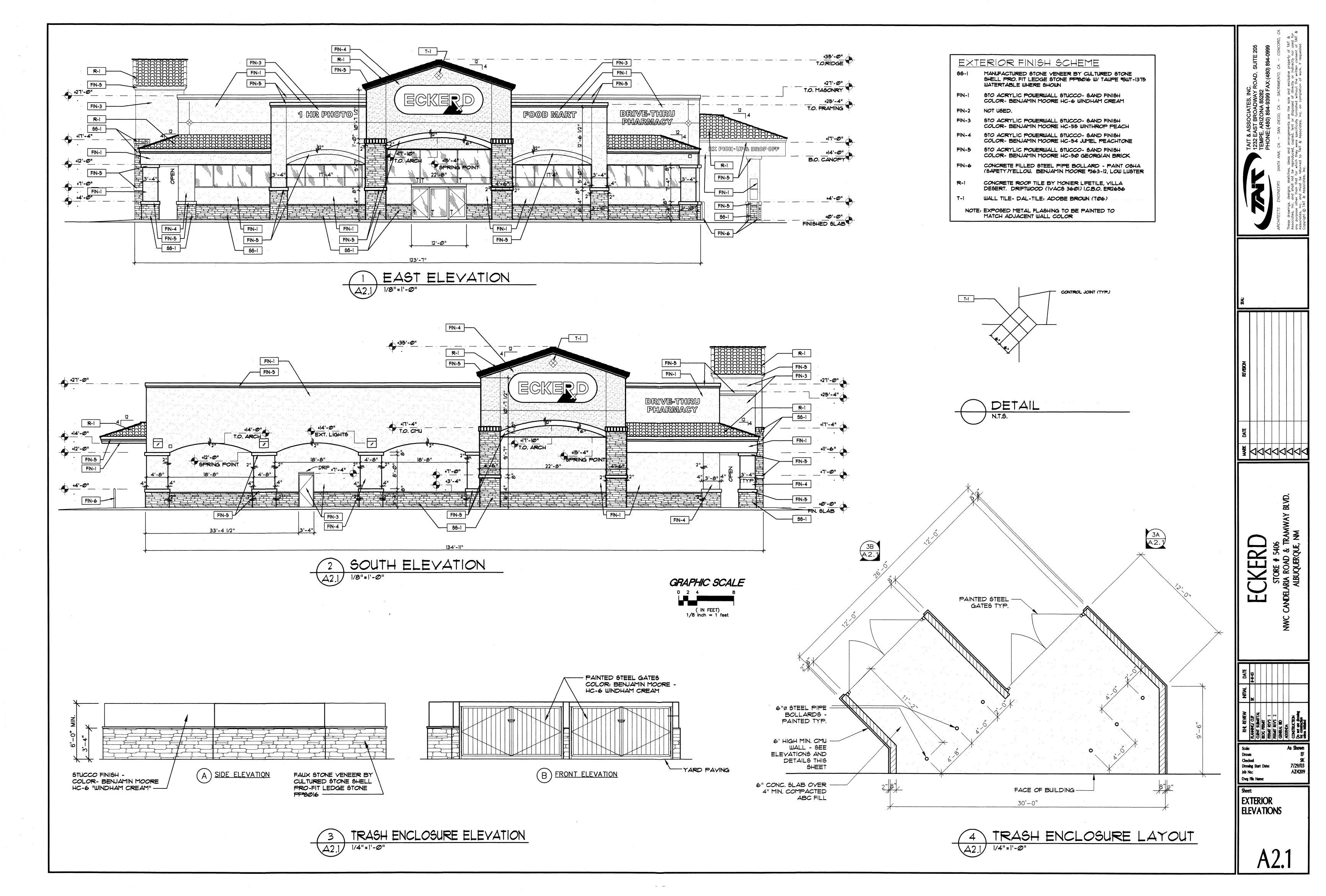
A certain tract of land situate within the Southeast one-quarter (SE1/4) of Section 3, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract lettered "I" of the PLAT FOR ZONING OF LAND IN SECTION 3, T10N, R4E, N.M.P.M., Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 27, 1983 in Volume C21, Folio 50 as Document No. 83-26053.

