

VICINITY MAP H-9Z

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

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

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 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 Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

INDEX TO DRAWINGS

- SP-1 SITE PLAN FOR BUILDING PERMIT
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- GR-1 GRADING PLAN
- GR-2 GRADING PLAN
- GR-3 GRADING PLAN-FUEL AREA
- MU-1 MASTER UTILITY PLAN
- MU-2 MASTER UTILITY PLAN
- MU-3 PUBLIC SANITARY SEWER AND WATER PLAN AND PROFILE
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- A2 ARCHITECTURAL ELEVATIONS
- DET 1-2 DETAILS
- 1-3 SITE PLAN FOR SUBDIVISION

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:
EXISTING: SU-1 PLANNED OFFICE PARK & COMMERCIAL DEVELOPMENT
PROPOSED: C1- TO INCLUDE SALES FOR FULL PACKAGED LIQUOR WITH GROCERY STORE AND SALE OF LIQUOR WITH SIT DOWN RESTAURANT.

SITE AREA: PAD D (GROCERY STORE): 4.99 ACRES
PAD F (GAS PAD): 0.9751 ACRES

PROPOSED USE:
GROCERY STORE (41,921 SF) WITH A PHARMACY DRIVE-UP SERVICE WINDOW, RETAIL SALES OF GASOLINE WITH 6-TWO SIDED FUELING DISPENSER UNITS, AND CONVENIENCE STORE (740 SF); RETAIL BUILDING (10,000 SF) WITH DRIVE-UP WINDOW.

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 TOC). 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.

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.

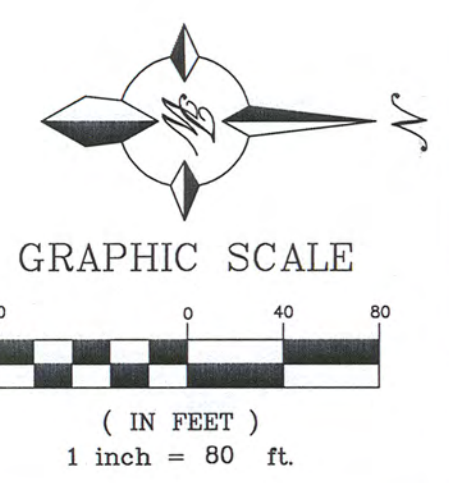
PARKING DATA (GROCERY STORE AND GAS LOT)

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	160 SPACES (GROCERY) + 4 (GAS LOT)
HC PARKING REQUIRED	8 SPACES
HC PARKING PROVIDED	8 SPACES (GROCERY) + 1 (GAS LOT)
TOTAL PARKING PROVIDED	164 SPACES
MC PARKING REQUIRED	5 SPACES
MC PARKING PROVIDED	5 SPACES
BICYCLE PARKING PROVIDED	5 SPACES (3 REQUIRED)

