

**LEGAL DESCRIPTION**  
A PORTION OF TRACT 1-A-1, EL RANCHO ATRISCO, PHASE III

- KEYED NOTES**
- ACCESSIBLE PARKING PER ADA STANDARDS
  - 6" STD CURB AND GUTTER PER COA STD DWG 2415B
  - ACCESSIBLE RAMP PER ADA STANDARDS
  - CONCRETE SIDEWALK PER ARCHITECTURAL PLAN
  - TRANSFORMER
  - DUMPSTER/TRASH COMPACTOR PER DETAIL SHEET DET-1
  - MOTORCYCLE PARKING
  - TEMPORARY BARRICADE
  - BICYCLE RACK

**LEGEND**

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	EXISTING CURB & GUTTER
	TRANSFORMER

**PROJECT NUMBER: 1003275**  
**APPLICATION NUMBER: 14EPC-40077, 15DRB-70074**

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ 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 DRB 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:**

<i>[Signature]</i>	Date
Traffic Engineer, Transportation Division	02-25-15
<i>[Signature]</i>	Date
Water Utility Development	02-25-15
<i>[Signature]</i>	Date
Parks & Recreation Department	2-25-15
<i>[Signature]</i>	Date
City Engineer	4-8-15
* Environmental Health Department (conditional)	Date
<i>[Signature]</i>	2-3-15
Solid Waste Management	Date
<i>[Signature]</i>	4-9-15
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

**SITE DATA**  
LEGAL DESCRIPTION: PORTION OF TRACT 1-A-1, PLAT OF TRACTS 1-A-1 & 1-B-1 EL RANCHO ATRISCO PHASE 3  
ZONING:  
PAD SITES A, B, C, E  
SU-1/SU-2 PLANNED OFFICE PARK & COMMERCIAL DEVELOPMENT WITH SALES FOR FULL SERVICE ALCOHOL SALES FOR SIT DOWN RESTAURANT.  
PAD SITE D  
SU1-SU2 FOR PLANNED OFFICE PARK AND COMMERCIAL DEVELOPMENT TO INCLUDE SALES OF PACKAGE LIQUOR IN ASSOCIATION WITH A GROCERY STORE. PERMITTEE SHALL NOT SELL DISTILLED SPIRITS IN ANY PACKAGE THAT CONTAINS LESS THAN 750 MILLILITERS (MINIBOTTLES) AND BEER IN ANY SINGLE CONTAINER CONTAINING 16 OR FEWER OUNCES (SINGLES)  
SITE AREA: PAD C (SHOPS BUILDING): 1.81 ACRES  
PROPOSED USE:  
RETAIL BUILDING (10,000 SF) WITH DRIVE-UP WINDOW.

**SITE DATA (CONTINUED)**  
INTERNAL CIRCULATION REQUIREMENTS:  
INTERNAL ROADWAY AND SIDEWALK NETWORK TO INTERCONNECT USES WITHIN CENTER WITH PUBLIC RIGHT OF WAY.  
MAXIMUM BUILDING HEIGHT ALLOWED (ALL LOTS):  
MAXIMUM BUILDING HEIGHTS FOR ALL BUILDING SHALL BE PER THE SU-1 ZONE.  
MINIMUM BUILDING SETBACK:  
N/A  
MAXIMUM TOTAL DWELLING UNITS (ALL LOTS):  
NO RESIDENTIAL PROPOSED  
NON RESIDENTIAL USES' MAXIMUM FLOOR AREA RATIO (ALL LOTS):  
MAXIMUM F.A.R IS 0.30  
PHASING:  
ACCESS ON PUBLIC RIGHT OF WAY AND INTERNAL ROADWAY NETWORK WITH PUBLIC UTILITIES TO BE CONSTRUCTED WITH FIRST DEVELOPMENT.  
NOTE:  
SITE LIGHTING SHALL COMPLY WITH THE LIGHTING REGULATIONS OF THE ZONING CODE, 14-16-3-9, AREA LIGHTING REGULATIONS. LIGHT FIXTURES WITHIN 100 FEET OF A RESIDENTIAL AREA SHALL NOT EXCEED 16 FEET. THE MAXIMUM HEIGHT FOR PARKING LOT LIGHTS SHALL BE A MAXIMUM OF 28 FEET.

**PARKING DATA (GROCERY STORE AND GAS LOT)**

PARKING REQUIRED	210 SPACES (1 SPACE PER 200 SF) GROCERY
PARKING REQUIRED	4 SPACES (1 SPACE PER 200 SF) GAS LOT
TOTAL PARKING REQUIRED	214 SPACES
PARKING PROVIDED	152 SPACES (GROCERY) + 15 (GAS LOT)
HC PARKING REQUIRED	8 SPACES
HC PARKING PROVIDED	8 SPACES (GROCERY) + 1 (GAS LOT)
TOTAL PARKING PROVIDED	167 SPACES
MC PARKING REQUIRED	5 SPACES
MC PARKING PROVIDED	5 SPACES
BICYCLE PARKING PROVIDED	10 SPACES (2 RACKS)

\*\*SEE SHEET SP-2 FOR PAD C PARKING DATA

**SITE DATA**

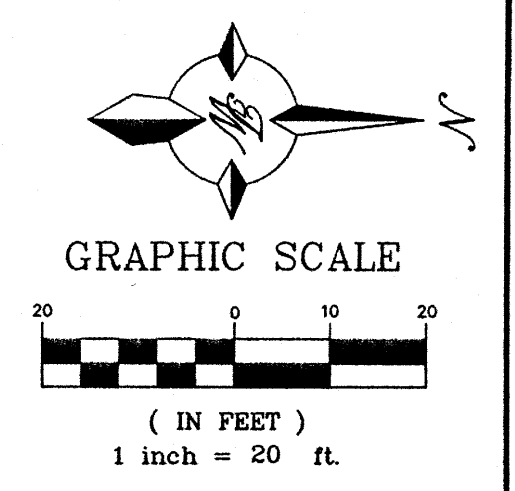
ZONING	SU-1
SITE AREA	79039 SF (1.81 AC)
PROPOSED USAGE	RETAIL
BUILDING AREA	10000 SF
PARKING REQUIRED	50 SPACES (1 SPACE PER 200 SF)
PARKING PROVIDED	54 SPACES
HC PARKING REQUIRED	3 SPACES
HC PARKING PROVIDED	3 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED	54 SPACES
MC PARKING REQUIRED	2 SPACES
MC PARKING PROVIDED	2 SPACES
BICYCLE PARKING PROVIDED	10 SPACES (2 RACKS)

**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:**  
VEHICULAR ACCESS AND CIRCULATION— THE PROPOSED DEVELOPMENT HAS ACCESS TO ADJACENT STREETS ON ALL FOUR SIDES OF THE PROPERTY. LIMITED ACCESS TO UNSER BOULEVARD (A LIMITED ACCESS PRINCIPAL ARTERIAL) HAS BEEN APPROVED BY THE TRANSPORTATION COORDINATING COMMITTEE OF THE METROPOLITAN TRANSPORTATION BOARD OF THE MID-REGION COUNCIL OF GOVERNMENTS (R-14-01 TCC). ACCESS INCLUDES A RIGHT-IN, RIGHT OUT, AND LEFT-IN ACCESS (APPROXIMATELY 1,040 FEET SOUTH OF LADERA) AND AN ADDITIONAL RIGHT-IN ACCESS (APPROXIMATELY 529 FEET SOUTH OF LADERA) TO SERVE THE PROPOSED DEVELOPMENT. THERE ARE EXISTING ACCESS POINTS ON THE NORTH SIDE OF THE PROPERTY TO LADERA DRIVE THAT REMAIN. ADDITIONAL ACCESS IS SHOWN ON LADERA DRIVE, MARKET STREET, AND HANOVER ROAD.

**INDEX TO DRAWINGS**

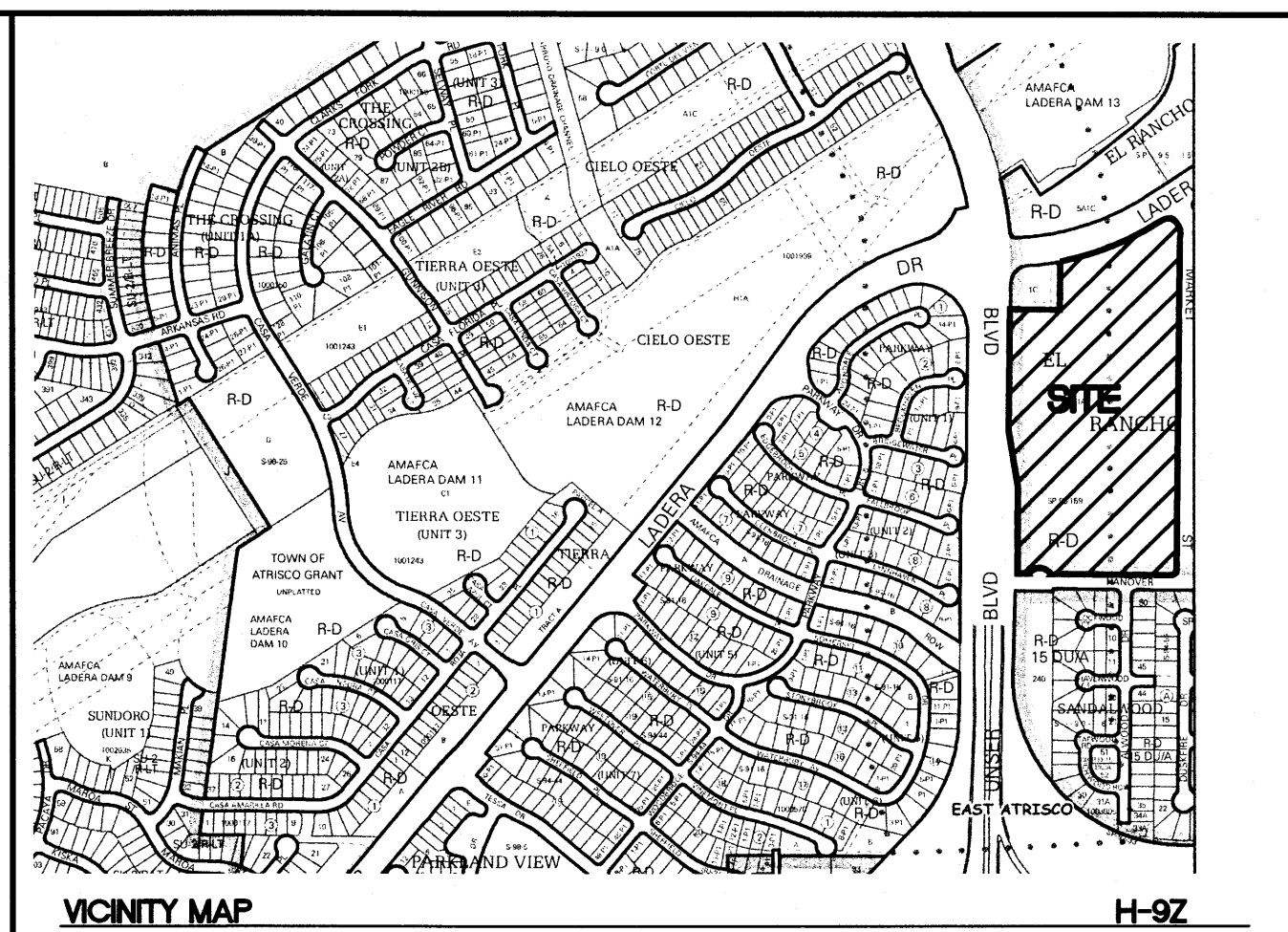
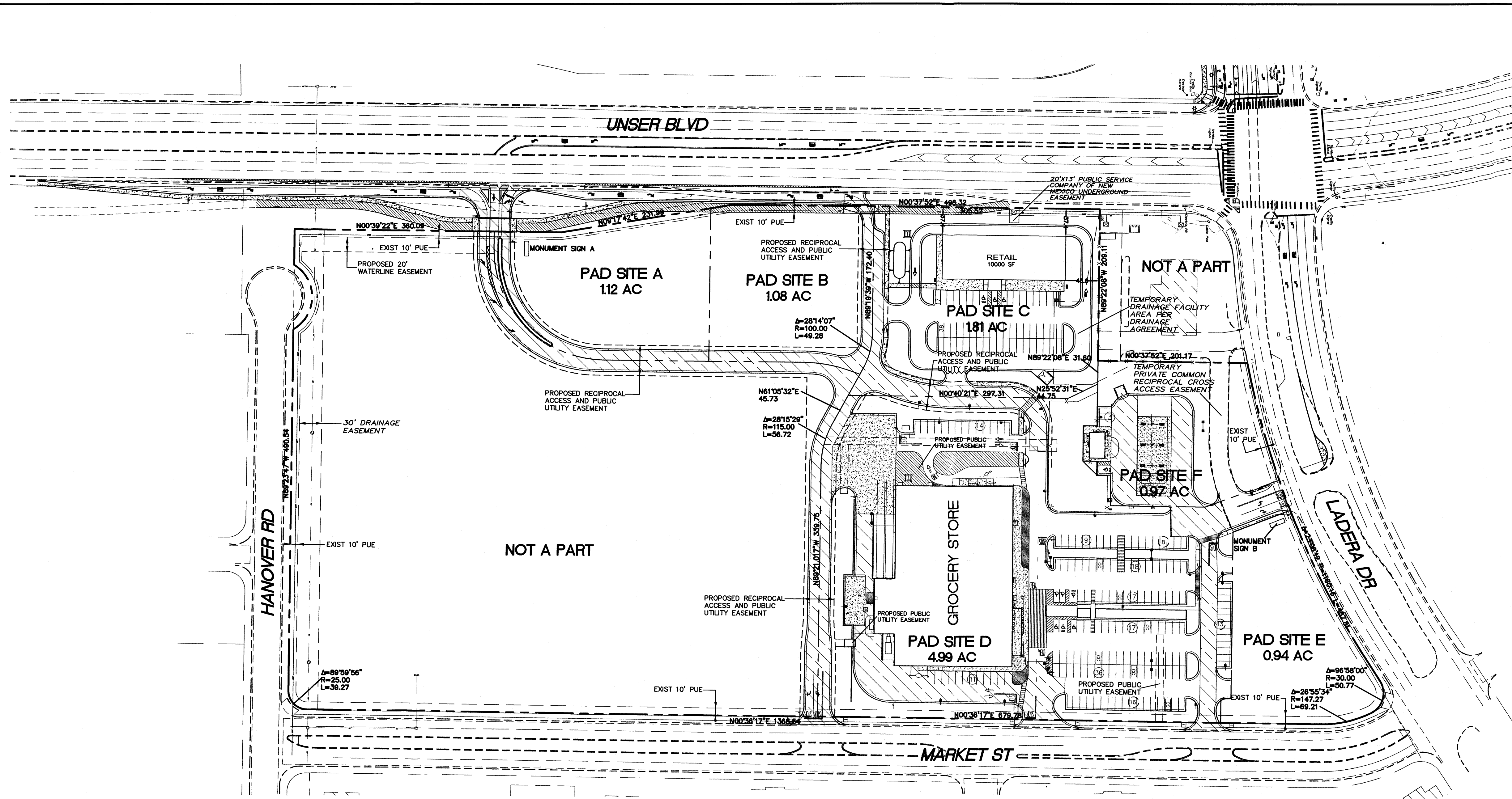
SP-1	SITE PLAN FOR BUILDING PERMIT
R-1	OVERALL SITE (FOR REFERENCE)
L-1	LANDSCAPING PLAN
GR-1	GRADING PLAN
MU-1	MASTER UTILITY PLAN
DET 1	ARCHITECTURAL ELEVATIONS DETAILS

