

Vicinity Map  
Zone Atlas Page: C-19-Z

**Description**

The South 135' of Lot 17 and 18, Block 9, Tract 2, Unit 3 of the North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico.

**Site Data**

- Total Site Area = 33,896 Sq. Ft. (0.78 Acres)
- Kiosk Area = 178 Sq. Ft.
- Canopy Area = 5,418 Sq. Ft.
- Parking Required = 1 Stall
- Parking Provided = 1 Stall + 1 Accessible Stall
- Motorcycle Parking = 1 Stall Provided
- Bicycle Parking = 4 Stalls Provided
- Maximum Building Height = 36'
- Minimum Building Setback = 5'

**Landscape Analysis**

- Net Site Area = 27,442 Sq. Ft.
- Landscape Required = 4,116 Sq. Ft. (15%)
- Landscape Provided = 4,757 Sq. Ft. (17%)

**PROJECT #**

EPC Application #: 1003532 10EPC-40035, -40036  
DRB Case/Project #: 1003532

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on July 8, 2010 and that the findings and conditions in the Official Notice, Notification of Decision have been complied with.

**SITE DEVELOPMENT PLAN**

<i>[Signature]</i> Traffic Engineer, Transportation Division	01-27-11 Date
<i>[Signature]</i> Parks and Recreation Department	9/8/10 Date
<i>[Signature]</i> Solid Waste	9-8-10 Date
<i>[Signature]</i> City Engineer, Engineering Division / AMAPC	1-27-11 Date

**APPROVAL AND CONDITIONAL ACCEPTANCE:** as specified by the Development Process Manual.

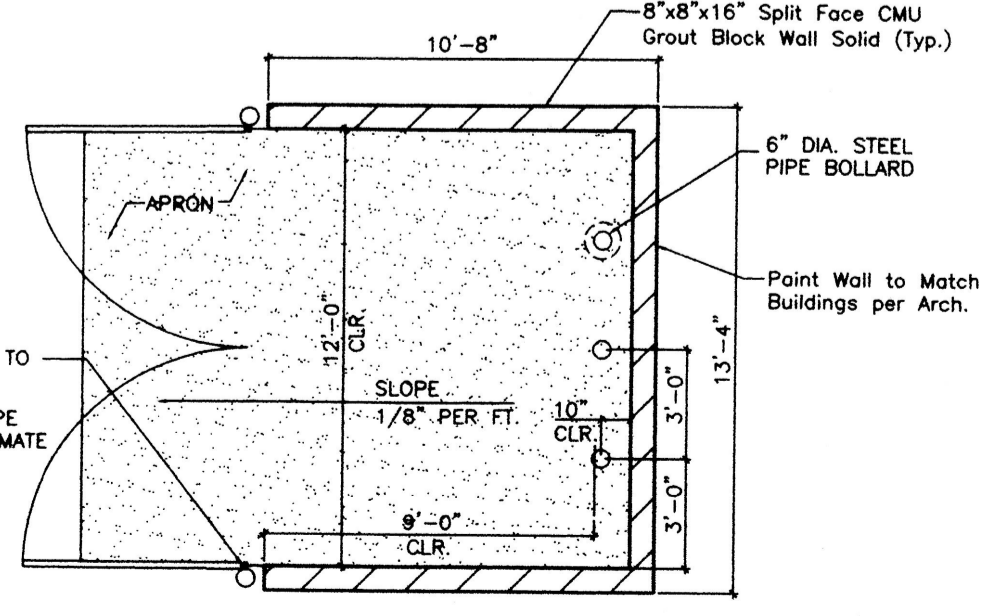
<i>[Signature]</i> City Planner, Albuquerque Planning Division	9/8/10 Date
N/A Solid Waste	
N/A Fire Department	

**Conditions of Approval**

1. There shall be no sales of alcohol from the kiosk on the site.
2. Site Plan shall comply with and be designed per DPM Standards
3. Video surveillance cameras shall be installed to view all points of sale, walkways, service islands, dumpsters and building entrance/exit points.
4. Site Plan shall comply with the General Lighting Regulations of 14-16-3-9, specifically in reference to lighting under the canopy.
5. The site development plan for building permit shall comply with all design regulations of the LaCueva Sector Development Plan.

**Smith's**  
FOOD & DRUG STORES  
1550 South Redwood Road  
Salt Lake City, Utah 84104  
Telephone (801) 974-1400

**#459**  
Albuquerque, New Mexico



NOTE: FOR HINGE INFORMATION REFER TO DETAIL 3 THIS SHEET.  
NOTE: 6" DIA. x 5'-0" HIGH STEEL PIPE BOLLARD SHALL RECEIVE A ZINC CHROMATE PRIME COAT AND 2 COATS FLAT MATTE PAINT TO MATCH ENCLOSURE.