**SEE SHEET SP-4 FOR PAD C PARKING DATA

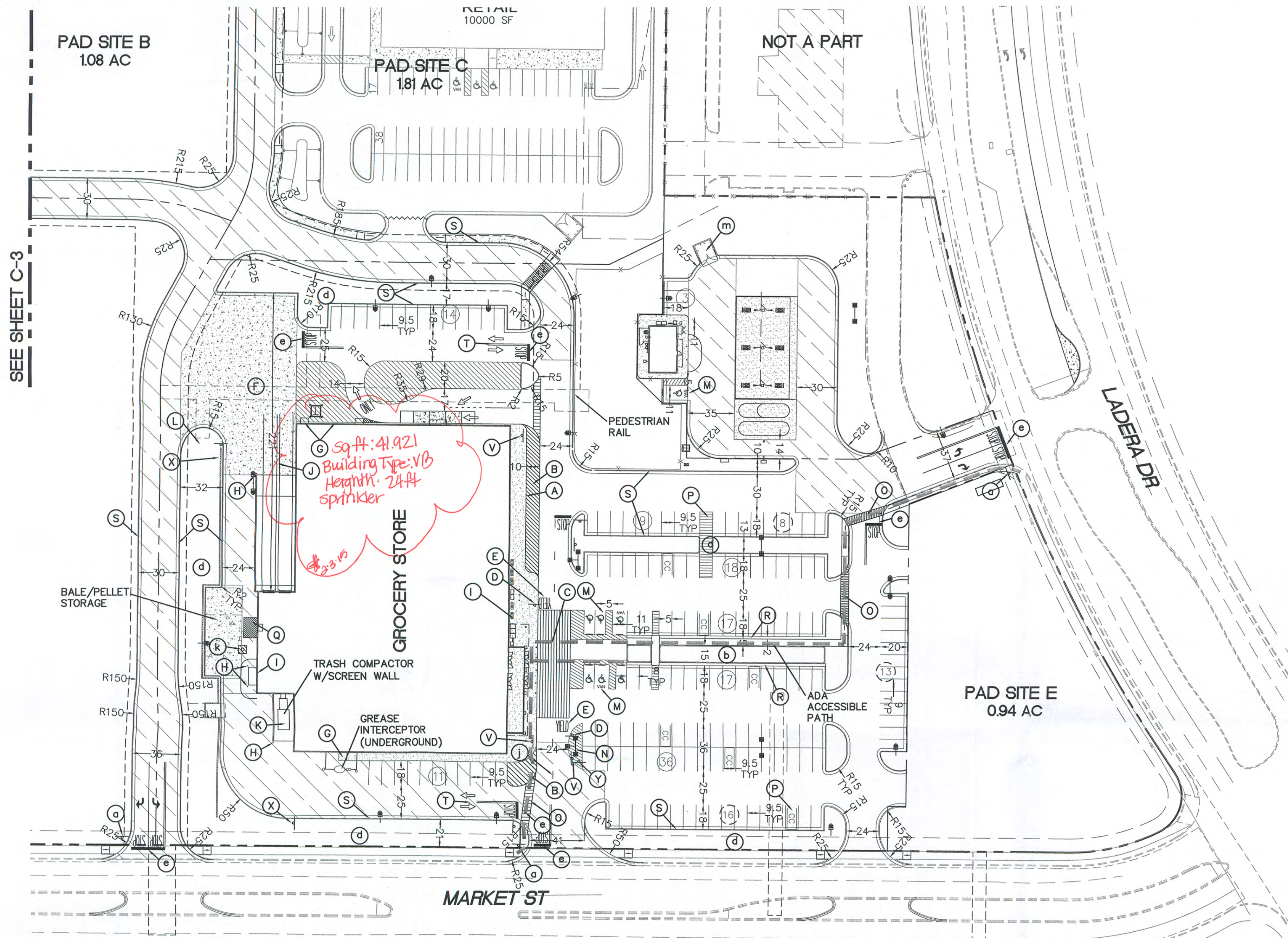
LEGEND

- 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
- ASSOCIATE PARKING



ENGINEER'S SEAL	HERITAGE MARKET PLACE ALBUQUERQUE, NM	DRAWN BY pm
	PAD D SITE PLAN FOR BUILDING PERMIT	DATE 1-20-15
RONALD R. BOHANNAN P.E. #7868	TERRA 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

FIRE MARSHAL (Original)