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	HERITAGE MARKET PLACE ALBUQUERQUE, NM	DRAWN BY pm
	RETAIL BLDG SITE PLAN	DATE 2-17-15
 TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		DRAWING 2014038-SP
		SHEET NO SP-1
		JOB # 2014038



1003275

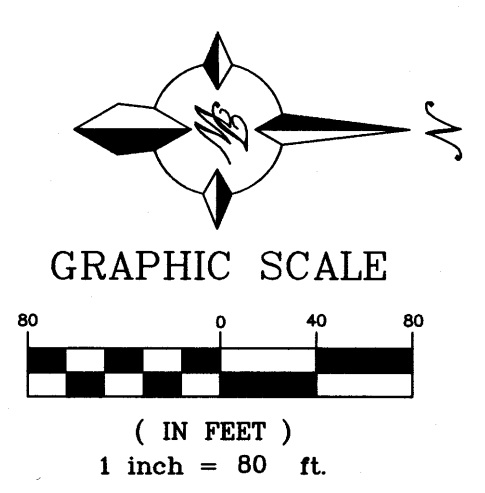




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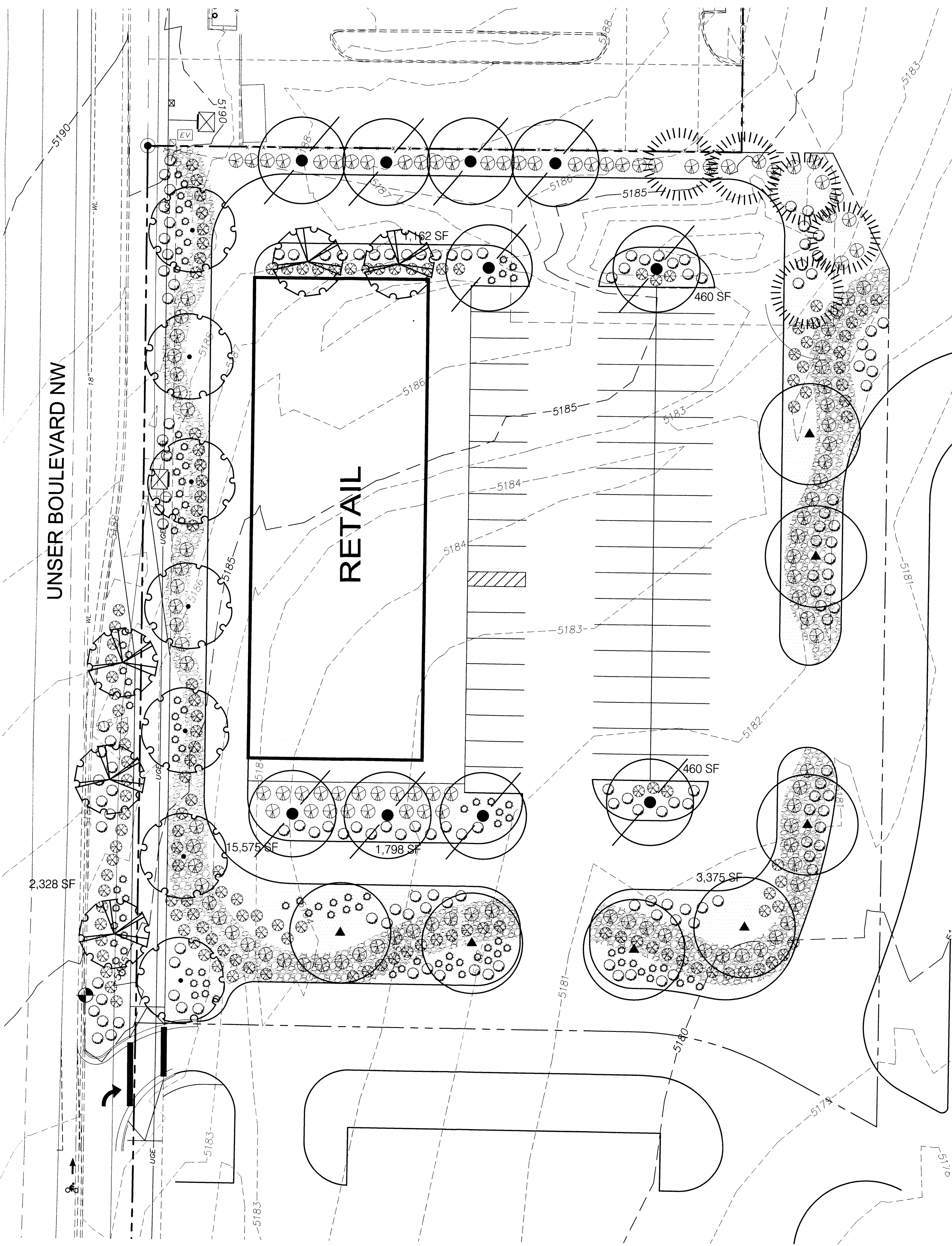
**LEGEND**

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	EXISTING CURB & GUTTER
	TRANSFORMER
	PROPOSED SCREEN WALL
	HEAVY DUTY CONCRETE PAVING
	HEAVY DUTY ASPHALT PAVING
	STANDARD DUTY ASPHALT PAVING
	ARCHITECTURAL APRON
	12' MULTIUSE TRAIL



ENGINEER'S SEAL	HERITAGE MARKET PLACE ALBUQUERQUE, NM	DRAWN BY pm
	PAD C OVERALL SITE PLAN (FOR REFERENCE)	DATE 2-17-15
RONALD R. BOHANNAN P.E. #7868	 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2014038-SP
		SHEET NO <b>R-1</b>
		JOB # 2014038





**PLANT LEGEND**

QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
<b>TREES</b>				
5	(Symbol)	CERCIS RENIFORMIS 'OKLAHOMA' (M) OKLAHOMA REDBUD	2.5' B&B	12'-14' HT. 25' HT. X 25' SPR.
10	(Symbol)	FRAXINUS PENN. 'URBANITE' (M+) URBANITE ASH	2.5' B&B	12'-14' HT. 50' HT. X 40' SPR.
5	(Symbol)	PINUS NIGRA AUSTRIAN PINE	B&B	8'-10' HT. 25' HT X 25' SPR.
7	(Symbol)	PLATANUS ACERIFOLIA 'BLOODGOOD' (M+) LONDON PLANETREE	2.5' B&B	12'-14' HT. 50' HT X 40' SPR.
7	(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>				
128	(Symbol)	CARYOPTERIS CLAND. 'DARK KNIGHT' (M) DARK KNIGHT BLUE MIST	5-GAL.	3' O.C. 3' HT. X 3' SPR.
	(Symbol)	CHRYSOETHAMNUS NAUSEOSUS (L) CHAMISA	1-GAL.	5' O.C. 4' HT. X 4' SPR.
	(Symbol)	CYTISUS SCOPARIUS 'LENA'S BROOM' (M) LENA'S BROOM	5-GAL.	5' O.C. 4' HT. X 4' SPR.
	(Symbol)	ELAEGNUS PUNGENS (M) SILVERBERRY	5-GAL.	8' O.C. 8' HT. X 8' SPR.
	(Symbol)	FALLUGIA PARADOXA (L) APACHE PLUME	1-GAL.	5' O.C. 4' HT. X 4' SPR.
	(Symbol)	PINUS MUGO MUGO (M) MUGO PINE	5-GAL.	5' O.C. 4' HT. X 4' SPR.
<b>MEDIUM SHRUBS</b>				
143	(Symbol)	ERICAMERIA LARICIFOLIA 'AGUIRRE' (M) TURPENTINE BUSH	1-GAL.	4' O.C. 3' HT. X 3' SPR.
	(Symbol)	LAVENDULA ANGUSTIFOLIA 'HIDCOTE' (M) ENGLISH LAVENDER	1-GAL.	4' O.C. 3' HT. X 3' SPR.
	(Symbol)	POTENTILLA FRUTICOSA (L+) SHRUBBY CINQUEFOIL	1-GAL.	3' O.C. 3' HT. X 3' SPR.
	(Symbol)	SALVIA GREGGII 'FURMAN'S RED' (M) CHERRY SAGE	3-GAL.	3' O.C. 3' HT. X 3' SPR.
<b>SMALL SHRUBS/GROUNDCOVERS</b>				
151	(Symbol)	JUNIPERUS SABINA 'BUFFALO' (L+) BUFFALO JUNIPER	5-GAL.	5' O.C. 2' HT. X 5' SPR.
	(Symbol)	RHUS TRILOBATA 'AUTUMN AMBER' (L+) CREEPING THREE LEAF SUMAC	5-GAL.	5' O.C. 2' HT. X 5' SPR.
	(Symbol)	SANTOLINA VIRENS (L) GREEN SANTOLINA	1-GAL.	4' O.C. 2' HT. X 3' SPR.
<b>ACCENTS</b>				
101	(Symbol)	CALAMAGROSTIS A. 'KARL FOERSTER' (L+) FEATHER REED GRASS	5-GAL.	3' O.C. 3' HT. X 3' SPR.
	(Symbol)	HESPERALOE PARVIFLORA (M) RED YUCCA	5-GAL.	3' O.C. 3' HT. X 3' SPR.
	(Symbol)	MUHLENBERGIA CAP. 'REGAL MIST' (M) MUHLY GRASS	5-GAL.	3' O.C. 3' HT. X 3' SPR.
	(Symbol)	NOLINA MICROCARPA (L) BEARGRASS	5-GAL.	5' O.C. 4' HT. X 5' SPR.
	(Symbol)	2'-4" CANYON GOLD COBBLE MULCH (6" DEPTH)		
	(Symbol)	7/8" MOUNTAINAIR BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC)		

