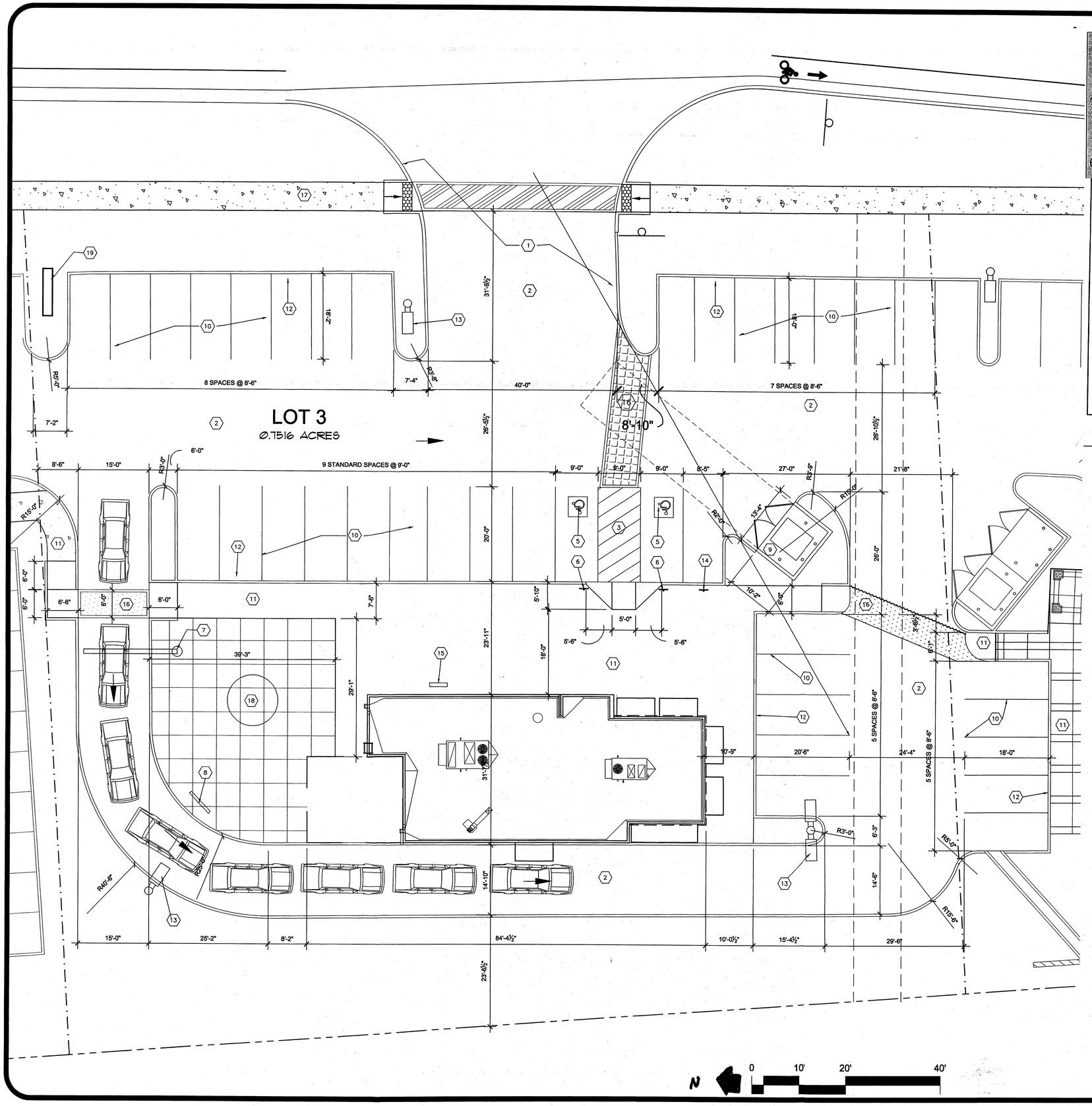
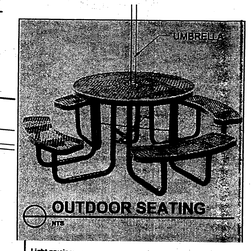
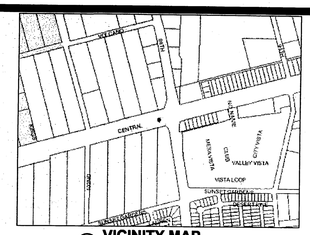
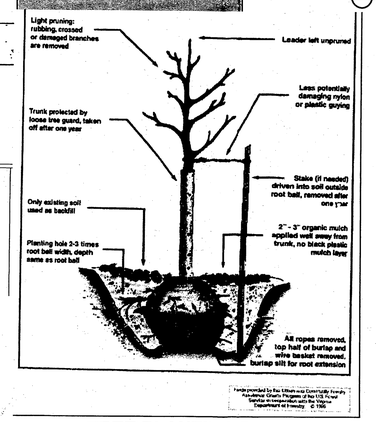




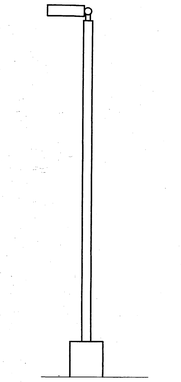
OUTDOOR SEATING
NTS



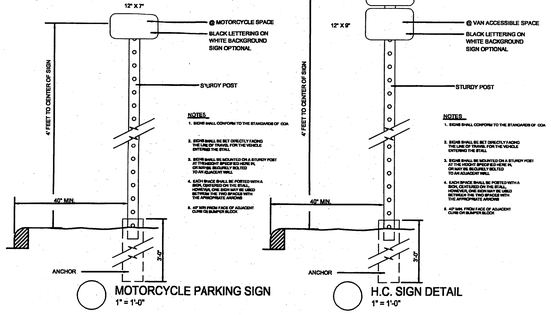
VICINITY MAP
1" = 700'



TREE PLANTING DETAIL
NTS



LIGHT POLE
1/4" = 1'-0"
1000 WATT
0 2' 4' 8'



MOTORCYCLE PARKING SIGN
1" = 1'-0"

H.C. SIGN DETAIL
1" = 1'-0"

LEGAL DESCRIPTION

TRACT "1A" PLAT OF TRACTS 1A & 1B, ROW 1, UNIT A WEST OF WESTLAND, CITY OF ALBUQUERQUE, BERNALILLO NEW MEXICO, AS THE NAME IS SHOWN AND DESIGNATED ON PLAT OF SAID ADDITINO FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 17, 1988, IN PLAT BOOK 36. FOLIO 129

SITE DATA

ZONING: SU-2 FOR PCS (PLANNED COMMERCIAL AREA)
ZONE ATLAS: K-09-Z
SITE SIZE: 32,738 SQ. FT. (.7516 AC.)
BUILDING SIZE / % OF SITE: 2,248 SQ. FT. / 6.9 %

EPC / DRB DATA

98TH AND CENTRAL PLAN
PROJECT NUMBER 1003194
APPLICATION NUMBER 07DRB-00181
APPROVED 3.14.2007

PARKING CALCULATIONS

SEATING AREA:	690 S.F.
OCCUPANT LOAD:	690 S.F. / 15 = 46 OCCUPANTS
PARKING CALCULATIONS:	46 OCCUPANTS / 4
	TRANSIT REDUCTION OF 10 % - 1 SPACE
	10 SPACES REQUIRED

TOTAL STANDARD PARKING PROVIDED =	8 SPACES
TOTAL H.C. PARKING REQUIRED =	2 SPACES
TOTAL H.C. PARKING PROVIDED =	2 SPACES
TOTAL SHARED PARKING PROVIDED =	4 SPACES
TOTAL MOTORCYCLE SPACES REQUIRED =	1 SPACE
TOTAL MOTORCYCLE SPACES PROVIDED =	1 SPACE
TOTAL PARKING PROVIDED =	37 SPACES
TOTAL PARKING REQUIRED =	10 SPACES

1 BICYCLE RACK PER 20 PARKING SPACES
(1 BICYCLE RACK - 5 SPACES)

BIKE SPACES REQUIRED =	2 RACKS
BIKE SPACES PROVIDED =	2 RACKS

GENERAL PARKING NOTES

TYPICAL STANDARD SPACES:	9'-0" X 20'-0"
TYPICAL COMPACT CAR SPACES:	8'-0" X 15'-0"
TYPICAL HANDICAP SPACES:	8'-0" X 18'-0"
WITH A 8' WIDE ACCESS AISLE	

ALL SPACES ARE STANDARD SIZE UNLESS NOTED OTHERWISE

GENERAL NOTES

1. BECAUSE OF THE SCALE OF THIS DRAWING THE UTILITIES SITE PLAN IS ON A SEPERATE SHEET.
2. NOT USED.
3. THERE ARE NO TURN / DECELERATION LANES THAT SERVE THIS SITE. ALL ACCESS TO THIS SITE IS INTERNAL TO THE SHOPPING CENTER.
4. BUS STOP SERVES ROUTE #54 CENTRAL WEST

KEYED NOTES

1. CURB CUT TO CITY SPECIFICATIONS.
2. ASPHALT PAVING.
3. PAINT ADA AISLE BLUE STRIPES TO CITY SPECIFICATIONS.
4. ADA SYMBOL PAINTED BLUE
5. ADA SIGNAGE; REF. DETAIL THIS SHEET
6. ADA CURB RAMP; SLOPE 1:10 MAX.
7. DRIVETHRU CLEARANCE SIGN.
8. DRIVETHRU ORDER STATION.
9. DUMPSTER ENCLOSURE.
10. PARKING LOT STRIPING TO CITY STANDARDS.
11. CONCRETE PAVING @ SIDEWALK.
12. PARKING LOT EDGE.
13. SITE LIGHTING; REF. DETAIL THIS SHEET.
14. MOTORCYCLE SPACE & SIGN; REF. SIGN DETAIL THIS SHEET.
15. BICYCLE RACK LOCATION. 8 BICYCLE CAPACITY.
16. SAFETY STRIPING AT PEDESTRIAN WALKACROSS DRIVE; 4" WIDE WHITE STRIPES, 4'LONG AND SPACED 12" O.C.
17. EXISTING SIDEWALK.
18. OUTDOOR SEATING AREA; UMBRELLA TABLE PER DETAIL THIS SHEET.
19. MONUMENT SIGN; REF. ELEVATION SHEET C3.

NOTE! ALL SITE AND BUILDING SIGNAGE WILL BE SUBMITTED UNDER A SEPARATE PERMIT.

PROJECT NUMBER: _____

Application Number: _____

This plan is consistent with 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 DRC 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 APROVAL

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	9-21-10 Date
DRB Chairperson, Planning Department	Date

NO	DATE	DRAWN BY: JFS	CHECKED BY: JFS	DATE: 8.30.2010
			REVISION	

BURGER KING CORPORATION
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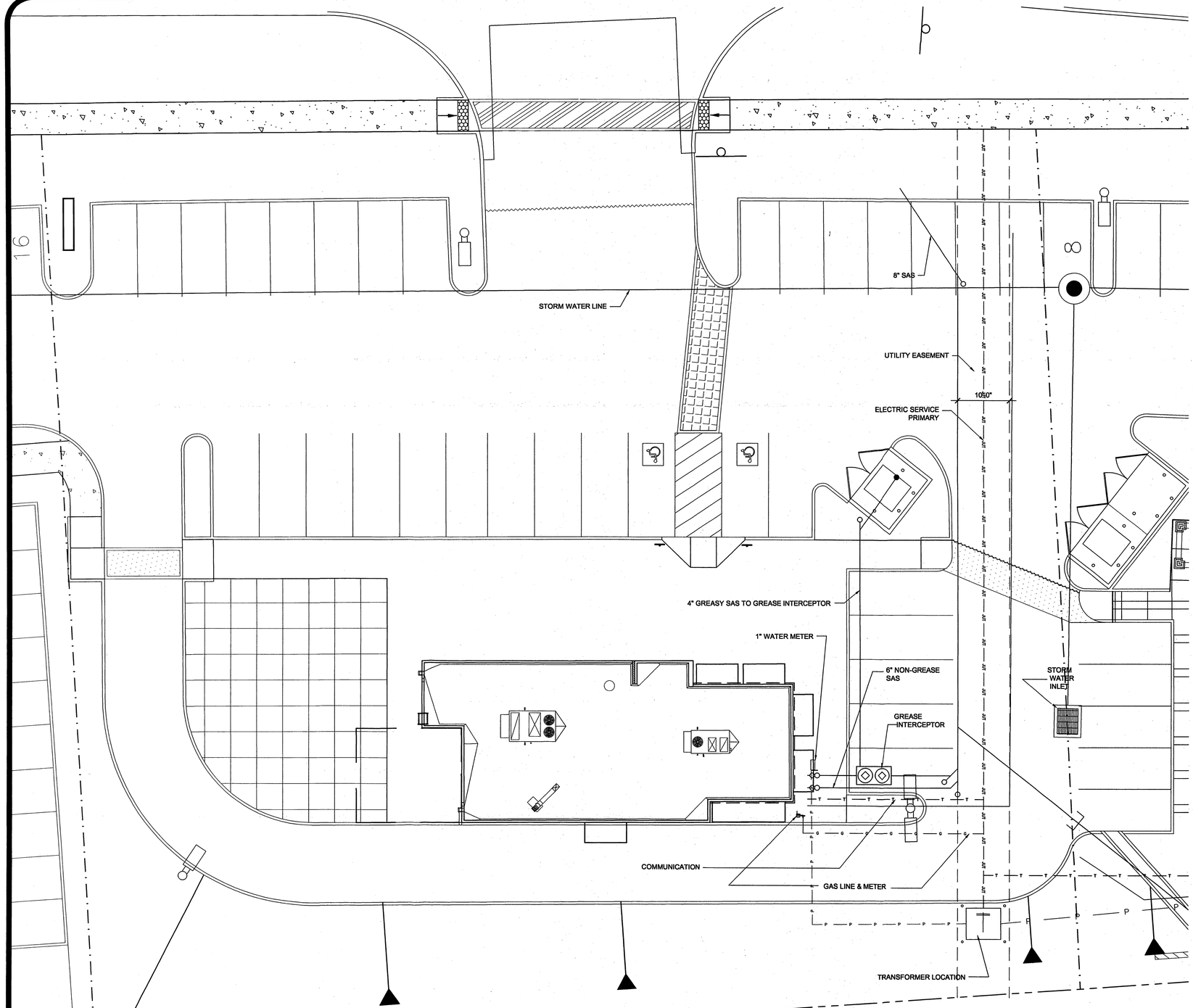
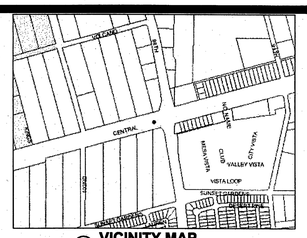
SIMONS ARCHITECTURE

STATE OF NEW MEXICO
Joseph F. Simons, Jr.
No. 2290
8.30.2010
REGISTERED ARCHITECT

ROC-40
LOT 3, Northwest Corner of
98th Street and Central Avenue
Albuquerque, New Mexico

C1

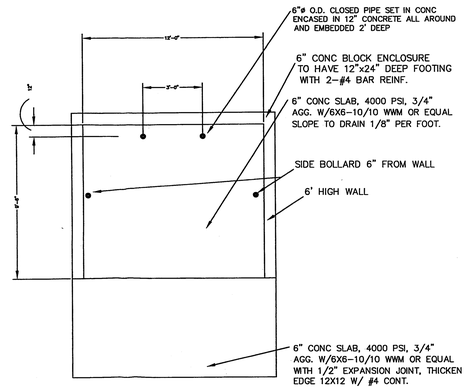




VICINITY MAP
1" = 750'

GENERAL NOTES

1. THE DATA FOR THIS PLAN WAS TAKEN FROM THE PRIOR APPROVED SITE DEVELOPMENT PLAN W/ UTILITIES.
2. FIREFLOW INFORMATION FOR THIS SITE IS 2248 S.F. OF VB CONSTRUCTION.
3. ALL UTILITY LINES ARE CALLED OUT BY LEADER AND NOTE.



G DUMPSTER ENCLOSURE PLAN
1/8" = 1'-0"

0 10' 20' 40'

N

DRAWN BY: JFS CHECKED BY: JFS DATE: 5/20/10

NO	DATE	REVISION

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SIMONS ARCHITECTURE
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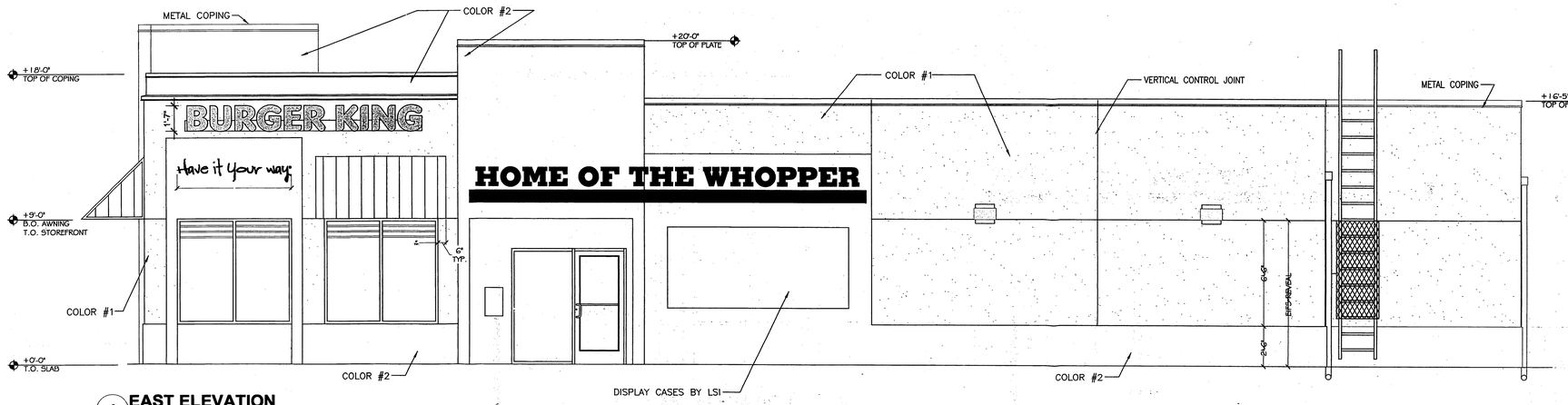
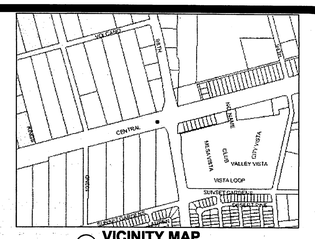
STATE OF NEW MEXICO
Joseph F. Simons, Jr.
No. 2890
5-20-2010
REGISTERED ARCHITECT

ROC-40
LOT 3, Northwest Corner of
98th Street and Central Avenue
Albuquerque, New Mexico

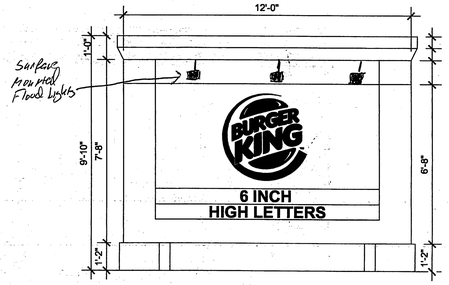
C2



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

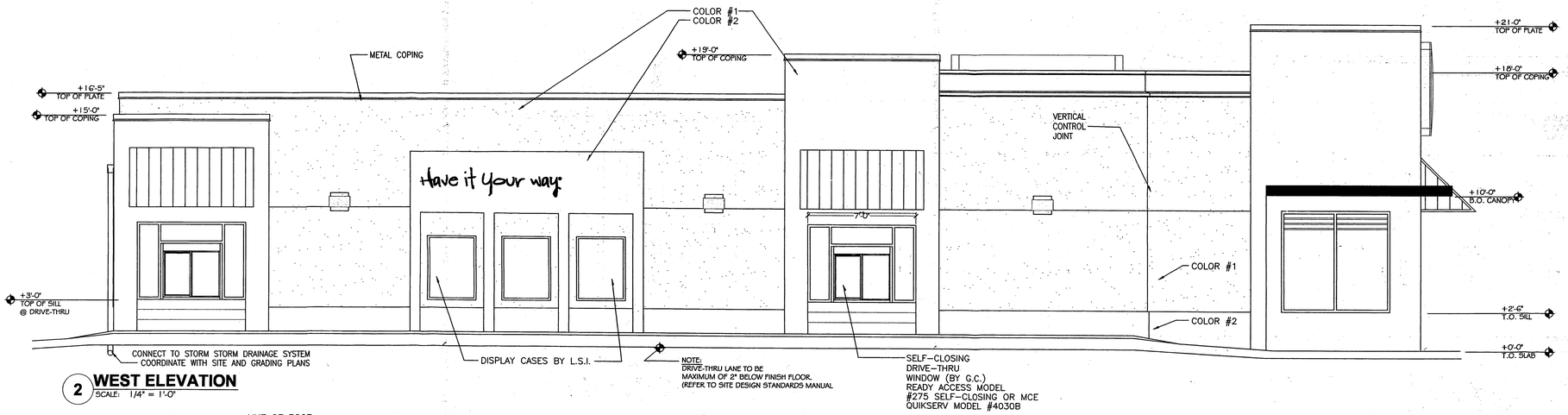


VICINITY MAP
1" = 750'



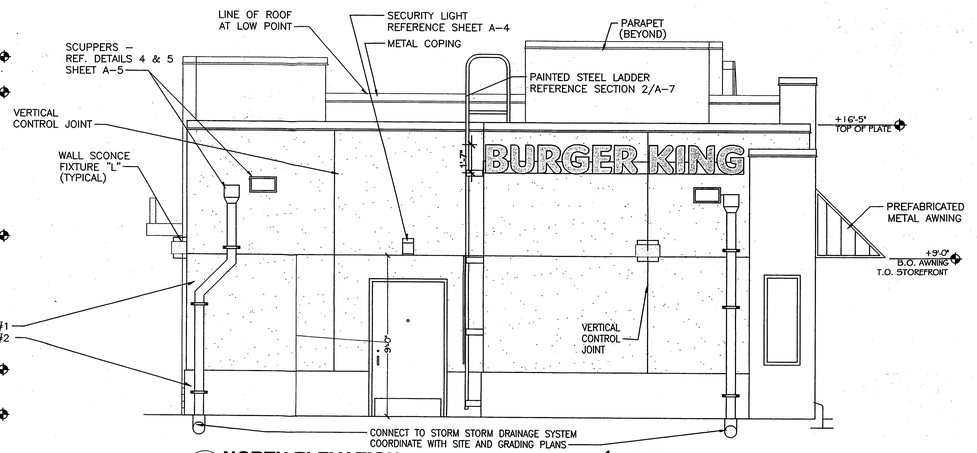
SIGN ELEVATION
1/2" = 1'-0"

THIS IS EXACTLY THE SAME SIGN AS IS SHOWN ON THE EPC/DRB APPROVED SET
Non Internally Illuminated Sign



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Color 1 - BM 953
Color 2 - BM 1032

0 10' 20'

DRAWN BY: JFS CHECKED BY: JFS DATE: 12.2.2008
NO. DATE REVISION

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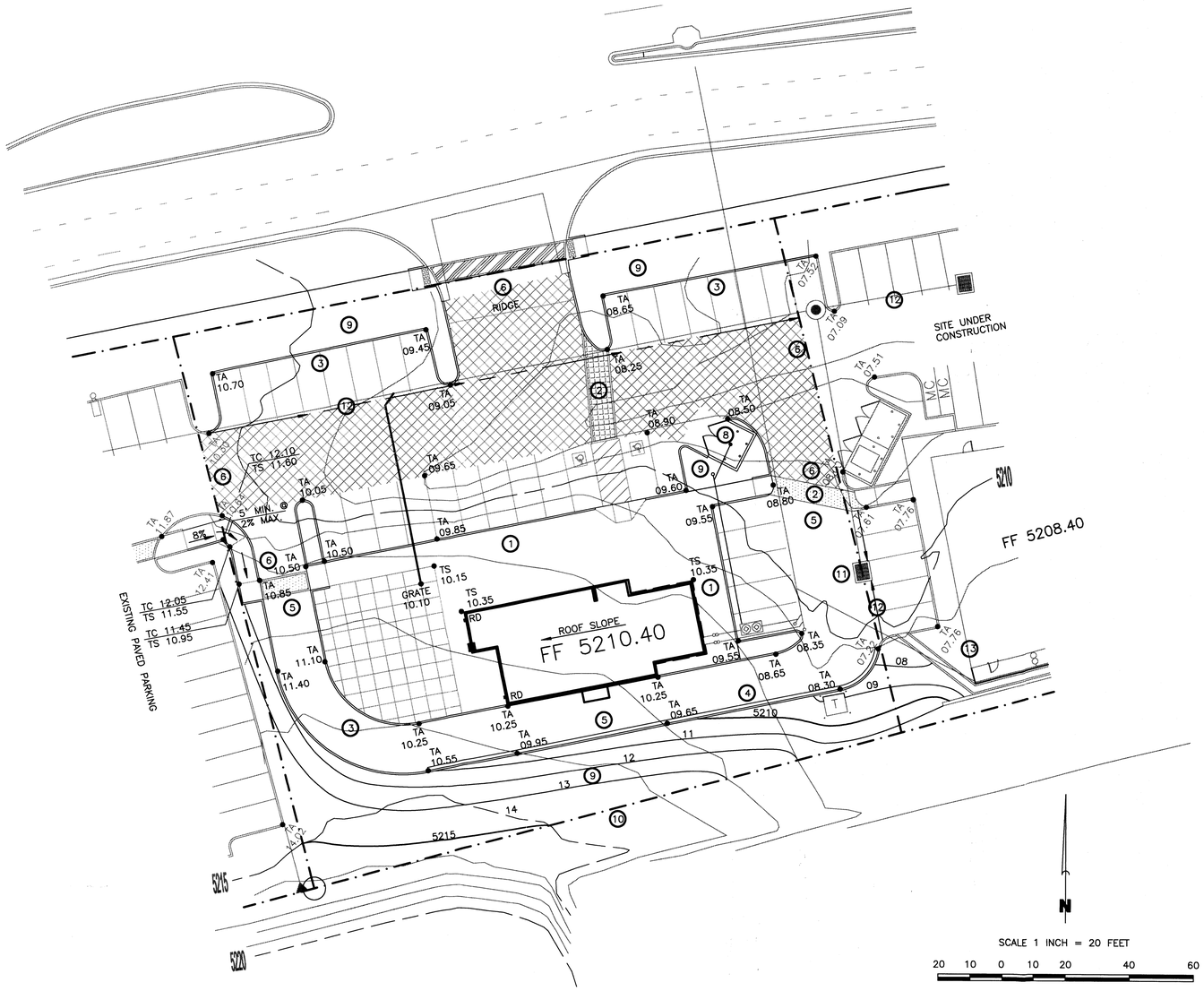
SIMONS ARCHITECTURE

STATE OF NEW MEXICO
Joseph F. Simons, Jr.
No. 2890
REGISTERED ARCHITECT

ROC-40
LOT 3, Northwest Corner of
98th Street and Central Avenue
Albuquerque, New Mexico

C3



KEYED NOTES

1. TURNDOWN SIDEWALK. SEE DETAIL SHEET C5.2.
2. PATTERNED CONCRETE WALK. SEE ARCHITECTURAL.
3. HEADER CURB. SEE DETAIL SHEET C5.2
4. CURB & GUTTER. SEE DETAIL SHEET 5.2.
5. ASPHALT PAVEMENT – LIGHT DUTY. SEE DETAIL SHEET C5.2.
6. ASPHALT PAVEMENT – HEAVY DUTY. CROSSHATCHED AREA. SEE DETAIL SHEET C5.2.
7. EXISTING PRIVATE ENTRANCE DETAIL TO REMAIN.
8. REFUSE ENCLOSURE WITH AREA DRAIN TO TRAP. SEE GRADING INFORMATION ON SHEET C5.2.
9. LANDSCAPE
10. EXISTING CHAIN LINK FENCE TO REMAIN.
11. EXISTING CATCH BASIN. GRATE. 07.11
12. ASPHALT SWALE.

DRAINAGE NOTES

1. THE SITE IS THE LAST VACANT LOT IN A RECENTLY DEVELOPED COMMERCIAL SUBDIVISION. THE LOT TO THE NORTH WAS DEVELOPED IN 2008 AND THE LOT TO THE SOUTH IS PRESENTLY UNDER CONSTRUCTION.