- 1 CONST. DRIVEWAY PER COA STANDARD PLAN 2426
- 2 CONST 6' COLORED (REDDISH BROWN), STAMPED (BLACK LETTERING) CONC. CROSSWALK
- 3 CONST ADA ACCESSIBLE RAMP

**Legend**

Existing Improvements	Existing Inlet Box
Proposed Improvements	Proposed Inlet Box
Property Line	Exist. Catch Basin
Proposed Asphalt	Catch Basin
Existing Asphalt	Proposed Manhole
ADA Route	Existing Manhole
Proposed Concrete	Fire Hydrant
Detail Number	Existing Fire Hydrant
Sheet Number	Existing Light Pole
	Proposed Light Pole
	Existing Street Light
	Proposed Street Light

**Survey Note**  
Great Basin Engineering has relied upon a survey performed by Bohannon Houston Inc. in preparing this drawing. Great Basin Engineering makes no claims to the accuracy of the information provided by Bohannon Houston.  
Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone (NAD 83). Distances are Ground.

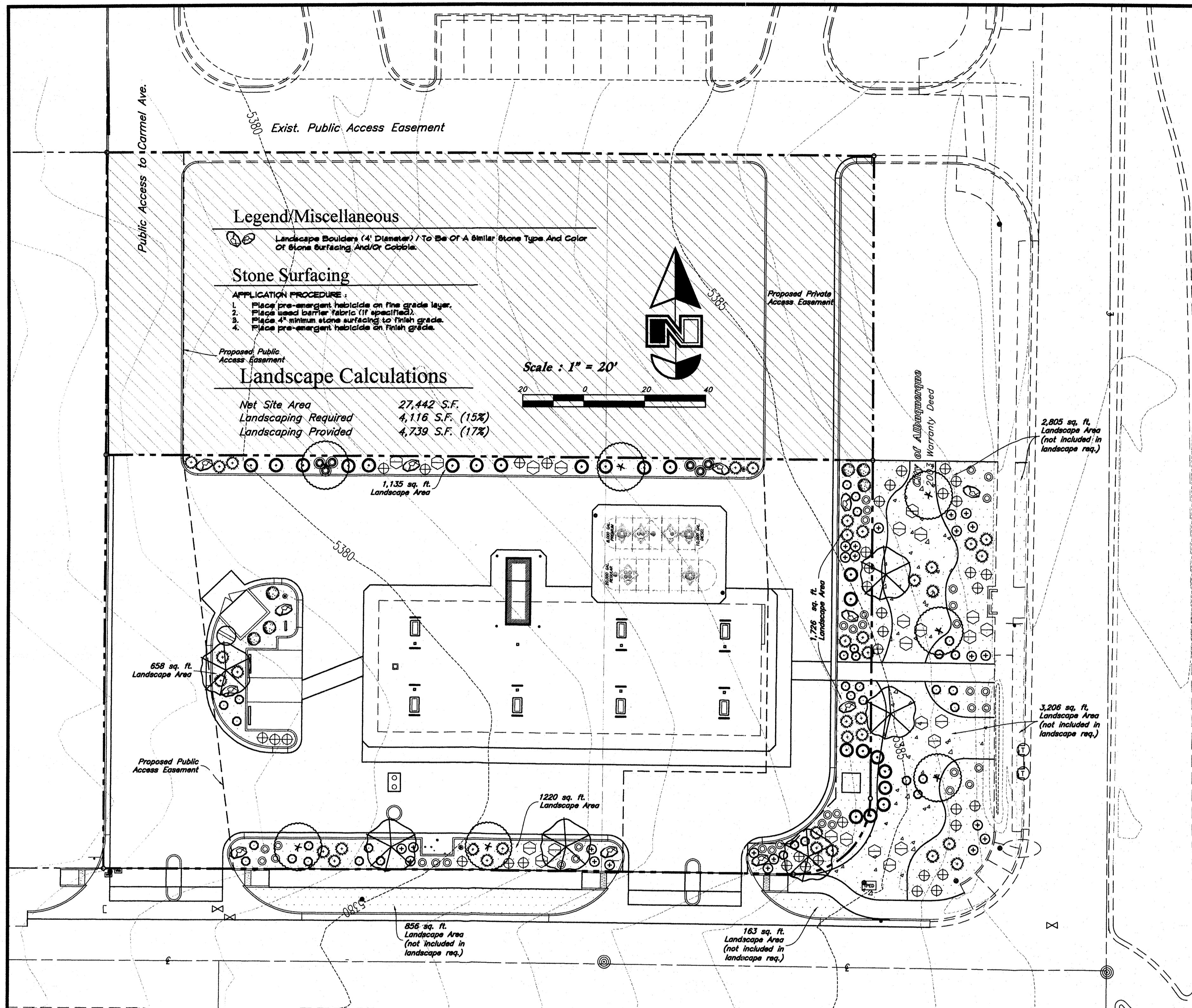
Designed by: BPH  
Drafted by: BPH  
Client Name: Smith's Food and Drug  
SMCA59GAS-EPC-SP