**GENERAL LANDSCAPE NOTES**

**LANDSCAPE DESIGN**  
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH 7/8" MOUNTAINAIR BROWN ROCK MULCH AND 2'-4" CANYON GOLD COBBLE MULCH.

**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.

<b>LANDSCAPE AREA COVERAGE</b>	
TOTAL SITE AREA (1.814 AC.):	79,000 SF
BUILDING AREA:	- 10,000 SF
LANDSCAPED R.O.W.:	- 2,328 SF
NET AREA:	66,672 SF

<b>REQUIRED LANDSCAPE AREA (15% OF NET AREA):</b>	
PROVIDED LANDSCAPE AREA	10,000 SF
ON-SITE	22,830 SF
OFF-SITE (R.O.W.)	2,328 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**  
THIS PROJECT IS PROVIDING 57 CUSTOMER PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING LOT TREES REQUIRED:	6
PARKING LOT TREES PROVIDED:	6

**STREET TREES**  
STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN EVENLY SPACED TREES SHOULD BE NO GREATER THAN THE DIAMETER OF THE TREE CANOPY AT MATURITY.

UNSER BOULEVARD FRONTAGE IS 305' AND THE CANOPY SIZE IS 35':	
STREET TREES REQUIRED:	9
STREET TREES PROVIDED:	10

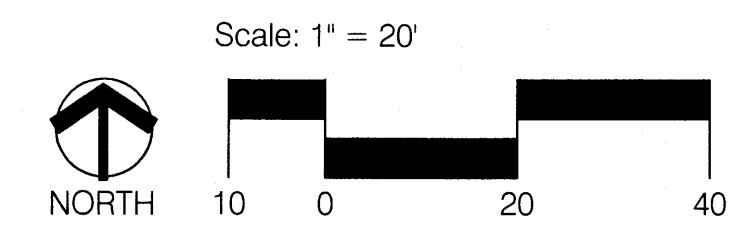


Landscape Architecture  
Urban Design  
Planning Services

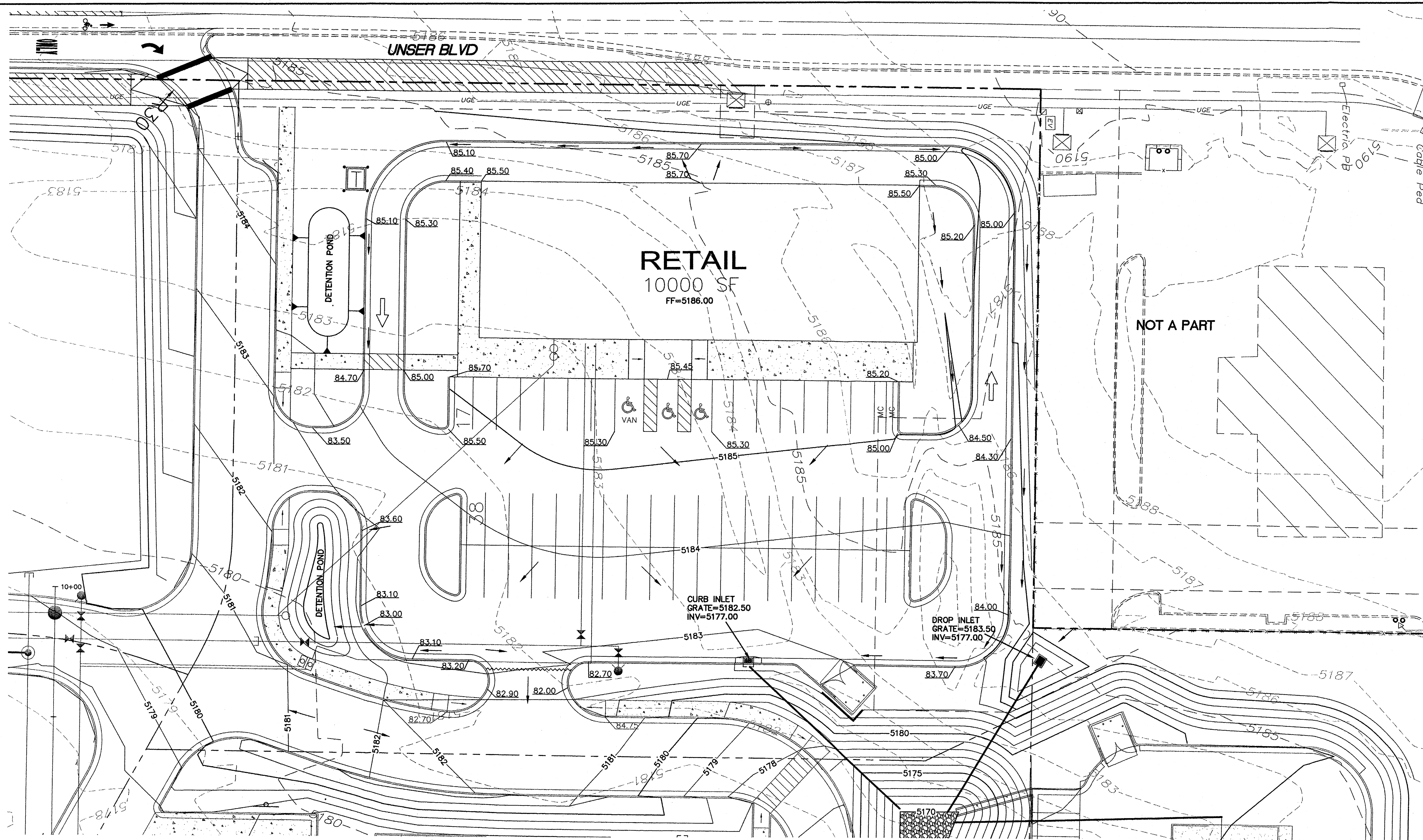
302 EIGHTH ST. NW  
Albuquerque, NM 87102  
Phone (505) 764-9801  
Fax (505) 842-5495

<b>REVISIONS</b>	
#	Description

**HERITAGE MARKETPLACE  
SHOPS BUILDING**  
 Project Name:  
 Landscape Architect's Seal:  
 Designed By:  
 Drawn By:  
 Checked By: C.J.G.  
 Date: 10/30/14  
 Project No:  
 Sheet Title:  
**LANDSCAPE PLAN**  
 Albuquerque, New Mexico







**LEGEND**

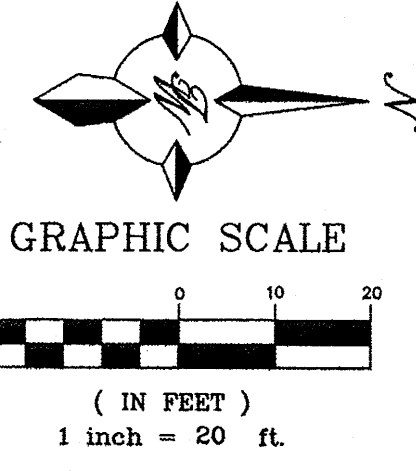
	CURB & GUTTER
	BOUNDARY LINE
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	DOUBLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING GAS
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
	TRANSFORMER
	DIRECTION OF FLOW

**EROSION CONTROL NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
3. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

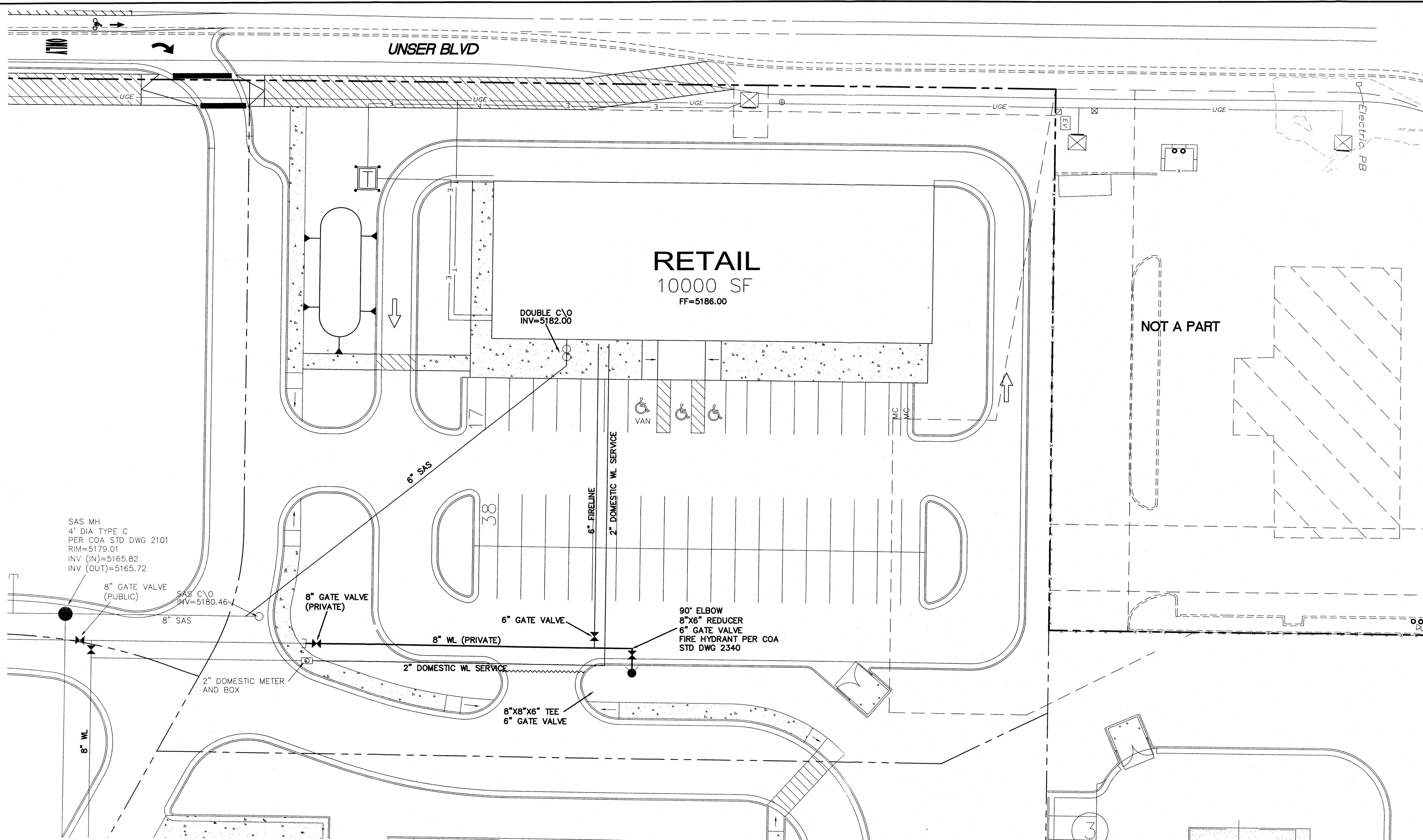
**NOTICE TO CONTRACTORS**

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
4. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.