2. THERE IS AN APPROVED GRADING AND DRAINAGE PLAN FOR THE SUBDIVISION. AS THE PROPOSED SITE PLAN IS IDENTICAL TO THE SITE PLAN USED IN DEVELOPING THE STORM DRAIN SYSTEM FOR THE SUBDIVISION THERE ARE NO RUNOFF CHANGES PROPOSED FOR THE EXISTING APPROVED DRAINAGE CALCULATIONS.

3. THE SITE IS LOCATED IN A 'ZONE X' PER FEMA FIRM MAP NO. 329, DATED SEPTEMBER, 200.

4. TOPO SURVEY DATA SHOWN ON THIS DRAWING IS BASED ON PROPOSED AND CERTIFIED PLANS FOR THE SUBDIVISION AND ADJACENT LOTS RESPECTIVELY.

GRADING NOTES

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260–1990 FOR LOCATION OF EXISTING UTILITIES.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

4. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT–OF–WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

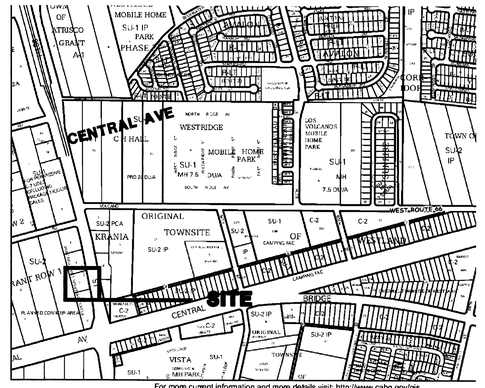
EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT–OF–WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND WETTING SOIL TO PREVENT IT FROM BLOWING. IF THE SITE IS CONTROLLED BY A SWPPP PLAN, EROSION CONTROL SHALL BE ACCOMPLISHED ACCORDING TO THE PLAN.

2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT–OF–WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

3. THE CONTRACTOR SHALL SECURE THE APPROPRIATE BARRICADING, TOP SOIL DISTURBANCE AND EXCAVATION PERMITS FROM THE CITY PRIOR TO BEGINNING CONSTRUCTION.

VICINITY MAP K-9



FEMA FIRM PANEL NO. 328

LEGAL DESCRIPTION

LOT 3, VOLCANO POINT SHOPPING CENTER

OFFSITE DRAINAGE MAP

SCALE 1" = 500'

SEE SUBDIVISION DRAINAGE REPORT (K9/D33) SHOWING OFFSITE DRAINAGE FROM THE WEST AND CROSS LOT DRAINAGE FROM BOTH LOTS 2 AND 4 TO THE EXISTING STORM DRAIN SYSTEM.

LEGEND

TBM	TEMPORARY BENCHMARK
G	GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TCP	TOP OF CONCRETE
TC	TOP OF CURB
TP	TOP OF EARTH PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
MH	MANHOLE
CB	CATCH BASIN GRATE
GM	GAS MATER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
PED	ELEC. OR TEL. PEDESTAL
RD	ROOF DRAINAGE POINT
	FEMA FLOODPLAIN BOUNDARY
	DRAINAGE BASIN BOUNDARY
	EROSION SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
XX.XX	EXISTING SPOT ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
XX.XX / XX.XX	RECORD SPOT ELEVATION

DRAINAGE DATA

SEE SUBDIVISION DRAINAGE REPORT (K9/D33) INCLUDING SUBDIVISION STORM DRAIN SYSTEM.

PERMANENT BENCHMARK

ACS 10–L9 ELEVATION 5204.437 (NGVD 1929)

NOTE: BASIS IS CONSISTENT WITH BASIS USED ON INFRASTRUCTURE AND AND THE GRADING FOR THE OTHER THREE LOTS IN THE SUBDIVISION.

no.	date	remarks	by

REVISIONS

REGISTERED PROFESSIONAL ENGINEER — NEW MEXICO — NO. 5110 — JEFFREY J. BORDENAVE — NEW MEXICO LAND SURVEYOR

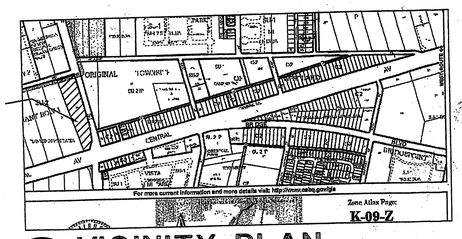
project title
BURGER KING
98TH ST. & CENTRAL AVE. NW
ALBUQUERQUE, NM

sheet title
GRADING & DRAINAGE PLAN

sheet date	design by	project no.
05/20/10	JJB	1005

BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823–1344 FAX (505)821–9105

sheet **C5.1** of



7 VICINITY PLAN

SCALE: 1" =1,000'

SITE PLAN

1"= 40'-0" NORTH

LEGAL DESCRIPTION

TRACT "1A" Plat of Tracts 1A & 1B, Row 1, Unit A, West of Westland, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the County clerk of Bernalillo County, New Mexico on May 17, 1988, in Plat Book C36, folio 129.

CURRENT ZONING

SU 2 FOR PCA (PLANNED COMMERCIAL AREA)

TOTAL ACREAGE

4.1524 ACRES (TOTAL GROSS).

GENERAL ARCHITECTUAL DESIGN REQUIREMENTS

GENERAL ARCHITECTURAL

General architecture character for pad structures is to follow the general design concept depicted on elevations of building for lot 2. Pad buildings will be cementitious finish with a cementitious or split face cmu dado band. The main building walls must be colored to match color benjamin moore (#1) bm953, (#2) bm1032and (#3) bm 993. If the building extends below finish floor that area will also be covered with color #2. Structures are to be predominately flat-roofed however partial building areas such as portals or small extensions of building functions adjacent to the major building mass may have sloped roofs. These roofs are to be shed type Slate tile clad and the high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roofs may extend above the parapet wall top and area to relate to the entry format of the main buildings. Building heights are limited to 26' parapet heights for major building walls, and 22' parapet heights for pad building walls. Slate tile clad entry roofs may extend above this height to accent and articulate the building mass. The approval of site plans for building permit for parcels 1 ~~thru 9~~ will be delegated to the City of Albuquerque Design Review Board (DRB). 1/31/07

BUILDING AREA & PARKING CALCULATIONS:

LOT 1: 3,500 SF. BUILDING.
LOT SIZE= 48,164.29 SF OR 1.1057 A.C.
3,500 SF / 200 = 18 SPACES.
SPACES PROVIDED 26 SPACES.
1 MOTOR CYCLE
FAR= .07

LOT 2: 7,360 SF. BUILDING.
LOT SIZE= 40,171.03 SF OR .9222 A.C.
7,360 SF / 200 = 36 SPACES.
SPACES PROVIDED 49 SPACES.
1 MOTOR CYCLE
FAR= .18

LOT 3: FAST FOOD 2,365 SF. BUILDING.
LOT SIZE= 32,739.69 SF OR .7516 A.C.
1 CAR PER 4 PROVIDED SEATS
137 SEATS / 4 = 34 REQ. SPACES
SPACES PROVIDED 34 SPACES.
2 MOTOR CYCLE
FAR= .07

LOT 4 : SHOPS 13,878 SF. BUILDING.
LOT SIZE= 53,652.85 SF OR 1.2317 A.C.
13,878 /200 = 69 SPACES
SPACES PROVIDED 71 SPACES.
4 MOTOR CYCLE
FAR= .24

FLOOR AREA RATIO

TOTAL BUILDING AREA = 27,103 SQ/FT
TOTAL LOT AREA = 174,727.86 SQ/FT
TOTAL FAR = .16

PARKING NOTES:

TYPICAL STANDARD SPACES ARE ------8'-6" x 20'-0"
TYPICAL SMALL CAR SPACES ARE ------7'-6" x 15'-6"
TYPICAL HANDICAP SPACES ARE ------8'-0" x 20'-0" WITH A 8' WIDE ACCESS AISLE
* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

TOTAL STANDARD PARKING SPACES PROVIDED 158 SPACES
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 8 VAN SPACES) 8 SPACES
TOTAL SMALL CAR PARKING SPACES PROVIDED 14 SPACES
MOTOR CYCLE SPACES 8

TOTAL PROVIDED 188 SPACES
TOTAL REQUIRED SPACES = 157 SPACES
TOTAL PROVIDED SPACES = 188 SPACES

Albuquerque Control Survey Monument
"E-18"
New Mexico State Plane Coordinates, Central Zone (NAD27) as published:
Y = 1,481,266.87
X = 349,584.58
Elevation = 5301.894' (NGVD 29)
Ground to Grid Factor = 0.99967241
Delta Alpha = -017'20"

Albuquerque Control Survey Monument
"10K"
New Mexico State Plane Coordinates, Central Zone (NAD27) as published:
Y = 1,483,064.51
X = 350,794.84
Elevation = 5304.437' (NGVD 29)
Ground to Grid Factor = 0.99967241
Delta Alpha = -015'56"

TRACT 2, ROW 1
UNIT A, WEST OF WESTLAND
Warranty Deed Filed 12-31-1974, in Book 975, Pages 150-151
(CITY OF ALBUQUERQUE)

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE

BUILDING AREA & PARKING CALCULATIONS:
1"= 40' scale 40 0 40 80 feet

PAD ARCHITECTURAL DESIGN STANDARDS

Shall include the following elements to provide uniform standards for all pads. Each pad to follow building elevations provided. The lower 3'-4" of the area of vertical walls and landscape walls shall be four or eight inch split face cmu or stucco. color #2. Four or eight inch split face or accent block. color #1 --fuel canopies to be cementitious finish color #1. Lighting to be entirely recessed in soffit of fuel canopies.(max 50ft candles). Each pad development to provide an outdoor paved and landscaped patio space with outdoor furniture, such as bench seating or picnic tables.

COLOR PALLET

color #1 light tan benjamin moore #953
color #2 medium light tan dado band base wall color #1032
color #3 brown/grey benjamin moore #993
color #4 monierlife concrete slate tile roofing, trim & accents (brown blend).

LINE TABLE

LINE	LENGTH	BEARING
L1	48.41'	S11°06'50"E
L2	45.81'	S11°06'50"E
L3	39.08'	N74°49'59"E
L4	48.10'	S10°04'56"E
L5	46.13'	S07°37'42"E
L6	45.34'	S10°29'10"E
L7	101.97'	S06°02'15"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	196.21'	3038.76'	98.14'	196.18'	N13°14'10"W	3°41'59"
C2	165.56'	4223.75'	82.79'	165.55'	N13°46'43"W	2°14'45"
C3	47.26'	30.00'	30.14'	42.52'	N60°02'03"W	90°15'55"

KEYED NOTES

1. SYON SIGN. 1A. MONUMENT SIGN
2. 8'-0" RAISED/TEXTURED PEDESTRIAN CROSSWALK.
3. GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES.
4. LANDSCAPE PLANTERS.
5. BIKE RACK PER C.O.A. STANDARDS.
6. 2'-6" GARDEN WALL.
7. CONCRETE OUTDOOR PATIO AREA.
8. BENCH

RADIUS INFORMATION:

1. RADIUS = 2'-0"
2. RADIUS = 3'-0"
3. RADIUS = 5'-0"
4. RADIUS = 10'-0"
5. RADIUS = 15'-0"
6. RADIUS = 20'-0"
7. RADIUS = 25'-0"
8. RADIUS = 35'-0"
9. RADIUS = 40'-0"
10. RADIUS = 50'-0"
11. RADIUS = 60'-0"
12. RADIUS = 65'-6"
13. RADIUS =100'-0"
14. RADIUS = 124'-0"

REV	DATE	BY:	REVISION
4			
3			
2			
1	03/08/07	JD	GENERAL CORRECTIONS
2	03/01/07	JD	CORRECTED ACREAGE AND SMALL CAR PARKING SIZE
3	01/12/07	JD	REVISED PER NOTICE OF DECISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
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PROJECT NUMBER: 1003794
APPLICATION NUMBER: 07DRB-00181

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on _____ and the the findings and conditions in the Official Notification of Decision are satisfied

Is an Infrastructure List required? ( ) YES (X) NO If yes, then a set of approved DRC 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

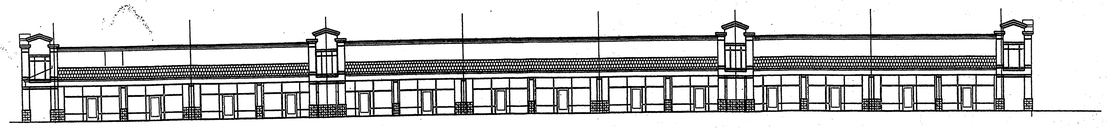
Traffic Engineering, Transportation Division	3-8-07 Date
Water Utility Department	3-14-07 Date
Parks and Recreation Department	3/14/07 Date
City Engineer	3/14/07 Date
Environmental Health Department	Date
Solid Waste Management	3/14/07 Date
* DRB Chairperson, Planning Department	3/20/07 Date

* Environmental Health, if necessary

PROJECT TITLE: 98TH AND CENTRAL PLAN
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE
ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER: ANTON DATTILO
JOB NO. 0653
DRAWN BY: WRS
SHEET TITLE: SITE PLAN FOR SUBDIVISION

DATE: 11-1-2006
SCALE: 1"=40'
sheet- AS1 of-

nlc 3-12-07



THE NORTHWEST CORNER OF 98TH AND CENTRAL IS TO BE KNOWN AS

VOLCANO POINT

VOLCANO POINT DESIGN STANDARDS

THE PURPOSE OF THESE DESIGN STANDARDS IS TO PROVIDE A FRAMEWORK TO ASSIST THE ARCHITECTS, LANDSCAPE ARCHITECTS AND DESIGNERS IN UNDERSTANDING THE VISION OF THE DEVELOPMENT GOALS. THE DESIGN STANDARDS SHOULD BE USED TO FACILITATE THE DESIGN OF BUILDINGS WHICH RESPECT THE EXISTING SITE CONDITIONS AND THE CHARACTER AND LAND USES OF THE ADJACENT PROPERTIES AND NEIGHBORHOODS.

THESE STANDARDS ADDRESS THE ISSUES OF LANDSCAPE, SETBACKS, PEDESTRIAN AMENITIES, SCREENING, LIGHTING, SIGNAGE AND ARCHITECTURE THAT WILL ESTABLISH THE VISUAL IMAGE FOR VOLCANO POINT. THESE STANDARDS ARE ESTABLISHED TO CONTROL FUTURE COMMERCIAL DEVELOPMENT WITHIN VOLCANO POINT.

SUBSEQUENT SITE PLANS FOR BUILDING PERMITS SHALL BE CONSISTENT WITH THE DESIGN STANDARDS ESTABLISHED BY THIS SITE PLAN FOR SUBDIVISION AND SHALL BE APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION. MINOR AMENDMENTS TO THIS SITE PLAN FOR SUBDIVISION SHALL BE APPROVED ADMINISTRATIVELY BY THE PLANNING DIRECTOR IN ACCORDANCE WITH THE COMPREHENSIVE CITY ZONING CODE, SECTION 14-16-2-22(A)(6) MAJOR AMENDMENTS SHALL BE REQUIRED APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION.

SITE PLANNING

IT IS INTENDED TO MAINTAIN A STANDARD QUALITY AND CONSISTENCY IN STYLE FOR SITE AMENITIES SUCH AS BENCHES, WALKWAYS, LIGHTING, ETC.; CREATING SAFE AND PLEASANT PEDESTRIAN CIRCULATION.
THE FOLLOWING ARE INTENDED TO SET THOSE STANDARDS.

ALL PEDESTRIAN WALKWAYS THROUGHOUT VOCANO POINT SHALL BE BUILT TO CITY OF ALBUQUERQUE REQUIREMENTS

ALL CROSS WALKS BETWEEN PARCELS AND ACROSS DRIVES SHALL BE 6'-0" WIDE RAISED TEXTURED CONCRETE WALKS.

ALL PEDESTRIAN WALKS SHALL BE DESIGNED TO SATISFY AMERICAN WITH DISABILITIES ACT CRITERIA EXCEPT WHERE TOPOGRAPHY MAKES THIS UNFEASIBLE.

EACH BUILDING IS TO HAVE A CROSSWALK CONNECTION TO EACH OTHER.

EACH COMMERCIAL LOT IS TO HAVE AN OUTDOOR SITTING AREA WITH FIXED BENCH. EACH LOT SHALL PROVIDE A SECURE BICYCLE STORAGE RACK THAT IS CONVENIENTLY LOCATED TO EACH BUILDING AND IN A LOCATION LEAST OBSTRUCTIVE TO PEDESTRIAN AND VEHICULAR CIRCULATION

PARKING

IN SUPPORT OF THE GOALS FOR PEDESTRIAN ACCESSIBILITY, CAREFUL ATTENTION SHOULD BE PAID TO THE PARKING DESIGN. AN EFFORT SHALL BE MADE BY SITE DESIGNERS TO MINIMIZE THE VISUAL IMPACT OF PARKING FACILITIES. IN REDUCING THE VISUAL IMPACT THE PARKING AREAS SHALL BE BROKEN WITH INTERMEDIATE LANDSCAPE AREAS. ADDITIONAL GUIDELINES ARE AS FOLLOWS.

HANDICAPPED PARKING SPACES SHALL BE PROVIDED ADJACENT TO THE BUILDING ENTRANCES.

PARKING SHALL BE DESIGNED TO INCLUDE A PEDESTRIAN ACCESS TO BUILDINGS.

PARKING AREAS ADJACENT TO 98TH STREET AND CENTRAL AVENUE ARE REQUIRED TO BE SCREENED BY THE USE OF LANDSCAPING, LANDSCAPING BERMS, GARDEN WALLS OR ANY COMBINATION OF SCREENING. GARDEN WALLS SHALL BE ARCHITECURALLY COMPATIBLE WITH THE SURROUNDING BUILDINGS.

OFF STREET PARKING REQUIREMENTS:

RETAIL AND FINANCIAL BUSINESSES SHALL BE REQUIRED TO HAVE FIVE PARKING SPACES PER 1,000 SQUARE FEET OF LEASED BUILDING AREA.

SIT DOWN RESTAURANTS SHALL HAVE 15 SPACES PER 1,000 SQUARE FEET OF BUILDING AREA. FAST FOOD RESTAURANTS SHALL HAVE 10 SPACES PER 1,000 SQUARE FEET OF BUILDING AREA OR ONE PARKING SPACE PER FOUR SEATS.

EACH PARCEL SHALL HAVE A MOTORCYCLE PARKING AREA TO ACCOMMODATE TWO MOTORCYCLES.

LANDSCAPING

THE DEVELOPMENT OF THE OVERALL LANDSCAPE DESIGN SHALL ESTABLISH GUIDELINES THAT UNIFY THE PROPERTY AND IS APPROPRIATE FOR THE NEARBY NEIGHBORHOODS. THE LANDSCAPE DESIGN SHOULD EMPHASIZE LOW WATER, NATIVE AND NATURALIZED PLANT SPECIES. ALL LANDSCAPE AREAS NEED TO BE COORDINATED AND RESPONSIVE TO EXISTING ENVIRONMENTAL CONDITIONS AND LOCAL BUILDING POLICIES. THESE STANDARDS ARE TO BE USED AS A SUPPLEMENT TO THE CITY REQUIREMENTS IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, THE STREET TREE ORDINANCE AND LANDSCAPE REGULATIONS INCLUDED IN THE CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE.
THE FOLLOWING ARE MINIMUM STANDARDS FOR THE DEVELOPMENT OF SPECIFIC LANDSCAPE PLANS:

STREET TREES SHALL BE PROVIDED ALONG ROADWAYS AT THE RATE OF ONE PER 30 LINEAR FEET. THEY MAY BE RANDOM OR REGULARLY PLACED.

THE DEVELOPER/OWNER WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPE ON THE PROPERTY. ALL PLANT MATERIALS, INCLUDING TREES, SHRUBS, GROUND COVERS, TURF, WILDFLOWERS, ETC. SHALL BE MAINTAINED BY THE PROPERTY OWNER FOR THE LIVING ATTRACTIVE CONDITION.

A MINIMUM OF 15 PERCENT OF THE SITE AREA FOR COMMERCIAL PROJECTS (MINUS THE BUILDING SQUARE FOOTAGE) SHALL BE DEVOTED TO LANDSCAPE MATERIALS.

LANDSCAPE AREAS SHALL BE A MINIMUM OF 36 SQUARE FEET AND A MINIMUM WITH OF 5 FEET. LIVING VEGETATIVE MATERIALS SHALL COVER A MINIMUM OF 75 PERCENT OF THE LANDSCAPED AREAS. THE AREA AND PERCENTAGE IS CALCULATED BASED ON THE MATURE CANOPY SIZE OF ALL PLANT MATERIAL.

ALL PLANT AREAS NOT COVERED WITH TURF SHALL HAVE A GROUND TOPPING OF RIVER ROCK, SHREDDED BARK, GRAVEL MULCH OR SIMILAR MATERIAL WHICH EXTENDS COMPLETELY UNDER THE PLANT MATERIAL.

LANDSCAPE HEADERS SHALL BE USED TO SEPARATE ANY TURF AND GROUND COVER AREAS.

TO SHADE AND MITIGATE VISUAL IMPACT OF LARGE EXPANSES OF PAVEMENT, INTERIOR PARKING AREAS SHALL HAVE ONE TREE FOR EACH 10 PARKING SPACES WITH NO SPACE BEING MORE THAN 100 FEET FROM A TREE.

75 PERCENT OF THE REQUIRED PARKING AREA TREES SHALL BE DECIDUOUS AND HAVE A MATURE HEIGHT AND CANOPY OF AT LEAST 20 FEET.

AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE PROVIDED TO SUPPORT ALL REQUIRED LANDSCAPING. IRRIGATION COMPONENTS SHOULD BE CHECKED PERIODICALLY TO ENSURE MAXIMUM EFFICIENCY.

MINIMUM PLANT SIZES AT TIME OF INSTALLATION SHALL BE AS FOLLOWS:
TREES 1 1/2 INCH CALIPER OR 10 TO 12 FEET IN HEIGHT
SHRUBS & GROUNDCOVER 1 GALLON
TURF GRASSES SHALL PROVIDE COMPLETE GROUND COVERAGE WITHIN 1 GROWING SEASON AFTER INSTALLATION.

ARCHITECTURE

THE ARCHITECTURAL DESIGN SHALL DEMONSTRATE A QUALITY AESTHETIC CHARACTER THROUGHOUT THE PROPERTY AND SHOULD RESPOND TO CLIMATE, VIEWS, SOLAR SENSITIVITY AND AESTHETIC COMPATIBILITY.

COMMERCIAL ARCHITECTURAL STYLE

THE GENERAL ARCHITECTURAL CHARACTER FOR THE RETAIL STRUCTURES SHALL BE A CONTEMPORARY MISSION STYLE. ABOVE IS A PRELIMINARY ELEVATION OF THE PROPOSED ARCHITECTURAL THEME. RETAIL STORE FRONTS MAY HAVE PITCH ROOFS OVER COLONNADE COVERED WALK AREA. PITCHED ROOF AREAS ARE TO BE ROOFED WITH MONIER LIFETILE SLATE TILE CHESTNUT BROWN. TOWER ELEMENTS ARE TO BE ARTICULATED TO WALK THROUGH WITH RAISED VAULTED CEILINGS AND UPPER OPENINGS TO ALLOW PENETRATION OF NATURAL LIGHT. MAIN STRUCTURE ROOFS ARE TO BE FLAT ROOFS WITH RAISED PARAPETS TO CREATE

ROOF TOP EQUIPMENT SCREENING. OTHER FEATURES ARE TO INCLUDED CONCRETE MASONRY UNIT SPLIT FACED WAINSCOT. ADDITIONAL DETAILS SUCH AS CORNICE TRIM, ORNAMENTAL FIXTURES ARE ALSO REQUIRED. 3

MAXIMUM BUILDING PARAPET HEIGHT IS LIMITED TO 26' WITH ARCHITECTURAL ACCENTS SUCH AS TOWERS AND ENTRY ELEMENTS MAY EXTEND ABOVE MAXIMUM PARAPET HEIGHT. THE MAXIMUM HEIGHT OF A PITCHED ROOF SHALL BE BASED ON THE AVERAGE HEIGHT BETWEEN THE PLATE AND RIDGE.

THE FOLLOWING ARE MINIMUM ARCHITECTURAL STANDARDS FOR COMMERCIAL DEVELOPMENT:

COMMERCIAL BUILDINGS SHALL COMPLY WITH SECTION 14-16-3-18, GENERAL BUILDING AND SITE DESIGN REGULATIONS FOR NON-RESIDENTIAL USES OF THE COMPREHENSIVE CITY ZONING CODE, AS WELL AS OTHER LOCAL BUILDING AND FIRE CODES.

AWNINGS ARE PERMITTED ABOVE WINDOW AREAS. AWNINGS WITH PAINT OR EMBOSSED CORPORATE LOGOS OR SIGNAGE ARE PERMITTED PROVIDED THE AREA WHEN ADDED TO ALL OTHER WALL SIGNAGE DOES NOT EXCEED THE ALLOWABLE SIGN AREA OF BUILDING WALL. ILLUMINATION OF AWNINGS MUST BE FROM PENDANT MOUNTED FIXTURES LOCATED ABOVE THE AWNING. ACCENT COLORS ON AWNINGS ARE TO BE COMPATIBLE WITH THE GENERAL COLOR PALETTE AND SAMPLES OF THE PROPOSED AWNING COLORS ARE TO BE PROVIDED WITH EACH SUBMITTAL.

REFLECTIVE GLAZING IS PROHIBITED. CLEAR BRONZE TINTED GLASS IS PERMITTED.

NO PLASTIC OR VINYL BUILDING PANELS, AWNINGS OR CANOPIES ARE ALLOWED.

ENTRYWAYS TO COMMERCIAL BUILDINGS SHALL BE CLEARLY DEFINED.

ROOFS MAY BE FLAT, PITCHED (TILE) OR A COMBINATION OF BOTH AND SHALL BE MADE OF NON-REFLECTIVE MATERIALS. ROOF TILE COLOR SHALL BE CHESTNUT BROWN. BUILDING FINISHES WILL BE STUCCO AND COLORS SHALL BE LIGHT TAN, MEDIUM TAN AND BROWN/GREY.

SCREENING/BUFFERING

THE EFFECTIVE USE OF SCREENING DEVICES FOR PARKING LOTS, LOADING AREAS, REFUSE ENCLOSURES, DELIVERY/STORAGE AREAS AND MECHANICAL EQUIPMENT IS ESSENTIAL TO LIMIT THEIR ADVERSE VISUAL IMPACT ON THE PROPERTY. THE STANDARDS ESTABLISHED IN THE LANDSCAPE SECTION WILL PROVIDE THE MAIN OBJECTIVES TO SCREENING UNATTRACTIVE ELEMENTS AND ACTIVITIES.

PERIMETER FENCING ARE ALLOWED, HOWEVER, AN EFFORT SHOULD BE MADE BY THE SITE DESIGNER TO LESSEN ITS VISUAL IMPACT THROUGH LANDSCAPING, MEANDERING WITHIN LANDSCAPE AREA OR PROVIDING OPENINGS. WALLS AND FENCES SHALL COMPLY WITH SECTION 14-16-3-19 GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES AND RETAINING WALLS OR THESE DESIGN STANDARDS AS SPECIFIED BELOW.

DRIVE-UP AND PICKUP WINDOWS SHALL BE SCREENED WITH A 5 FOOT HIGH OPAQUE WALL AND 5 FOOT WIDE (MINIMUM) LANDSCAPE AREA WITH EVERGREEN TREES. A BERM OF SAME HEIGHT AS THE WALL MAY BE PROVIDED IN LIEU OF THE WALL.

SERVICE AREAS SUCH AS REFUSE LOCATIONS AND COMPACTORS ARE TO BE SCREENED FROM THE VIEW OF THE ADJACENT RESIDENTIAL AREA, PUBLIC RIGHTS-OF-WAY AND ADJACENT MONUMENT AREA. FREE-STANDING DUMPSTER AND COMPACTOR LOCATIONS ARE TO BE GATED. SCREENING MATERIAL SHALL MATCH BUILDING WALL COLOR AND MATERIAL.

UNFINISHED BLOCK WALLS AND BARBED WIRE, CHAIN LINK, CONCERTINA WIRE AND PLASTIC/VINYL FENCING ARE PROHIBITED

CLEAR SIGHT DISTANCES FOR SAFETY PURPOSES WILL BE MAINTAINED AT ALL DRIVEWAY LOCATIONS.