**GREAT BASIN ENGINEERING - SOUTH**  
CONSULTING ENGINEERS and LAND SURVEYORS  
2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
Salt Lake City (801) 921-6229 Ogden (801) 334-7288 Fax (801) 921-9951

**Smith's Fuel Center**  
Wyoming Boulevard and Holly Avenue NE  
Albuquerque, New Mexico

Site Development Plan for Building Permit / Subdivision Plat

31 Aug, 2010  
SHEET NO. 1



**Legend/Miscellaneous**

Landscape Boulders (4' Diameter) / To Be Of A Similar Stone Type And Color Of Stone Surfacing And/Or Cobble.

**Stone Surfacing**

- APPLICATION PROCEDURE:**
1. Place pre-emergent herbicide on fine grade layer.
  2. Place weed barrier fabric (if specified).
  3. Place 4" minimum stone surfacing to finish grade.
  4. Place pre-emergent herbicide on finish grade.

**Landscape Calculations**

Net Site Area	27,442 S.F.
Landscaping Required	4,116 S.F. (15%)
Landscaping Provided	4,739 S.F. (17%)

Scale: 1" = 20'

**Plant List (TREES)**

Quan.	Symbol	Botanical Name	Common Name	Size	20 Yr. Ht.	20 Yr. Spd.
6		Fraxinus velutina	Arizona Ash	2" Caliper / 10'-12" Ht.	40 Ft.	40 Ft.
7		Ulmus parvifolia	Leadbark Elm	2" Caliper / 10'-12" Ht.	40 Ft.	40 Ft.

**Plant List (SHRUBS)**

Quan.	Symbol	Botanical Name	Common Name	Size	5 Yr. Ht.	5 Yr. Spd.
33		Caryopteris x clandonensis	Blue Mist Spirea	5 Gallon / 18"-24" Ht.	3 Ft.	4 Ft.
6		Chrysothamnus nauseosus	Rubber Rabbitbrush	5 Gallon / 15"-18" Ht.	5 Ft.	5 Ft.
38		Heperaloe parviflora	Red Flowering Yucca	5 Gallon / 15"-18" Ht.	3 Ft.	4 Ft.
36		Juniperus sabinus 'Broadmoor'	Broadmoor Juniper	5 Gallon / 18"-24" Spd.	3 Ft.	6 Ft.
22		Photinia Fraseri	Red Tip Photinia	5 Gallon / 18"-24" Ht.	8 Ft.	8 Ft.
23		Salvia dorrii	Desert Sage	5 Gallon / 15"-18" Ht.	2 Ft.	3 Ft.

**Plant List (ORNAMENTAL GRASSES/VINES)**

Quan.	Symbol	Botanical Name	Common Name	Size	5 Yr. Ht.	5 Yr. Spd.
1		Eriarthus ravennae	Ravennae Grass	5 Gallon / 24"-30" Ht.	12 Ft.	9 Ft.
44		Helliotrichon sempervirens	Blue Avena Grass	5 Gallon / 15"-18" Ht.	2 Ft.	1 Ft.
24		Miscanthus gracillimus	Gracillimus Maiden Grass	5 Gallon / 24"-30" Ht.	5 Ft.	5 Ft.

**Legend / Materials**

Symbol	Item	Description / Remarks
	Decorative Stone Surfacing 21" Minus Size / Washed (Tan Color)	Place To A Uniform Depth Of 4 Inches Over Approved Weed Barrier Fabric (Optional). The Sub-grade Shall Be Raised Smooth & Clear Of All Material Over 1" In Size. (Contractor to Submit Samples to Engineer Before Installation)
	Decorative Stone Surfacing 4" Minus Size / Washed (Red or Dark Brown Color)	Place To A Uniform Depth Of 4 Inches Over Approved Weed Barrier Fabric (Optional). The Sub-grade Shall Be Raised Smooth & Clear Of All Material Over 1" In Size. (Contractor to Submit Samples to Engineer Before Installation)