	<b>HERITAGE MARKET PLACE ALBUQUERQUE, NM</b>	DRAWN BY pm
	<b>GRADING PLAN</b>	DATE 2-17-15
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2014038-SP	SHEET NO <b>GR-1</b>
	RONALD R. BOHANNAN P.E. #7868	JOB # 2014038



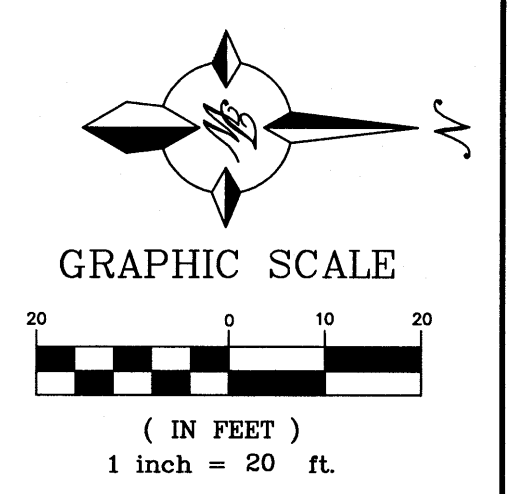


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	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
	PROPOSED POWER LINE
	PROPOSED GAS LINE
	TRANSFORMER

**GENERAL UTILITY NOTES:**

- ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH ABCWUA STANDARDS AND SPECIFICATIONS LATEST EDITION.
- 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
- CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
- ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
- IRRIGATION AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
- PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
- PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
- SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
- REFERENCE SHEET 7 FOR DEMOLITION OF ONSITE EXISTING IMPROVEMENTS.



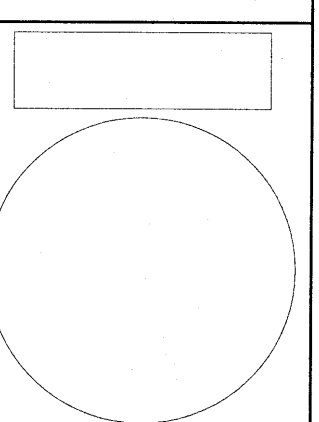
ENGINEER'S SEAL	HERITAGE MARKET PLACE ALBUQUERQUE, NM	DRAWN BY pm
	MASTER UTILITY PLAN	DATE 2-17-15
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2014038-SP
		SHEET NO <b>MU-1</b>
		JOB # 2014038



**Heritage Marketplace Shops**  
 Albuquerque, NM

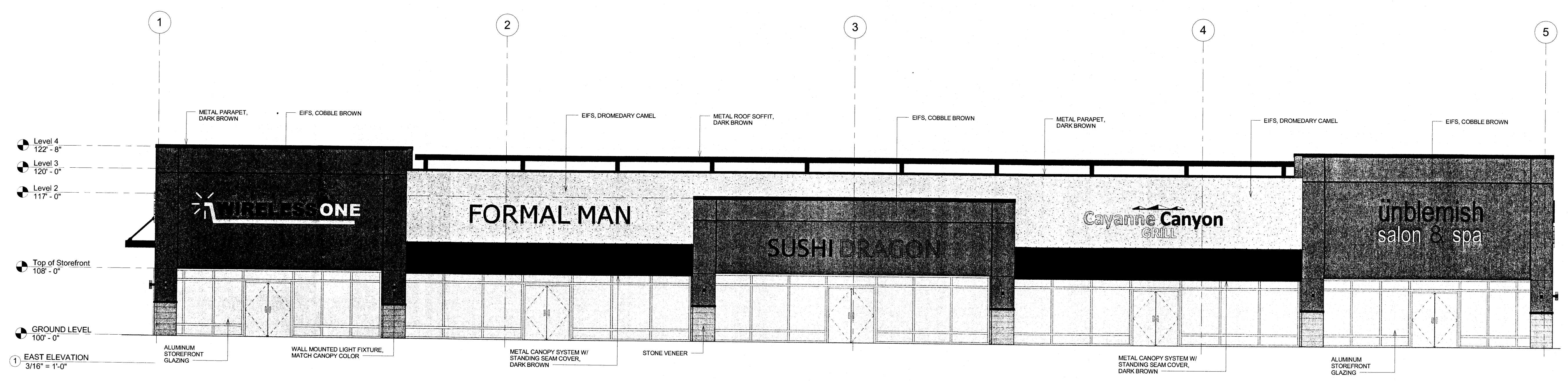
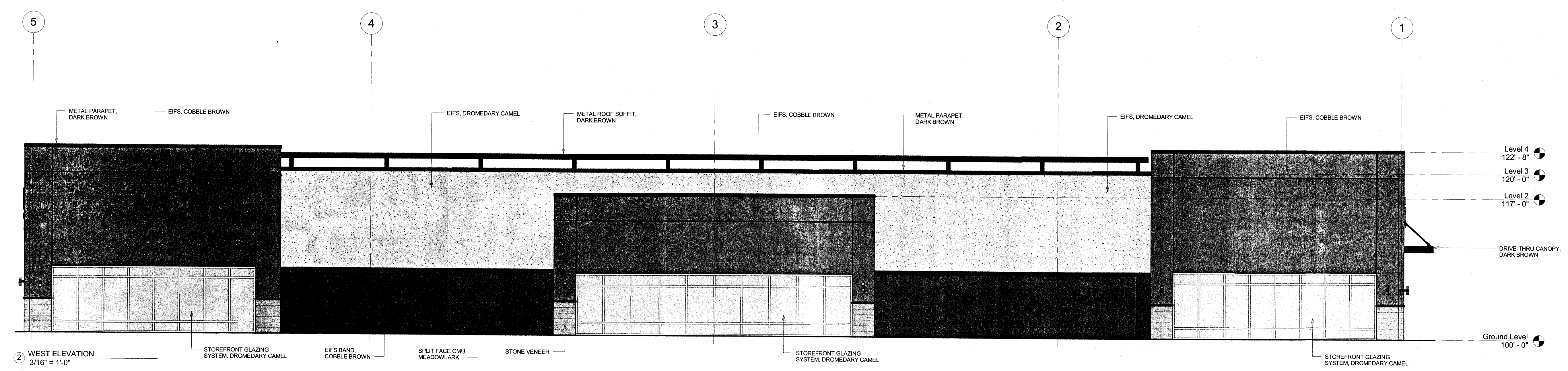
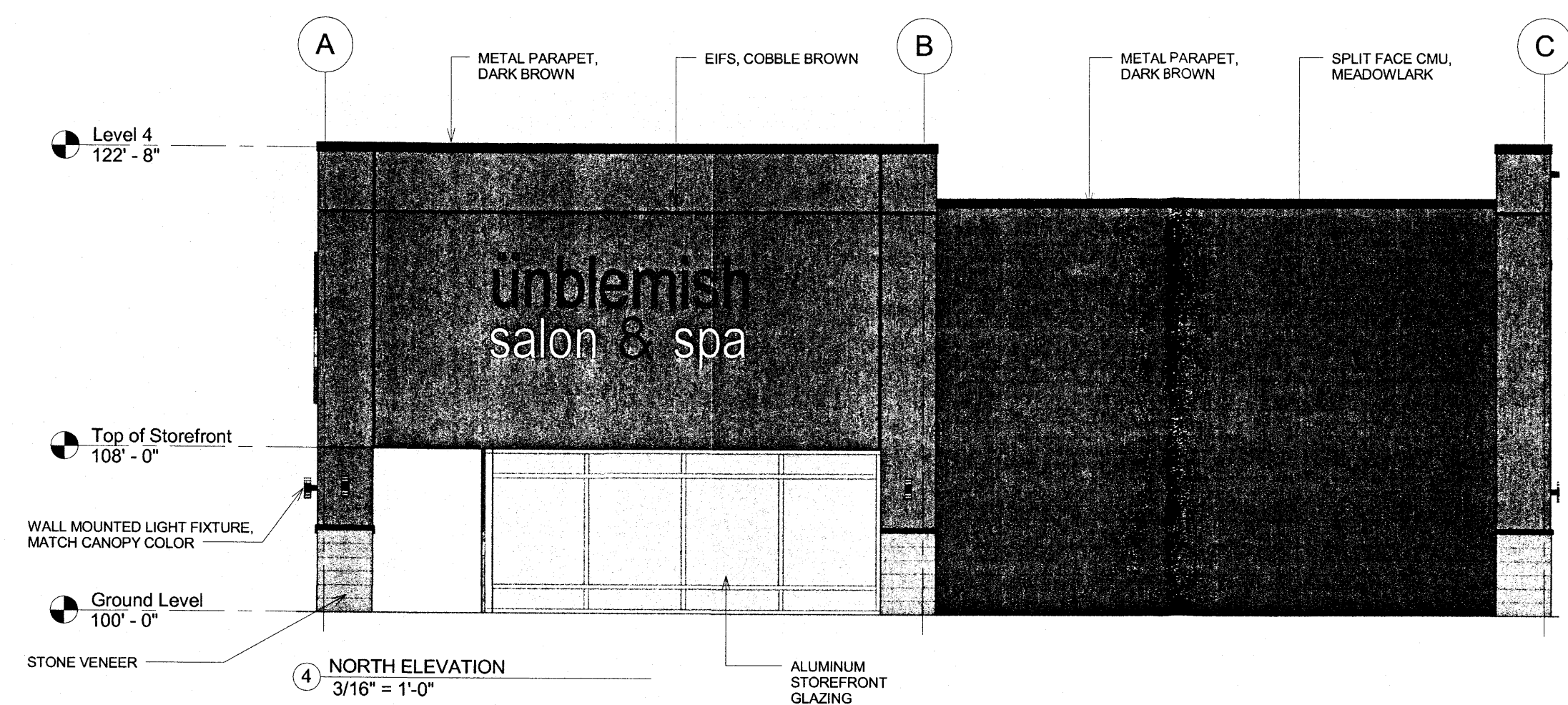
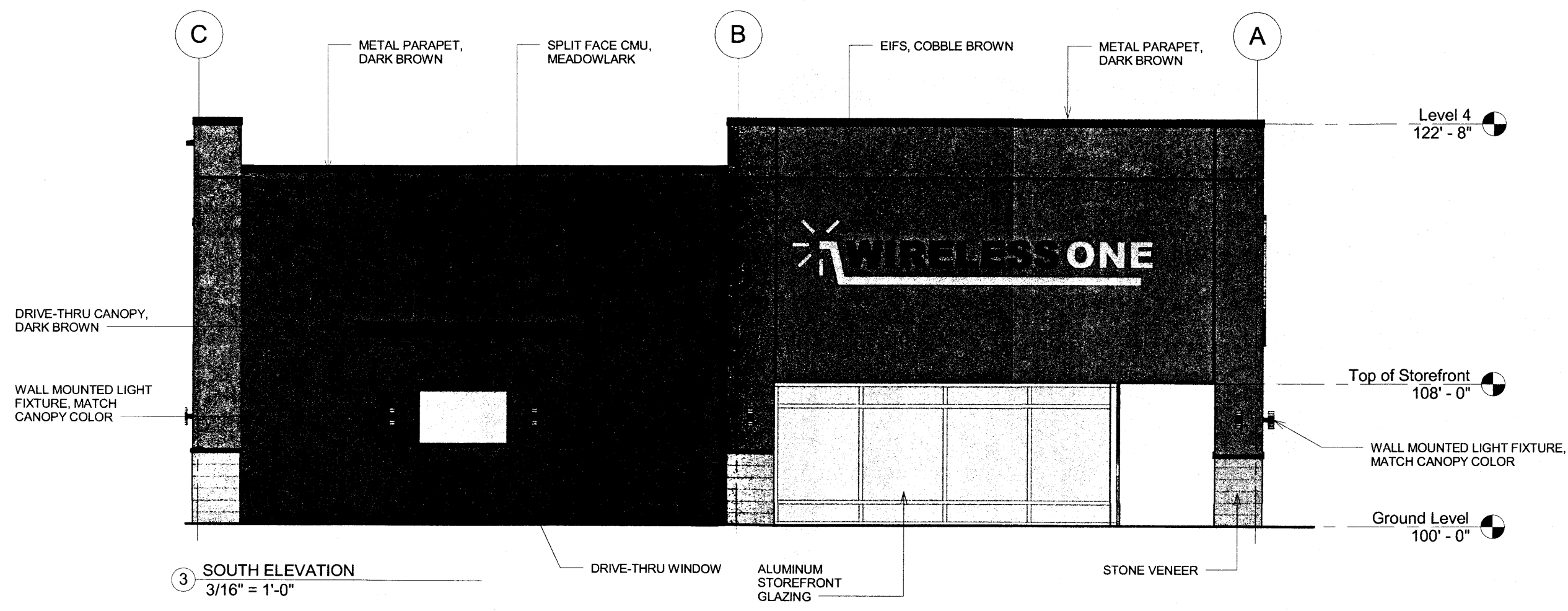
CHECKED BY: MMA  
 DRAWN BY: NJT  
 DOC. DATE: 10/29/14