SEE SHEET C-3

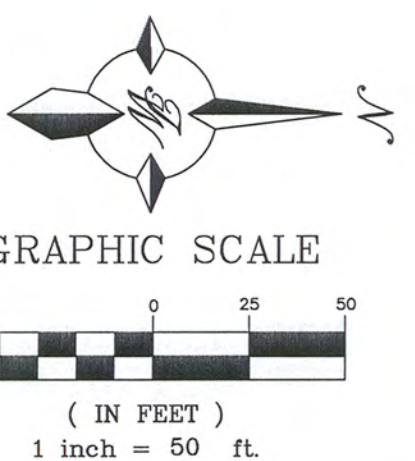
KEYED NOTES

- (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET C-8
- (B) AREA STRIPED AT SYSL/4" AT 45° @ 2'-0" O.C.
- (C) PROVIDE 80' MINIMUM WIDTH CROSSWALK MARKINGS AT ALL GROCERY AND GM VESTIBULE ENTRIES. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- (D) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
- (E) "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET C-8
- (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
- (G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (H) 6" DIA PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET C-8
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) 16' X 42' CONCRETE COMPACTOR PAD AND 16' X 35' HEAVY DUTY PAD (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- (N) PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET C-8
- (O) 8'-0" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET C-8
- (P) CART CORRAL TYPICAL. SEE DETAIL SHEET C-9
- (Q) 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
- (R) 2' BUFFER FOR CAR OVERHANG - REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET C-8
- (S) 18" CONCRETE CURB AND GUTTER TYPICAL. SEE "BASE BID - ASPHALT PLAN" AND/OR "ALTERNATE A - CONCRETE PLAN" FOR CURB TYPE. SEE DETAIL SHEET C-8
- (T) ARROW PAVEMENT MARKINGS TYPICAL. SEE DETAIL SHEET C-8
- (U) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (V) "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.
- (W) 3' HD CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET C-8
- (X) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET C-10
- (Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET C-10
- (Z) "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.
- (a) "STOP" SIGN. SEE DETAIL SHEET C-9
- (b) ADA STALL, LANDSCAPE ISLAND WALKWAY, & CART CROSSOVER. SEE DETAIL SHEET C-8
- (c) HIGH TRAFFIC AREA END CAP ISLAND. SEE DETAIL SHEET.
- (d) INTERIOR LANDSCAPE ISLAND. SEE DETAIL SHEET.
- (e) 2' STOP BAR
- (f) OPTIONAL MOVEMENT LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET C-8
- (g) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET C-9
- (h) ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (i) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
- (j) 6' LONG STRIPE WITH 18' GAPS - TYPICAL.
- (k) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET C-9
- (l) BIKE RACK
- (M) TRASH ENCLOSURE PER DETAIL SHEET DET-2

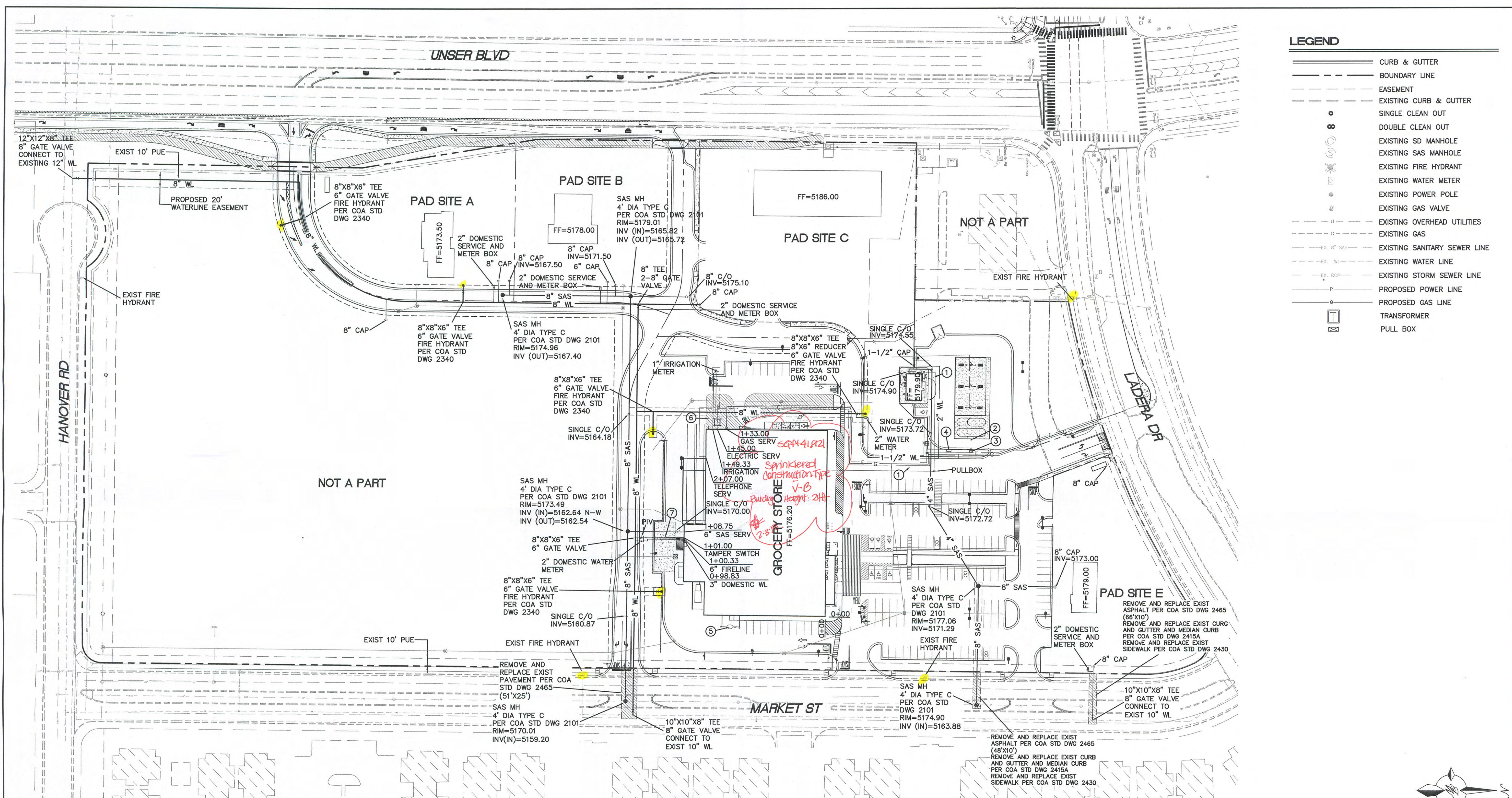
SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. TOTAL LAND AREA IS XX.XX± ACRES.
10. NO WETLANDS WERE PRESENT ON THIS SITE AS INDICATED BY THE LETTER FROM THE U.S. ARMY CORP OF ENGINEERS LETTER DATE XX-XX-XX. (REFERENCE)
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
12. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
13. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