**Planting Notes**

1. All new planting and stone surfacing areas shall be sub-graded to a depth of 4 inches below the ultimate finish grade, allowing for the installation of a 4 inch layer of either bark mulch for plant water wells and/or the installation of each type of stone surfacing and weed barrier fabric.
2. All plant material holes shall be dug a minimum 2 times the diameter of the rootball and (6) inches deeper. Excavated material shall be removed from the site, or used for other grading purposes on the site.
3. Plant backfill mixture shall be composed of 4 parts (80%) topsoil to 1 part (20%) humus mulch additive, and shall be rotary mixed on-site prior to installation.
4. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
5. Upon completion of planting operations, all shrub and tree wells shall receive a (3) inch minimum depth of fine ground bark in the planting pit. The overall shrub area (beyond the planting pit), shall receive a 3 inch depth of the type of stone surfacing or cobble rock as specified.
6. All areas where different types of stone surfacing are adjacent, shall be neatly placed together, matching a uniform transition from one material type to the other. It is not the intent to any type of edger for this.
7. The project shall be swept clean of dirt and debris prior to completion of the project.
8. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of final completion and acceptance.

**General Notes**

1. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
2. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.
3. The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equally spaced.
4. The plant materials list is provided as an indication of the specific requirements of the plants specified, wherever in conflict with the planting plan, the planting plan shall govern.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.
7. The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.
8. The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of root balls shall be planted flush with finish grade.
9. The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walks, etc.
10. The contractor shall maintain all work until all work is complete and accepted by the Owner. In addition, the contractor shall maintain and guarantee all work for a period of ONE YEAR from the date of final acceptance by the Owner. The contractor shall provide a bond for 20% of the landscape and irrigation work for the same ONE YEAR maintenance and guarantee period. Maintenance shall include mowing, weeding, fertilizing, cleaning, insecticides, herbicides, etc.
11. It shall be the contractor's responsibility to ensure that any damaged or disturbed landscaping from the construction of this project is to be returned to as good or better condition.
12. It shall be the responsibility of the property owner to maintain all landscaping and irrigation facilities after construction at the end of the contractor warranty period.

**Sub-Grade Requirements**

1. SHRUB/STONE AREAS: Four (4) inches below finish grade. This will allow for the installation of the required depth of decorative stone surfacing, leaving the grade slightly below finish grade of concrete areas.