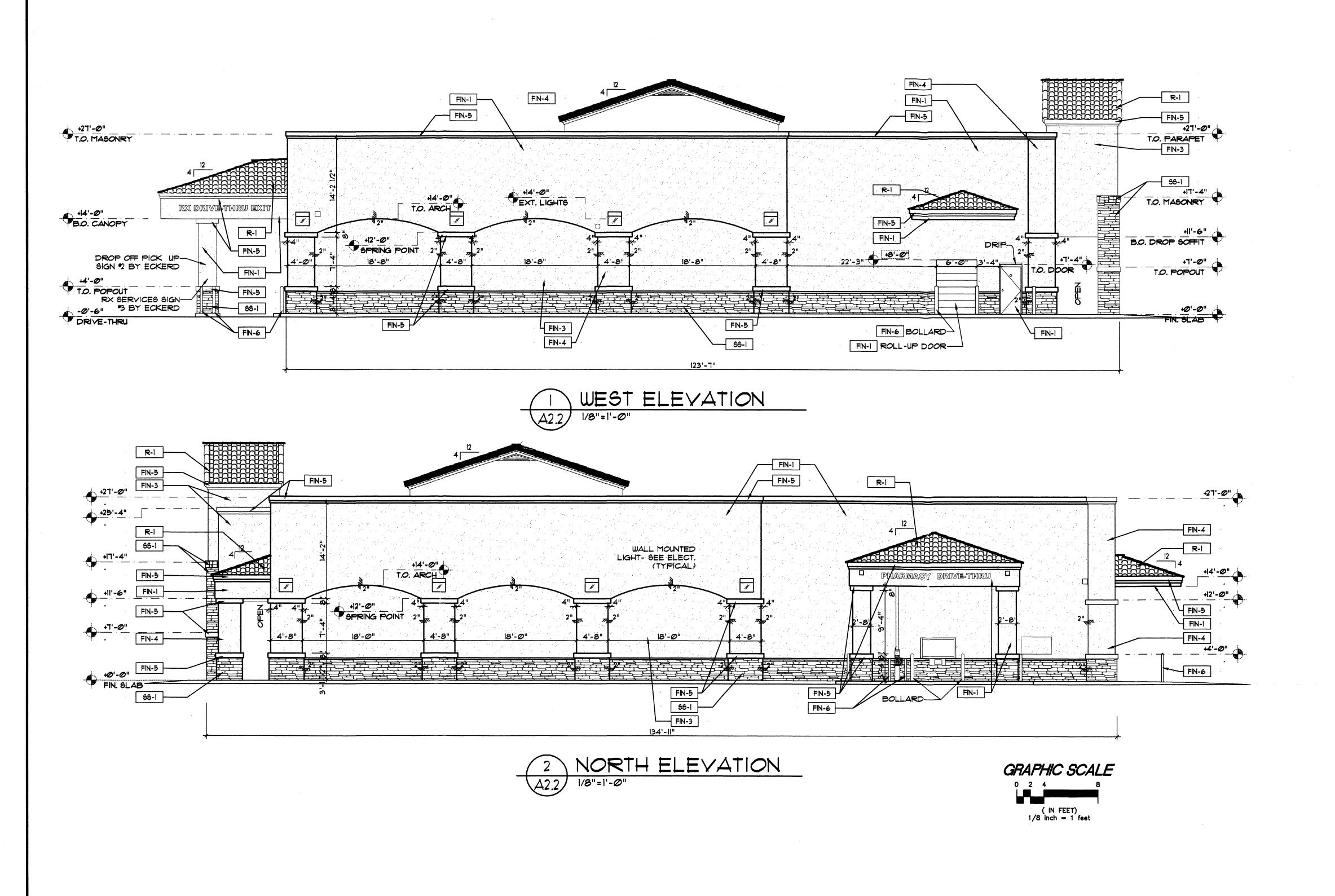
LEGEND	
	BOUNDARY LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	RIGHT OF WAY AND ACCESS CONTROL LINE
	EXISTING BLOCK WALL
	EXISTING ELECTRIC OVERHEAD LINE
-OO	EXISTING 3 FOOT CHAINLINK FENCE
A	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND CENTERLINE MONUMENT - 4" ALUM. CAP STAMPED "LS 7719", "1998"
•	SET 5/8" REBAR W/ 1-1/4" DIA. YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	SET PKNAIL W/1" DIA. BRASS WASHER STAMPED "P.S. 6544"
×	CHISELED "X" ON CONCRETE CURB
⊗	FOUND REBAR
<b>©</b>	EXISTING SANITARY SEWER MANHOLE
$\bowtie$	EXISTING WATER VALVE
•	EXISTING OVERHEAD POWER POLE
<del>(</del>	EXISTING GUY WIRE ANCHOR
ТРВ	EXISTING TRAFFIC PULL BOX
тсв	EXISTING TRAFFIC CONTROL BOX
ТРЕО	EXISTING TELEPHONE RELAY BOX
<b>*</b> 会	EXISTING METAL STREET LIGHT
<b>&amp;</b>	EXISTING SIGNAL POLE
•	EXISTING POST
	EXISTING SIGN
£776.59	SPOT ELEVATIONS ON TOP OF RUBBLE PILE
	NEW RETAINING WALL
◆ XX.XX	NEW SPOT ELEVATIONS
◆ <sup>™</sup>	GRADE ON HIGH SIDE OF RETAINING WALL
<b>⊕</b> BW	GRADE ON LOW SIDE OF RETAINING WALL
<del>□</del> €	NEW OVERHEAD LIGHTING