THE MAXIMUM HEIGHT OF RETAINING WALLS IS 8 FEET. AREAS REQUIRING GREATER RETAINAGE ARE REQUIRED TO BE TERRACED WITH A 4 FOOT HORIZONTAL SEPARATION BETWEEN WALLS.

LIGHTING

IN ORDER TO ENHANCE THE SAFETY, SECURITY AND VISUAL AESTHETICS CAREFUL CONSIDERATION MUST BE GIVEN TO BOTH THE DAYTIME AND NIGHT-TIME APPEARANCE OF THE LIGHTING DESIGN AND FIXTURES. THE PRIMARY DESIGN OBJECTIVE OF THE SITE LIGHTING SHALL BE TO MAXIMIZE PUBLIC SAFETY WHILE NOT AFFECTING ADJACENT PROPERTIES, BUILDINGS OR ROADWAYS WITH UNNECESSARY GLARE, REFLECTION OR BRIGHT LIGHTING.

THE FOLLOWING ARE THE GUIDELINES TO THE LIGHTING DESIGN TO SUCCESSFULLY ACCOMPLISH THESE GOALS:

ALL LIGHTING SHALL COMPLY WITH SECTION 14-16-3-9, AREA LIGHTING REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE. PLACEMENT OF FIXTURES AND STANDARDS SHALL CONFORM TO STATE AND LOCAL SAFETY AND ILLUMINATION STANDARDS.

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN COMMERCIAL PARKING AREA.

PAD SIGHT LIGHTING SHALL NOT EXCEED 20 FEET FROM THE FINISHED GRADE TO THE TOP OF THE POLE. MAIN COMMERCIAL PARKING AREA LIGHTING SHALL NOT EXCEED 30 FEET. PARKING LOT LIGHTS WITHIN 100 FEET OF RESIDENTIAL AREAS SHALL BE A MAXIMUM OF 16 FEET HIGH FROM FINISHED GRADE TO TOP OF POLE.

IMPOSED UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS SHALL BE SHIELDED SHOE BOX-TYPE FIXTURES.

INDIVIDUAL SITE LIGHTING STANDARDS SHALL BLEND WITH THE ARCHITECTURAL CHARACTER OF THE BUILDINGS AND OTHER SITE FIXTURES.

THE LOCATION OF LIGHT FIXTURES SHALL BE IDENTIFIED ON SUBSEQUENT SITE PLANS FOR BUILDING PERMIT.

AREA LIGHTING SHALL BE RESTRICTED TO A MAXIMUM OFF-SITE LUMINANCE OF 1,000 FOOT-LAMBERTS FROM ANY POINT AND MAXIMUM OF 200 FOOT-LAMBERTS FROM ANY RESIDENTIAL PROPERTY LINE.

ACCENT LIGHTING IS PERMITTED, HOWEVER SURFACE LIGHTING IS LIMITED TO AN AVERAGE OF 2 FOOT-CANDLES MEASURED 4 FEET FROM THE SURFACE LEVEL OF ANY POINT ON THE BUILDING SURFACE BEING ILLUMINATED.

UTILITIES

TO ENSURE THE OVERALL AESTHETIC QUALITY AND THE NATURAL ENVIRONMENT, THE VISUAL IMPACT OF UTILITIES AND EQUIPMENT SHOULD BE MINIMIZED BY THE FOLLOWING:

TRANSFORMERS, UTILITY PADS AND TELEPHONE BOXES SHALL BE APPROPRIATELY SCREENED WITH WALLS AND/OR VEGETATION WHEN VIEWED FROM THE PUBLIC RIGHT-OF-WAY.

WHEN AN ABOVEGROUND BACK FLOW PREVENTION DEVICE IS REQUIRED BY THE CITY OF ALBUQUERQUE, THE HEATED ENCLOSURE SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE ARCHITECTURAL MATERIALS USED AS THE MAIN ELEMENTS OF THE BUILDING. IF PREFABRICATED FIBERGLASS ENCLOSURES ARE USED, THEY SHALL BE APPROPRIATELY SCREENED FROM VIEW BY WALLS AND/OR LANDSCAPING.

SIGNAGE

THE FOLLOWING SIGNAGE STANDARDS WERE DEVELOPED TO REGULATE THE SIZE, LOCATION, TYPE AND QUALITY OF THE SIGN ELEMENTS WITHIN VOLCANO POINT. THE PRIMARY GOAL IS TO PROVIDE A SIGNAGE PROGRAM WITH QUALITY, MAINTAINS A CONSISTENT STYLE, CREATES A SENSE OF ARRIVAL AND COMPLEMENTS THE VISUAL CHARACTER OF THE DEVELOPMENT.

ALL SIGNS SHALL BE IN COMPLIANCE WITH SECTION 14-16-3-5 GENERAL SIGN REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE.

ONE ARCHITECTURALLY- COORDINATED 22 FOOT TALL SIGN, 100 SQUARE FEET IN SIGN AREA IS ALLOWED ALONG CENTRAL AVENUE. ONE ARCHITECTURALLY COORDINATED 16-FOOT TALL SIGN PER PARCEL (TOTAL 4). 50 SQUARE FEET IN SIGN AREA IS ALLOWED ALONG 98TH STREET. EACH BUILDING PAD IS PERMITTED 50 SQUARE FEET MONUMENT SIGN ADJACENT TO THE INTERNAL SITE DRIVE.

ALL BUILDING MOUNTED SIGNAGE WILL BE INDIVIDUAL TYPE LETTERING NOT TO EXCEED 6 PERCENT OF THE WALL AREA OF EACH BUILDING ELEVATION OR TEN PERCENT OF THE WALL AREA OF MULTI-TENANT SHOPS BUILDINGS.

ALL SIGNS ARE TO BE OF INDIVIDUAL LETTERS. THE FOLLOWING TYPES OF LETTERS ARE ACCEPTABLE

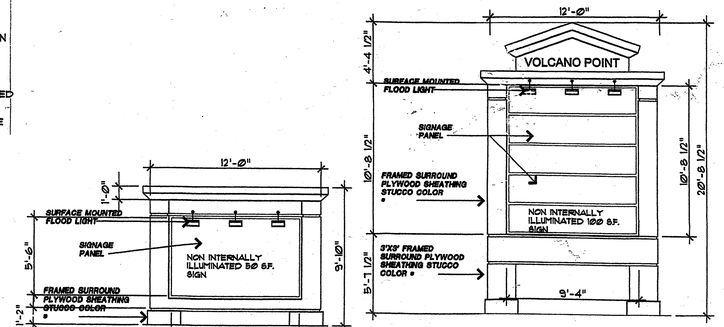
TYPE 1: OPAQUE LETTERING INDEPENDENTLY ILLUMINATED BY GOOSE NECK TYPE LIGHTING

TYPE 2: CHANNEL LETTERS DARK BROWN OR BLACK IN COLOR INTERNALLY ILLUMINATED WITH LETTER SIDES TO MATCH LETTER FACE COLOR. FACE COLORS TO BE TO THE DISCRETION OF THE TENANT.

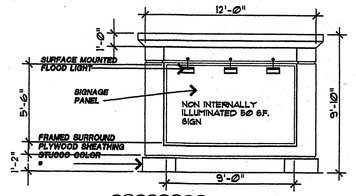
TYPE 3: SAME AS TYPE 2 EXCEPT HALO LIT.

TYPE 4: HALO LIT LETTERS CUT OUT OF SOLID METAL BACKGROUND SPACED OFF THE FACE OF THE BUILDING.

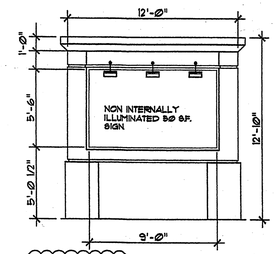
CAN TYPE SIGNS ARE PROHIBITED. ANY SPECIAL LOGOS ASSOCIATED WITH SPECIFIC TENANT ARE TO BE PROVIDED IN A NON-ILLUMINATED FASHION FOR SPECIFIC APPROVAL.



100 S.F. CENTRAL AVE.



50 S.F. 98TH STREET NW SIGNS



50 S.F. 98TH STREET NW PARCEL 1 SIGN

REV	DATE	BY	REVISION
1			
2			
3			
4			
5	03/09/07	AD	GENERAL CORRECTIONS
6	01/12/07	AD	REVISED PER NOTICE OF DECISION

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PROJECT TITLE: 98TH AND CENTRAL PLAN
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: ANTON DATTILO
JOB NO.: 0653
DRAWN BY: WRS

SHEET TITLE: SITE PLAN FOR SUBDIVISION

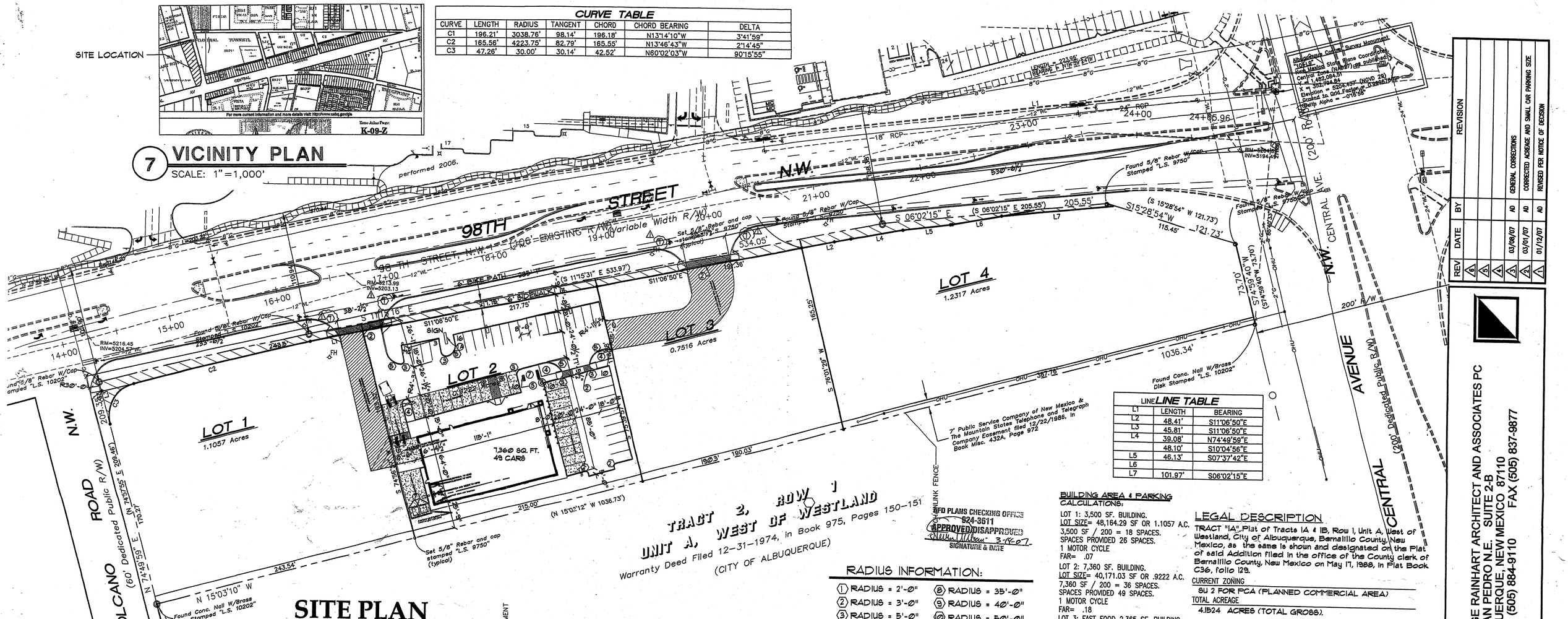
DATE: 11-1-2006
SCALE: 1"=40'
sheet- AS2 of-

M16 - 3-12-07

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	196.21'	3038.76'	98.14'	196.18'	N13°14'10"W	3°41'59"
C2	165.56'	4223.75'	82.79'	165.55'	N13°46'43"W	2°14'45"
C3	47.26'	30.00'	30.14'	42.52'	N60°02'03"W	90°15'55"

7 VICINITY PLAN
SCALE: 1" =1,000'



LINE TABLE

LINE	LENGTH	BEARING
L1	48.41'	S11°06'50"E
L2	45.81'	S11°06'50"E
L3	39.08'	N74°49'59"E
L4	48.10'	S10°04'56"E
L5	46.13'	S07°37'42"E
L6		
L7	101.97'	S06°02'15"E

SITE PLAN
1"= 40'-0"

NORTH

1" = 40' scale: 40 0 40 80 feet

RADIUS INFORMATION:

①	RADIUS = 2'-0"	⑧	RADIUS = 35'-0"
②	RADIUS = 3'-0"	⑨	RADIUS = 40'-0"
③	RADIUS = 5'-0"	⑩	RADIUS = 50'-0"
④	RADIUS = 10'-0"	⑪	RADIUS = 60'-0"
⑤	RADIUS = 15'-0"	⑫	RADIUS = 65'-6"
⑥	RADIUS = 20'-0"	⑬	RADIUS =100'-0"
⑦	RADIUS = 30'-0"	⑭	RADIUS = 124'-0"

KEYED NOTES

1. PYLON SIGN.
2. 6'-0" RAISED/TEXTURED PEDESTRIAN CROSSWALK.
3. GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES. (ALL REFUSE ENCLOSURES TO RECEIVE SANITARY DRAINS)
4. TREE PLANTERS min. 36" SQUARE FEET.
5. BIKE RACK PER C.O.A. STANDARDS.
6. 2'-6" GARDEN WALL.
7. REFUSE ENCLOSURE WITH ADDITIONAL RECYCLE CONTAINER
8. RECYCLE CONTAINER AREA

LEGEND
- LIGHT POST.
- FIRE HYDRANT

BUILDING AREA & PARKING CALCULATIONS:

LOT 1: 3,500 SF. BUILDING.
LOT SIZE= 48,164.29 SF OR 1.1057 A.C.
3,500 SF / 200 = 18 SPACES.
SPACES PROVIDED 26 SPACES.
1 MOTOR CYCLE
FAR= .07

LOT 2: 7,360 SF. BUILDING.
LOT SIZE= 40,171.03 SF OR .9222 A.C.
7,360 SF / 200 = 36 SPACES.
SPACES PROVIDED 49 SPACES.
1 MOTOR CYCLE
FAR= .18

LOT 3: FAST FOOD 2,365 SF. BUILDING.
LOT SIZE= 32,739.69 SF OR .7516 A.C.
1 CAR PER 4 PROVIDED SEATS
137 SEATS / 4 = 34 REQ. SPACES
SPACES PROVIDED 34 SPACES.
2 MOTOR CYCLE
FAR= .07

LOT 4 : SHOPS 13,878 SF. BUILDING.
LOT SIZE= 53,652.85 SF OR 1.2317 A.C.
13,878 /200 = 69 SPACES
SPACES PROVIDED 71 SPACES.
4 MOTOR CYCLE
FAR= .24

FLOOR AREA RATIO

BUILDING SQUARE FOOTAGE MAY BE HIGHER, BUT SHALL NOT EXCEED 10,000 SQ/FT PER GROSS ACRE IN ACCORDANCE WITH THE MAY 31,1998 AGREEMENT WITH C.O.A

TOTAL BUILDING AREA = 27,103 SQ/FT
TOTAL LOT AREA = 174,727.86 SQ/FT
TOTAL FAR = .16

LEGAL DESCRIPTION

TRACT "1A" Plat of Tracts 1A & 1B, Row 1, Unit A, West of Westland, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the County clerk of Bernalillo County, New Mexico on May 17, 1988, in Plat Book C36, folio 129.

CURRENT ZONING
SU 2 FOR PCA (PLANNED COMMERCIAL AREA)

TOTAL ACREAGE
4.1524 ACRES (TOTAL GROSS).

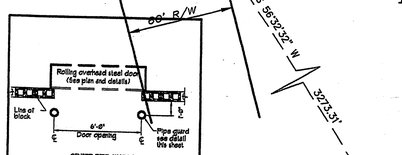
PARKING NOTES:

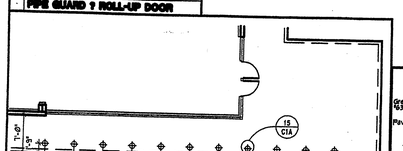
TYPICAL STANDARD SPACES ARE ------8'-6" x 20'-0"
TYPICAL SMALL CAR SPACES ARE ------~~8'-0" x 15'-6"~~ 8'-0" x 15'-0" add 3.14.07
TYPICAL HANDICAP SPACES ARE ------8'-0" x 20'-0" WITH A 8' WIDE ACCESS AISLE
* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

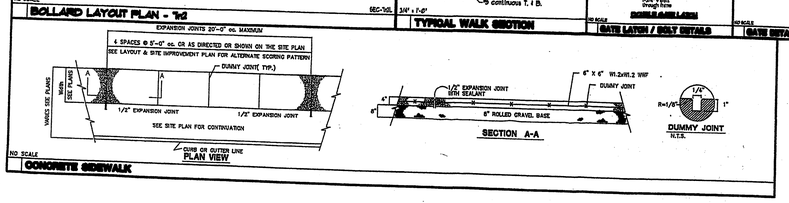
TOTAL STANDARD PARKING SPACES PROVIDED 158 SPACES
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 8 VAN SPACES) 8 SPACES
TOTAL SMALL CAR PARKING SPACES PROVIDED 14 SPACES
MOTOR CYCLE SPACES 8

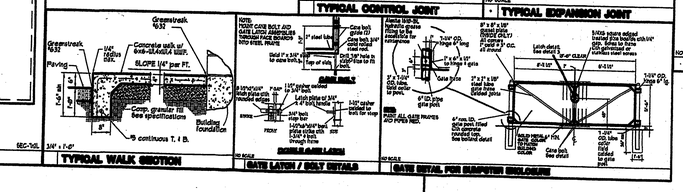
TOTAL PROVIDED 188 SPACES
TOTAL REQUIRED SPACES = 157 SPACES
TOTAL PROVIDED SPACES = 188 SPACES

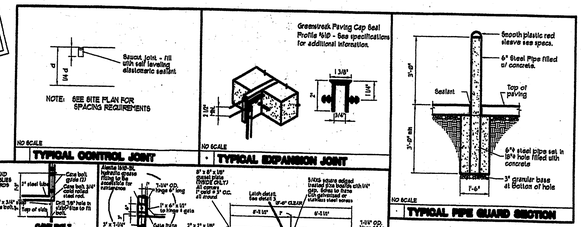
FD PLANS CHECKING OFFICE 924-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE 3-14-07

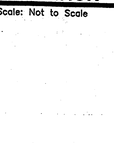




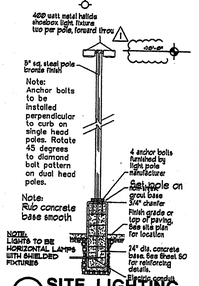




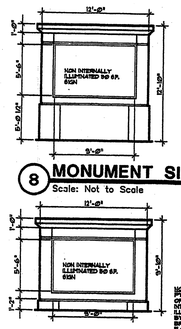




② BIKE RACK
Scale: Not to Scale



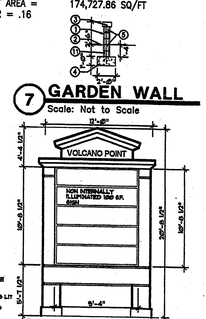
③ SITE LIGHTING
Scale: Not to Scale



⑧ MONUMENT SIGN
Scale: Not to Scale

⑤ MONUMENT SIGN
Scale: Not to Scale

NOTE: PYLON SIGNS TO BE OPAQUE NON INTERNALLY ILLUMINATED. SIGNS LIT BY EXTERNAL GROUND MOUNTED FLOOD LAMPS.



⑦ GARDEN WALL
Scale: Not to Scale

⑥ PYLON SIGN
Scale: Not to Scale

REV	DATE	BY	REVISION
1			
2			
3			
4	03/08/07	AD	GENERAL CORRECTIONS
5	03/01/07	AD	CORRECTED ACREAGE AND SMALL CAR PARKING SIZE
6	01/12/07	AD	REVISED PER NOTICE OF DECISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NUMBER: 1003194
APPLICATION NUMBER: 07DRB-00182

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 02/07 and the the findings and conditions in the Official Notification of Decision are satisfied

Is an Infrastructure List required? ( ) YES (X) NO if yes, then a set of approved DRC 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

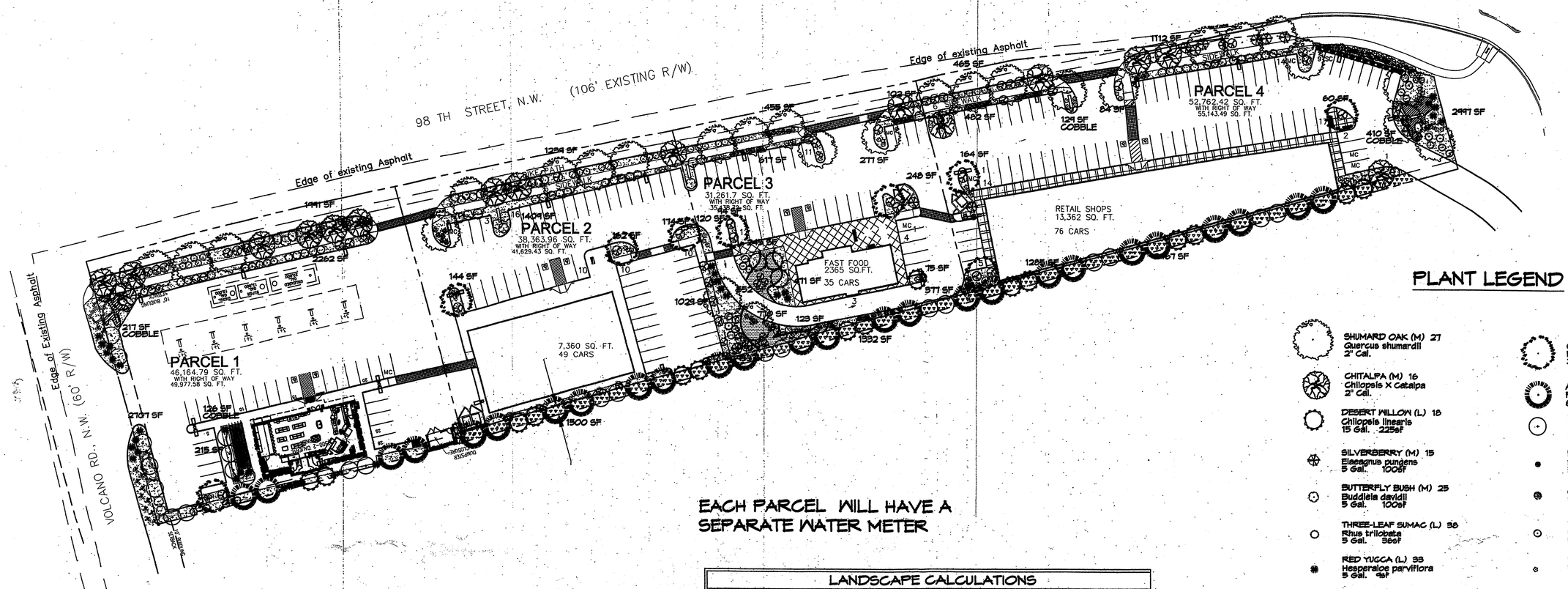
~~Traffic~~ Engineering, Transportation Division	3-14-07 Date
Water Utility Department	3-14-07 Date
Parks and Recreation Department	3/14/07 Date
City Engineer	3/14/07 Date
Environmental Health Department	Date
Solid Waste Management	3/14/07 Date
DRB Chairperson, Planning Department	3/20/07 Date

* Environmental Health, if necessary

PROJECT TITLE: 98TH AND CENTRAL PLAN
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE
ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER: ANTON DATTILO
JOB NO.: 0653
DRAWN BY: WRS
SHEET TITLE: SITE PLAN FOR BLDG. PERMIT

DATE: 11-1-2006
SCALE: 1" =40'
sheet- AS3 of-

M6 3-12-07



EACH PARCEL WILL HAVE A SEPARATE WATER METER

LANDSCAPE CALCULATIONS					
	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	TOTAL SITE
TOTAL LOT AREA	44918 SF	41629 SF	35439 SF	55143 SF	182129 SF
TOTAL BUILDINGS AREA	3866 SF	7360 SF	2365 SF	13362 SF	26953 SF
OFFSITE AREA	3813 SF	2405 SF	4177 SF	2881 SF	13276 SF
NET LOT AREA	42299 SF	31964 SF	28847 SF	39400 SF	141960 SF
LANDSCAPE REQUIREMENT (.15)	6343 SF	4795 SF	4327 SF	5910 SF	21293 SF
TOTAL BED PROVIDED	5703 SF	4418 SF	6254 SF	8185 SF	24560 SF
GROUNDCOVER REQ. (.75)	4277 SF	3314 SF	4691 SF	6134 SF	18420 SF
TOTAL LANDSCAPE PROVIDED	4403 SF (71%)	4036 SF (91%)	4805 SF (77%)	5428 SF (72%)	19112 SF (78%)

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

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 Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: 98th Street NW
Required # 31 Provided # 31

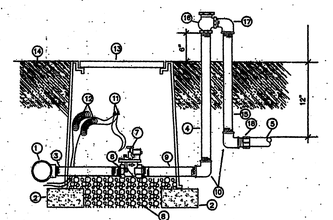
Name of Street: Central Ave. NW
Required # 3 Provided # 3

PARKING LOT TREE REQUIREMENTS

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

1 Shade tree per 10 spaces
Required # 19 Provided # 20

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.



1. MAINLINE FITTING
2. CMU BLOCK
3. GALVANIZED NIPPLE
4. 24" TO 36" GALVANIZED NIPPLE
5. LATERAL PIPE.
6. REDUCER BUSHING
7. AUTOMATIC VALVE (SEE LEGEND)
8. GRAVEL.
9. GALVANIZED NIPPLE
10. GALVANIZED ELBOW
11. WATERPROOF WIRE CONNECTOR
12. WIRE EXPANSION LOOPS
13. VALVE BOX
14. FINISH GRADE
15. GALVANIZED NIPPLE – 18" TO 24" LENGTH
16. ATMOSPHERIC VACUUM BREAKER
17. GALVANIZED STREET ELL
18. TOE NIPPLE OR MALE ADAPTER

AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER
N.T.S.