**Irrigation Notes**

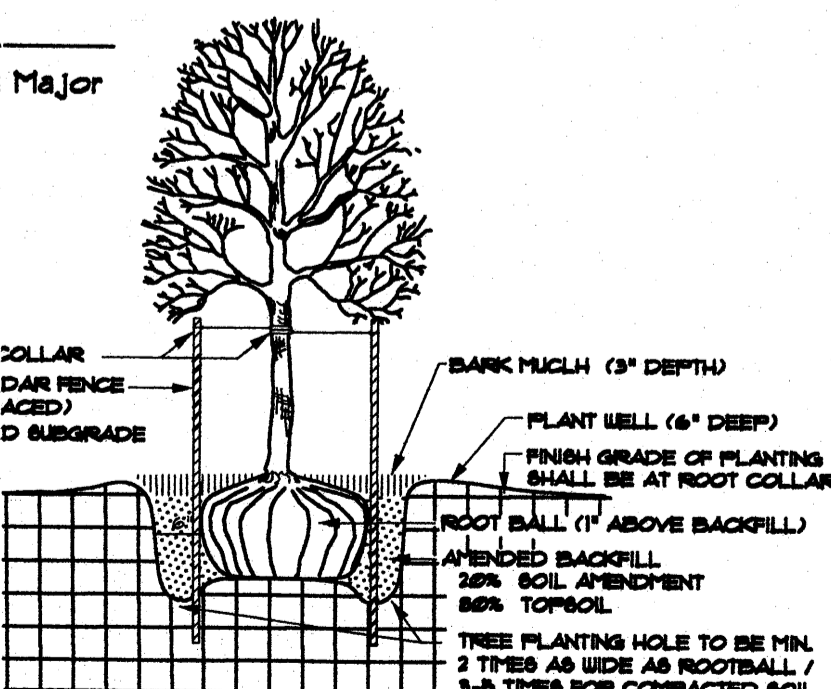
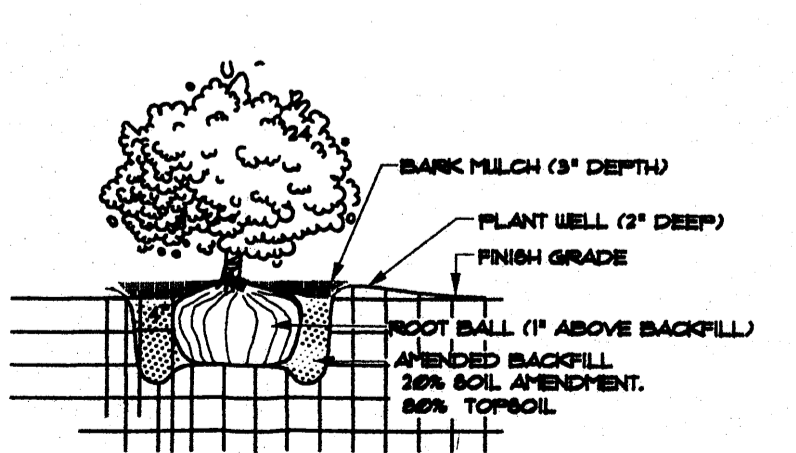
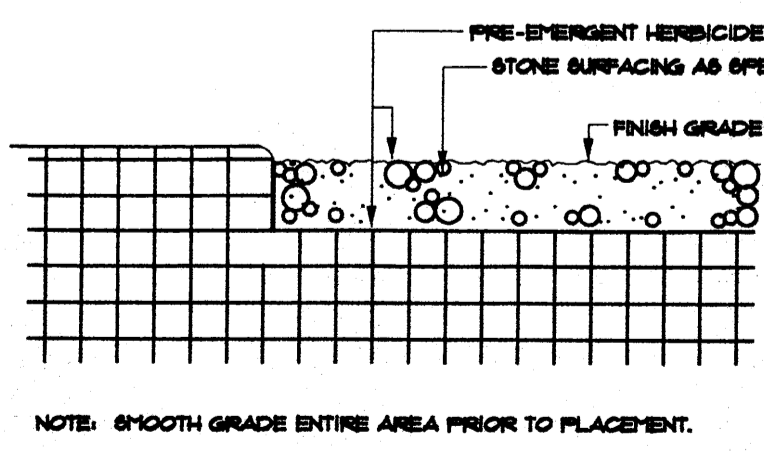
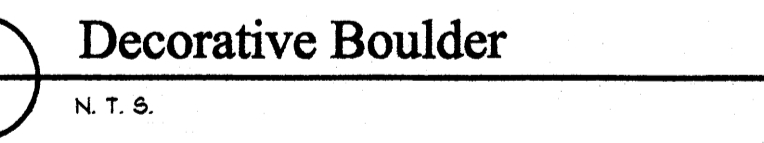
1. All plant materials shown on the drawing shall be serviced by an automatic underground irrigation system. The contractor is to have a qualified irrigation system specialist prepare a design for an automatic underground irrigation system and submit drawings to the engineer for approval at least 30 days prior to the system installation. Underground irrigation system drawings shall be prepared on 24"x36" sheets, neatly drawn and very legible. Drawings are to include head spacing, types of heads, piping with sizes, valves, fitting, drip irrigation system, backflow prevention detail and all other items required for proper installation of the system.
2. The landscape contractor shall be responsible for the installation of all irrigation elbows prior to placement of hard improvements. Coordinate with the general contractor.
3. The utility contractor is to provide an irrigation system connection to either the culinary or secondary waterline, as applicable, within state and local jurisdictional codes.
4. The irrigation contractor is responsible to coordinate this item with the utility contractor.
5. The irrigation control box shall be located or relocated at the direction of the project manager.

**Note Of Ordinance Compliance**

1. All New Landscaping Shall Be In Compliance With The Water Conservation Landscaping And Water Waste Ordinance.
2. 75% of Living Ground Cover is Provided at 5 Year Maturity.

**Street Trees Notes**

1. The Development Has Provided The Minimum Requirement Of Street Trees For All Major Streets.



1 Decorative Boulder  
N.T.S.

2 Stone Surfacing  
N.T.S.

3 Shrub Planting  
N.T.S.

4 Tree Planting  
N.T.S.

Designed by: BPH  
 Drafted by: BPH  
 Client Name: Smith's Food and Drug  
 SMC459GAS-EPC-LS

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 CONSULTING ENGINEERS and LAND SURVEYORS  
 2010 North Redwood Road, P.O. Box 16747  
 Salt Lake City, Utah 84116  
 Salt Lake City (801)521-6529 Ogden (801)354-7268 Fax (801)521-9551