ISSUE BLOCK



EXTERIOR ELEVATIONS

SHEET:  
**ELEV 1**

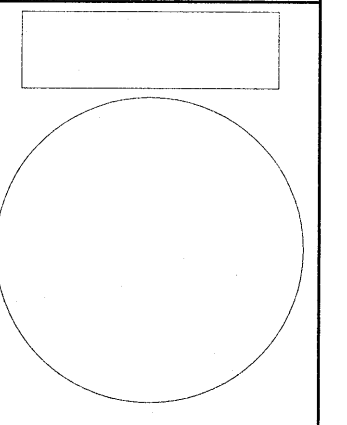




**Heritage Marketplace  
Shops**  
Albuquerque, NM

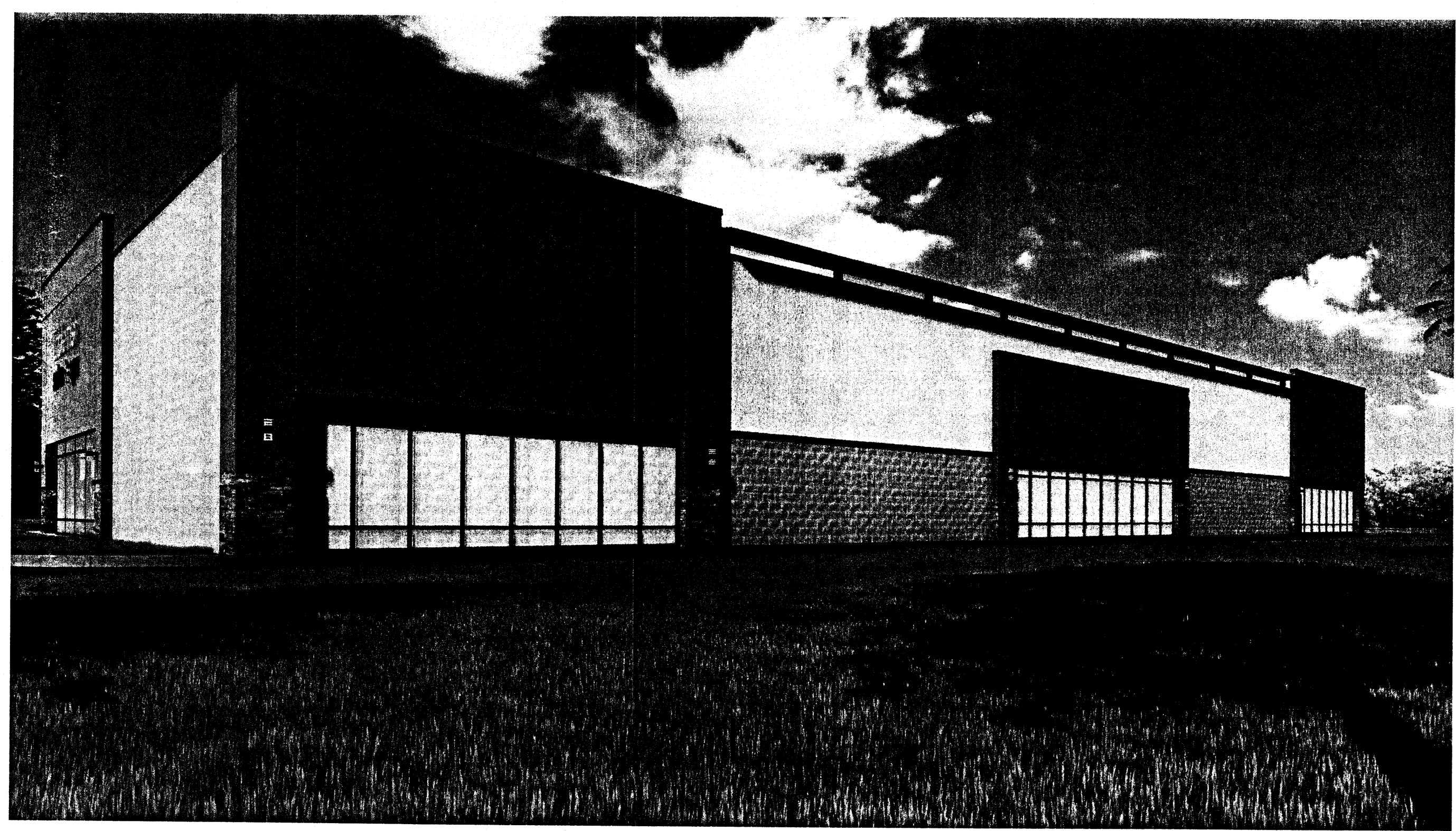
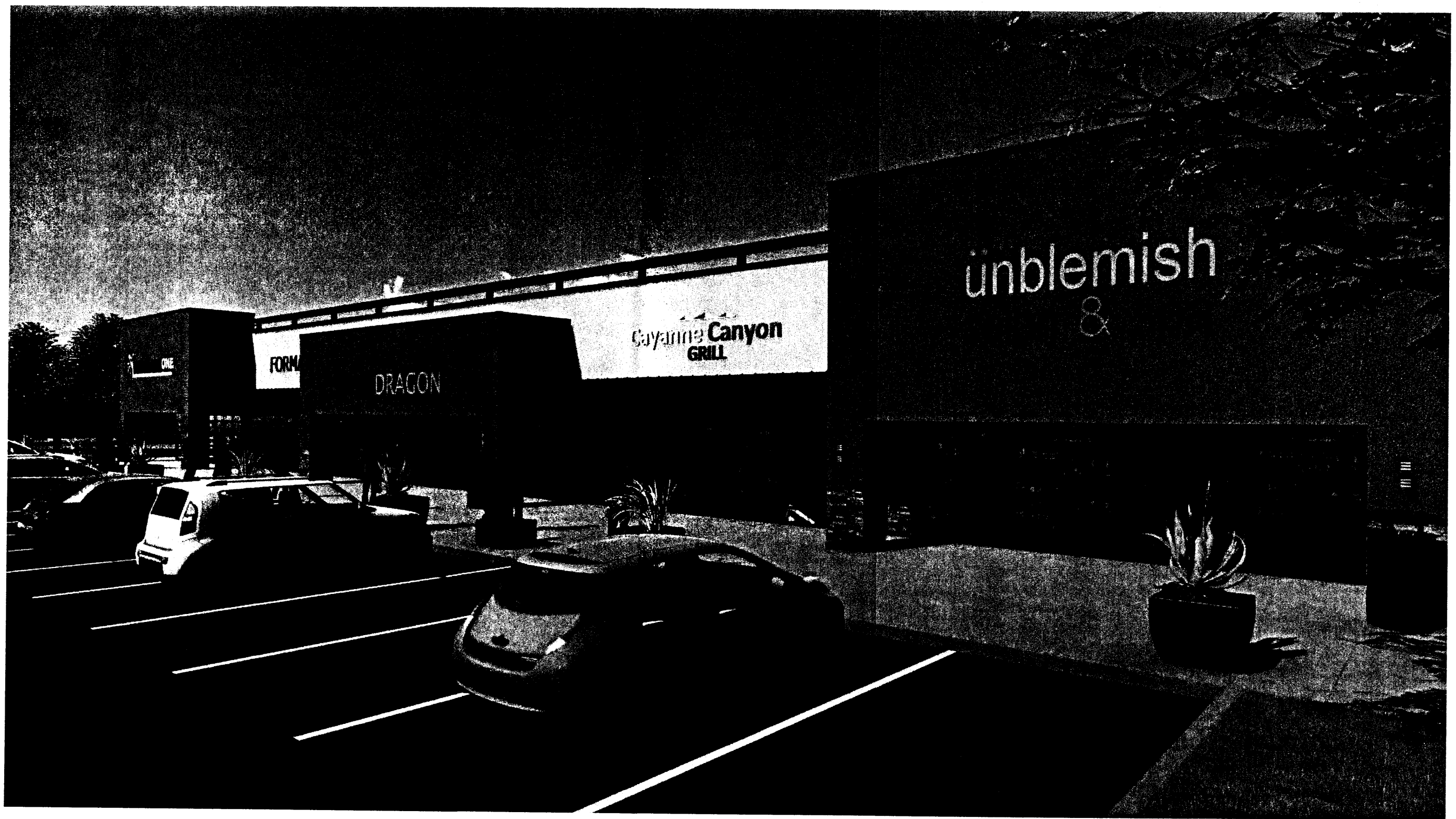
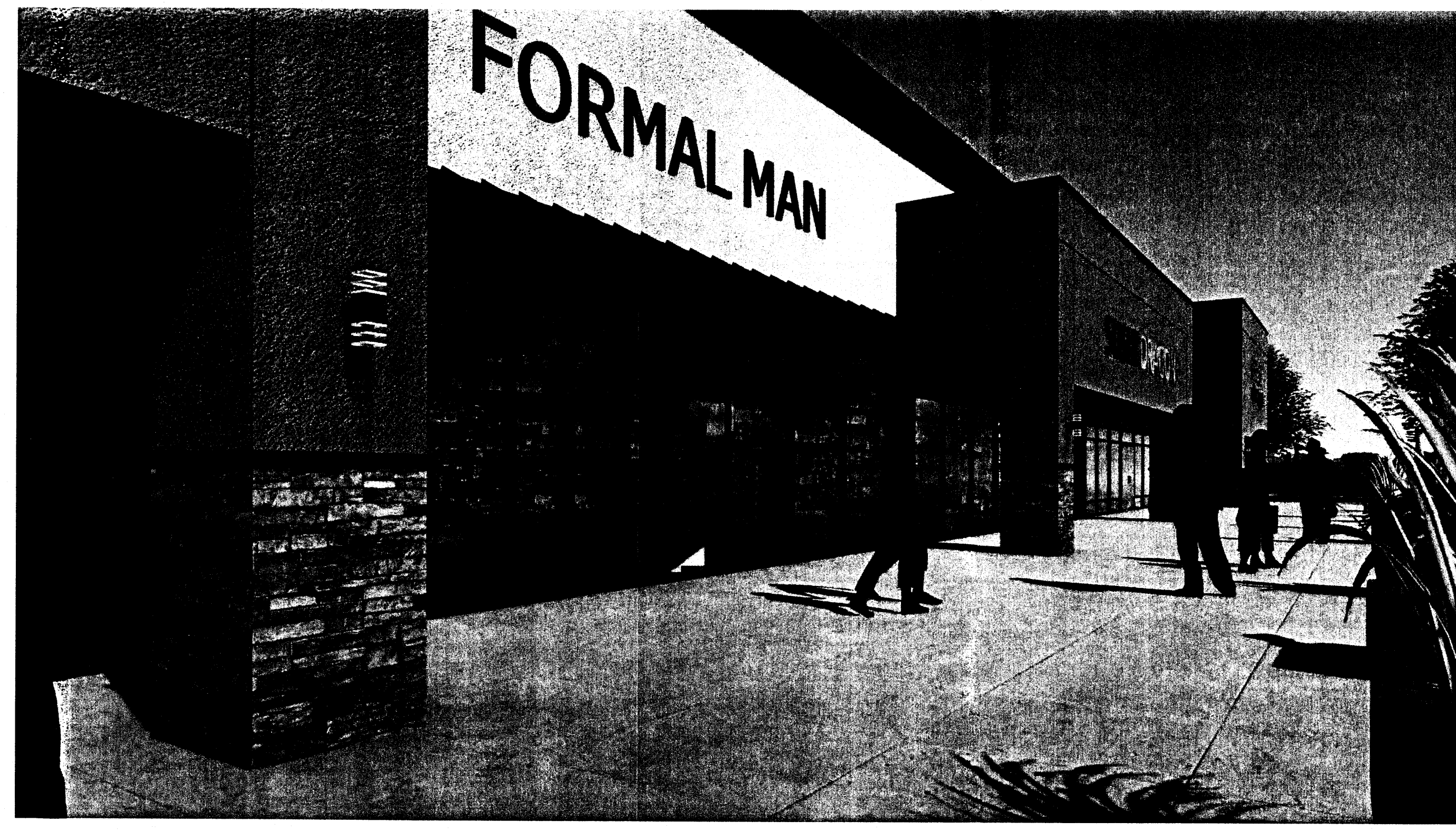
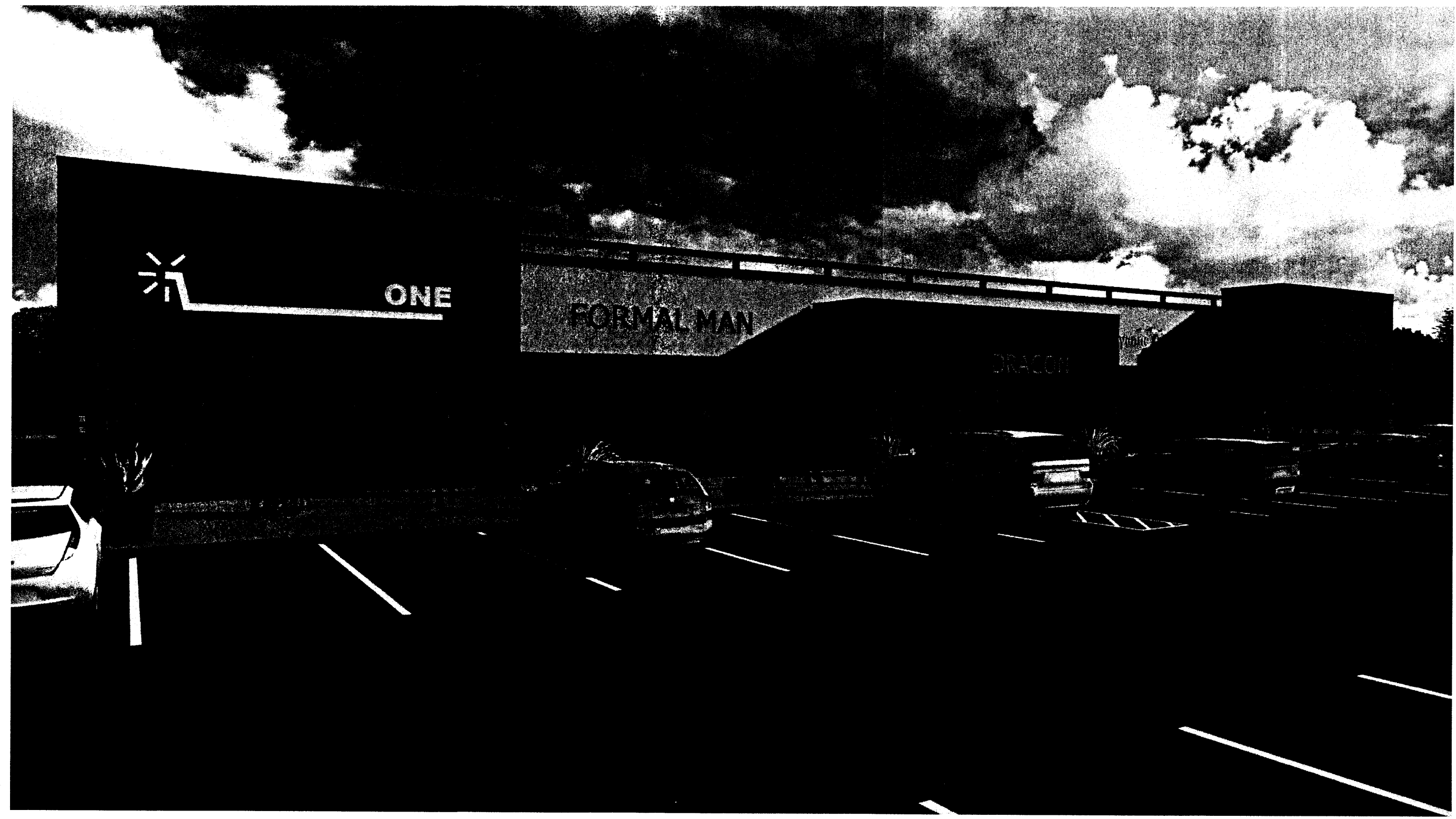
CHECKED BY: Checker  
DRAWN BY: Author  
DOC. DATE: 10/29/14