PLANT LEGEND

- SHUMARD OAK (M) 27 — Quercus shumardii — 2" Cal.
- CHITALPA (M) 16 — Chilopsis X Catalpa — 2" Cal.
- DESERT WILLOW (L) 18 — Chilopsis linearis — 15 Gal. 225sf
- SILVERBERRY (M) 15 — Elaeagnus pungens — 5 Gal. 100sf
- BUTTERFLY BUSH (M) 25 — Buddleia davidii — 5 Gal. 100sf
- THREE-LEAF SUMAC (L) 38 — Rhus trilobata — 5 Gal. 36sf
- RED YUCCA (L) 33 — Hesperaloe parviflora — 5 Gal. 9sf
- NANDINA (M) 29 — Nandina domestica — 5 Gal. 25sf
- GREYLEAF COTONEASTER (M) 6 — Cotoneaster buxifolius — 5 Gal. 81sf — Symbol indicates 3 plants
- NATURAL EDGE
- COMMERCIAL GRADE STEEL EDGING
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- SANTA FE BROWN CRUSHER CRUSHER FINES W/FF
- COBBLE W/FF
- 3/4" GREY GRAVEL WITH FILTER FABRIC
- CHINESE PISTACHE (M) 9 — Pistacia chinensis — 2" Cal.
- AUSTRIAN PINE (M) 22 — Pinus nigra — 6'-8'
- NEW MEXICO OLIVE (L) 24 — Forestiera neomexicana — 15 Gal.
- REGAL MIST (M) 13 — Muhlenbergia capillaris — 5 Gal. 49sf
- OCOTILLO (L) 3 — Fouquieria splendens
- RUSSIAN SAGE (M) 38 — Perovskia atriplicifolia — 5 Gal. 36sf
- POTENTILLA (M) 45 — Potentilla fruticosa — 1 Gal. 9sf
- HONEYSUCKLE (M) 52 — Lonicera japonica 'Halliana' — 1 Gal. 144sf — Unstaked-Groundcover
- WILDFLOWER 30 — 1 Gal. 4sf
- THREADGRASS (M) 85 — Stipa tennuisima — 1 Gal. 4sf
- PRICKLY PEAR (L) 18 — Opuntia macrocentra — 9 sf
- AGAVE (L) 2 — Agave spp. — 16 sf
- 12 BOULDERS

1"= 40' scale: 40 0 40 80 feet

LANDSCAPE PLAN

1"= 40'-0"

NORTH

REV	DATE	BY	REVISION
A			
A			
A	1-18-07	cdf	revised site plan, comments
A	11-09-06	rmm	comments from the city
A	11-2-06	rmm	revised site plan and comments

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT TITLE: VOLCANO POINT
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE
ALBUQUERQUE, NEW MEXICO

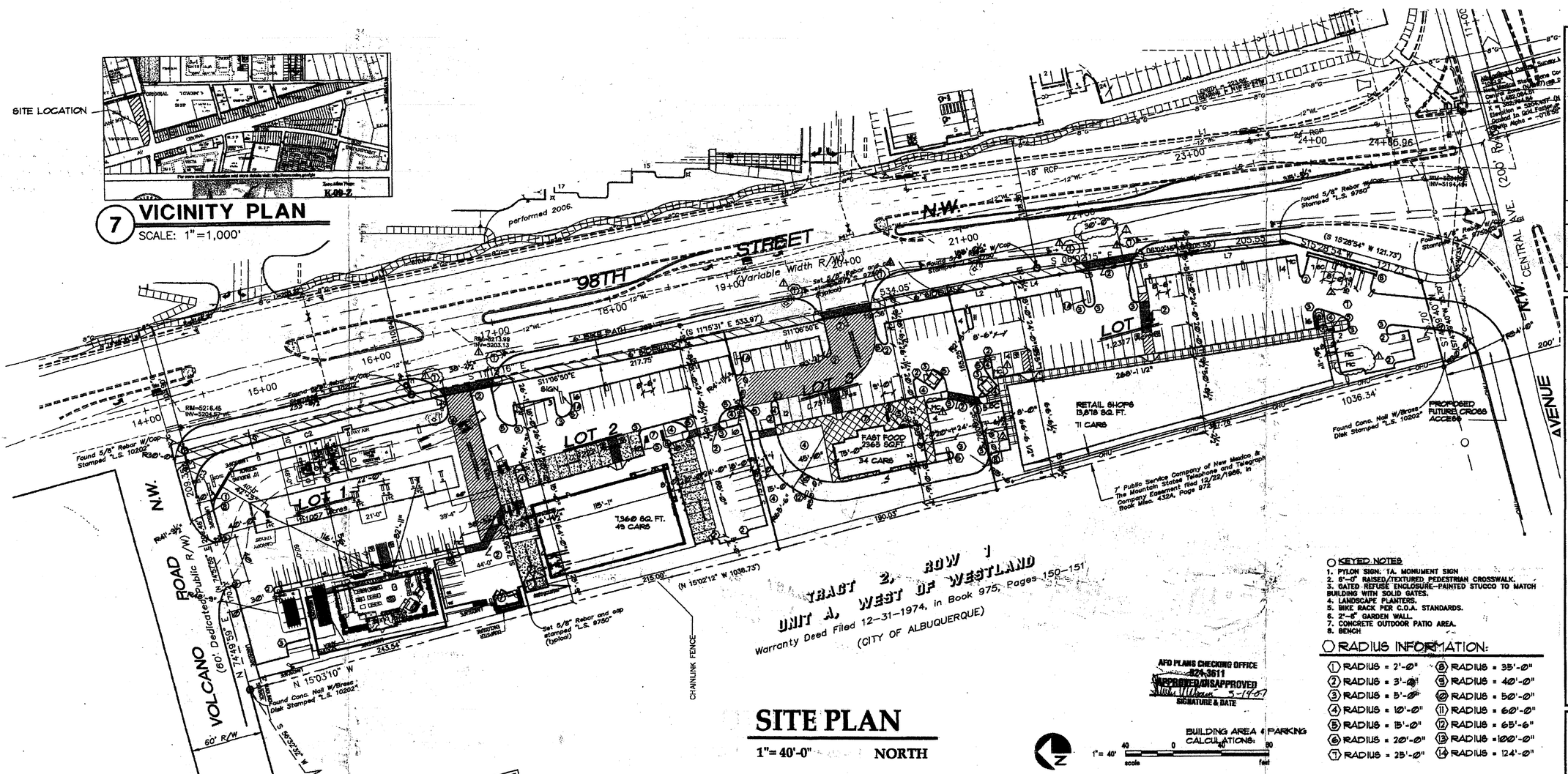
DRAWN BY: RMM
JOB NO. 0653
PROJECT MANAGER ANTON DATTILO
SHEET TITLE: LANDSCAPE PLAN

DATE: 11-1-2006
SCALE: 1"=40'
sheet- 1
L1
of- 1

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
All creative ideas contained Herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

7 VICINITY PLAN

SCALE: 1"=1,000'



REV	DATE	BY	REVISION
1			
2			
3			
4	03/09/07	JG	GENERAL CORRECTIONS
5	02/01/07	JG	CORRECTED ACREAGE AND SMALL CAR PARKING SIZE
6	01/12/07	JG	REVISED PER NOTICE OF DECISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

LOT 1: 5,500 S.F. BUILDING
LOT SIZE = 46,164.29 SF OR 1.1057 A.C.
5,500 S.F. / 200 = 28 SPACES
SPACES PROVIDED = 37
1 MOTOR CYCLE
FAR = .11

ADMINISTRATIVE AMENDMENT
File # 07AA-10012 Project # 1003794
Lot 1: increase in bldg. footprint & F.A.R. Site dev. plan for bldg. permit still req. at DRB.
Russell Brito 18 July '07
APPROVED BY DATE

BUILDING AREA & PARKING CALCULATIONS:

~~LOT 1: 5,500 SF. BUILDING.~~
~~LOT SIZE= 46,164.29 SF OR 1.1057 AC.~~
~~5,500 SF / 200 = 28 SPACES.~~
~~SPACES PROVIDED 26 SPACES.~~
~~1 MOTOR CYCLE~~
~~FAR= .07~~

LOT 2: 7,360 SF. BUILDING.
LOT SIZE= 40,171.03 SF OR .9222 A.C.
7,360 SF / 200 = 36 SPACES.
SPACES PROVIDED 49 SPACES.
1 MOTOR CYCLE
FAR= .18

LOT 3: FAST FOOD 2,365 SF. BUILDING.
LOT SIZE= 32,739.69 SF OR .7516 A.C.
1 CAR PER 4 PROVIDED SEATS
137 SEATS / 4 = 34 REQ. SPACES
SPACES PROVIDED 34 SPACES.
2 MOTOR CYCLE
FAR= .07

LOT 4 : SHOPS 13,878 SF. BUILDING.
LOT SIZE= 53,852.85 SF OR 1.2317 A.C.
13,878 /200 = 69 SPACES
SPACES PROVIDED 71 SPACES.
4 MOTOR CYCLE
FAR= .24

FLOOR AREA RATIO

TOTAL BUILDING AREA = ~~27,103 SQ/FT~~ 29,103 SQ/FT
TOTAL LOT AREA = 174,727.86 SQ/FT
TOTAL FAR = ~~.15~~ .17

PARKING NOTES:

TYPICAL STANDARD SPACES ARE ------8'-6" x 20'-0"
TYPICAL SMALL CAR SPACES ARE ------7'-6" x 15'-6"
TYPICAL HANDICAP SPACES ARE ------8'-0" x 20'-0" WITH A 8' WIDE ACCESS AISLE
* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

TOTAL STANDARD PARKING SPACES PROVIDED 158 SPACES
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 8 VAN SPACES) 8 SPACES
TOTAL SMALL CAR PARKING SPACES PROVIDED 14 SPACES
MOTOR CYCLE SPACES 8

TOTAL PROVIDED 188 SPACES
TOTAL REQUIRED SPACES = 157 SPACES
TOTAL PROVIDED SPACES = 188 SPACES

SITE PLAN

1"= 40'-0" NORTH

LEGAL DESCRIPTION

TRACT "1A" Plat of Tracts 1A & 1B, Row 1, Unit A, West of Westland, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the County clerk of Bernalillo County, New Mexico on May 17, 1988, in Plat Book C36, Folio 129.

CURRENT ZONING
SU 2 FOR FCA (PLANNED COMMERCIAL AREA)
TOTAL ACREAGE
4.1824 ACRES (TOTAL GROSS).

GENERAL ARCHITECTUAL DESIGN REQUIREMENTS

GENERAL ARCHITECTURAL
General architecture character for pad structures is to follow the general design concept depicted on elevations of building for lot 2. Pad buildings will be cementitious finish with a cementitious or split face cmu dado band. The main building walls must be colored to match color benjamin moore (#1) bm553, (#2) bm1032and (#3) bm-993. If the building extends below finish floor that area will also be covered with color #2. Structures are to be predominately flat-roofed however partial building areas such as portals or small extensions of building functions adjacent to the major building mass may have sloped roofs. These roofs are to be shed type Slate tile clad and the high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roofs may extend above the parapet wall top and are to relate to the entry format of the main buildings. Building heights are limited to 26' parapet heights for major building walls, and 22' parapet heights for pad building walls. Slate tile clad entry roofs may extend above this height to accent and articulate the building mass. The approval of site plans for building permit for parcels 1-2-3-4 will be delegated to the City of Albuquerque Design Review Board (DRB).

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE

BUILDING AREA & PARKING CALCULATIONS:

1"= 40' scale 40 0 40 80 feet

KEYED NOTES
1. PYLON SIGN. 1A. MONUMENT SIGN
2. 6'-0" RAISED/TEXTURED PEDESTRIAN CROSSWALK.
3. GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES.
4. LANDSCAPE PLANTERS.
5. BIKE RACK PER C.O.A. STANDARDS.
6. 2'-8" GARDEN WALL.
7. CONCRETE OUTDOOR PATIO AREA.
8. BENCH

RADIUS INFORMATION:

(1) RADIUS = 2'-0"	(8) RADIUS = 35'-0"		
(2) RADIUS = 3'-0"	(9) RADIUS = 40'-0"		
(3) RADIUS = 5'-0"	(10) RADIUS = 50'-0"		
(4) RADIUS = 10'-0"	(11) RADIUS = 60'-0"		
(5) RADIUS = 15'-0"	(12) RADIUS = 65'-6"		
(6) RADIUS = 20'-0"	(13) RADIUS = 100'-0"		
(7) RADIUS = 25'-0"	(14) RADIUS = 124'-0"		

PAD ARCHITECTURAL DESIGN STANDARDS

Shall include the following elements to provide uniform standards for all pads: Each pad to follow building elevations provided. The lower 3'-4" of the area of vertical walls and landscape walls shall be four or eight inch split face cmu or stucco. color #2. Four or eight inch split face or accent block. color #1 ---fuel canopies to be cementitious finish color #1. Lighting to be entirely recessed in soffit of fuel canopies.(max 50ft candles). Each pad development to provide an outdoor plaza and landscaped patio space with outdoor furniture, such as bench seating or picnic tables.

COLOR PALLET
color #1 light tan benjamin moore #953
color #2 medium light tan dado band base wall color #1032
color #3 brown/grey benjamin moore #993
color #4 monierlite concrete slate tile roofing, trim & accents (brown blend).

LINE TABLE

LINE	LENGTH	BEARING
L1	48.41'	S11°06'50"E
L2	45.81'	S11°06'50"E
L3	39.08'	N74°49'59"E
L4	48.10'	S10°04'56"E
L5	46.13'	S07°37'42"E
L6	45.34'	S10°29'10"E
L7	101.97'	S06°02'15"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	196.21'	3038.76'	98.14'	196.18'	N13°14'10"W	3°41'59"
C2	165.56'	4223.75'	82.79'	165.55'	N13°46'43"W	2°14'45"
C3	47.28'	30.00'	30.14'	42.52'	N60°02'03"W	90°15'55"

PROJECT NUMBER: 1003794
APPLICATION NUMBER: 07DRB-00181

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 02/16/07 and the the findings and conditions in the Official Notification of Decision are satisfied

Is an Infrastructure List required? ( ) YES (X) NO If yes, then a set of approved DRC 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 Engineering, Transportation Division	3-8-07 Date
Water Utility Department	3-14-07 Date
Parks and Recreation Department	3/14/07 Date
City Engineer	3/14/07 Date
Environmental Health Department	Date
Solid Waste Management	3/14/07 Date
DRB Chairperson, Planning Department	3/22/07 Date

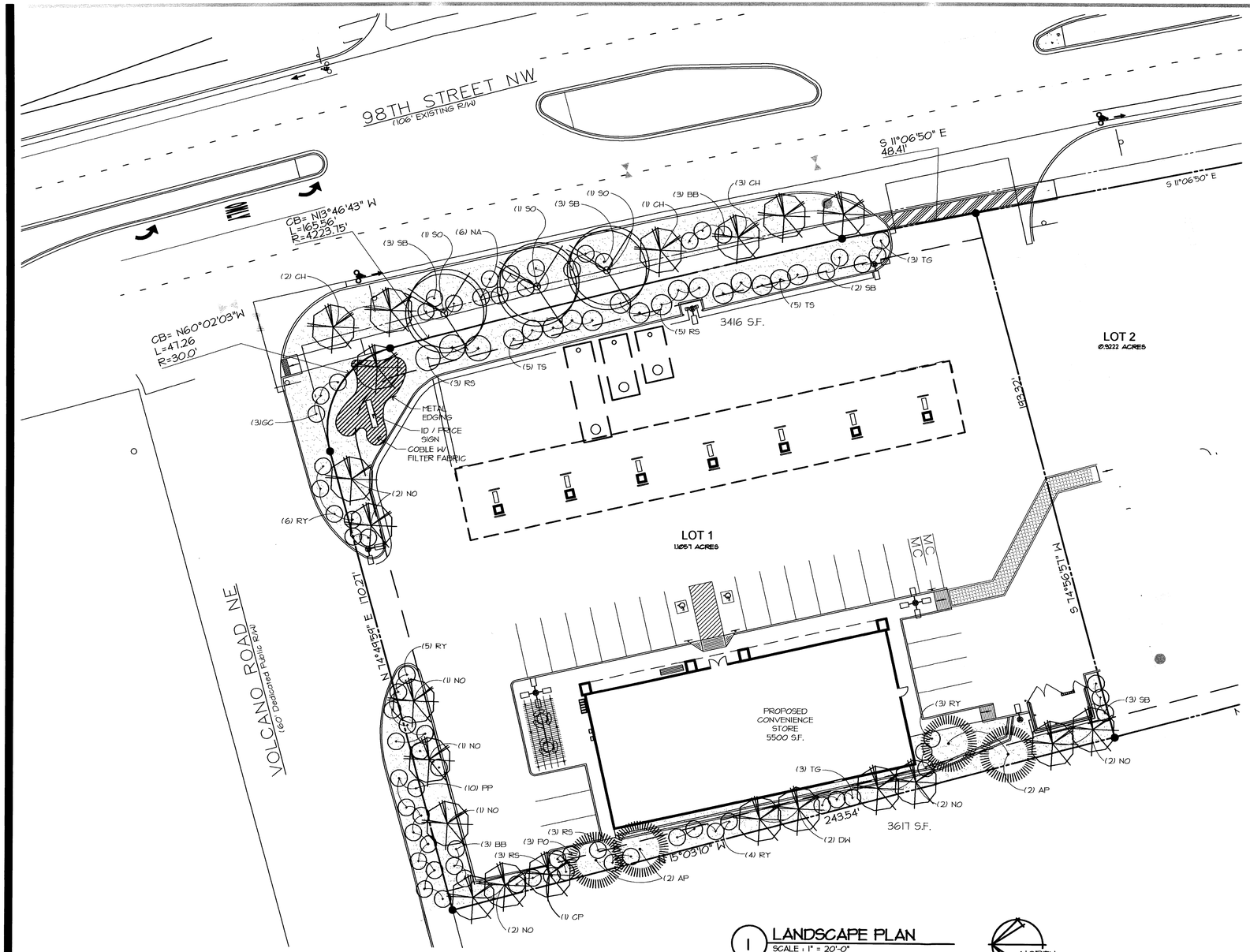
* Environmental Health, if necessary

1003794

PROJECT TITLE: 98TH AND CENTRAL PLAN
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE
ALBUQUERQUE, NEW MEXICO
DRAWN BY: MRS
JOB NO. 0653
PROJECT MANAGER ANTON DATILLO
SHEET TITLE SITE PLAN FOR SUBDIVISION
DATE: 11-1-2006
SCALE: 1"=40'-0"
sheet- AS1 of-

MG 3-12-07

C2



1 LANDSCAPE PLAN

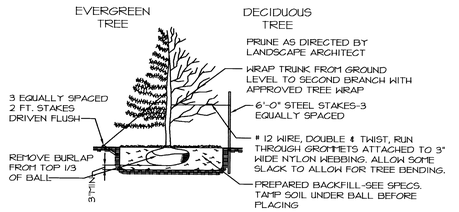
SCALE : 1" = 20'-0"

0 5 10 20 40 60

NORTH

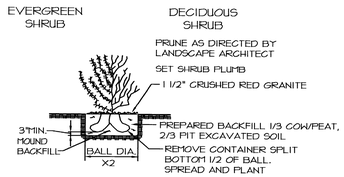
NOTES:

1. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. 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.
3. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, STREET ORDINACE, POLLEN ORDINACE, AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN INSTALLATION.
4. PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY.



TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

PLANTING NOTES

1. THE CONTRACTOR IS TO FURNISH AND INSTALL PLANT MATERIALS AS NOTED. ALL PLANT MATERIAL MUST EQUAL OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. PRIOR TO ANY PLANTING OPERATIONS, THE AREA TO BE PLANTED IS TO BE PREPARED WITH 5 YARDS/1000 SQ. FT. OF ORGANIC MATERIAL, ROTOTILLED A MINIMUM OF 6" DEEP.
3. EXCAVATE PLANTING PIT TWICE AS WIDE AS ROOT BALL. PREPARED PLANT BACKFILL TO BE 1/3 ORGANIC MATERIAL AND 2/3 CLEAN TOPSOIL. STAKE ALL EVERGREEN TREES WITH TREE GUY WIRES AND CANVAS STRAPS WITH GROMMETS. STAKE ALL DECIDUOUS TREES WITH T-BAR METHOD (TWO STAKES PER TREE). NO EXPOSED WIRES SHOULD COME INTO CONTACT WITH THE TRUNK FOR EITHER GUYING METHOD. TREE WRAP ALL DECIDUOUS TREES TO FIRST BRANCH.
4. ALL TREES AND SHRUBS ARE TO BE PLANTED AFTER ROUGH GRADING AND PRIOR TO PLACING OF GROUND COVER MATERIAL.
5. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND NO VOIDS BETWEEN STRIPS. SOD TO BE FERTILIZED WITH A GRANULAR DIAMMONIUM PHOSPHATE (18-46-0) AT RATE OF SIX (6) LBS. PER 1000 SQ. FT.
6. CONTRACTOR TO MAINTAIN ALL PLANTINGS INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE AND TURNOVER TO OWNER.
7. PLANTS SHALL BE GUARANTEED FOR ONE GROWING SEASON. SPRING PLANTINGS WILL BE GUARANTEED THROUGH OCTOBER OF THE SAME YEAR. ANY PLANTINGS AFTER THE MONTH OF AUGUST WILL BE GUARANTEED THROUGH MAY OF THE FOLLOWING SPRING.
8. PLANTING BED EDGER TO BE RYERSON STEEL EDGER, 1/8" X 4" X 10' (OR EQUAL).
9. CONTRACTOR TO REPAIR OR REPLACE ANY SOD, MULCH, OR SITE IMPROVEMENTS DISTURBED OR DAMAGED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
10. PLACE GEOTEXTILE FABRIC (MIRAFI #140-2 OR EQUAL) UNDER ALL ROCK OR PLANTING BEDS.
11. LANDSCAPE INSTALLATION TO BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (VERIFY PROCEDURE WITH LOCAL GOVERNING AUTHORITY).
12. IRRIGATION SYSTEM SHALL HAVE SHRUB BEDS AND LAWN AREAS ZONED SEPARATELY. LAWN AREAS TO BE POP-UP SPRAY SYSTEM. SHRUB BEDS TO HAVE FULL COVERAGE WITH EITHER A MICRO-EMITTER OR DRIP SYSTEM.
13. ALL HEADS TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS AND WALKWAYS.
14. BACKFLOW PREVENTION DEVICE SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
15. IRRIGATION SYSTEM COMPONENTS TO BE MANUFACTURED BY 'RAINBIRD' OR EQUAL. SPRINKLER SYSTEM CONTROL UNIT TO BE INSTALLED IN CONVENIENCE STORE UTILITY ROOT.
16. POINT OF CONNECTION FOR IRRIGATION SYSTEM TO BE DETERMINED IN FIELD ASSUMED 25 GPM @ 40 PSI.
17. IRRIGATION SYSTEM TO BE ISOLATED WITH GATE VALVE
18. NOT USED.
19. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SPECIFIC SITE CONDITIONS, OVERALL QUANTITY AND QUALITY TO BE CONSISTANT WITH APPROVED PUD PLANS.
20. ALL TREES SHALL BE 0' CLEAR OF WATER AND SANITARY SEWER LINES AND 4' CLEAR OF GAS LINES.
21. ALL SHRUBS SHLL BE 4' CLEAR OF WATER, SANITARY SEWER LINES AND GAS LINES.
22. THE LANDSCAPE IRRIGATION PLAN MUST BE APPROVED BY THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED, OR AN ACCEPTABLE BOND DEPOSITED WITH THE CITY FOR THE VALUATION OF THE IRRIGATION SYSTEM, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
23. EXISTING TREES TO BE SAVED SHOULD BE MARKED WITH PROMINENT IDENTIFICATION WHERE TREE TRUNKS ARE APT TO BE DAMAGED. THEY SHOULD BE PROTECTED WITH METAL POSTS AD SNOW FENCE.
24. HEAVY EQUIPMENT SHOULD NOT BE ALLOWED TO COMPACT THE SOIL OVER THE ROOT ZONE OF EXISTING TREES.
25. AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH CUTTING.
26. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT AND WATER THE TREE IMMEDIATELY.

NOTE:
GENERAL CONTRACTOR TO DESIGN, FURNISH, AND INSTALL IRRIGATION SYSTEM AS REQUIRED TO PROVIDE ADEQUATE IRRIGATION TO ALL LANDSCAPED AREAS. SEE NOTES 12, 13, 14, 15.

PLANT SCHEDULE

ABB	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	TYPE
SO	QUERCUS SHUMARDII	SHUMARD OAK	3	2"	B&B
CH	CHILOPSIS X CATALPA	CHITALPA	6	2"	B&B
CP	PISTACIA CHINENSIS	CHINESE PISTACHE	1	2"	B&B
AP	PINUS NIGRA	AUSTRIAN PINE	4	6'-8'	B&B
DW	CHILOPSIS LINEARIS	DESERT WILLOW	2	15 GAL.	CONT.
SB	ELAEAGNUS PUNGENS	SILVERBERRY	11	5 GAL.	CONT.
BB	BUDDLEIA DAVIDII	BUTTERFLY BUSH	6	5 GAL.	CONT.
TS	RHUS TRILOBATA	THREE-LEAF SUMAC	10	5 GAL.	CONT.
RT	HESPERALOE PARVIFLORA	RED YUCCA	18	5 GAL.	CONT.
NA	NANDINA DOMESTICA	NANDINA	6	5 GAL.	CONT.
GC	COTONEASTER BUXIFOLLUS	GREYLEAF COTONEASTER	4	5 GAL.	CONT.
NO	FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE	11	15 GAL.	CONT.
RM	MUHLENBERGIA CAPILLARIS	REGAL MIST	10	5 GAL.	CONT.
PO	POTENTILLA FRUTICOSA	POTENTILLA	3	1 GAL.	CONT.
HO	LONICERA JAPONICA 'HALLIANA'	HONEYSUCKLE	11	1 GAL.	CONT.
TG	STIPA TENNUISIMA	THREADGRASS	6	1 GAL.	CONT.
PP	OPUNTIA MACROCENTRA	PRICKLY PEAR	10	-	CONT.
RS	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	14	5 GAL.	CONT.

SITE DATA

GROSS LOT AREA	48,150 S.F. (1.10 ACRES)
LESS BUILDING AREA	5,500 S.F.
NET LOT AREA	42,650 S.F.
REQUIRED LANDSCAPING 15% OF NET LOT AREA	42,650 * .15 =6,397.5 S.F.
PROVIDED LANDSCAPING AREA	7,033 S.F.