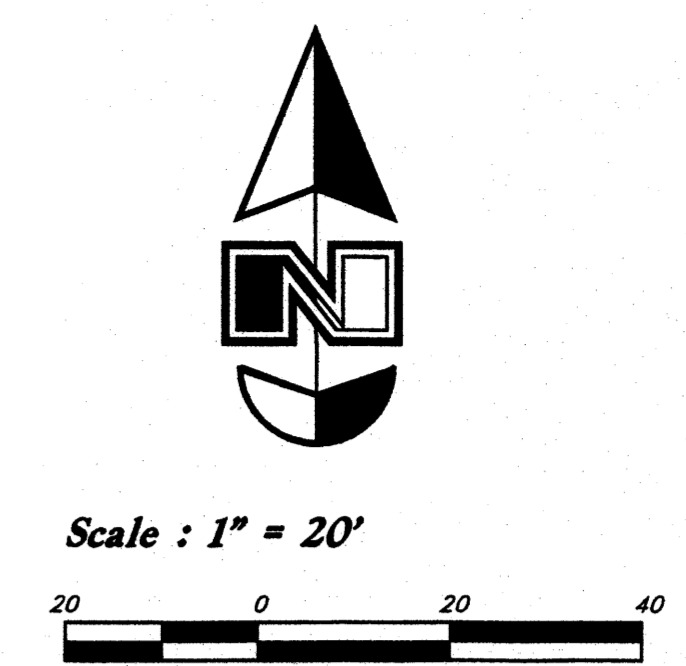
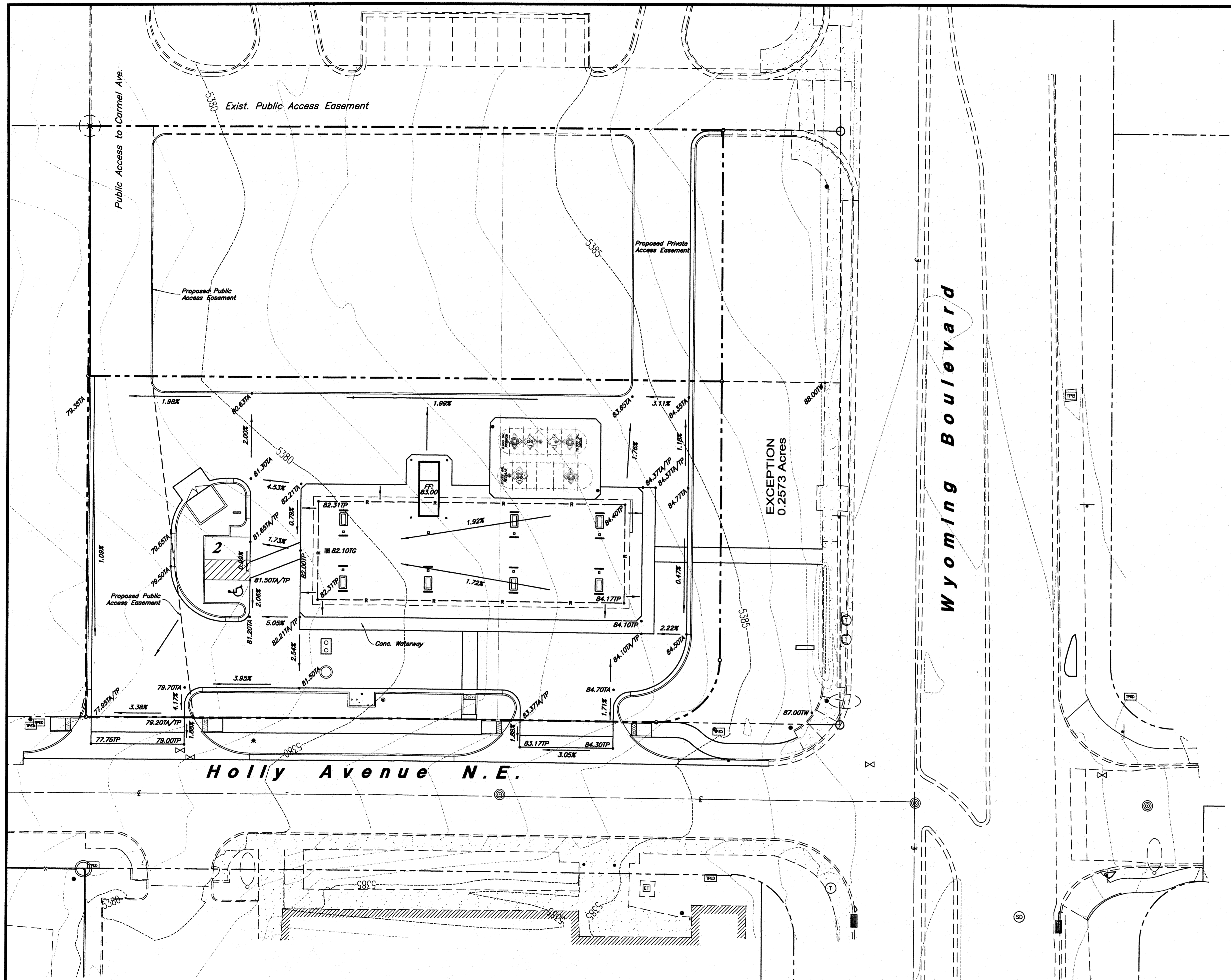
Preliminary Landscape Plan

**Smith's Fuel Center**  
 Wyoming Boulevard and Holly Avenue NE  
 Albuquerque, New Mexico

12 Aug, 2010

**#459**  
 Albuquerque, New Mexico

SHEET NO. **2**



**Grading Narrative**

The natural topography of the site slopes downward towards the west. Proposed grading improvements include similar grading provided with the Bank of Albuquerque to the north of the proposed site.