SHEET - DF

SCALE: AS NOTED







EXTERIOR FINISH SCHEME

MANUFACTURED STONE VENEER BY CULTURED STONE SHELL PRO. FIT LEDGE STONE PF\*8016 W/ TAUPE \*SWT-1315 WATERTABLE WHERE SHOWN

STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-6 WINDHAM CREAM

FIN-2

STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-55 WINTHROP PEACH FIN-3

STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-54 JUMEL PEACHTONE FIN-4

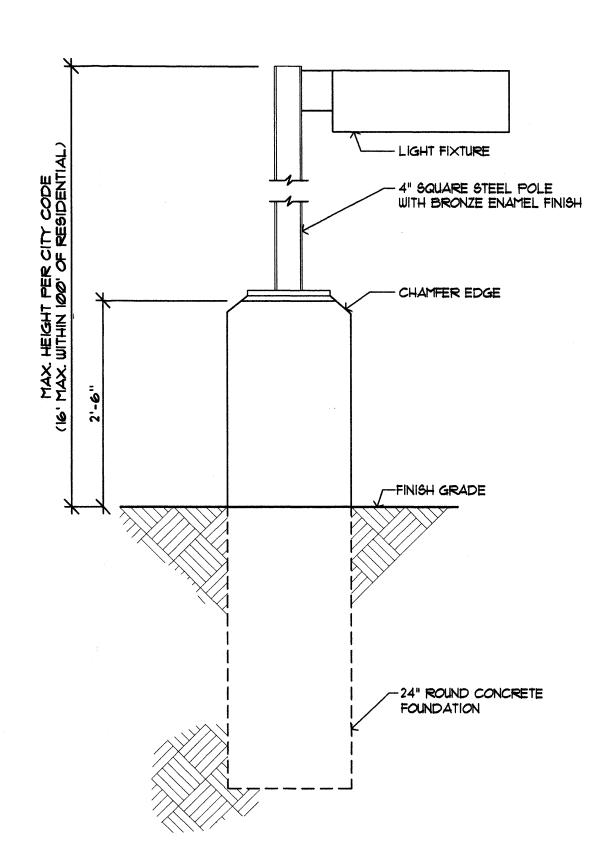
STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-50 GEORGIAN BRICK FIN-5

CONCRETE FILLED STEEL PIPE BOLLARD - PAINT OSHA (SAFETY)YELLOW. BENJAMIN MOORE \*363-12, LOW LUSTER FIN-6

CONCRETE ROOF TILE BY MONIER LIFETILE, VILLA DESERT. DRIFTWOOD (IVACS 3601) I.C.B.O. ER2656

WALL TILE- DAL-TILE: ADOBE BROWN (106)

NOTE: EXPOSED METAL FLASHING TO BE PAINTED TO MATCH ADJACENT WALL COLOR



PARKING LOT LIGHT

A2.2 N.T.S.