LEGEND

DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

DECIDUOUS SHRUB

EVERGREEN SHRUB

SANTA FE BROWN GRAVEL WITH FILTER FABRIC

CAD solutions
3436 New Castle Dr.
Loveland, CO 80538
phone/fax: 970.593.6656
www.cadsolution.net

STATE OF NEW MEXICO
DON WATKINS
NO. 004266
REGISTERED ARCHITECT

PREPARED FOR:

VALERO CORNER STORE

STORE #1243
98th & VOLCANO
ALBUQUERQUE, NEW MEXICO

cornerstore

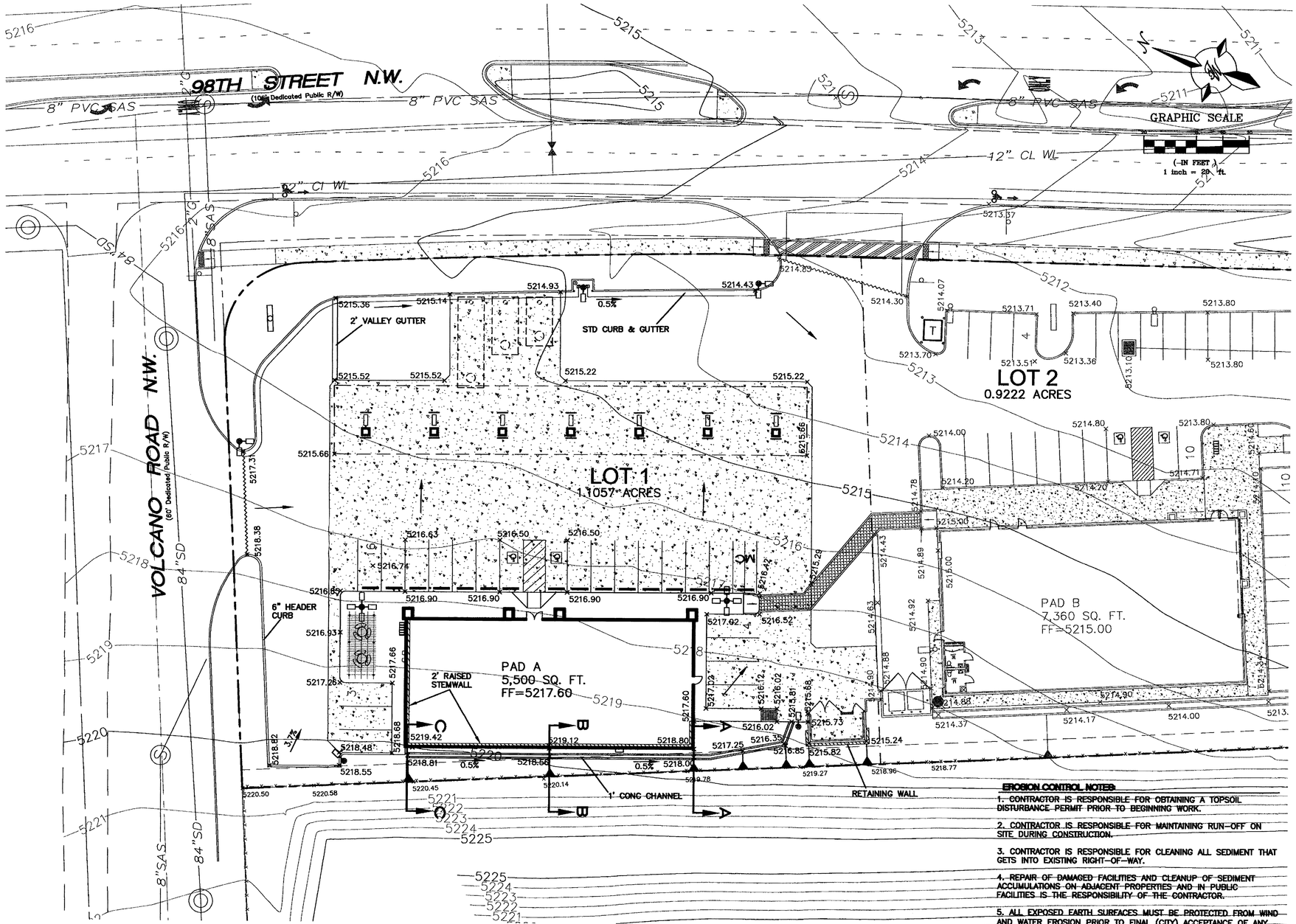
Valero Retail Holdings, Inc.
One Valero Way
San Antonio, TX 78249-1616

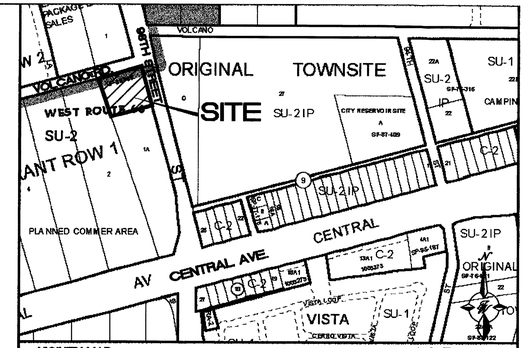
ISSUE	DATE
-	-

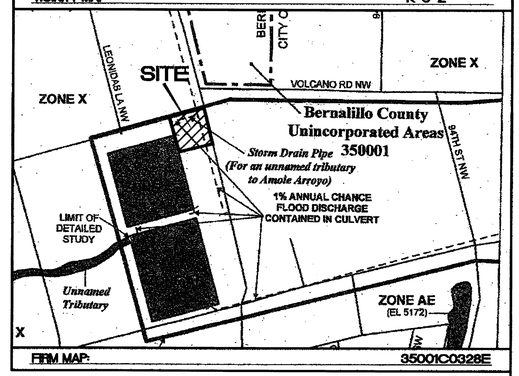
PROJECT #:0284-07
DRAWN BY: CS
CHECK BY:

SHEET TITLE:
LANDSCAPE PLAN

DRAWING NO:
C3







LEGEND

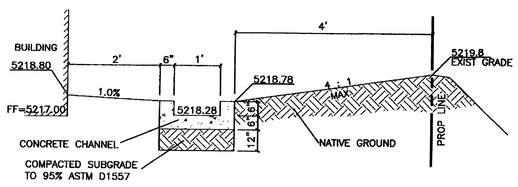
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- 5011 EXISTING CONTOUR
- 5010 EXISTING INDEX CONTOUR
- x 5048.25 EXISTING SPOT ELEVATION
- x 5048.25 PROPOSED SPOT ELEVATION
- FLOW ARROW
- EX. RCP EXISTING STORM SEWER LINE
- EXISTING SD MANHOLE
- PROPOSED WATER BLOCK

BENCHMARK

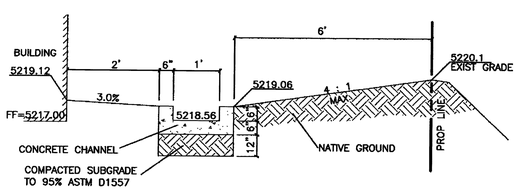
ALBUQUERQUE CONTROL SURVEY MONUMENT "10-I9"
NEW MEXICO STATE PLANE COORDINATES,
CENTRAL ZONE (NAD27) AS PUBLISHED:
Y = 1,482,084.51
X = 352,794.84
ELEVATION = 5204.437' (NGVD 29)
GROUND TO GRID FACTOR = 0.99967602
DELTA ALPHA = -0°16'58"

EROSION CONTROL NOTES:

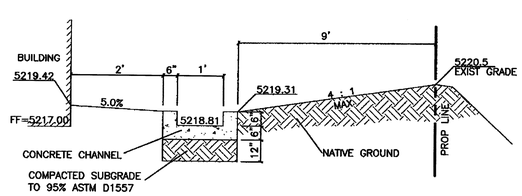
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES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



SECTION A-A



SECTION B-B



SECTION C-C

ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL	VALERO CORNER STORE STORE #1243 VALERO RETAIL HOLDINGS, INC	DRAWN BY pm
	GRADING AND DRAINAGE PLAN	DATE 8/31/07
		2774-GRB
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100	SHEET # C4
RONALD R. BOHANNAN P.E. #7868		JOB # 27074

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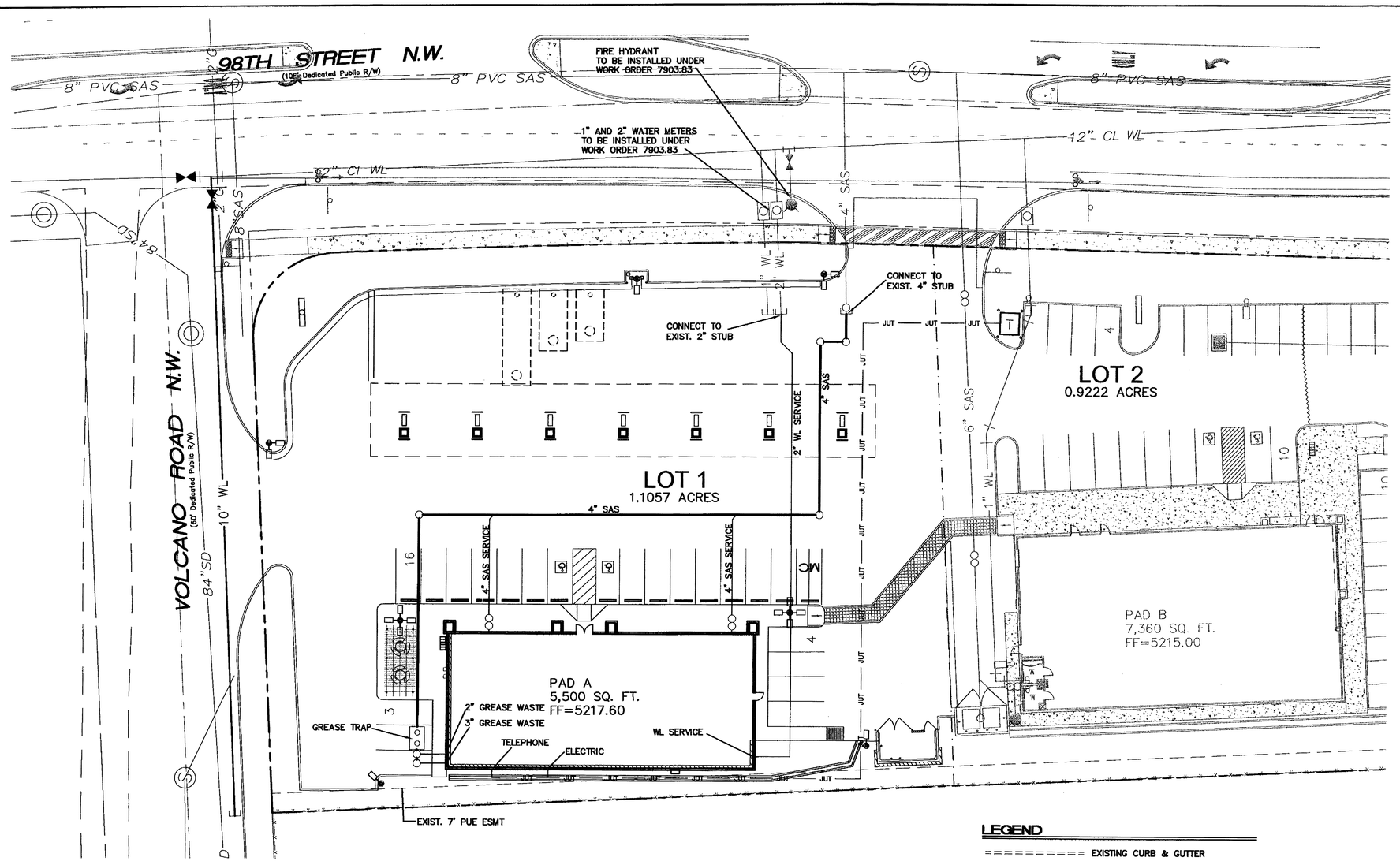

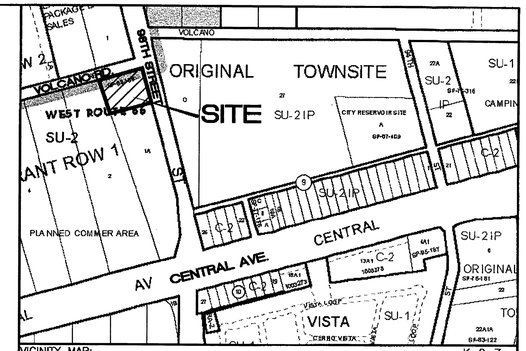

WATER SHUT-OFF PLAN SHUT OFF VALVES # 752, 861

WATER SHUT-OFF NOTE

1. ONLY WATER SYSTEMS PERSONNEL WITH COA ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY CITY OF ALBUQUERQUE WATER SYSTEM DIVISION (PH 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF EXECUTION OF WATER SHUT OFF PLAN.
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. ALL WATERLINES TO BE PVC, UNLESS OTHERWISE NOTED.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- EX. SD — EXISTING STORM SEWER LINE
- EXISTING SD MANHOLE
- EX. SAS — EXISTING SANITARY SEWER LINE
- EXISTING SAS MANHOLE
- EX. WL — EXISTING WATER LINE
- EXISTING WATER METER
- EX. GAS — EXISTING GAS
- 6" SAS — PROPOSED SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- PROPOSED DOUBLE CLEAN OUT
- PROPOSED SINGLE CLEAN OUT
- 6" WL — PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED SITE LIGHTING
- JUT — JOINT UTILITIES

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

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.

ENGINEER'S SEAL — RONALD R. BOHANNAN P.E. #7868	VALERO CORNER STORE STORE #1243 VALERO RETAIL HOLDINGS, INC	DRAWN BY: pm
	MASTER UTILITY PLAN	DATE: 8/31/07
		2774-MUB
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100	SHEET # C5
		JOB # 27074

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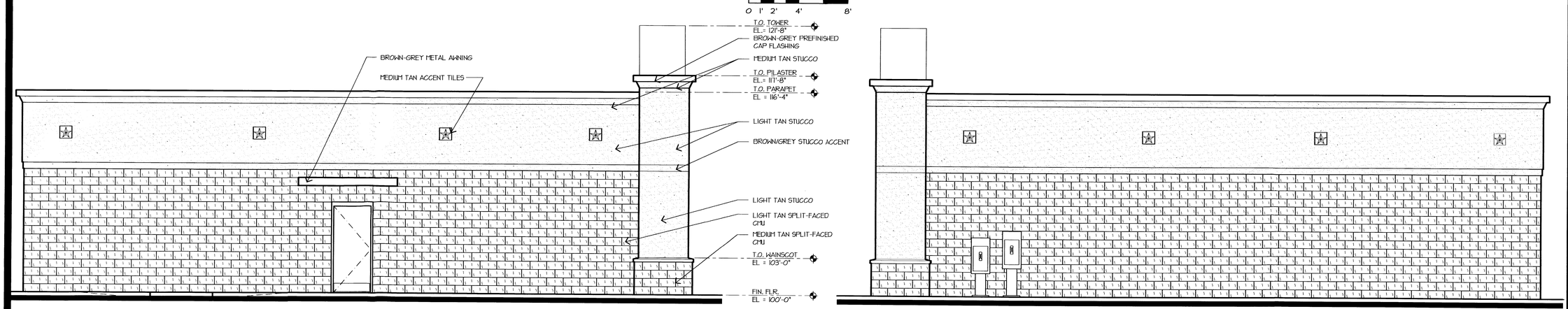
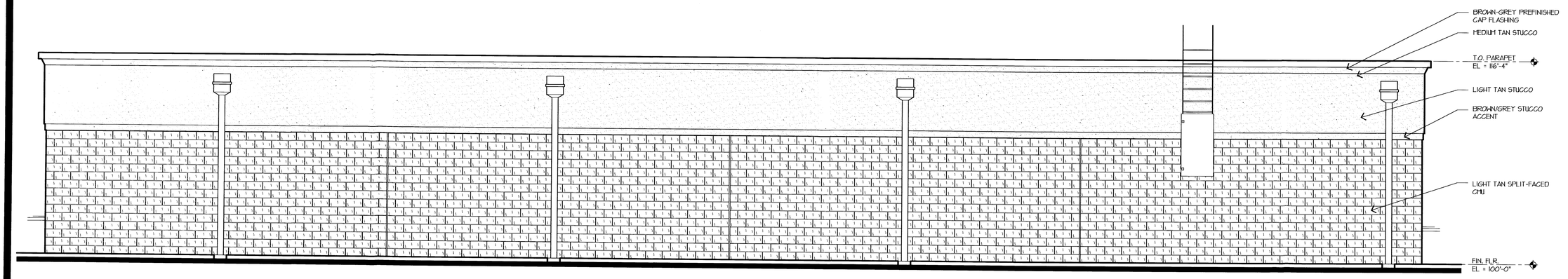
1 EAST ELEVATION
SCALE : 1/4" = 1'-0"
0 1' 2' 4' 8'



2 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"
0 1' 2' 4' 8'

3 NORTH ELEVATION
SCALE : 1/4" = 1'-0"
0 1' 2' 4' 8'



4 WEST ELEVATION
SCALE : 1/4" = 1'-0"
0 1' 2' 4' 8'

CAD solutions
3436 New Castle Dr.
Loveland, CO 80538
phone/fax: 970.593.6656
www.cadsolution.net

STATE OF NEW MEXICO
DONALD ATKINS
NO. 004266
REGISTERED ARCHITECT

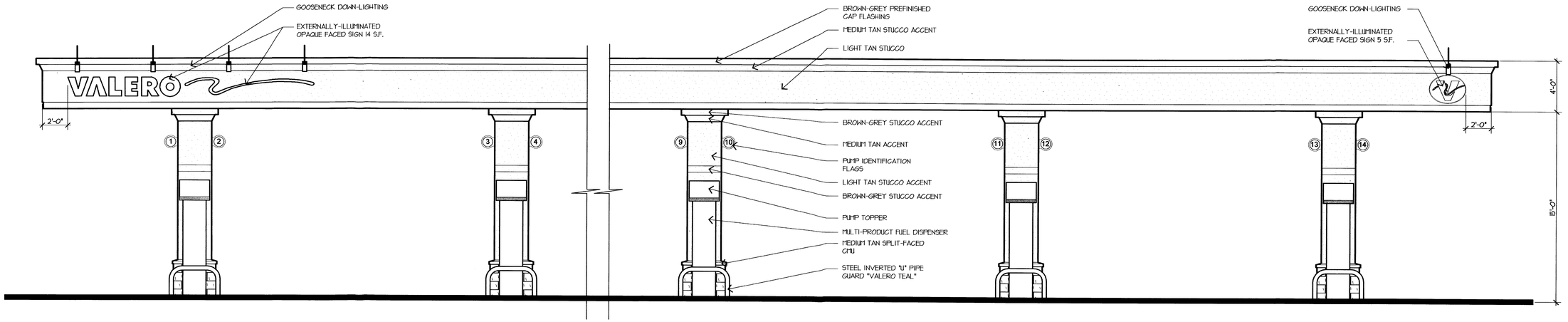
PREPARED FOR:
VALERO CORNER STORE
STORE #1243
98th & VOLCANO
ALBUQUERQUE, NEW MEXICO

cornerstore
Valero Retail Holdings, Inc.
One Valero Way
San Antonio, TX 78249-1616

ISSUE	DATE
-	-

PROJECT #:0284-07
DRAWN BY: CS
CHECK BY:
SHEET TITLE:
C-STORE ELEVATIONS

DRAWING NO:
C6



1 EAST ELEVATION

SCALE : 1/4" = 1'-0"

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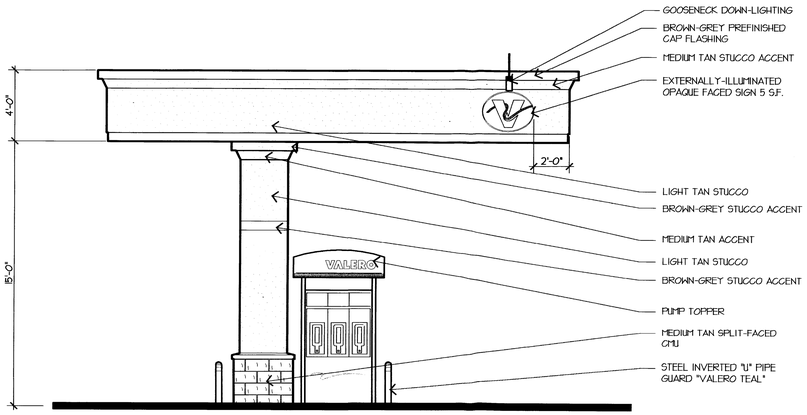


2 SOUTH ELEVATION

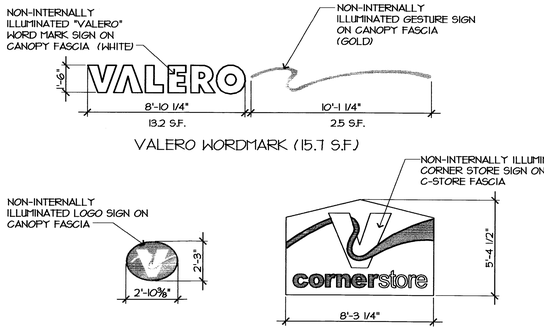
SCALE : 1/4" = 1'-0"

0 1' 2' 4' 8'

3 NORTH ELEVATION

SCALE : 1/4" = 1'-0"

0 1' 2' 4' 8'



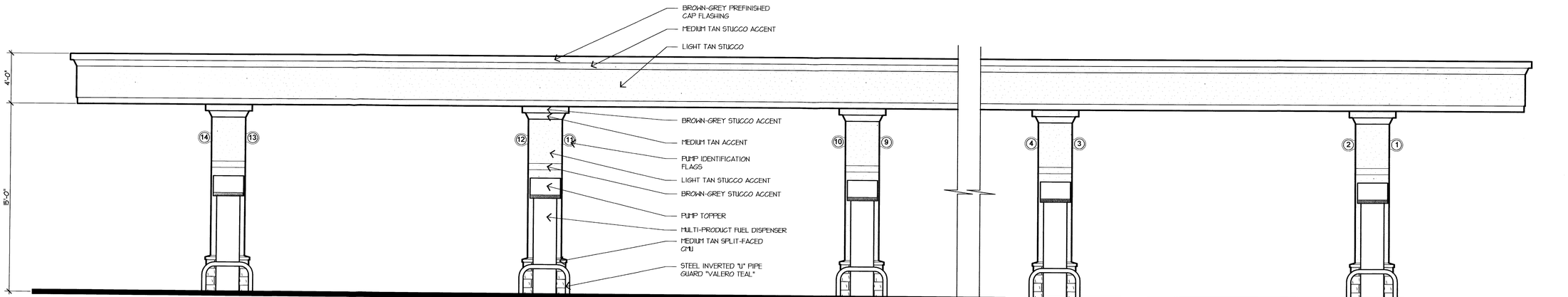
VALERO WORDMARK (15.7 S.F.)

VALERO LOGO (5 S.F.)

CORNERSTORE SIGN (48 S.F.)

SIGNAGE ELEVATIONS

SCALE: 1/4" = 1'-0"



4 WEST ELEVATION

SCALE : 1/4" = 1'-0"

0 1' 2' 4' 8'

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Loveland, CO 80538
phone/fax: 970.593.6656
www.cadsolution.net

STATE OF NEW MEXICO
ALAN WATKINS
NO. 004266
REGISTERED ARCHITECT

PREPARED FOR:

VALERO CORNER STORE

STORE #1243
98th & VOLCANO
ALBUQUERQUE, NEW MEXICO

cornerstore

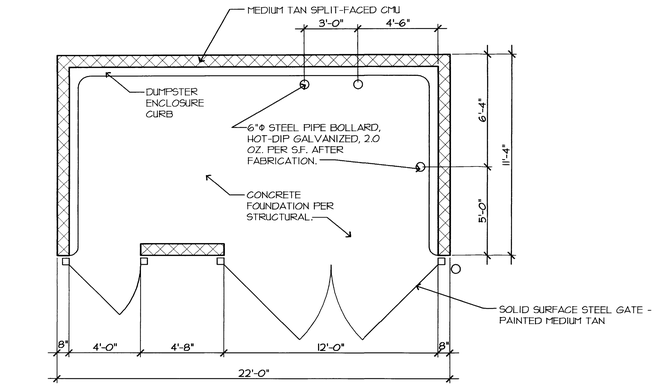
Valero Retail Holdings, Inc.
One Valero Way
San Antonio, TX 78249-1616

ISSUE	DATE
-	-

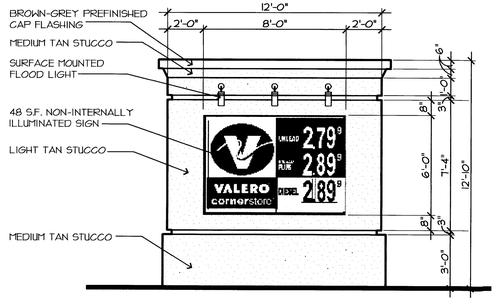
PROJECT #:0284-07
DRAWN BY: CS
CHECK BY:

SHEET TITLE:
CANOPY ELEVATIONS

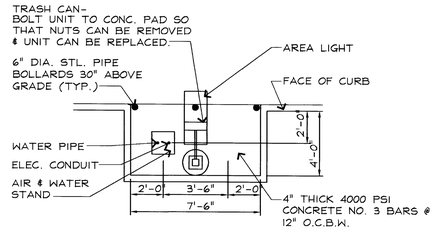
DRAWING NO:
C7



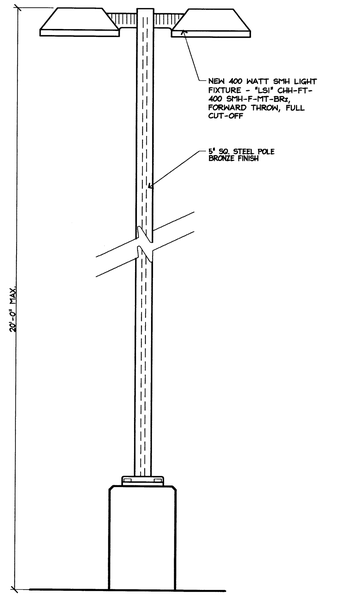
1 DUMPSTER ENCLOSURE DETAIL
SCALE : 1/4" = 1'-0"



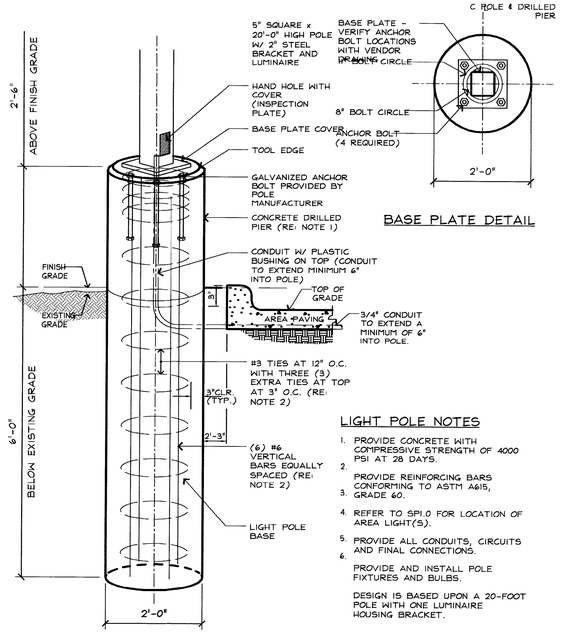
2 ID / PRICE SIGN ELEVATION
SCALE : 1/4" = 1'-0"



3 DETAIL @ AIR / WATER STAND
SCALE : NTS



4 AREA LIGHT ELEVATION
SCALE : NTS



5 AREA LIGHT FOOTING
SCALE : NTS

6 UNIDIRECTION HC RAMP
SCALE : NTS

NOTES:
1. WHEELCHAIR RAMPS ARE AS C.O.A. STD DWG 2441 CASE II, EXCEPT THE RAMP WIDTH WILL VARY TO MEET A 12:1 SLOPE; 7' MIN REQ.
2. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
3. DESIGN PER A.D.A. SPECIFICATIONS
4. SUBMIT SPECIFICATIONS TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION

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

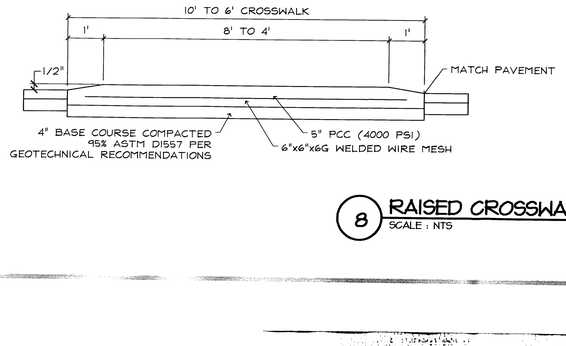
DOME SPACING
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN

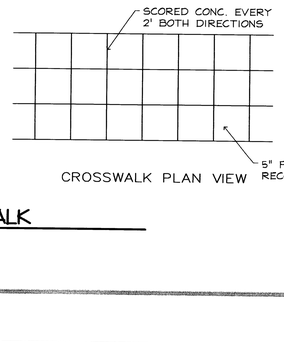
NOTE: HOT DIP GALVANIZED WHERE INDICATED ON ARCHITECTS PLANS

7 PIPE BOLLARD DETAIL
SCALE : NTS

10 HANDICAP SIGN
SCALE : NTS

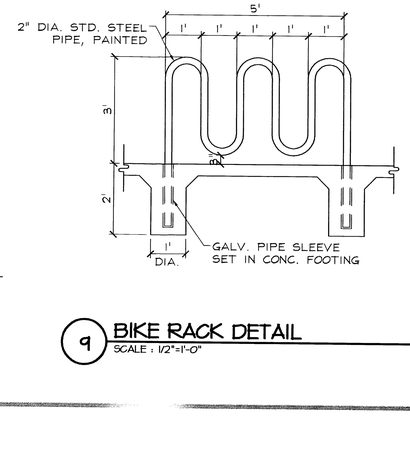
11 MOTORCYCLE PARKING SIGN
SCALE : NTS





CROSSWALK PLAN VIEW

8 RAISED CROSSWALK
SCALE : NTS



9 BIKE RACK DETAIL
SCALE : 1/2"=1'-0"

CAD solutions
3436 New Castle Dr.
Loveland, CO 80538
phone/fax: 970.593.6656
www.cadsolution.net

STATE OF NEW MEXICO
JOEL WATKINS
NO. 004266
REGISTERED ARCHITECT

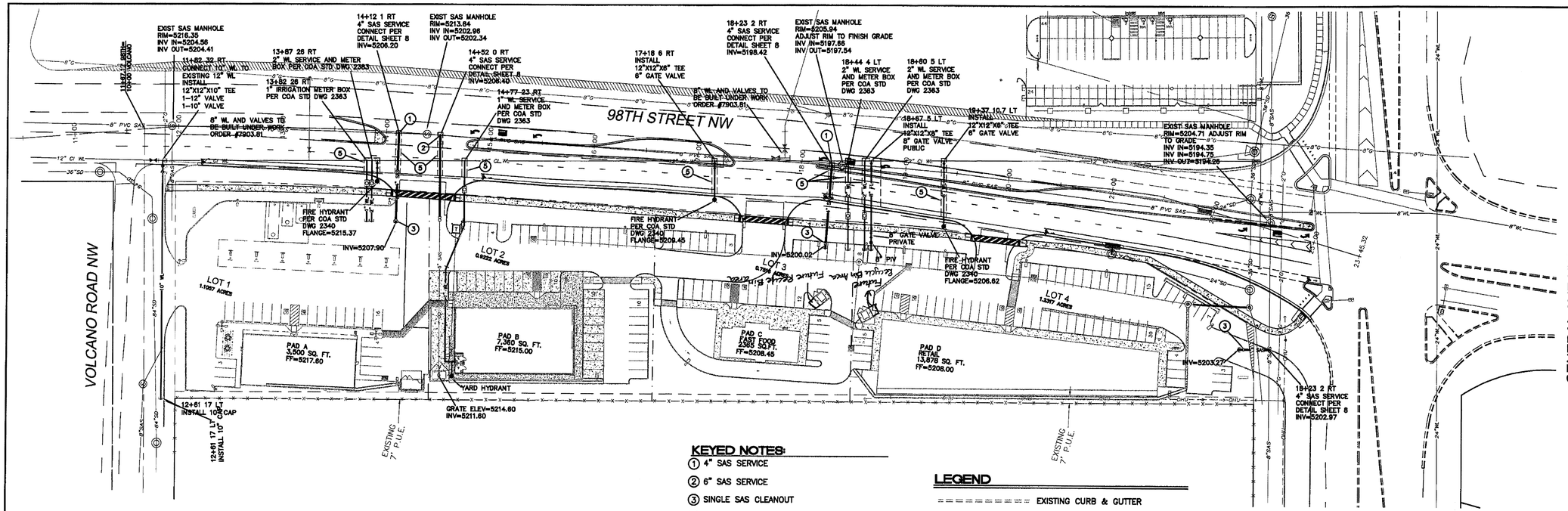
PREPARED FOR:
VALERO CORNER STORE
STORE #1243
98th & VOLCANO
ALBUQUERQUE, NEW MEXICO

cornerstore
Valero Retail Holdings, Inc.
One Valero Way
San Antonio, TX 78249-1616

ISSUE	DATE
-	-

PROJECT #:0284-07
DRAWN BY: CS
CHECK BY:
SHEET TITLE:
DETAILS

DRAWING NO:
C8



KEYED NOTES:

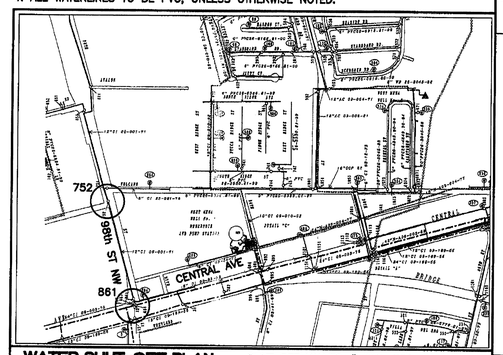
1. 4" SAS SERVICE
2. 6" SAS SERVICE
3. SINGLE SAS CLEANOUT
4. DOUBLE SAS CLEANOUT
5. SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT PER COA STD DWG 2465 PRIOR TO ASPHALT OVERLAY

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL
- EXISTING STORM SEWER LINE
- EXISTING SD MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SAS MANHOLE
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING GAS
- PROPOSED SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- PROPOSED DOUBLE CLEAN OUT
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED SITE LIGHTING

WATER SHUT-OFF NOTE

1. ONLY WATER SYSTEMS PERSONNEL WITH COA ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY CITY OF ALBUQUERQUE WATER SYSTEM DIVISION (PH 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF EXECUTION OF WATER SHUT OFF PLAN.
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. ALL WATERLINES TO BE PVC, UNLESS OTHERWISE NOTED.