ISSUE BLOCK



RENDERED  
PERSPECTIVES

SHEET:  
**ELEV 2**

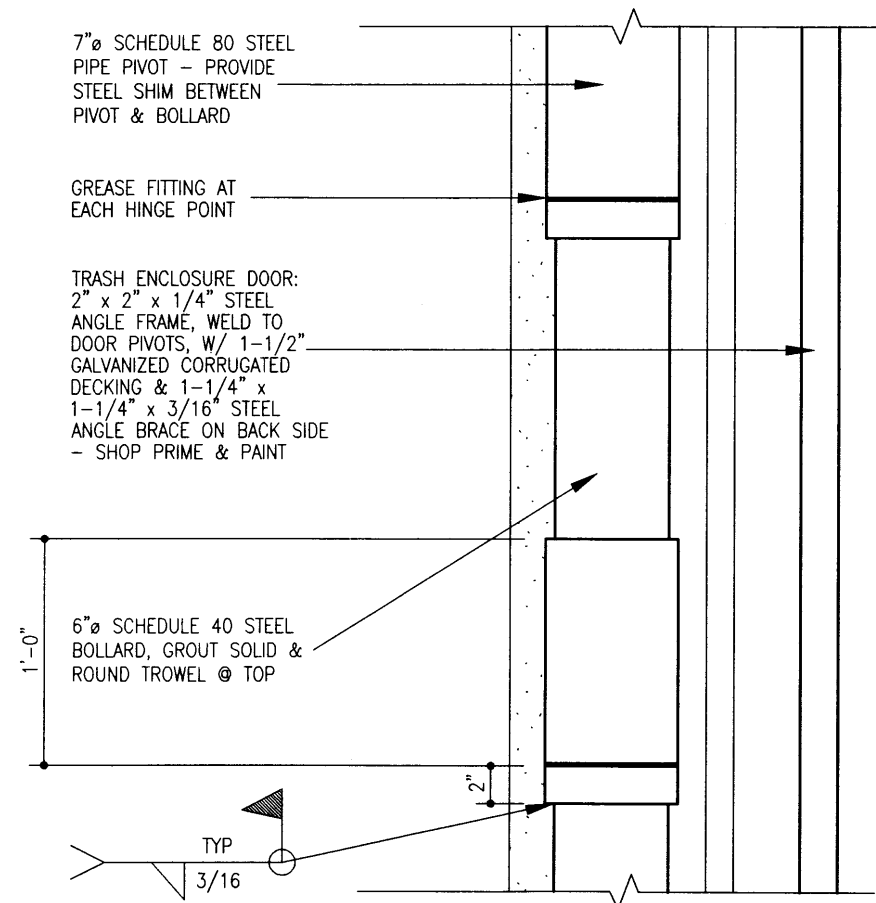




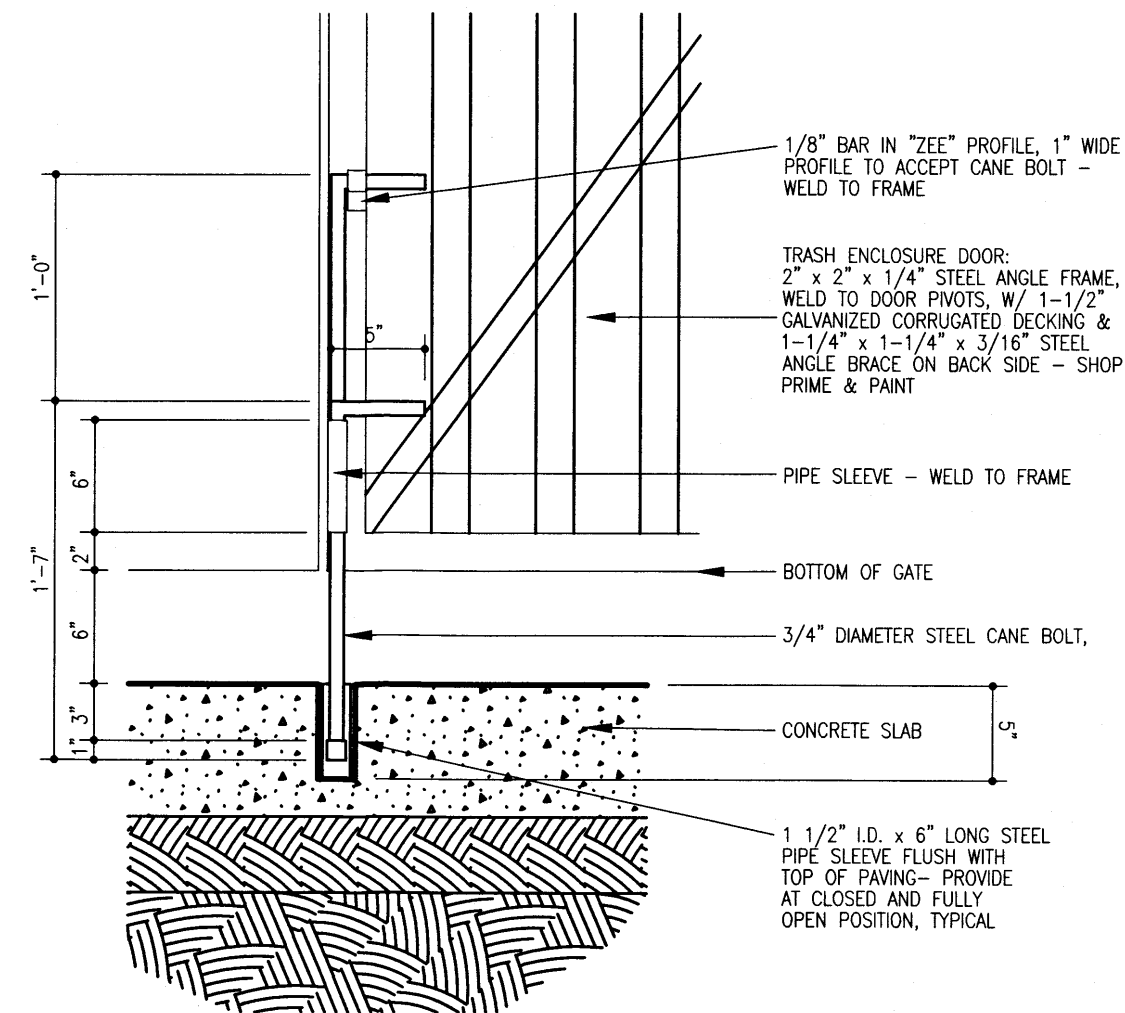
**General Notes**  
 1. PAINT BOLLARDS, GATE HINGES, GATES, & ANY OTHER FERROUS STEEL COMPONENT SHERWIN WILLIAMS PER ARCHITECTURAL PLANS