**General Grading Notes:**

- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- The recommendations in the following Geotechnical Engineering Report by \_\_\_\_\_ are included in the requirements of grading and site Preparation. The Report is titled: \_\_\_\_\_  
Job No.: \_\_\_\_\_  
Dated: \_\_\_\_\_
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.

**Curb and Gutter Construction Notes:**

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on the grading plan.
- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Refer to the typical details for a standard and open face curb and gutter for dimensions.
- Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.

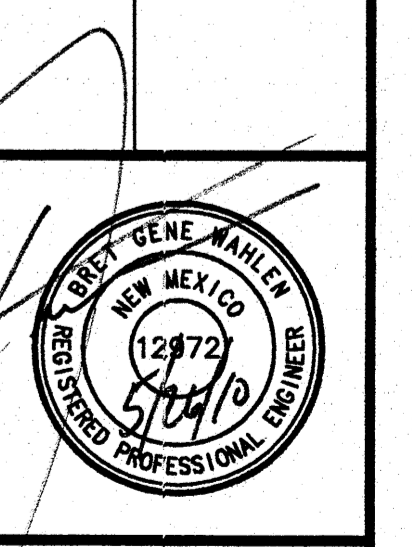
**ADA Note:**  
Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.  
The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHWA.

REV	DATE	DESCRIPTION

Designed by: BPH  
 Drafted by: BPH  
 Client Name:  
 Smith's Food and Drug  
 SMC459GAS-EPC-GR

**GREAT BASIN ENGINEERING - SOUTH**  
 CONSULTING ENGINEERS and LAND SURVEYORS  
 2010 North Redwood Road, P.O. Box 16747  
 Salt Lake City, Utah 84116  
 Salt Lake City, (801)321-8559 Ogden (801)394-7288 Fax (801)321-9551

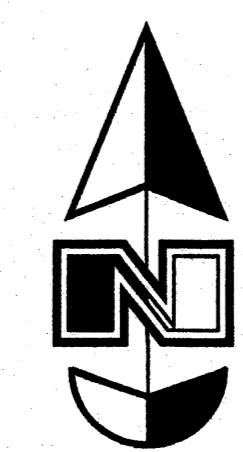
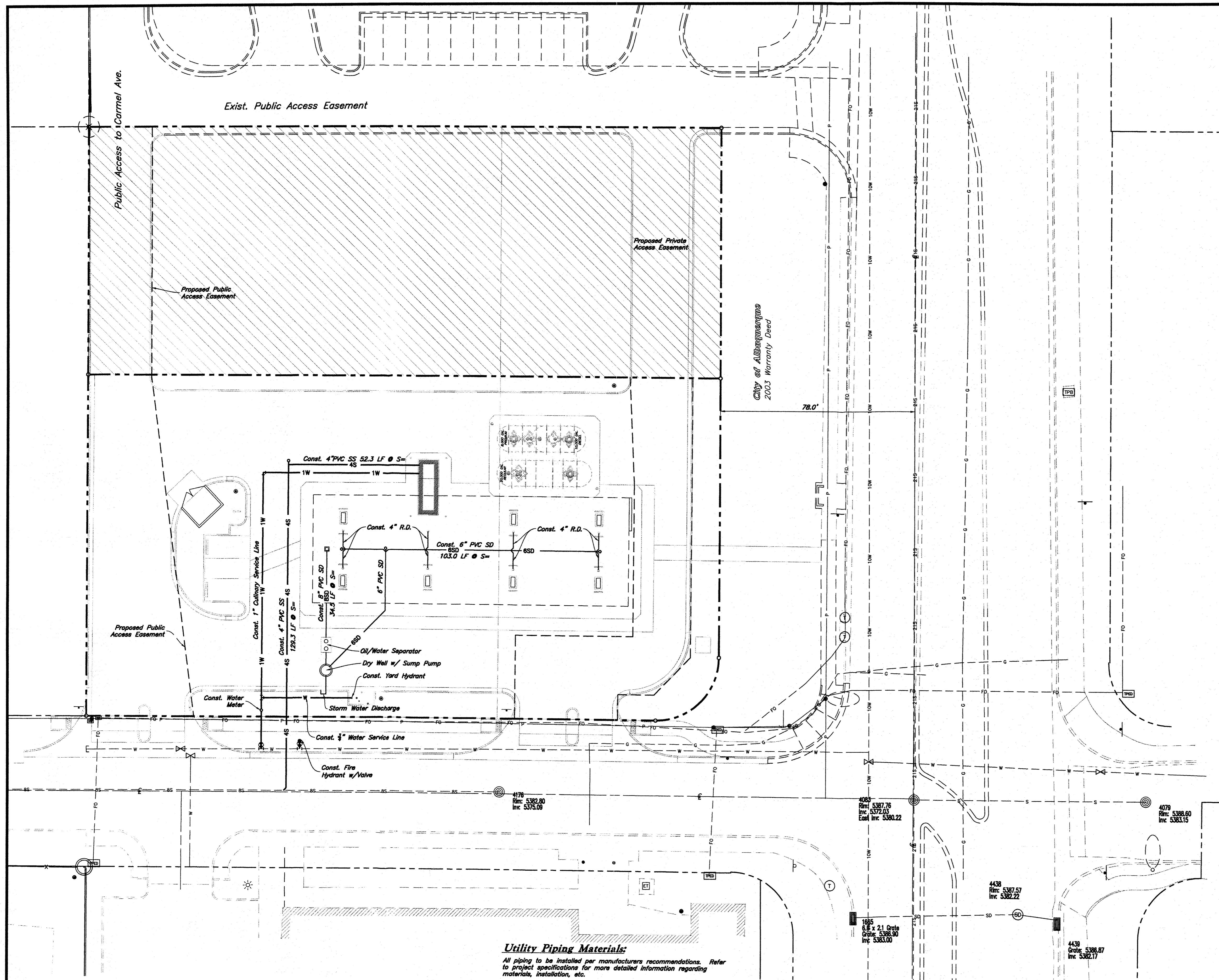
**Preliminary Grading Plan**  
**Smith's Fuel Center**  
 Wyoming Boulevard and Holly Avenue NE  
 Albuquerque, New Mexico