WATER SHUT-OFF PLAN SHUT OFF VALVES # 752, 861

THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

DEPTH OF BURY: 3.0' MINIMUM
SAFETY FACTOR: 1.5 TO 1
PIPE MATERIAL: PVC
SOIL TYPE: GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES
TEST PRESSURE: 150 PSI
TRENCH TYPE 3: PIPE BEDDED IN 4" MINIMUM LOOSE SOIL BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE

THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

RESTRAINED JOINT LENGTHS FOR TEES*

SIZE	LENGTH ALONG RUN**					
	5'	4'	3'	2'	1'	0'
12x12x12	14	18	22	25	29	33
12x12x10	6	10	14	19	23	28
12x12x8	1	1	7	12	18	23
12x12x6	1	1	1	3	10	18
12x12x4	1	1	1	1	2	12
10x10x10	9	13	17	20	24	28
10x10x8	1	5	10	14	19	23
10x10x6	1	1	1	6	12	18
10x10x4	1	1	1	1	4	12
8x8x8	5	9	13	16	20	23
8x8x6	1	1	3	8	13	18
8x8x4	1	1	1	1	6	12
6x6x6	1	3	7	10	14	18
8x8x4	1	1	1	1	6	12

*RESTRAINTS ONLY PLACED ON THE BRANCH
**LENGTH ALONG RUN REFERS TO THE LENGTH OF PIPE ON EITHER SIDE OF THE TEE BEFORE THE NEXT JOINT.

RESTRAINED JOINT LENGTHS FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS (EACH SIDE)

SIZE	HORIZONTAL BENDS				VALVES
	90°	45°	22-1/2°	11-1/4°	DEAD END
12	15	6	3	1	34
10	13	5	3	1	29
8	11	4	2	1	24
6	8	3	2	1	18
4	6	2	1	N/A	13

RESTRAINED JOINT LENGTHS FOR REDUCERS***

SIZE	L SIDE	SIZE	L SIDE
12x10	17	10x6	18
12x8	18	10x4	23
12x6	25	8x6	10
12x4	29	8x4	17
10x8	10	6x4	9

***RESTRAINTS ONLY PLACED ON LARGE LARGE SIDE

THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

DEPTH OF BURY: 3.0' MINIMUM
SAFETY FACTOR: 1.5 TO 1
PIPE MATERIAL: PVC
SOIL TYPE: GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES
TEST PRESSURE: 150 PSI
TRENCH TYPE 3: PIPE BEDDED IN 4" MINIMUM LOOSE SOIL BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE

THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

RESTRAINED JOINT LENGTHS FOR VERTICAL OFFSETS/BENDS (EACH SIDE)

SIZE	HORIZONTAL BENDS			
	90°	45°	22-1/2°	11-1/4°
12 UPPER	DON'T USE	14	7	3
LOWER		4	2	1
10 UPPER	DON'T USE	12	6	3
LOWER		3	2	1
8 UPPER	DON'T USE	10	5	2
LOWER		3	1	1
6 UPPER	DON'T USE	8	4	2
LOWER		2	1	N/A
4 UPPER	DON'T USE	5	3	1
LOWER		1	1	N/A

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
8. Will Add addition refuse bin for Pad D if needed.

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.

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 7/23/07

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
R. C. Jaramillo 8-22-07
SIGNATURE & DATE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
INSPECTION BY
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
ACS 7-K10
STANDARD A.C.S. BRASS TABLET
NM STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=355,815.77
Y=1,482,842.09
EL=5137.363

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS
		REVISIONS
		DESIGN
		DESIGNED BY: SA — DATE: 6-18-07
		DRAWN BY: PM — DATE: 6-18-07
		DRAWING NAME: 26037-MUB.DWG — JOB NO.: 26037
		CHECKED BY: RB — DATE: 6-18-07

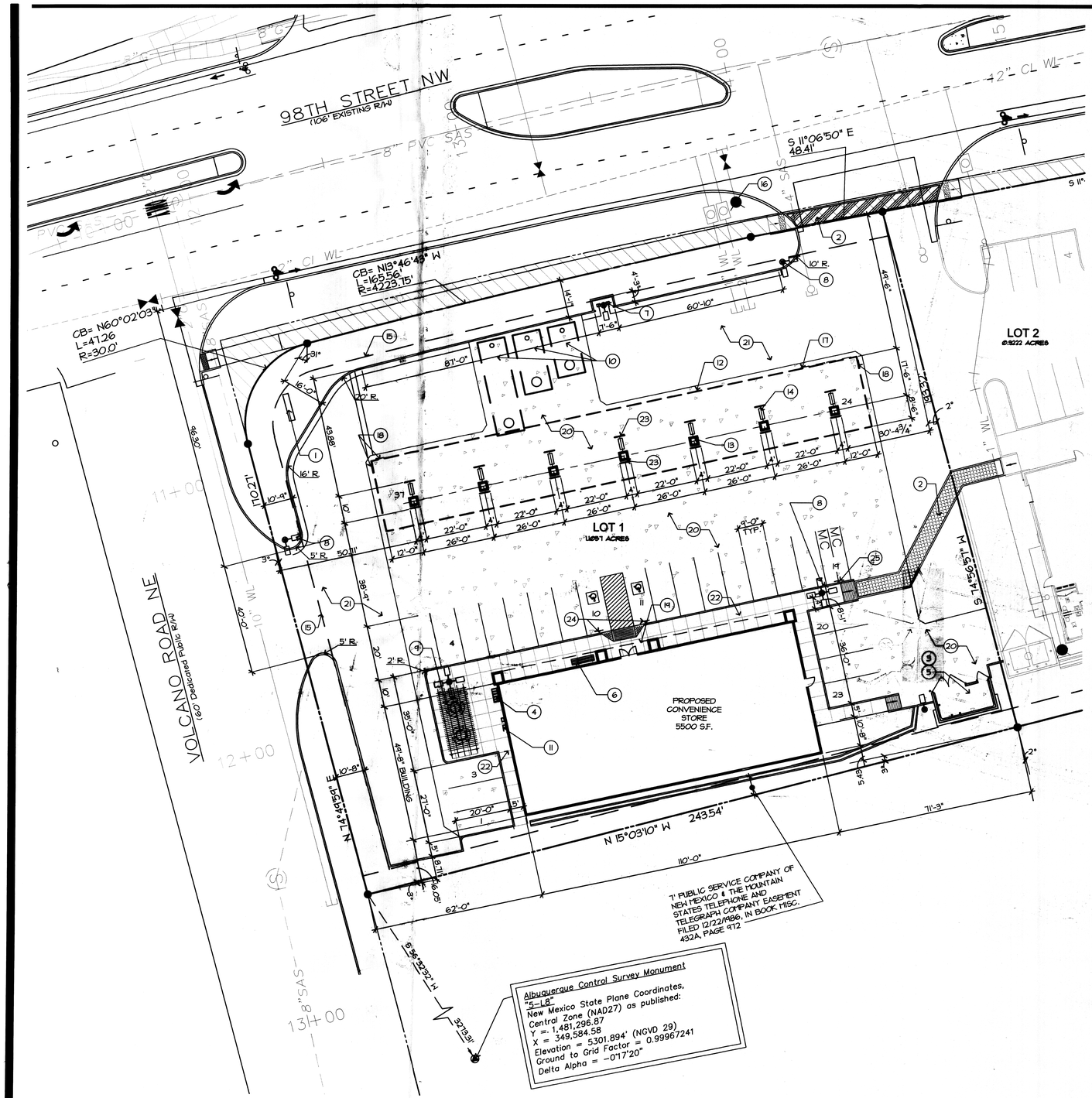
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: VOLCANO POINT SHOPPING CENTER
MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

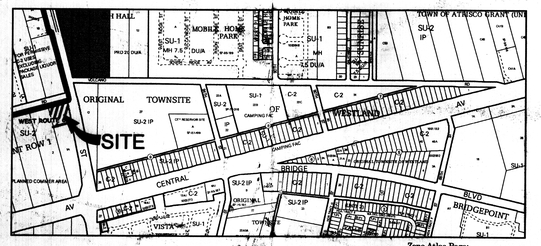
CITY PROJECT NO. 7903.83 | ZONE MAP NO. K-9 | SHEET 5 OF 8



KEYED NOTES:

1. ID / PRICE SIGN, RE: ELEVATION 2/SHT. 8
2. 6'-0" RAISED / TEXTURED PEDESTRIAN CROSSWALK, RE: DETAIL 8/SHT. 8
3. GATED DUMPSTER ENCLOSURE - PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES, RE: 1/SHT. 8 (ALL REFUSE ENCLOSURES TO RECEIVE SANITARY DRAINS)
4. BIKE RACK PER C.O.A STANDARDS, RE: DETAIL 9/SHT. 8
5. REFUSE ENCLOSURE TO CONTAIN ADDITIONAL RECYCLE CONTAINER
6. RECYCLE CONTAINER AREA
7. AIR / WATER STAND, RE: DETAIL 3/SHT. 8
8. SHOE-BOX TYPE, FORWARD THROW, FULL CUT-OFF AREA LIGHT ON POLE, TOP OF POLE SHALL BE 20'-0" A.F.G. MAXIMUM, TYPICAL, RE: DETAIL 4 & 5/SHT. 8. LIGHT POLE LOCATIONS ARE SHOWN FOR REFERNCE ONLY.
9. OUTDOOR SEATING AREA W/ WOOD FRAMED TRELLIS
10. UNDERGROUND PRODUCT TANKS
11. PAY TELEPHONES
12. FREESTANDING CANOPY 17'-4"x26'-0"
13. MULTI-PRODUCT FUEL DISPENSER
14. CANOPY SUPPORT COLUMN
15. 10'-0" BUILDING SETBACK LINE
16. FIRE HYDRANT
17. EXTERNALLY ILLUMINATED "VALERO" SIGN, 48 SF
18. EXTERNALLY ILLUMINATED "VALERO" SIGN, 48 SF
19. EXTERNALLY ILLUMINATED "CORNER STORE" SIGN, 48 SF
20. CONCRETE PAVING
21. ASPHALT PAVING
22. CONCRETE SIDEWALK W/ C.J. @ 5'-0" E.J. @ 20'-0"
23. "INVERTED U" PIPE GUARD
24. HANDICAP PARKING SIGN, RE: DETAIL 10/SHT. 8
25. MOTORCYCLE PARKING SIGN, RE: DETAIL 11/SHT. 8

SPBP
~~PRELIMINARY PLAT~~
APPROVED BY DRB
ON 4/19/07



Zone Atlas Page:
K-09-Z

VICINITY MAP
SCALE : 1"=1000'

LEGAL DESCRIPTION

TRACT "1A" PLAT OF TRACTS 1A & 1B, ROW 1, UNIT A, WEST OF WESTLAND, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 17, 1988, IN PLAT BOOK C36, FOLIO 129.

SITE DATA

CURRENT ZONING
SU 2 FOR PCA (PLANNED COMMERCIAL AREA)

TOTAL ACREAGE
4.1524 ACRES (TOTAL GROSS).

BUILDING AREA & PARKING CALCULATIONS:

LOT 1: 5,500 SF. BUILDING.
LOT SIZE = 48,164.29 SF OR 1.1057 A.C.
5,500 SF / 200 = 28 SPACES.
SPACES PROVIDED: 37 SPACES.
1 MOTOR CYCLE
FAR= .11

PROJECT NUMBER:	
APPLICATION NUMBER:	

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on _____ and the 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 DRC 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 Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

SHEET INDEX:

C1 SITE PLAN FOR BUILDING PERMIT
C2 APPROVED AMENDED SITE PLAN FOR SUBDIVISION
C3 LANDSCAPE PLAN
C4 GRADING AND DRAINAGE PLAN
C5 MASTER UTILITY PLAN
C6 ELEVATIONS
C7 ELEVATIONS
C8 DETAILS

1 SITE PLAN FOR BUILDING PERMIT
SCALE : 1" = 20'-0"

0 5 10 20 40 60

NORTH

CAD solutions
3436 New Castle Dr.
Loveland, CO 80538
phone/fax: 970.593.6656
www.cadsolution.net

STATE OF NEW MEXICO
CRAIG WATKINS
NO. 004266
REGISTERED ARCHITECT

PREPARED FOR:

VALERO CORNER STORE
STORE #1243
98th & VOLCANO
ALBUQUERQUE, NEW MEXICO

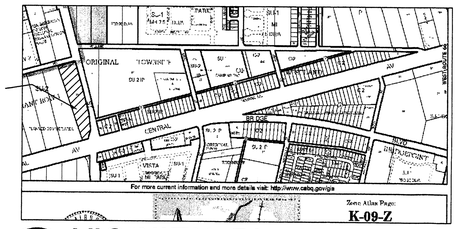
Valero Retail Holdings, Inc.
One Valero Way
San Antonio, TX 78249-1616

ISSUE	DATE
-	-

PROJECT #:0284-07
DRAWN BY: CS
CHECK BY:

SHEET TITLE:
SITE PLAN FOR BUILDING PERMIT

DRAWING NO:
C1



7 VICINITY PLAN

SCALE: 1" = 1,000'

SITE PLAN

1"= 40'-0" NORTH

REV	DATE	BY	REVISION
6			
5			
4			
3	03/08/07	AD	GENERAL CORRECTIONS
2	03/01/07	AD	CORRECTED ACRAGE AND SMALL CAR PARKING SIZE
1	01/12/07	AD	REVISED PER NOTICE OF DECISION

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: 98TH AND CENTRAL PLAN
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: ANTON DATTILO
JOB NO.: 0653
DRAWN BY: WRS
SHEET TITLE: SITE PLAN FOR SUBDIVISION

DATE: 11-1-2006
SCALE: 1" = 40'
sheet- AS1 of-

PROJECT NUMBER: 1003799
APPLICATION NUMBER: 07DRB-00181

This plan is consistant with the specific site development plan approved by the Environmental Planning Commission (EPC) on ____ and the findings and conditions in the Official Notification of Decision are satisfied

Is an Infrastructure List required? ( ) YES (X) NO if yes, then a set of approved DRC 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 Engineering, Transportation Division	3-9-07 Date
Water Utility Department	3-14-07 Date
Parks and Recreation Department	3/14/07 Date
City Engineer	3/14/07 Date
Environmental Health Department	Date
Solid Waste Management	3/14/07 Date
DRB Chairperson, Planning Department	3/9/07 Date

* Environmental Health, if necessary

nlc 3-12-07

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE 3-14-07

KEYED NOTES

1. PYLON SIGN. 1A. MONUMENT SIGN
2. 6'-0" RAISED/TEXTURED PEDESTRIAN CROSSWALK.
3. GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES.
4. LANDSCAPE PLANTERS.
5. BIKE RACK PER C.O.A. STANDARDS.
6. 2'-6" GARDEN WALL.
7. CONCRETE OUTDOOR PATIO AREA.
8. BENCH

RADIUS INFORMATION:

(1)	RADIUS = 2'-0"	(8)	RADIUS = 35'-0"
(2)	RADIUS = 3'-0"	(9)	RADIUS = 40'-0"
(3)	RADIUS = 5'-0"	(10)	RADIUS = 50'-0"
(4)	RADIUS = 10'-0"	(11)	RADIUS = 60'-0"
(5)	RADIUS = 15'-0"	(12)	RADIUS = 65'-6"
(6)	RADIUS = 20'-0"	(13)	RADIUS =100'-0"
(7)	RADIUS = 25'-0"	(14)	RADIUS = 124'-0"

BUILDING AREA & PARKING CALCULATIONS:

LOT 1: 3,500 SF. BUILDING.
LOT SIZE= 48,164.29 SF OR 1.1057 A.C.
3,500 SF / 200 = 18 SPACES.
SPACES PROVIDED 26 SPACES.
1 MOTOR CYCLE
FAR= .07

LOT 2: 7,360 SF. BUILDING.
LOT SIZE= 40,171.03 SF OR .9222 A.C.
7,360 SF / 200 = 36 SPACES.
SPACES PROVIDED 49 SPACES.
1 MOTOR CYCLE
FAR= .18

LOT 3: FAST FOOD 2,365 SF. BUILDING.
LOT SIZE= 32,739.69 SF OR .7516 A.C.
1 CAR PER 4 PROVIDED SEATS
137 SEATS / 4 = 34 REQ. SPACES
SPACES PROVIDED 34 SPACES.
2 MOTOR CYCLE
FAR= .07

LOT 4 : SHOPS 13,878 SF. BUILDING.
LOT SIZE= 53,652.85 SF OR 1.2317 A.C.
13,878 /200 = 69 SPACES
SPACES PROVIDED 71 SPACES.
4 MOTOR CYCLE
FAR= .24

FLOOR AREA RATIO

TOTAL BUILDING AREA = 27,103 SQ/FT
TOTAL LOT AREA = 174,727.86 SQ/FT
TOTAL FAR = .16

PARKING NOTES:

TYPICAL STANDARD SPACES ARE -----8'-6" x 20'-0"
TYPICAL SMALL CAR SPACES ARE -----7'-6" x 15'-6"
TYPICAL HANDICAP SPACES ARE -----8'-0" x 20'-0" WITH A 8' WIDE ACCESS AISLE
* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

TOTAL STANDARD PARKING SPACES PROVIDED 158 SPACES
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 8 VAN SPACES) 8 SPACES
TOTAL SMALL CAR PARKING SPACES PROVIDED 14 SPACES
MOTOR CYCLE SPACES 8

TOTAL PROVIDED 188 SPACES
TOTAL REQUIRED SPACES = 157 SPACES
TOTAL PROVIDED SPACES = 188 SPACES

LEGAL DESCRIPTION

TRACT "1A" Plat of Tracts 1A & 1B, Row 1, Unit A, West of Westland, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the County clerk of Bernalillo County, New Mexico on May 17, 1988, in Plat Book C36, folio 129.

CURRENT ZONING

SU 2 FOR PCA (PLANNED COMMERCIAL AREA)

TOTAL ACREAGE

4.1524 ACRES (TOTAL GROSS).

GENERAL ARCHITECTUAL DESIGN REQUIREMENTS

GENERAL ARCHITECTURAL

General architecture character for pad structures is to follow the general design concept depicted on elevations of building for lot 2. Pad buildings will be cementitious finish with a cementitious or split face cmu dado band. The main building walls must be colored to match color benjamin moore (#1) bm953, (#2) bm1032and (#3) bm 993. If the building extends below finish floor that area will also be covered with color #2. Structures are to be predominately flat-roofed however partial building areas such as portals or small extensions of building functions adjacent to the major building mass may have sloped roofs. These roofs are to be shed type Slate tile clad and the high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roofs may extend above the parapet wall top and area to relate to the entry format of the main buildings. Building heights are limited to 26' parapet heights for major building walls, and 22' parapet heights for pad building walls. Slate tile clad entry roofs may extend above this height to accent and articulate the building mass. The approval of site plans for building permit for parcels 1 & 3 will be delegated to the City of Albuquerque Design Review Board (DRB).

PAD ARCHITECTURAL DESIGN STANDARDS

Shall include the following elements to provide uniform standards for all pads. Each pad to follow building elevations provided. The lower 3'-4" of the area of vertical walls and landscape walls shall be four or eight inch split face cmu or stucco. color #2. Four or eight inch split face or accent block. color #1 --fuel canopies to be cementitious finish color #1. Lighting to be entirely recessed in soffit of fuel canopies.(max 50ft candles). Each pad development to provide an outdoor paved and landscaped patio space with outdoor furniture, such as bench seating or picnic tables.

COLOR PALLET

color #1 light tan benjamin moore #953
color #2 medium light tan dado band base wall color #1032
color #3 brown/grey benjamin moore #993
color #4 monierlife concrete slate tile roofing, trim & accents (brown blend).

LINE TABLE

LINE	LENGTH	BEARING
L1	48.41'	S11°06'50"E
L2	45.81'	S11°06'50"E
L3	39.08'	N74°49'59"E
L4	48.10'	S10°04'56"E
L5	46.13'	S07°37'42"E
L6	45.34'	S10°29'10"E
L7	101.97'	S06°02'15"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	196.21'	3038.76'	98.14'	196.18'	N13°14'10"W	3°41'59"
C2	165.56'	4223.75'	82.79'	165.55'	N13°46'43"W	2°14'45"
C3	47.26'	30.00'	30.14'	42.52'	N60°02'03"W	90°15'55"

BUILDING AREA & PARKING CALCULATIONS:

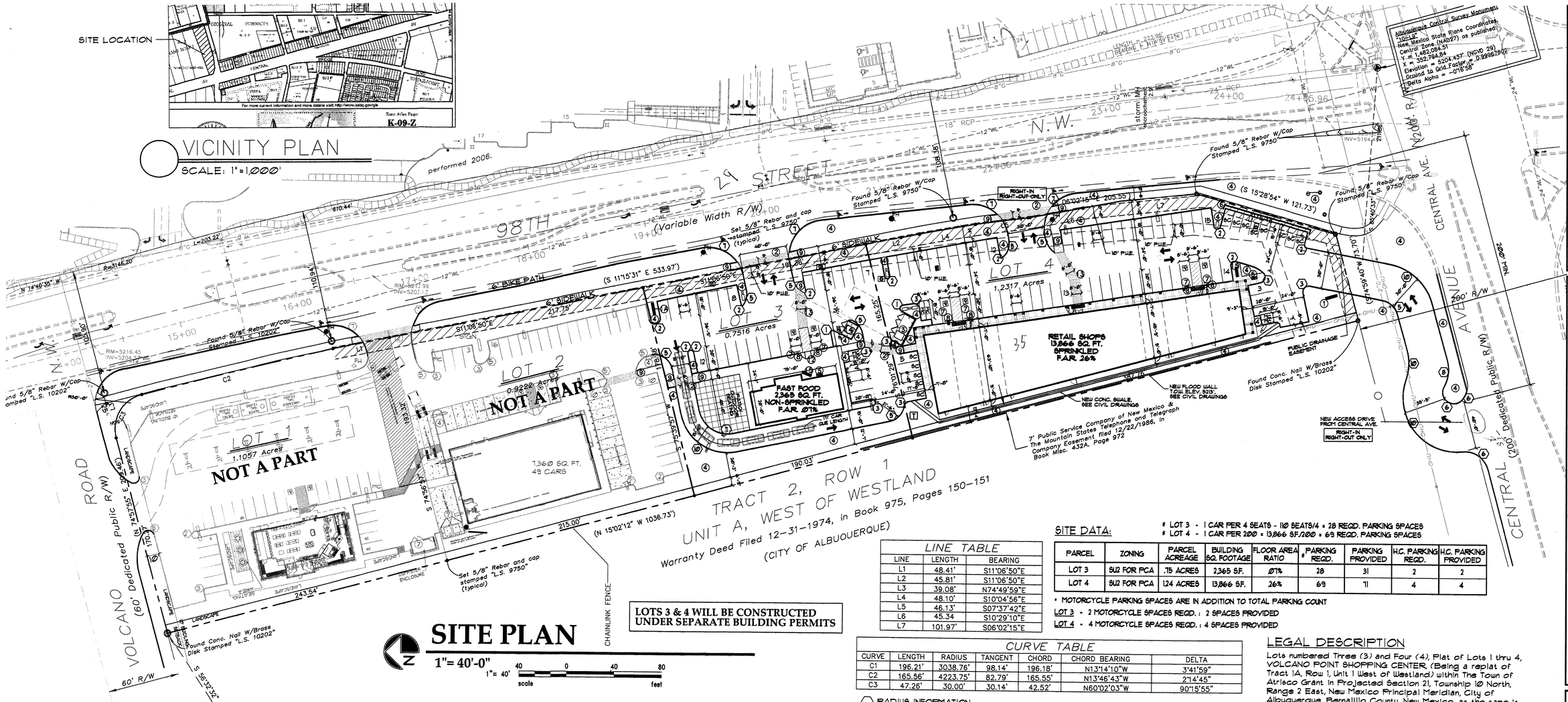
1"= 40' scale: 40 0 40 80 feet

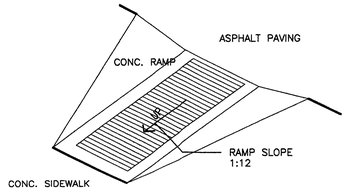
Albuquerque Control Survey Monument "1-B" New Mexico State Plane Coordinates, New Mexico (NAD27) as published: Central Zone (NAD27) X = 1,481,296.87 Y = 349,584.58 Elevation = 5301.894' (NGVD 29) Ground to Grid Factor = 0.99967241 Delta Alpha = -0°17'20"

TRACT 2, ROW 1
UNIT A, WEST OF WESTLAND
Warranty Deed Filed 12-31-1974, in Book 975, Pages 150-151
(CITY OF ALBUQUERQUE)

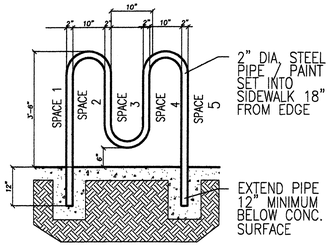
VICINITY PLAN

SCALE: 1"=1,000'

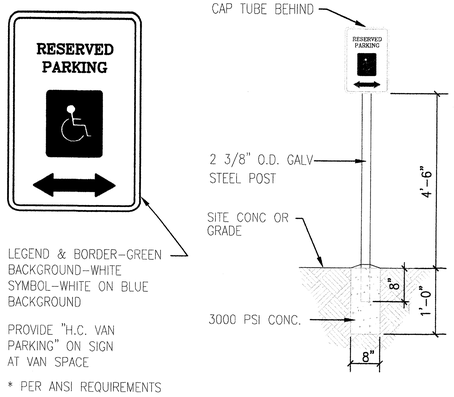

Albuquerque Control Survey Monument
Control Station
New Mexico State Plane Coordinates, Central Zone, (NAD27)
Y = 1,482,084.51
X = 352,794.84
Elevation = 5204.437' (NGVD 29)
Ground to Grid Factor = 0.99987802
Delta Alpha = -0°16'58"
98TH STREET
CENTRAL AVE.
VOLCANO ROAD (60' Dedicated Public R/W)
6' BIKE PATH
6' SIDEWALK
(Variable Width R/W)
Set 5/8" Rebar and cap stamped "L.S. 9750" (typical)
Found 5/8" Rebar W/Cap Stamped "L.S. 9750"
Found 5/8" Rebar W/Cap Stamped "L.S. 10202"
(S 11°15'31" E 533.97')
S11°06'50"E
217.75'
LOT 1
1.1057 Acres
NOT A PART
LOT 2
0.9228 Acres
NOT A PART
LOT 3
0.7516 Acres
LOT 4
1.2317 Acres
7,360 SQ. FT. 48 CARS
FAST FOOD 2,365 SQ. FT. W/ NON-SPRINKLED F.A.R. 21%
RETAIL SHOPS 13,866 SQ. FT. SPRINKLED F.A.R. 26%
(N 15°02'12" W 1036.73')
TRACT 2, ROW 1
UNIT A, WEST OF WESTLAND
Warranty Deed Filed 12-31-1974, in Book 975, Pages 150-151
(CITY OF ALBUQUERQUE)
CHAINLINK FENCE
Set 5/8" Rebar and cap stamped "L.S. 9750" (typical)
Found Conc. Nail W/Brass Disk Stamped "L.S. 10202"
S 56°39'32" W
307.31'
Albuquerque Control Survey Monument
Control Station
New Mexico State Plane Coordinates, Central Zone (NAD27) as published:
Y = 1,481,296.67
X = 349,884.58
Elevation = 5301.894' (NGVD 29)
Ground to Grid Factor = 0.99987241
Delta Alpha = -0°17'20"
7' Public Service Company of New Mexico & The Mountain States Telephone and Telegraph Company Easement filed 12/22/1986, in Book Misc. 432A, Page 972
NEW CONC. SWALE, SEE CIVIL DRAWINGS
NEW FLOOD WALL T.O.W. ELEV. 5213', SEE CIVIL DRAWINGS
PUBLIC DRAINAGE EASEMENT
NEW ACCESS DRIVE FROM CENTRAL AVE. RIGHT-IN RIGHT-OUT ONLY
RIGHT-IN RIGHT-OUT ONLY
Found Conc. Nail W/Brass Disk Stamped "L.S. 10202"
(S 15°28'54" W 121.73')
N 14°40'36" W
R=3146.20'
L=205.22'
610.44'
104.38'
165.25'
190.03'
215.00'
243.54'
170.76'
N 74°57'55" E 205.46'
N 74°49'59" W 165.25'
S 74°49'59" E 190.03'
N 15°02'12" W 215.00'
S 74°57'55" W 243.54



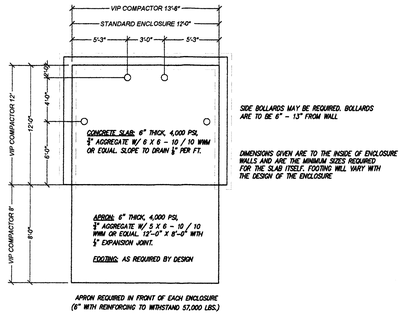
1 AS3 HANDICAP RAMP DETAIL
SCALE: N.T.S.