AFD PLANS CHECKING OFFICE
 824-3611
 APPROVED/DISAPPROVED
 SIGNATURE & DATE, 02.03.15



ENGINEER'S SEAL	HERITAGE MARKET PLACE ALBUQUERQUE, NM	DRAWN BY pm
	SITE PLAN	DATE 1-20-15
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierawestllc.com	DRAWING 2014038-SPC
		SHEET NO SP-2
		JOB # 2014038



LEGEND

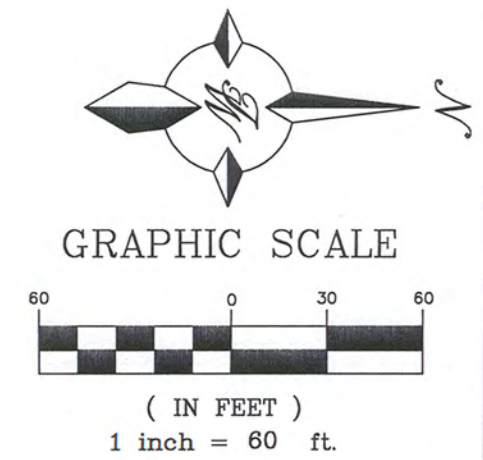
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	EXISTING CURB & GUTTER
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING GAS
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
	PROPOSED POWER LINE
	PROPOSED GAS LINE
	TRANSFORMER
	PULL BOX

- KEYED NOTES**
- 2 CONDUITS FOR FIBER OPTICS AND TELEPHONE (FROM WALMART)
 - UNDERGROUND VENT PIPING FROM UNDERGROUND STORAGE TANKS (REF ARCH)
 - REMOTE VENT. AOR TO DETAIL.
 - AIR STATION
 - 1300 GAL GREASE INTERCEPTOR PER MEP/STRUCTURAL PLAN
 - BOLLARD (TYP)
 - 1" CONDUIT FOR FIRE PROTECTION TAMPER SWITCH

NOTE
 BACKFLOW PREVENTER FOR FIRE SPRINKLER AND DOMESTIC SERVICE TO BE LOCATED INSIDE BUILDING.

CAUTION
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 SIGNATURE & DATE: 02-03-15



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	HERITAGE MARKET PLACE ALBUQUERQUE, NM	DRAWN BY pm
	MASTER UTILITY PLAN	DATE 1-20-15
 TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.terrawestllc.com		DRAWING 2014038-MU
		SHEET NO MU-1
		JOB # 2014038