SK 7/29/03 AZ4209

EXTERIOR ELEVATIONS

## \*PHARMACY DRIVE-THRU

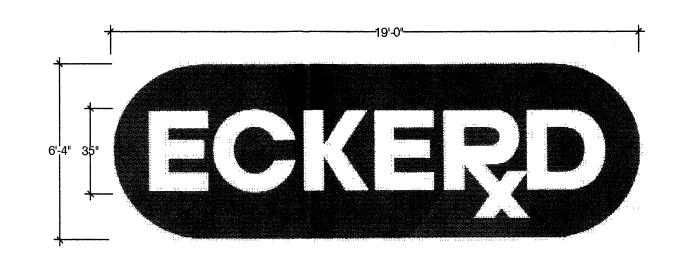
## \*RX PICK-UP & DROP-OFF

# DRIVE-THRU PHARMACY

10" CHANNEL LETTERING - BUILDING MOUNTED

15" CHANNEL LETTERING - BUILDING MOUNTED

N.T.S.



SIGN: S/F INTERNALLY ILLUMINATED ALUMINUM CABINET

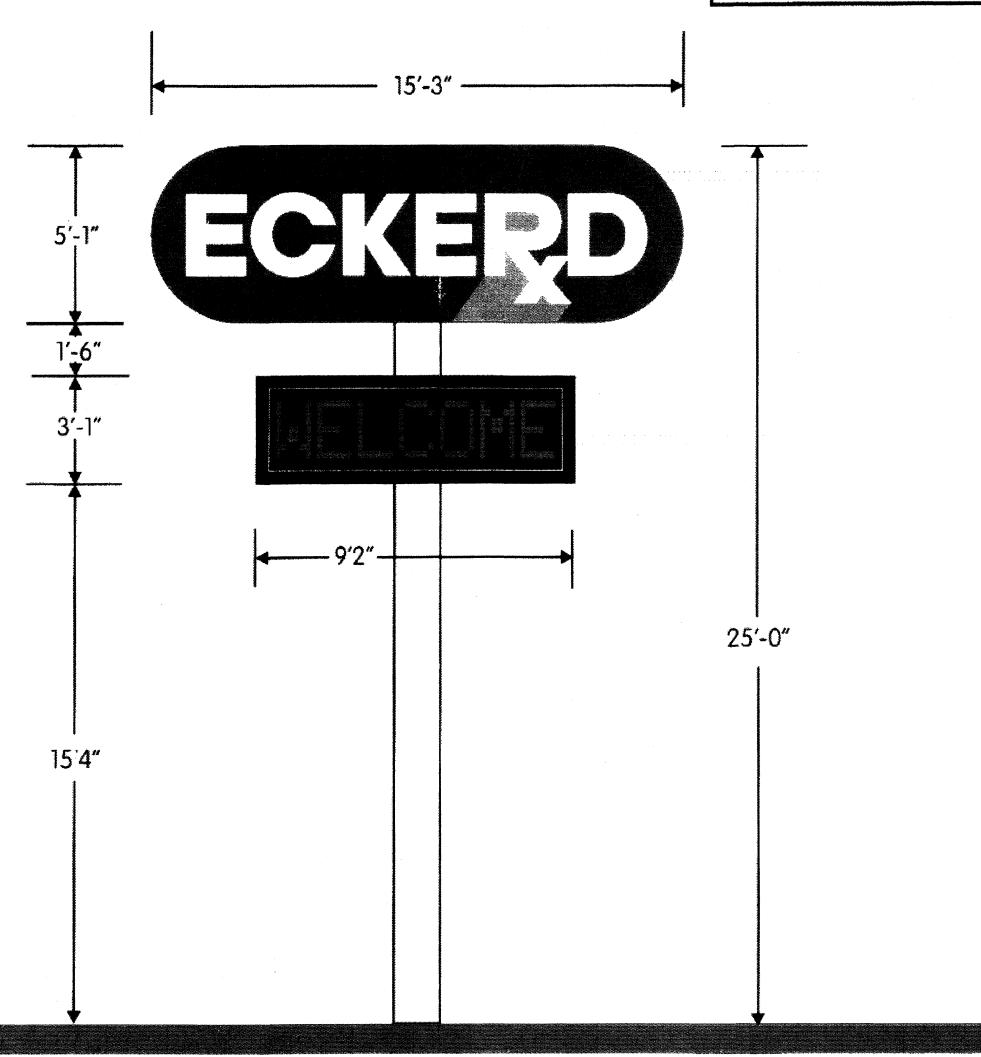
35" CHANNEL LETTERING - BUILDING MOUNTED