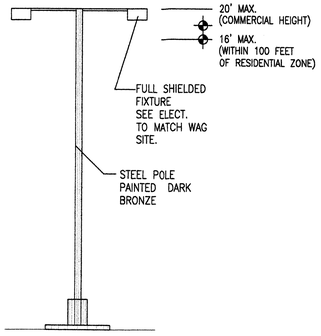
2 AS3 BIKE RACK DETAIL
SCALE: N.T.S.



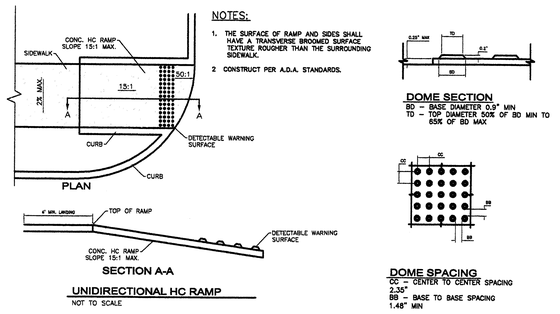
3 AS3 ACCESSIBLE PARKING SIGN
SCALE: N.T.S.



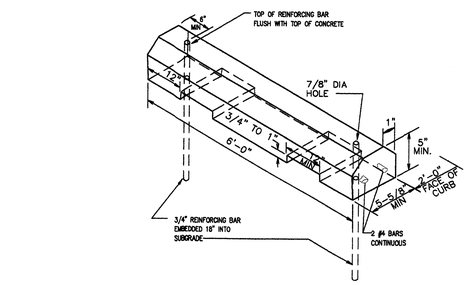
4 AS3 TRASH ENCLOSURE
SCALE: N.T.S.



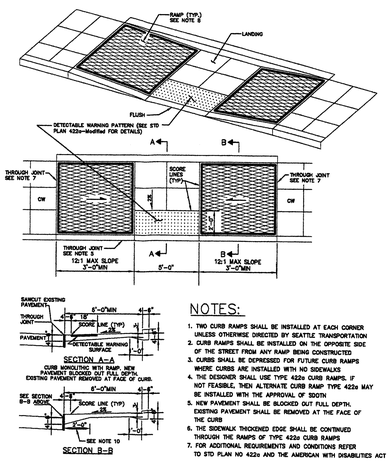
5 AS3 SITE LIGHTING DETAIL
SCALE: N.T.S.



6 AS3 RAMP DETAIL
SCALE: N.T.S.

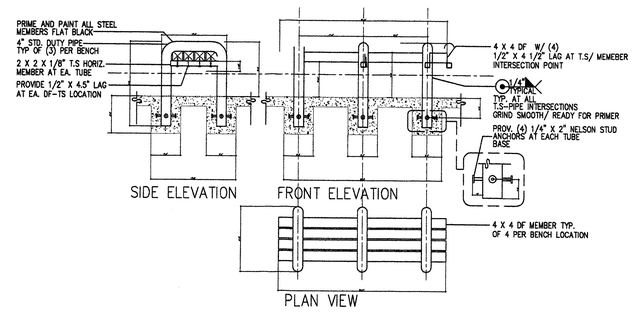


7 AS3 PARKING BLOCK DETAIL
SCALE: N.T.S.



NOTES:
1. TWO CURB RAMPS SHALL BE INSTALLED AT EACH CORNER UNLESS OTHERWISE DIRECTED BY SEATTLE TRANSPORTATION
2. CURB RAMPS SHALL BE INSTALLED ON THE OPPOSITE SIDE OF THE STREET FROM ANY RAMP BEING CONSTRUCTED
3. CURBS SHALL BE DEPRESSED FOR FUTURE CURB RAMPS WHERE CURBS ARE INSTALLED WITH NO SIDEWALKS
4. THE DESIGNER SHALL USE TYPE 422a CURB RAMPS. IF NOT FEASIBLE, THEN ALTERNATE CURB RAMP TYPE 422a MAY BE INSTALLED WITH THE APPROVAL OF SDOTH
5. NEW PAVEMENT SHALL BE BLOCKED OUT FULL DEPTH. EXISTING PAVEMENT SHALL BE REMOVED AT THE FACE OF THE CURB
6. THE SIDEWALK THICKENED EDGE SHALL BE CONTINUED THROUGH THE RAMPS OF TYPE 422a CURB RAMPS
7. FOR ADDITIONAL REQUIREMENTS AND CONDITIONS REFER TO STD PLAN NO 422a AND THE AMERICAN WITH DISABILITIES ACT

8 AS3 RAMP DETAIL
SCALE: N.T.S.



9 AS3 BENCH DETAIL
SCALE: N.T.S.

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT TITLE
98TH & CENTRAL PLAN
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVE.
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
William Sutles

JOB NO.
0653

DRAWN BY:
WRS

SHEET TITLE
SITE DETAILS

DATE:
8.18.2008

SCALE:
AS NOTED

sheet-
AS3
of-

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

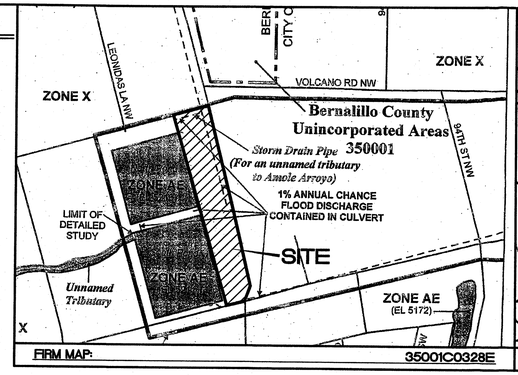
APPROVAL	NAME	DATE
INSPECTOR		

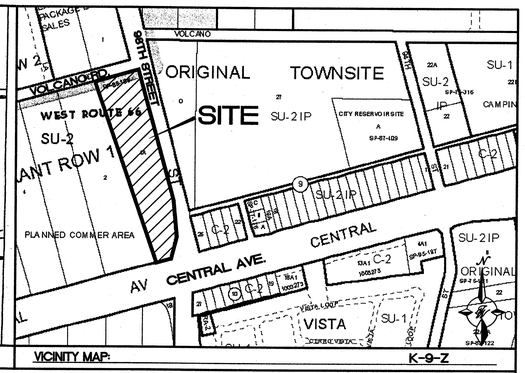
EROSION CONTROL NOTES:

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

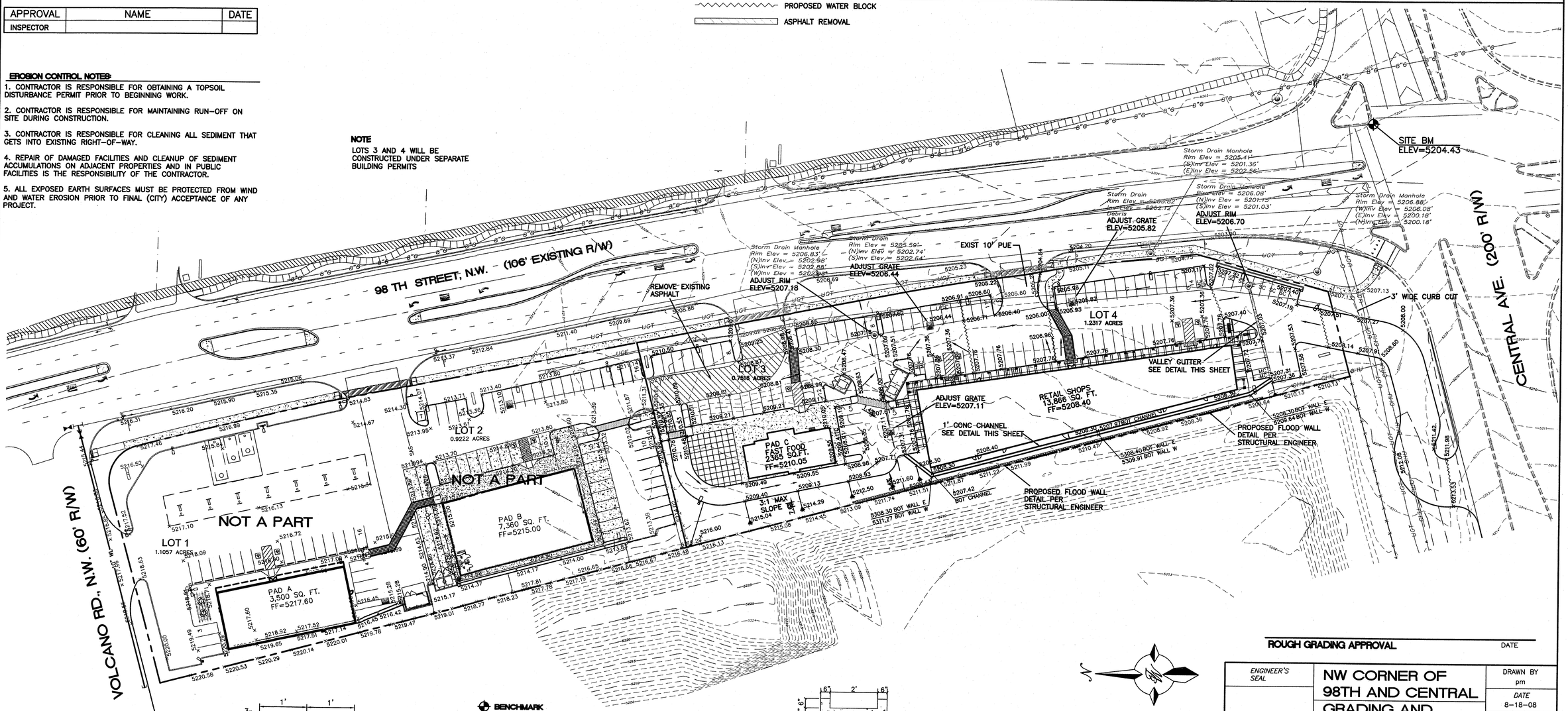
LEGEND

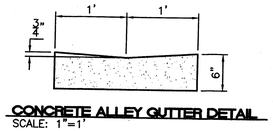
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- 5011 EXISTING CONTOUR
- 5010 EXISTING INDEX CONTOUR
- x 5048.25 EXISTING SPOT ELEVATION
- 5011 PROPOSED CONTOUR
- 5010 PROPOSED INDEX CONTOUR
- x 5048.25 PROPOSED SPOT ELEVATION
- EX. RCP EXISTING STORM SEWER LINE
- EXISTING SD MANHOLE
- PROPOSED WATER BLOCK
- ASPHALT REMOVAL





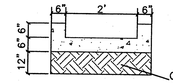
VICINITY MAP: K-9-Z





CONCRETE ALLEY GUTTER DETAIL
SCALE: 1"=1'

BENCHMARK
ALBUQUERQUE CONTROL SURVEY MONUMENT "10-L9"
NEW MEXICO STATE PLANE COORDINATES,
CENTRAL ZONE (NAD27) AS PUBLISHED:
Y = 1,482,084.51
X = 352,794.84
ELEVATION = 5204.437' (NGVD 29)
GROUND TO GRID FACTOR = 0.99967602
DELTA ALPHA = -0°16'58"



CONCRETE CHANNEL DETAIL
NTS

GRAPHIC SCALE
40 20 0 20 40
SCALE: 1"=40'

ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL	NW CORNER OF 98TH AND CENTRAL GRADING AND DRAINAGE PLAN	DRAWN BY pm
		DATE 8-18-08
		2865-GRB
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100	SHEET # C1
RONALD R. BOHANNAN P.E. #7868		JOB # 28065

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.

6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
8. LIGHT POLE LOCATIONS SHOWN FOR REFERENCE ONLY
9. CONTRACTOR TO INSTALL CONDUIT FOR DRY UTILITIES AS REQUIRED

CAUTION:

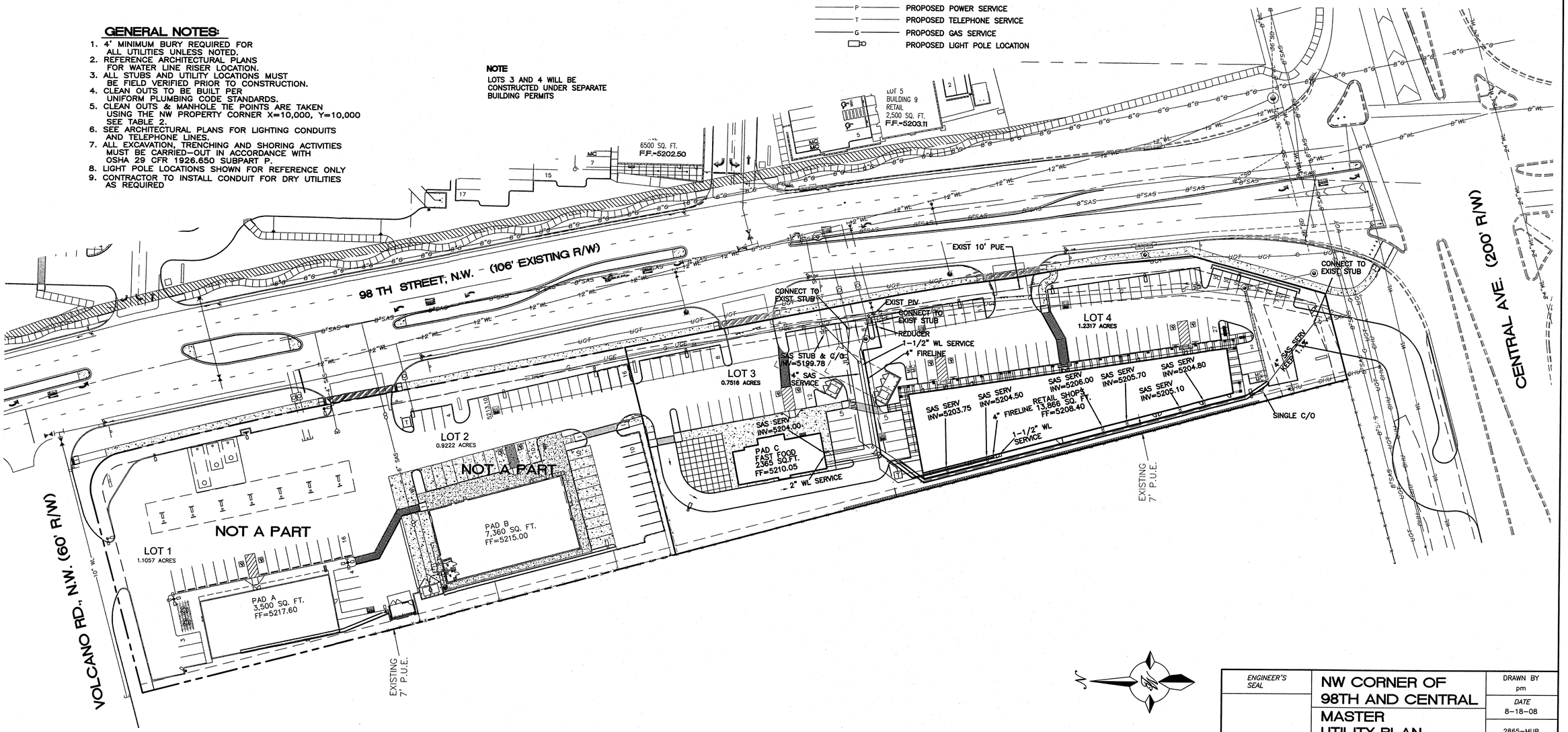
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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

NOTE

LOTS 3 AND 4 WILL BE CONSTRUCTED UNDER SEPARATE BUILDING PERMITS

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- EX. RCP — EXISTING STORM SEWER LINE
- EXISTING SD MANHOLE
- PROPOSED WATER BLOCK
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- JUT — JOINT UTILITY TRENCH
- P — PROPOSED POWER SERVICE
- T — PROPOSED TELEPHONE SERVICE
- G — PROPOSED GAS SERVICE
- PROPOSED LIGHT POLE LOCATION

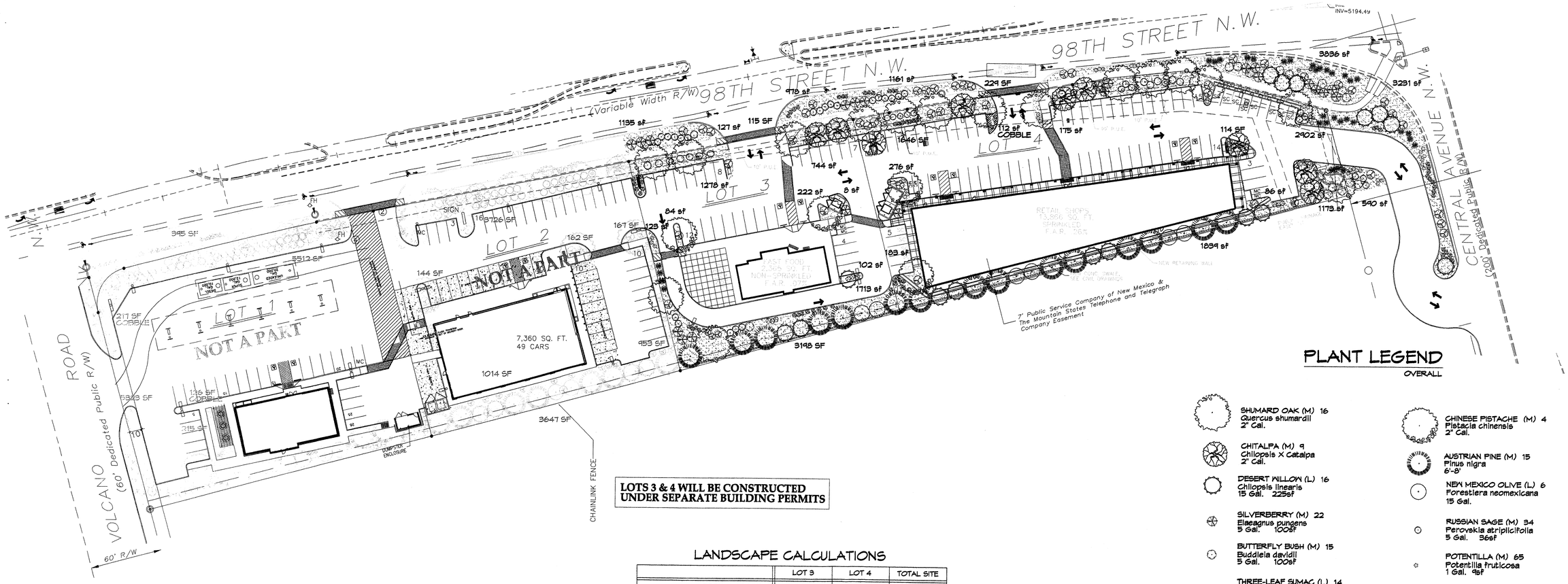


GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

ENGINEER'S SEAL	NW CORNER OF 98TH AND CENTRAL MASTER UTILITY PLAN	DRAWN BY: pm DATE: 8-18-08 2865-MUB SHEET #: C2
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100	JOB #: 28065



PLANT LEGEND

OVERALL

- SHUMARD OAK (M) 16 — Quercus shumardii — 2" Cal.
- CHITALPA (M) 9 — Chilopsis X Catalpa — 2" Cal.
- DESERT WILLOW (L) 16 — Chilopsis linearis — 15 Gal. 225sf
- SILVERBERRY (M) 22 — Elaeagnus pungens — 5 Gal. 100sf
- BUTTERFLY BUSH (M) 15 — Buddleia davidii — 5 Gal. 100sf
- THREE-LEAF SUMAC (L) 14 — Rhus trilobata — 5 Gal. 56sf
- RED YUCCA (L) 33 — Hesperaloe parviflora — 5 Gal. 9sf
- NANDINA (M) 5 — Nandina domestica — 5 Gal. 25sf
- GREYLEAF COTONEASTER (M) 3 — Cotoneaster buxifolius — 5 Gal. 81sf — Symbol indicates 3 plants
- NATURAL EDGE
- CHINESE PISTACHE (M) 4 — Pistacia chinensis — 2" Cal.
- AUSTRIAN PINE (M) 15 — Pinus nigra — 6'-8'
- NEW MEXICO OLIVE (L) 6 — Forestiera neomexicana — 15 Gal.
- RUSSIAN SAGE (M) 34 — Perovskia atriplicifolia — 5 Gal. 36sf
- POTENTILLA (M) 65 — Potentilla fruticosa — 1 Gal. 9sf
- HONEYSUCKLE (M) 44 — Lonicera japonica 'Halliana' — 1 Gal. 144sf — Unstaked-Groundcover
- WILDFLOWER 13 — 1 Gal. 4sf
- THREADGRASS (M) 62 — Stipa tennuisima — 1 Gal. 4sf
- COBBLE W/FF
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC

LANDSCAPE CALCULATIONS

	LOT 3	LOT 4	TOTAL SITE
TOTAL LOT AREA	34265 SF	54564	88829 SF
TOTAL BUILDINGS AREA	2365 SF	13362 SF	15727 SF
OFFSITE AREA	-	-	-
NET LOT AREA	31900 SF	41202 SF	73102 SF
LANDSCAPE REQUIREMENT (.15)	4785 SF	6180 SF	10965 SF
TOTAL BED PROVIDED	6629 SF	19572 SF	23943 SF
GROUNDCOVER REQ. (.75)	4972 SF	14679 SF	17457 SF
TOTAL GROUNDCOVER PROVIDED	5124 (77%)	15126 (77%)	18531 (77%)
TOTAL LANDSCAPE PROVIDED	6629 SF	19572 SF	23943 SF

LOTS 3 & 4 WILL BE CONSTRUCTED UNDER SEPARATE BUILDING PERMITS

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

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Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: 98th Street NW
Required # 18 Provided # 18

Name of Street: Central Ave. NW
Required # 2 Provided # 2

PARKING LOT TREE REQUIREMENTS

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

1 Shade tree per 10 spaces
Required # 11 Provided # 11

NOTE TO CLIENT:
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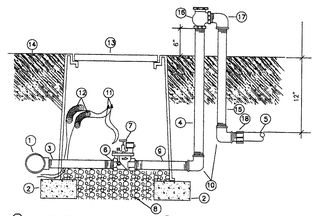
EACH LOT WILL HAVE A SEPARATE WATER METER



AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER
N.T.S.

1"= 40' scale: 40 0 40 80 feet

LANDSCAPE PLAN

1"= 40'-0" NORTH

REV	DATE	BY	REVISION
A	8-8-08	rmc	revised site plan
A	7-17-08	rmc	revised site plan and comments
A	2-6-07	rmm	revised site plan
A	1-18-07	cdf	revised site plan, comments
A	11-09-06	rmm	comments from the city
A	11-2-06	rmm	revised site plan and comments

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FA X (505) 837-9877

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT TITLE: VOLCANO POINT - LOTS 3 & 4
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE
ALBUQUERQUE, NEW MEXICO

DRAWN BY: RMM
JOB NO: 0653
PROJECT MANAGER: WILLIAM SUTTLES
SHEET TITLE: LANDSCAPE PLAN - LOTS 3 & 4

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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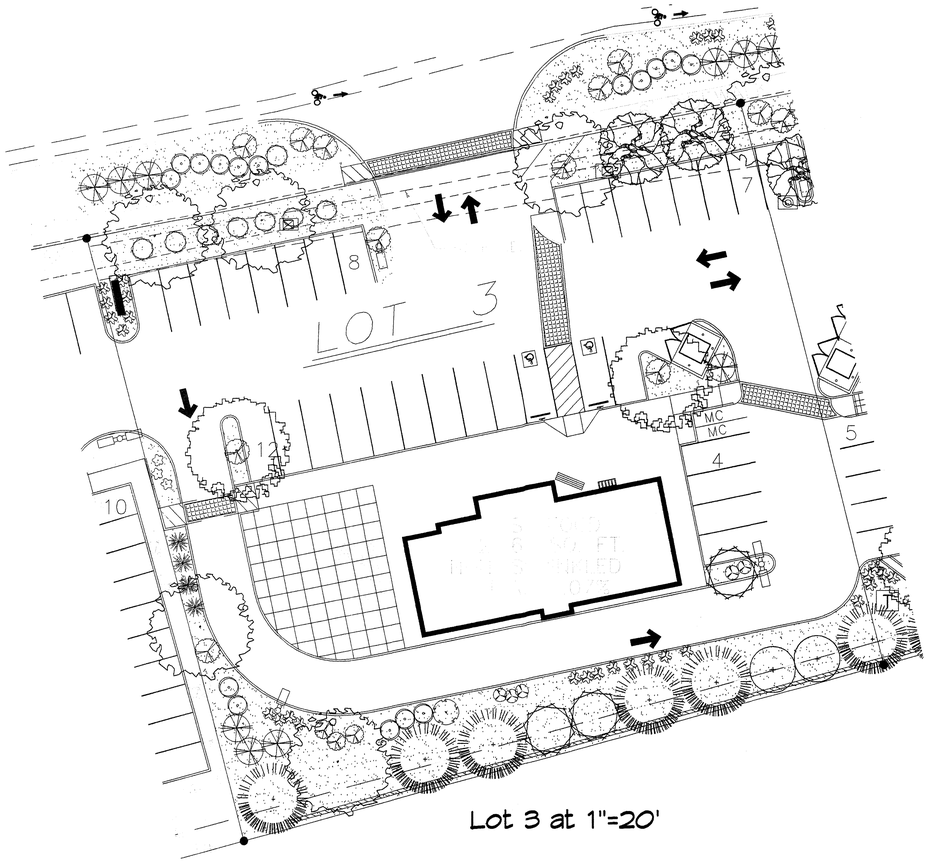
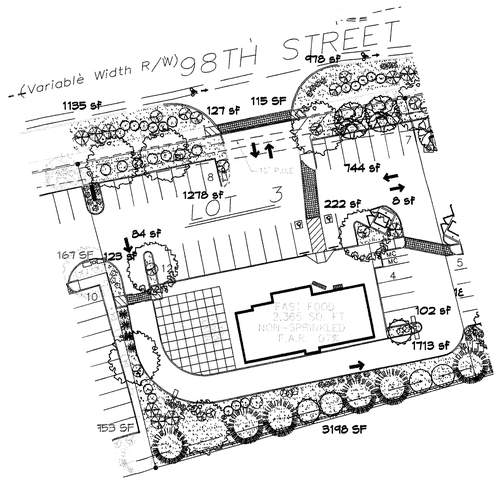
DATE: 08-18-08
SCALE: 1"=40'
sheet- 1
L1
of- 3



Lot 3 at 1"=20'



EACH LOT WILL HAVE A SEPARATE WATER METER

LANDSCAPE CALCULATIONS

	LOT 3
TOTAL LOT AREA	34265 SF
TOTAL BUILDINGS AREA	2365 SF
OFFSITE AREA	-
NET LOT AREA	31900 SF
LANDSCAPE REQUIREMENT (.15)	4785 SF
TOTAL BED PROVIDED	6502 SF
GROUNDCOVER REQ. (.75)	4871 SF
TOTAL GROUNDCOVER PROVIDED	4980 (77%)
TOTAL LANDSCAPE PROVIDED	6502 SF

PLANT LEGEND

LOT 3

- SHUMARD OAK (M) 5 — Quercus shumardii — 2" Cal.
- CHITALPA (M) 2 — Chilopsis X Catalpa — 2" Cal.
- DESERT WILLOW (L) 3 — Chilopsis linearis — 15 Gal. 225sf
- SILVERBERRY (M) 8 — Elaeagnus pungens — 5 Gal. 100sf
- BUTTERFLY BUSH (M) 1 — Buddleia davidii — 5 Gal. 100sf
- THREE-LEAF SUMAC (L) 8 — Rhus trilobata — 5 Gal. 96sf
- RED YUCCA (L) 4 — Hesperaloe parviflora — 5 Gal. 9sf
- CHINESE PISTACHE (M) 2 — Pistacia chinensis — 2" Cal.
- AUSTRIAN PINE (M) 6 — Pinus nigra — 6'-8'
- NEW MEXICO OLIVE (L) 2 — Forestiera neomexicana — 15 Gal.
- RUSSIAN SAGE (M) 16 — Perovskia atriplicifolia — 5 Gal. 36sf
- POTENTILLA (M) 3 — Potentilla fruticosa — 1 Gal. 9sf
- HONEYSUCKLE (M) 13 — Lonicera japonica 'Halliana' — 1 Gal. 144sf — Unstaked-Groundcover
- WILDFLOWER 5 — 1 Gal. 45f
- THREADGRASS (M) 27 — Stipa tennuisima — 1 Gal. 45f
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

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.