**NOTES:**

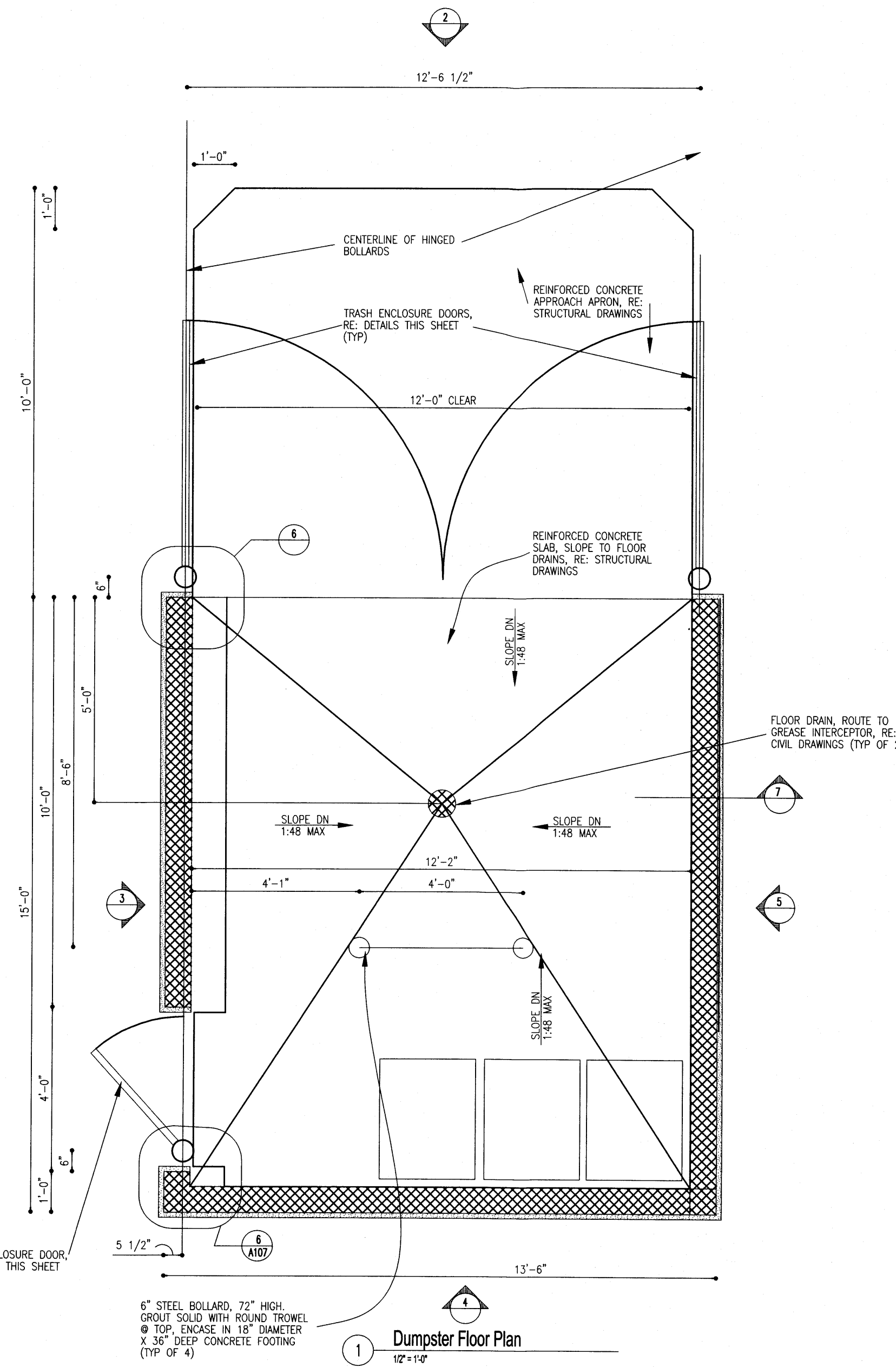
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



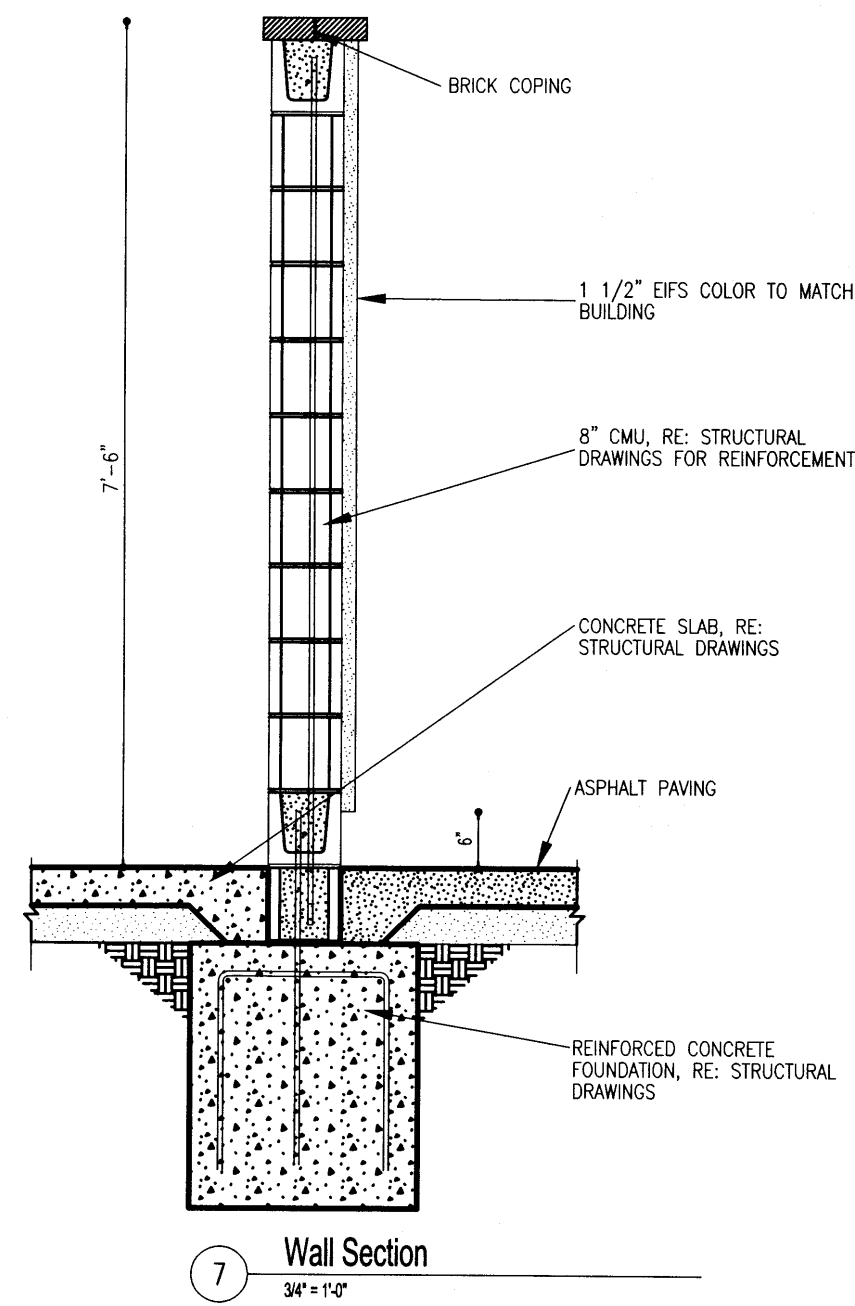
9 Dumpster Door Pivot  
1 1/2" x 14"



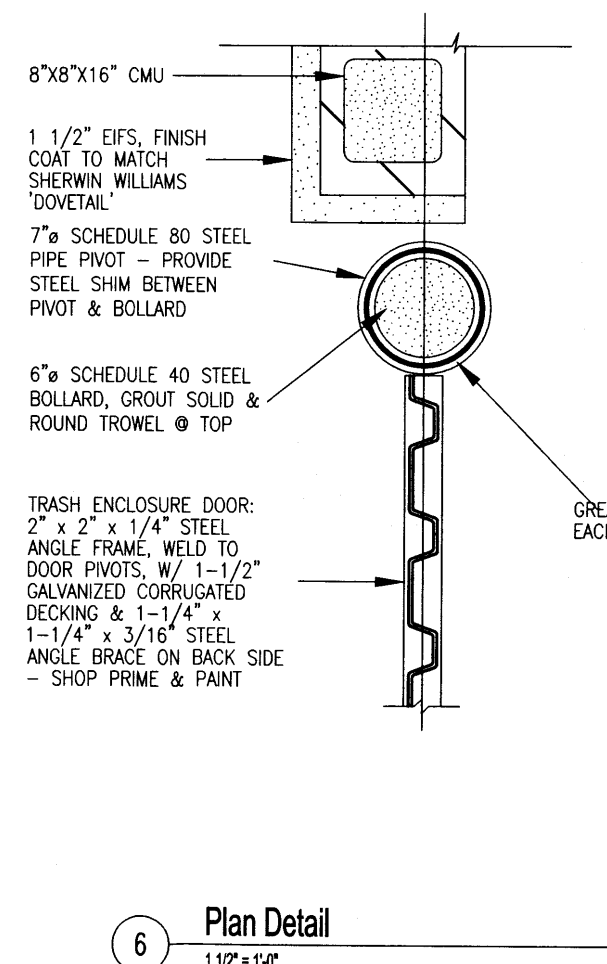
8 Cane Bolt Detail  
1 1/2" x 14"



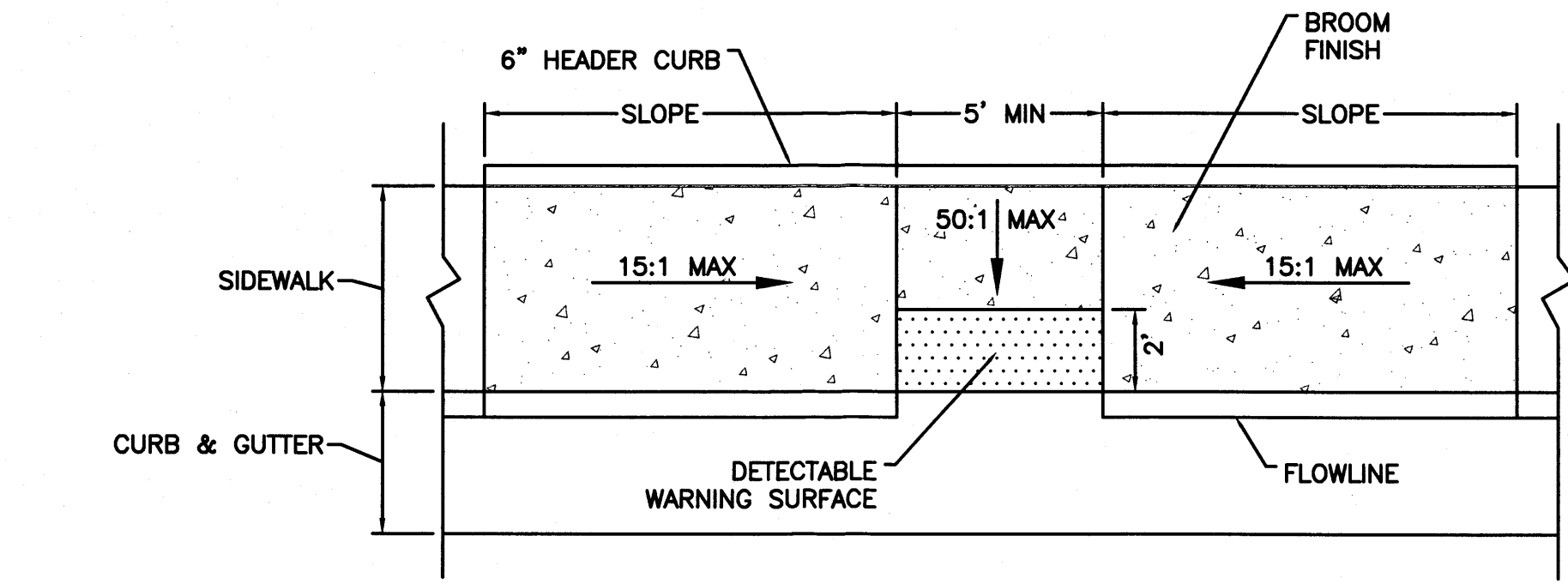
1 Dumpster Floor Plan  
12' x 14'