SQUARE FOOTAGE

READERBOARD: 21.00 SQFT

N.T.S.

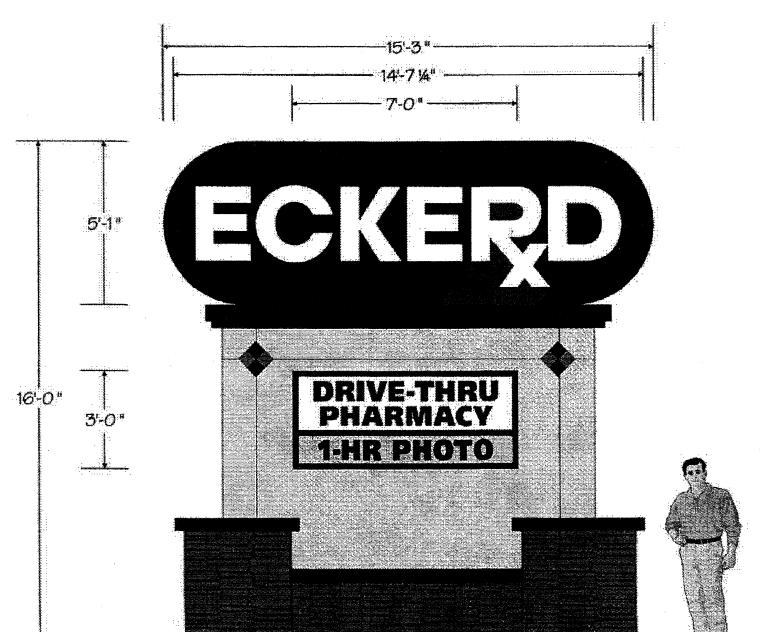
SQUARE FOOTAGE 77.47 SQ FT READERBOARD: 28.24 SQ FT 105.71 SQ FT



SIGN: DOUBLE FACE INTERNALLY ILLUMINATED ALUMINUM CABINET WITH FLEXIBLE SUBSTRATE FACE BACKGROUND: PMS 286 BLUE WITH PROCESS BLUE DROPSHADOW ELECTRONIC MESSAGE CENTER: DAKTRONICS WITH BLACK RETAINERS

Scale: 3/8" = 1'-0"

Location: Candelaria Rd.



SIGN: DOUBLE FACE INTERNALLY ILLUMINATED ALUMINUM CABINET WITH FLEXIBLE SUBSTRATE FACE

COPY: WHITE BACKGROUND: PMS 286 BLUE WITH PROCESS BLUE DROPSHADOW CABINET: PMS 286 BLUE

READERBOARD: CLEAR LEXAN WITH DRIVE-THRU PHARMACY AND 1 HR PHOTO FLATLEXAN INSERTS SET IN TEX COATED ALUMINUM FRAME TO BE PAINTED ARIZONA TAN.

FAUX STONE VENEER MONUMENT BASE TO MATCH BUILDING

**ENTRY MONUMENT SIGN** 

Scale: 3/8" = 1'-0"

REVISED 10/10/03

**PYLON SIGN** 

COPY: WHITE

CABINET: PMS 286 BLUE

GRAPHIC SCALE ( IN FEET) 3/8 inch = 1 feet



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SCALE: AS NOTED