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Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

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Water and Power source shall be the responsibility of the Developer/Builder.

STREET TREE REQUIREMENTS - Lot 3

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

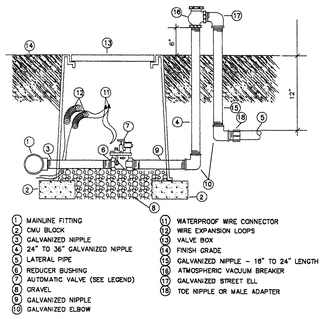
Name of Street: 98th Street NW
Required # 5 Provided # 5

PARKING LOT TREE REQUIREMENTS - Lot 3

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

1 Shade tree per 10 spaces
Required # 3 Provided # 3

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.



1 MAINLINE FITTING
2 CMU BLOCK
3 GALVANIZED NIPPLE
4 24" TO 36" GALVANIZED NIPPLE
5 LATERAL PIPE
6 REDUCER BUSHING
7 AUTOMATIC VALVE (SEE LEGEND)
8 GRAVEL
9 GALVANIZED NIPPLE
10 GALVANIZED ELBOW
11 WATERPROOF WIRE CONNECTOR
12 WIRE EXPANSION LOOPS
13 VALVE BOX
14 FINISH GRADE
15 GALVANIZED NIPPLE - 18" TO 24" LENGTH
16 ATMOSPHERIC VACUUM BREAKER
17 GALVANIZED STREET ELL
18 TOE NIPPLE OR MALE ADAPTER

AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER N.T.S.

1"= 40' scale 40 0 40 80 feet

LANDSCAPE PLAN

1"= 40'-0" NORTH

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ALBUQUERQUE, NEW MEXICO 87110
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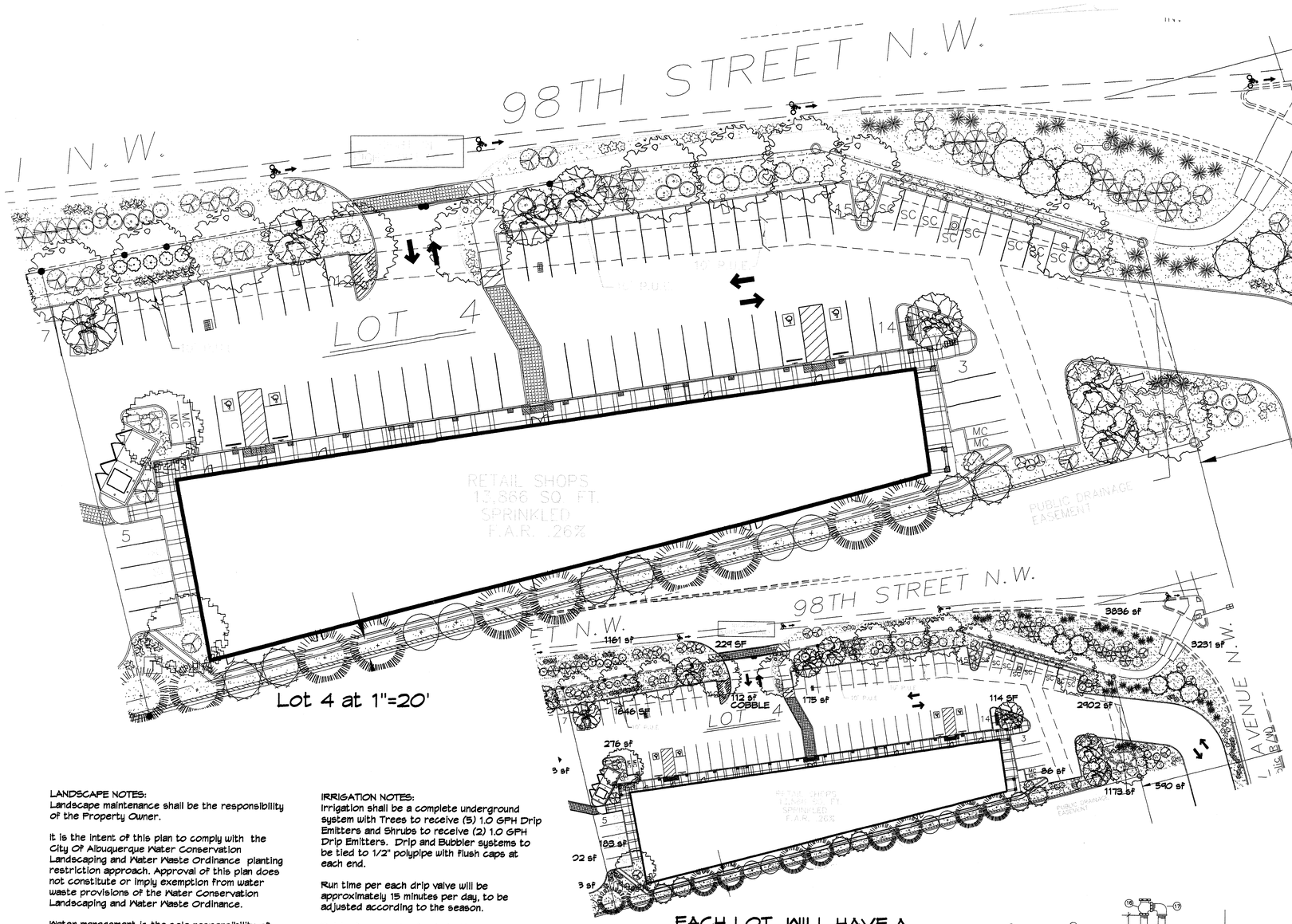
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT TITLE: VOLCANO POINT - LOT 3
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE
ALBUQUERQUE, NEW MEXICO

DRAWN BY: RMM
JOB NO: 0653
PROJECT MANAGER: WILLIAM SUTTLES
SHEET TITLE: LANDSCAPE PLAN - LOT 3

DATE: 08-18-08
SCALE: 1"=40'
sheet- 2 of- 3
L2



Lot 4 at 1"=20'

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PLANT LEGEND
LOT 4

- SHUMARD OAK (M) 11 — Quercus shumardii — 2" Cal.
- CHITALPA (M) 7 — Chilopsis X Catalpa — 2" Cal.
- DESERT WILLOW (L) 13 — Chilopsis linearis — 15 Gal. 225sf
- SILVERBERRY (M) 14 — Elaeagnus pungens — 5 Gal. 100sf
- BUTTERFLY BUSH (M) 14 — Buddleia davidii — 5 Gal. 100sf
- THREE-LEAF SUMAC (L) 6 — Rhus trilobata — 5 Gal. 36sf
- RED YUCCA (L) 29 — Hesperaloe parviflora — 5 Gal. 9sf
- NANDINA (M) 5 — Nandina domestica — 5 Gal. 25sf
- GREYLEAF COTONEASTER (M) 3 — Cotoneaster buxifolius — 5 Gal. 81sf — Symbol indicates 3 plants
- NATURAL EDGE
- CHINESE PISTACHE (M) 2 — Pistacia chinensis — 2" Cal.
- AUSTRIAN PINE (M) 9 — Pinus nigra — 6'-8'
- NEW MEXICO OLIVE (L) 4 — Forestiera neomexicana — 15 Gal.
- RUSSIAN SAGE (M) 18 — Perovskia atriplicifolia — 5 Gal. 36sf
- POTENTILLA (M) 62 — Potentilla fruticosa — 1 Gal. 4sf
- HONEYSUCKLE (M) 31 — Lonicera japonica 'Halliana' — 1 Gal. 144sf — Unstaked-Groundcover
- WILDFLOWER 8 — 1 Gal. 4sf
- THREADGRASS (M) 35 — Stipa tennuisima — 1 Gal. 4sf
- COBBLE W/FF
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC

1"= 40' scale: 40 0 40 80 feet

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STREET TREE REQUIREMENTS - Lot 4

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: 98th Street NW
Required # 13 Provided # 13

Name of Street: Central Ave. NW
Required # 2 Provided # 2

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

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Water and Power source shall be the responsibility of the Developer/Builder.

PARKING LOT TREE REQUIREMENTS - Lot 4

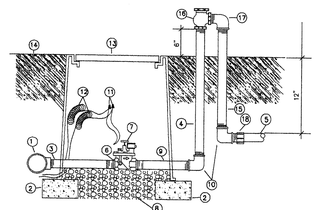
Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required # 8 Provided # 8

EACH LOT WILL HAVE A SEPARATE WATER METER

LANDSCAPE CALCULATIONS

	LOT 4
TOTAL LOT AREA	54564
TOTAL BUILDINGS AREA	13362 SF
OFFSITE AREA	-
NET LOT AREA	41202 SF
LANDSCAPE REQUIREMENT (.15)	6180 SF
TOTAL BED PROVIDED	17441 SF
GROUNDCOVER REQ. (.75)	13081 SF
TOTAL GROUNDCOVER PROVIDED	13551 (78%)
TOTAL LANDSCAPE PROVIDED	17441 SF



1. MAINLINE FITTING
2. CMU BLOCK
3. GALVANIZED NIPPLE
4. 24" TO 36" GALVANIZED NIPPLE
5. LATERAL PIPE
6. REDUCER BUSHING
7. AUTOMATIC VALVE (SEE LEGEND)
8. GRAVEL
9. GALVANIZED NIPPLE
10. GALVANIZED ELBOW
11. WATERPROOF WIRE CONNECTOR
12. WIRE EXPANSION LOOPS
13. VALVE BOX
14. FINISH GRADE
15. GALVANIZED NIPPLE – 18" TO 24" LENGTH
16. ATMOSPHERIC VACUUM BREAKER
17. GALVANIZED STREET ELL
18. TOE NIPPLE OR MALE ADAPTER

AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER N.T.S.

LANDSCAPE PLAN

1"= 40'-0" NORTH

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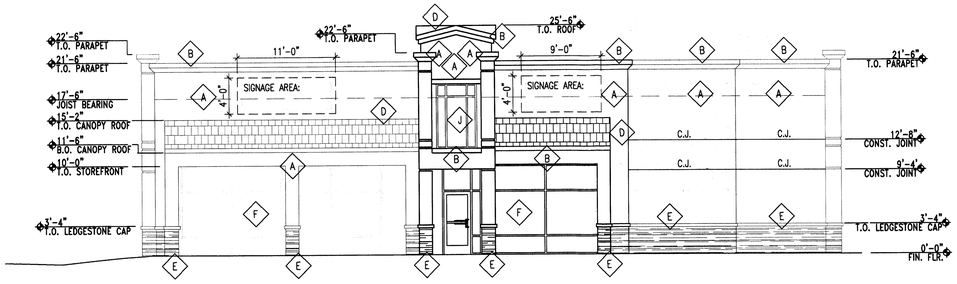
PRELIMINARY NOT FOR CONSTRUCTION

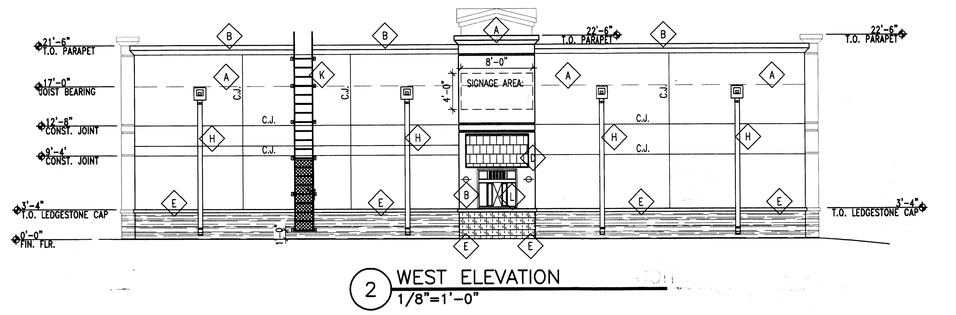
PROJECT TITLE: VOLCANO POINT - LOT 4
NORTHWEST CORNER OF 98TH ST. & CENTRAL AVENUE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: WILLIAM SUTTLES
JOB NO: 0653
DRAWN BY: RMM
SHEET TITLE: LANDSCAPE PLAN - LOT 4

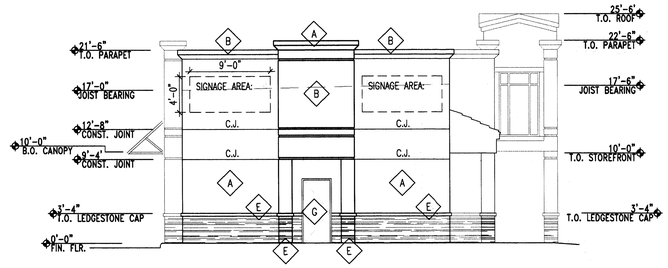
DATE: 08-18-08
SCALE: 1"=40'
sheet: L3 of: 3



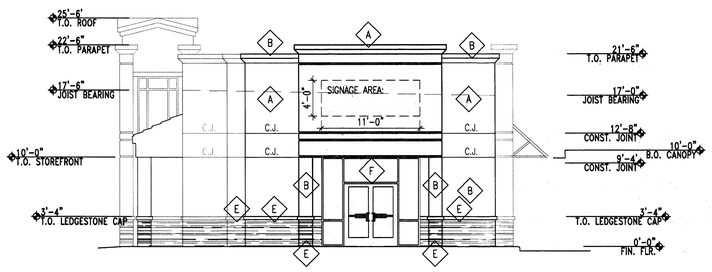
1 EAST ELEVATION
1/8"=1'-0"



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



3 SOUTH ELEVATION
1/8"=1'-0"



4 NORTH ELEVATION
1/8"=1'-0"

Keyed Color / Material Schedule		Common Name
A STUCCO	BENJAMIN MOORE #353	LIGHT TAN
B STUCCO	BENJAMIN MOORE #1032	LIGHT TAN
C STUCCO	BENJAMIN MOORE #393	BROWN/GREY
D CONC. ROOF TILE	MONIER LIFE TILE CHESTNUT BROWN	
E DRYSTACK LEDGESTONE	JC WHITE	
F ALUM. STOREFRONT	BRONZE	
G HOLLOW METAL DOOR	PAINT TO MATCH ADJACENT FINISH	
H DOWNSPOUT	PAINT TO MATCH ADJACENT FINISH	
J ALUM. STOREFRONT	BRONZE W/ NO GLAZING	
K ROOF ACCESS LADDER	PAINT TO MATCH ADJACENT FINISH	
L DRIVE-THRU WINDOW	BRONZE	

GENERAL NOTES:

ALL MECH. EQUIP. SHALL BE SHIELDED

ALUM. STOREFRONT SHALL BE RECESSED 2' FROM FACE OF STUCCO.

ALL BUILDING MOUNTED SIGNAGE SHALL BE INDIVIDUAL TYPE LETTERING NOT TO EXCEED 6 PERCENT OF THE WALL AREA OF EACH BUILDINGS ELEVATION OR TEN PERCENT OF THE WALL AREA OF MULTI-TENANT SHOPS BUILDINGS PER C.O.A. AND SHALL REQUIRE A SEPARATE PERMIT FOR EACH TENANTS SIGNAGE.

ALL BUILDING MATERIALS SHALL BE NON-REFLECTIVE.

8 0 8 16
scale feet
1/8"= 1'-0"

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

GEORGE RAINHART ART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PRELIMINARY NOT FOR CONSTRUCTION

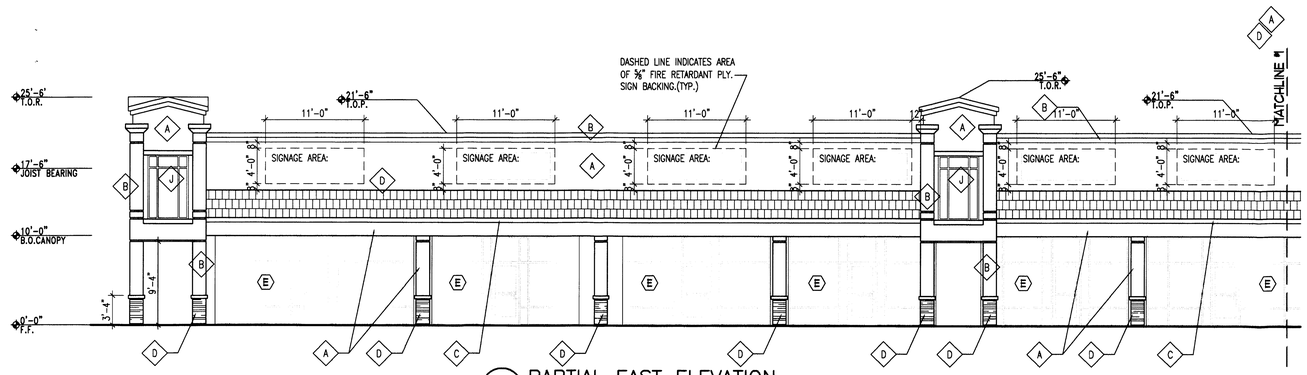
PROJECT TITLE: 98TH AND CENTRAL
98TH AND CENTRAL
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: William Suttles
JOB NO.: 0653
DRAWN BY: WRS

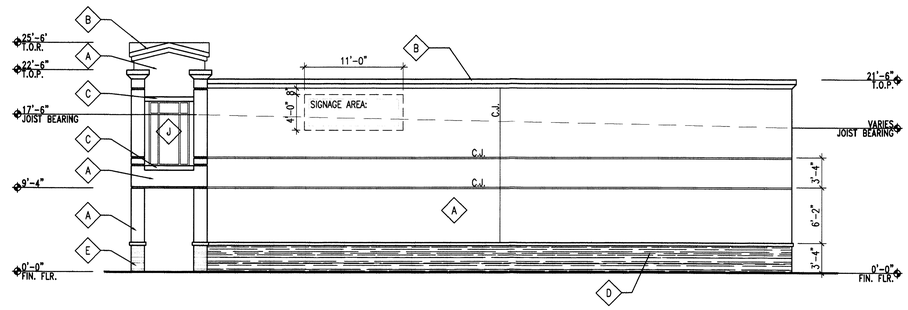
SHEET TITLE: RESTAURANT SHELL ELEV

DATE: 8252008
SCALE: AS NOTED

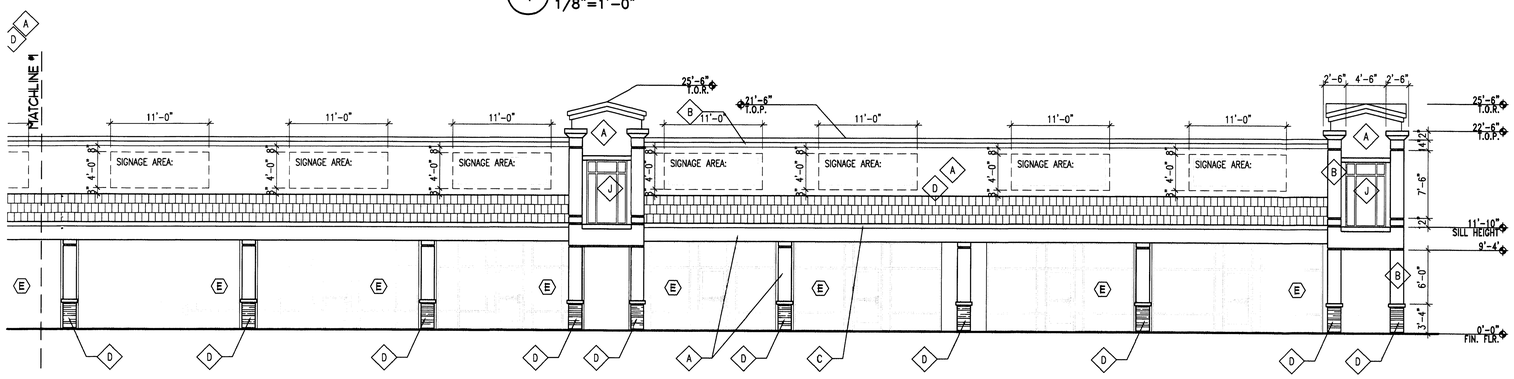
sheet- A5.0 -of-



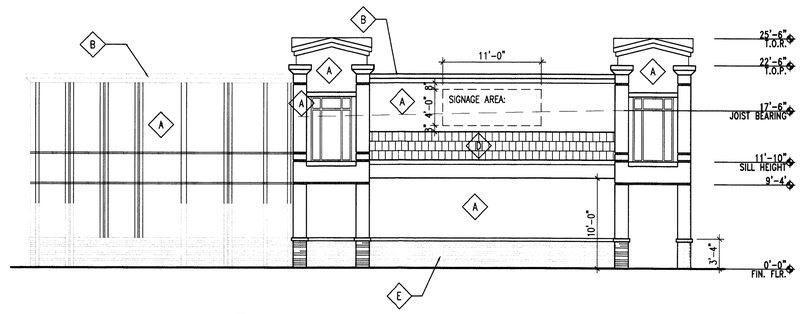
1 PARTIAL EAST ELEVATION
1/8"=1'-0"



5 NORTH ELEVATION
1/8"=1'-0"



2 PARTIAL EAST ELEVATION
1/8"=1'-0"



6 SOUTH ELEVATION
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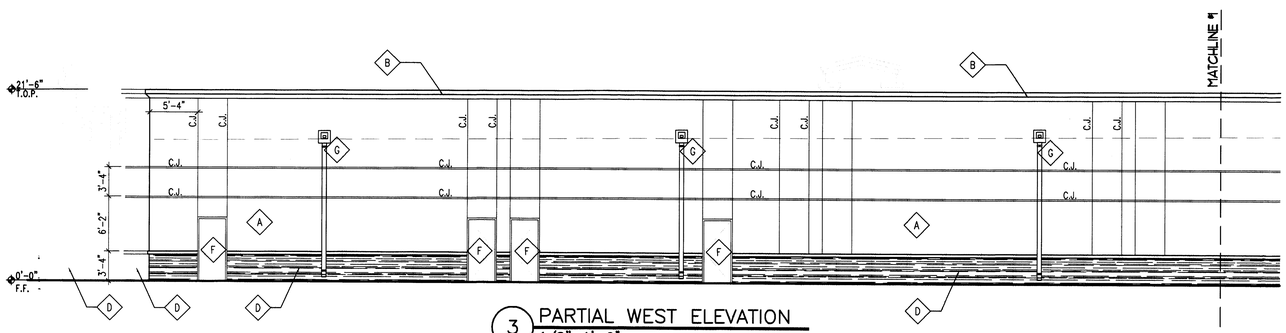
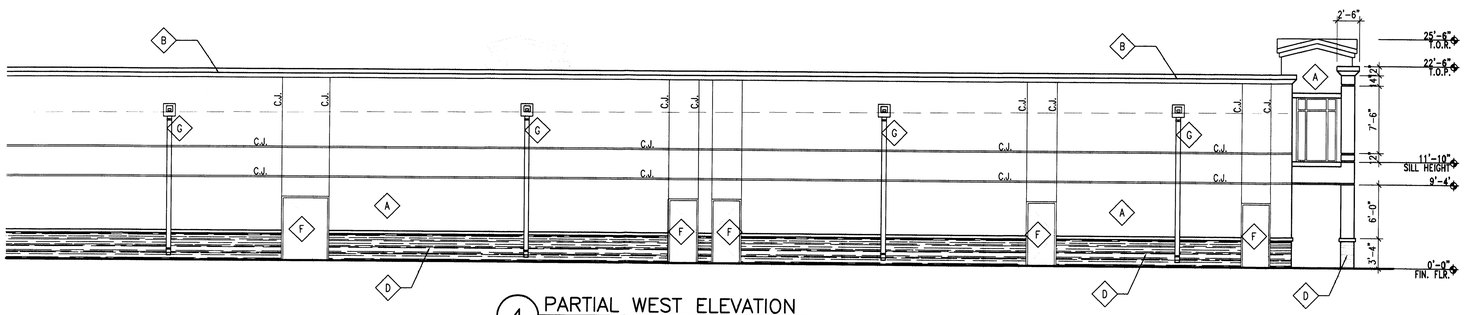


3 PARTIAL WEST ELEVATION
1/8"=1'-0"



4 PARTIAL WEST ELEVATION
1/8"=1'-0"

Keyed Color / Material Schedule		Common Name
A	STUCCO	BENJAMIN MOORE #953	LIGHT TAN
B	STUCCO	BENJAMIN MOORE #1032	LIGHT TAN
C	STUCCO	BENJAMIN MOORE #993	BROWN/GREY
D	DRYSTACK LEDGESTONE	JC WHITE	
E	ALUM. STOREFRONT	BRONZE	
F	HOLLOW METAL DOOR	PAINT TO MATCH ADJACENT STUCCO FINISH	
G	DOWNSPOUT	TRUE WHITE	
H	STANDING-SEAM MTL. ROOFING	GLAVALUME	
J	ALUM. STOREFRONT	BRONZE - FRAME WITH NO GLAZING	

GENERAL NOTES:

ALL MECH. EQUIP. SHALL BE SHIELDED

ALUM. STOREFRONT SHALL BE RECESSED 2" FROM FACE OF STUCCO.

ALL BUILDING MOUNTED SIGNAGE SHALL BE INDIVIDUAL TYPE LETTERING NOT TO EXCEED 6 PERCENT OF THE WALL AREA OF EACH BUILDINGS ELEVATION OR TEN PERCENT OF THE WALL AREA OF MULTI-TENANT SHOPS BUILDINGS PER C.O.A. AND SHALL REQUIRE A SEPARATE PERMIT FOR EACH TENANTS SIGNAGE.

ALL BUILDING MATERIALS SHALL BE NON-REFLECTIVE.

8 0 8 16
scale feet
1/8"= 1'-0"

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

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PRELIMINARY NOT FOR CONSTRUCTION

PROJECT TITLE: 98TH AND CENTRAL
98TH AND CENTRAL
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: William Suttles
JOB NO. 0653
DRAWN BY: WRS

SHEET TITLE: SHOPS ELEVATIONS

DATE: 8252008
SCALE: AS NOTED

sheet— A6.0 of—