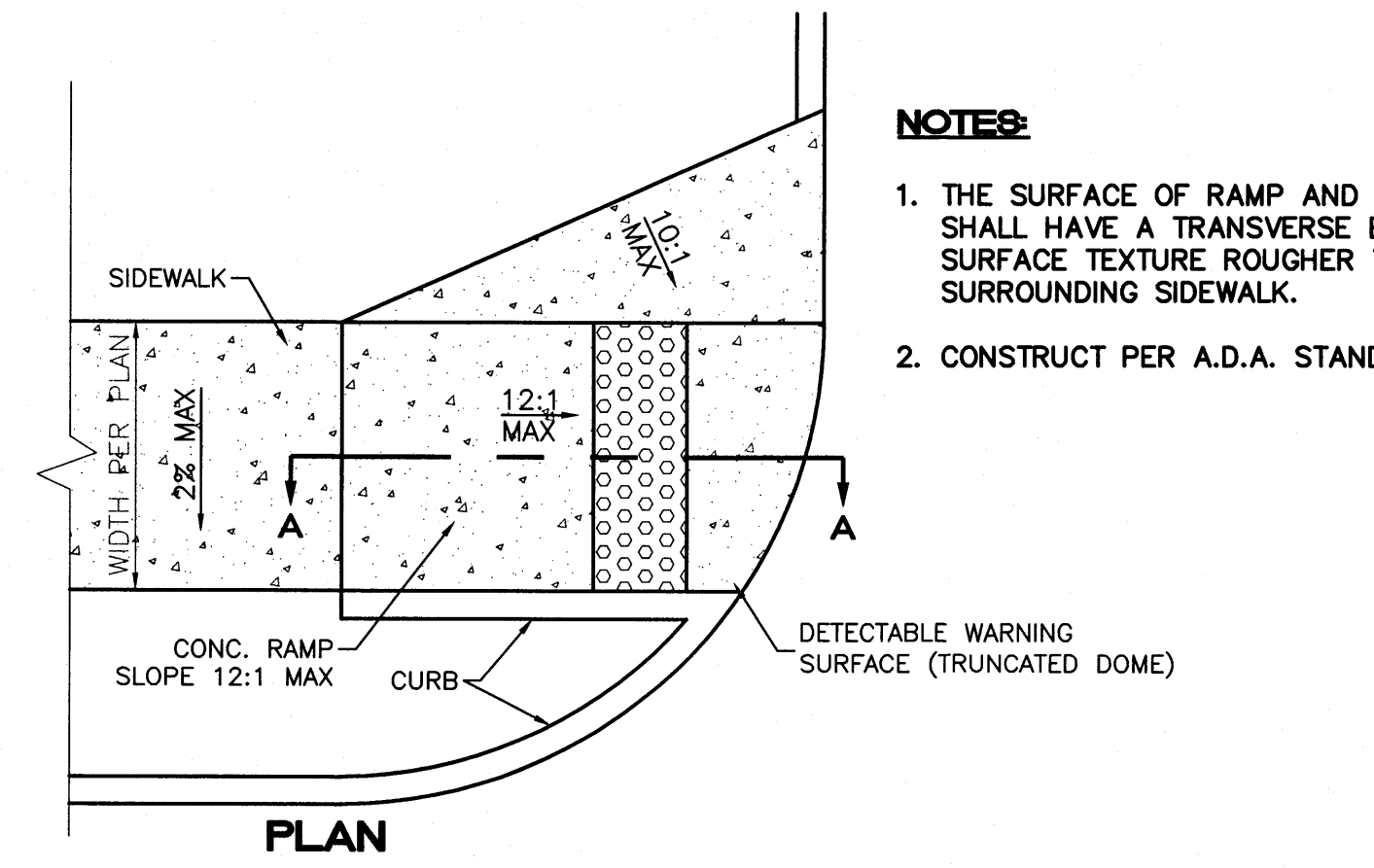
7 Wall Section  
34" x 14"



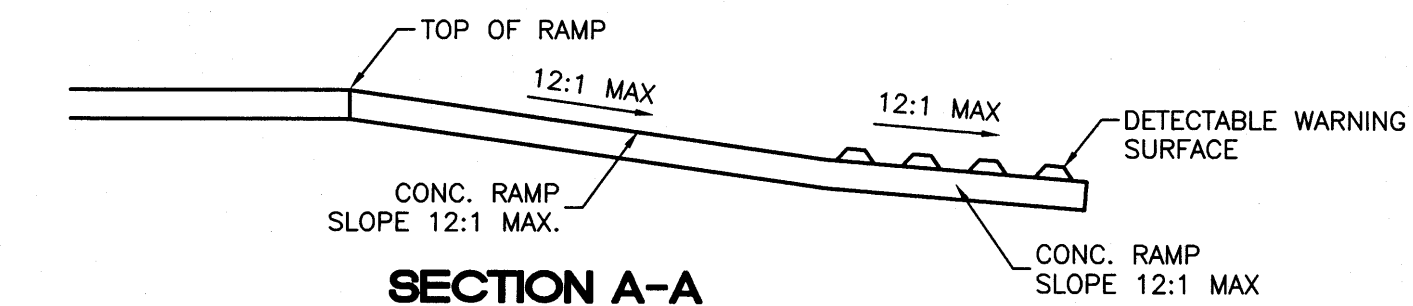
6 Plan Detail  
12" x 14"



PARALLEL CURB HC RAMP  
NOT TO SCALE



PLAN



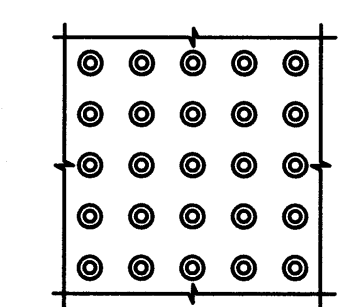
SECTION A-A

UNIDIRECTIONAL HC RAMP  
NOT TO SCALE

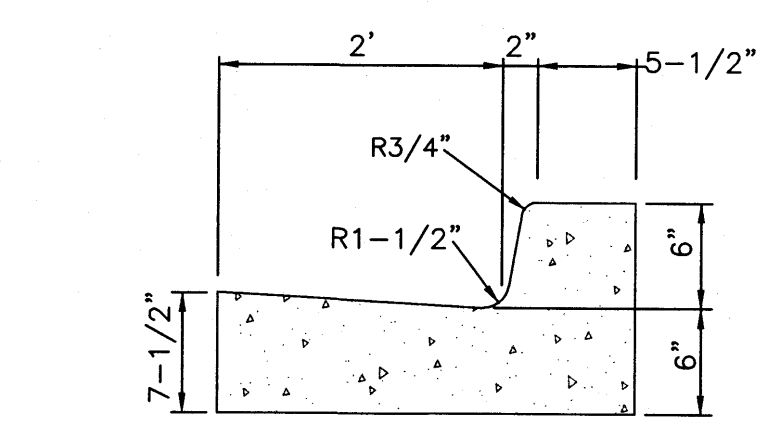
**NOTES:**

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.

**DOME SECTION**  
 BD - BASE DIAMETER 0.9" MIN  
 TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX

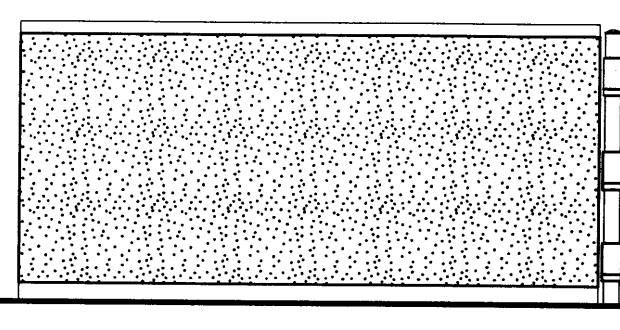


**DOME SPACING**  
 CC - CENTER TO CENTER SPACING 2.35"  
 BB - BASE TO BASE SPACING 1.48" MIN

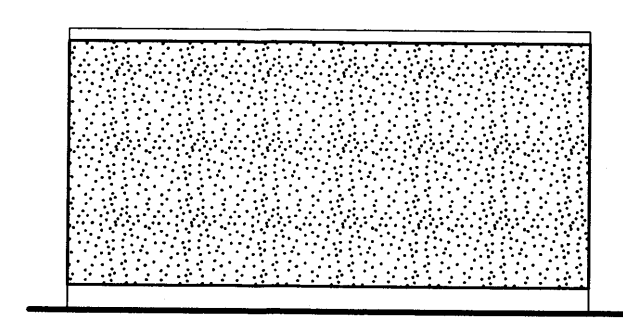


- CURB GENERAL NOTES:**
1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER COA SPECIFICATIONS.
  2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS. SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
  3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
  4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

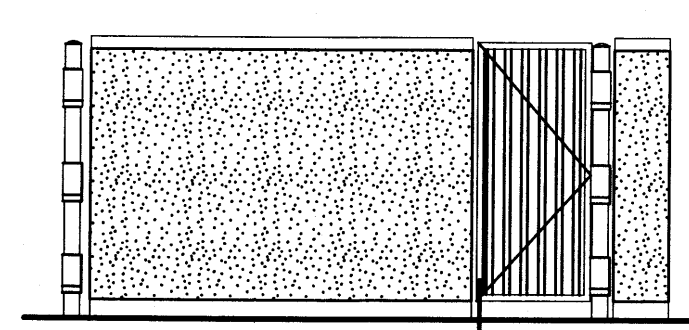
**STANDARD 6" CURB / GUTTER**  
 NTS



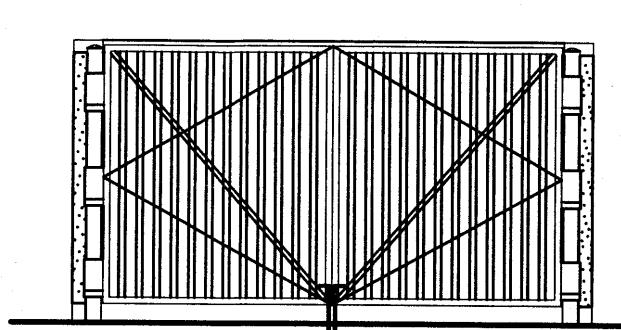
5 Side Elevation  
14" x 14"



4 Back Elevation  
14" x 14"



3 Side Elevation  
14" x 14"



2 Front Elevation  
14" x 14"

ENGINEER'S SEAL	HERITAGE MARKET PLACE ALBUQUERQUE, NM	DRAWN BY pm
	CONSTRUCTION DETAILS	DATE 2-17-15
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 871109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2014038-DET
		SHEET NO DET-1
		JOB # 2014038