26 May, 2010

SHEET NO.

**Smith's**  
**FOOD & DRUG STORES**  
 1550 South Redwood Road  
 Salt Lake City, Utah 84104  
 Telephone (801) 974-1400  
**#459**  
**Albuquerque, New Mexico**



Scale : 1" = 20'

**Utility Piping Materials:**  
 All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

- Culinary Service Laterals**
- Pipe material as shown on utility plan view and/or to meet city standards.
- Water Main Lines and Fire Lines**
- Pipe material as shown on utility plan view and/or to meet city standards.
- Sanitary Sewer Lines**
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type FSM, SDR 35
- Storm Drain Lines**
- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type FSM, SDR 35
  - 12" pipes or larger - Reinforced Concrete Pipe, ASTM C 76, Class III

Building Data	
Type:	x
Square Footage:	x
Fire Sprinkled:	x
Building Height:	x
Fire Flow Required:	x
Building Occupancy:	x

**CAUTION :**  
 The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

- General Utility Notes:**
- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
  - Coordinate all utility connections to building with plumbing plans and building contractor.
  - Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
  - All catch basin and inlet box grates are to be bicycle proof.
  - Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
  - Gas lines, telephone lines, and cable TV lines are not a part of these plans.
  - Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
  - Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
  - Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

New Mexico One Call, Inc.  
**NMOC**  
 Professional Resources for Damage Prevention  
 1-800-321-ALERT

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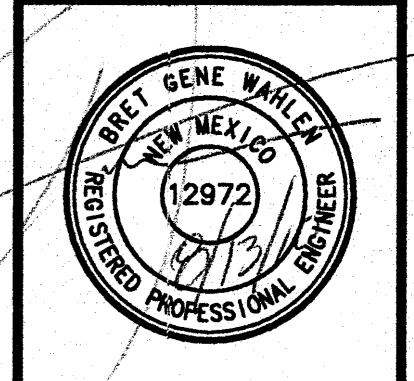
REV.	DATE	DESCRIPTION

Designed by: BPH  
 Drafted by: BPH  
 Client Name:  
 Smith's Food and Drug

SMC459GAS-EPC-UT

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 Salt Lake City (801) 521-8529 Ogden (801) 394-7888 Fax (801) 521-8551

**Preliminary Utility Plan**  
**Smith's Fuel Center**  
 Wyoming Boulevard and Holly Avenue NE  
 Albuquerque, New Mexico



13 Aug, 2010

SHEET NO.  
**4**

