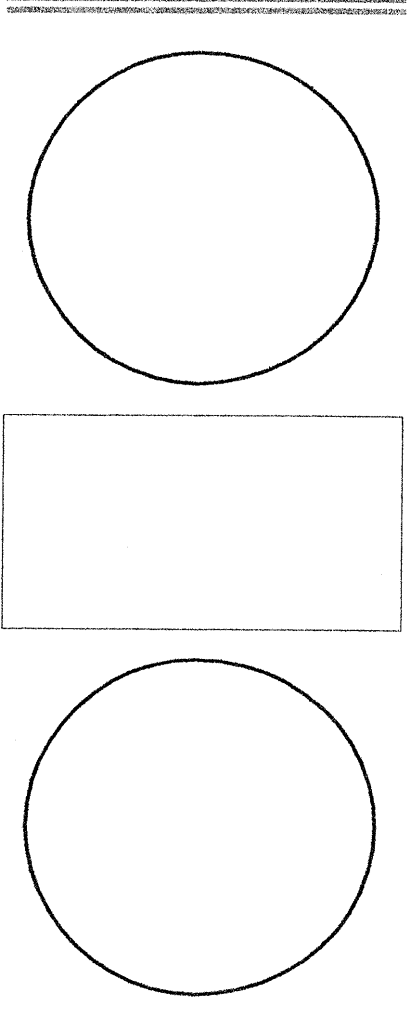
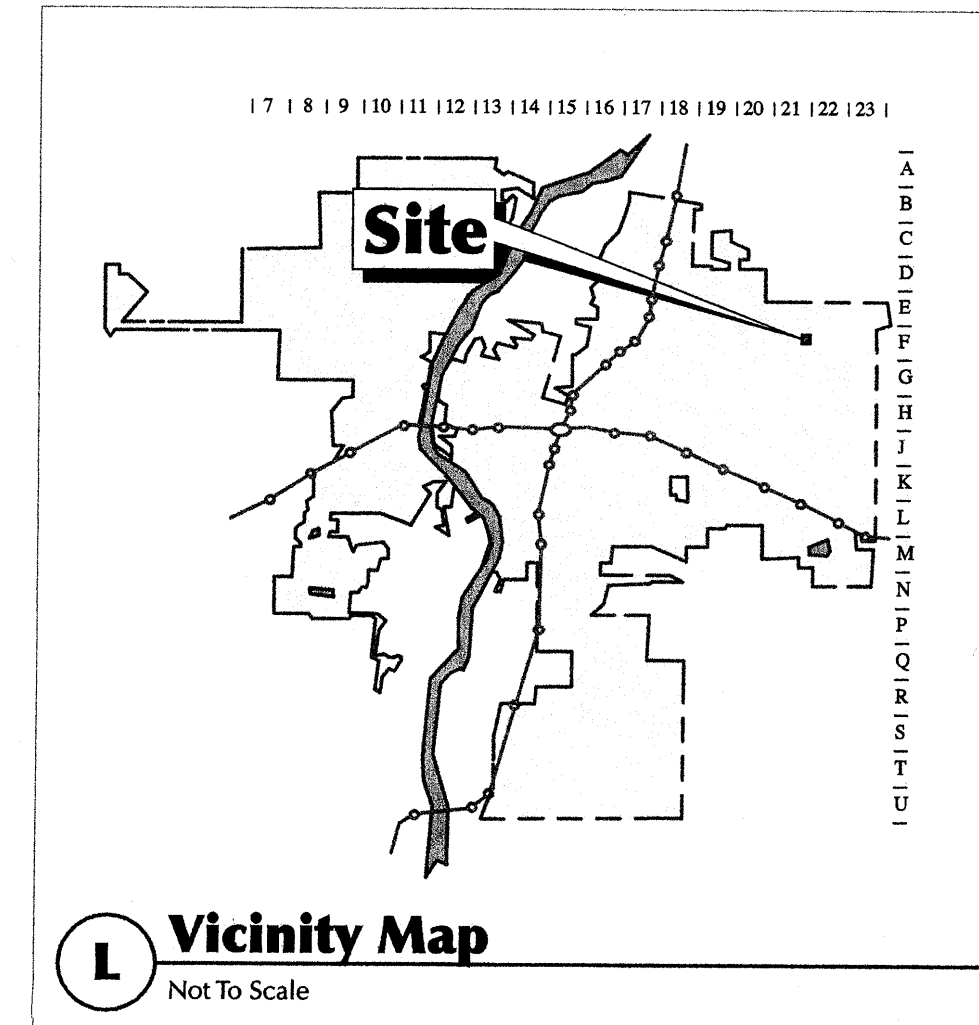
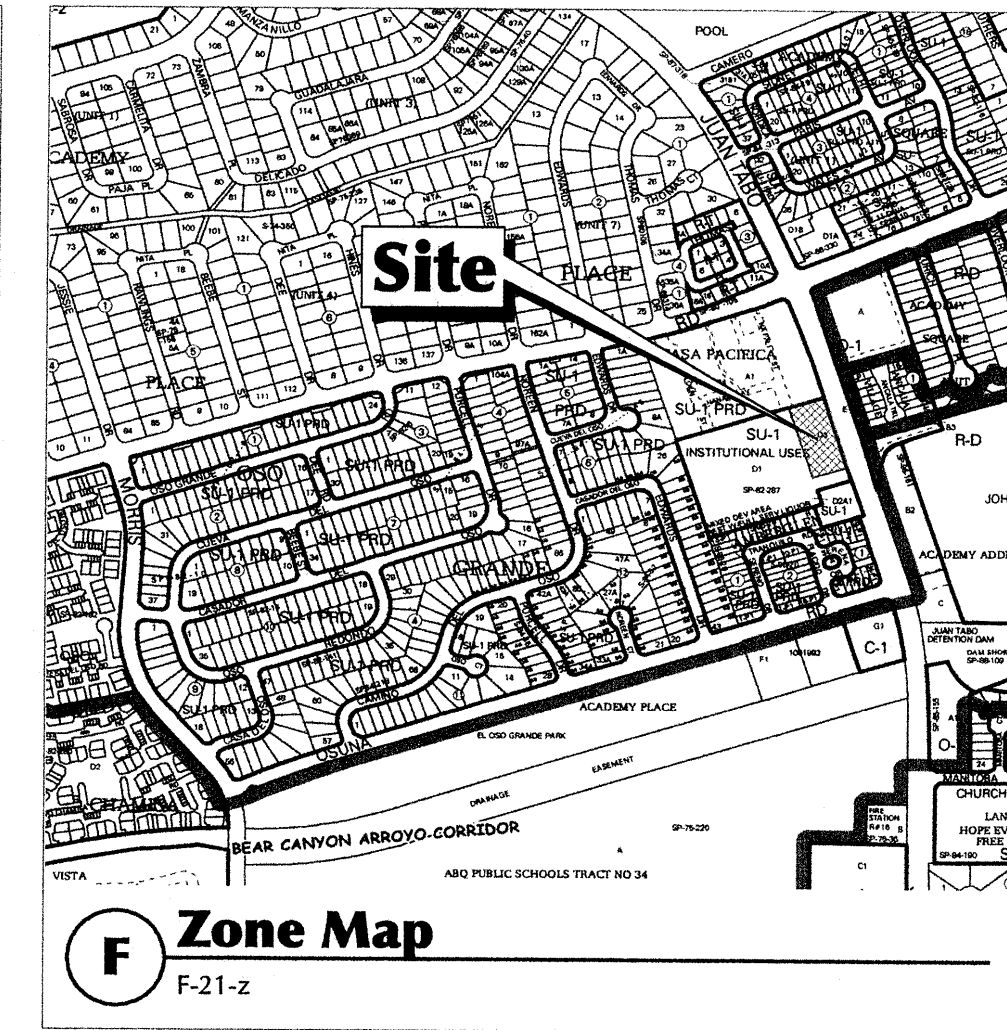


SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Juan Tabo Executive Offices

5203 JUAN TABO NE • ALBUQUERQUE, NEW MEXICO



James C Lewis Architect
 General Design, Inc.
 1620 Central Avenue SE
 Albuquerque • NM • 87106
 (505) 247-1529 • gdl@mac.com
 Architecture & Planning

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Project Info

ADDRESS
 5203 Juan Tabo Blvd. NE
 Albuquerque, NM 87111

LEGAL DESCRIPTION
 TRACT: D-3
 SUBDIVISION: Academy Place
 ZONE ATLAS PAGE: F-21

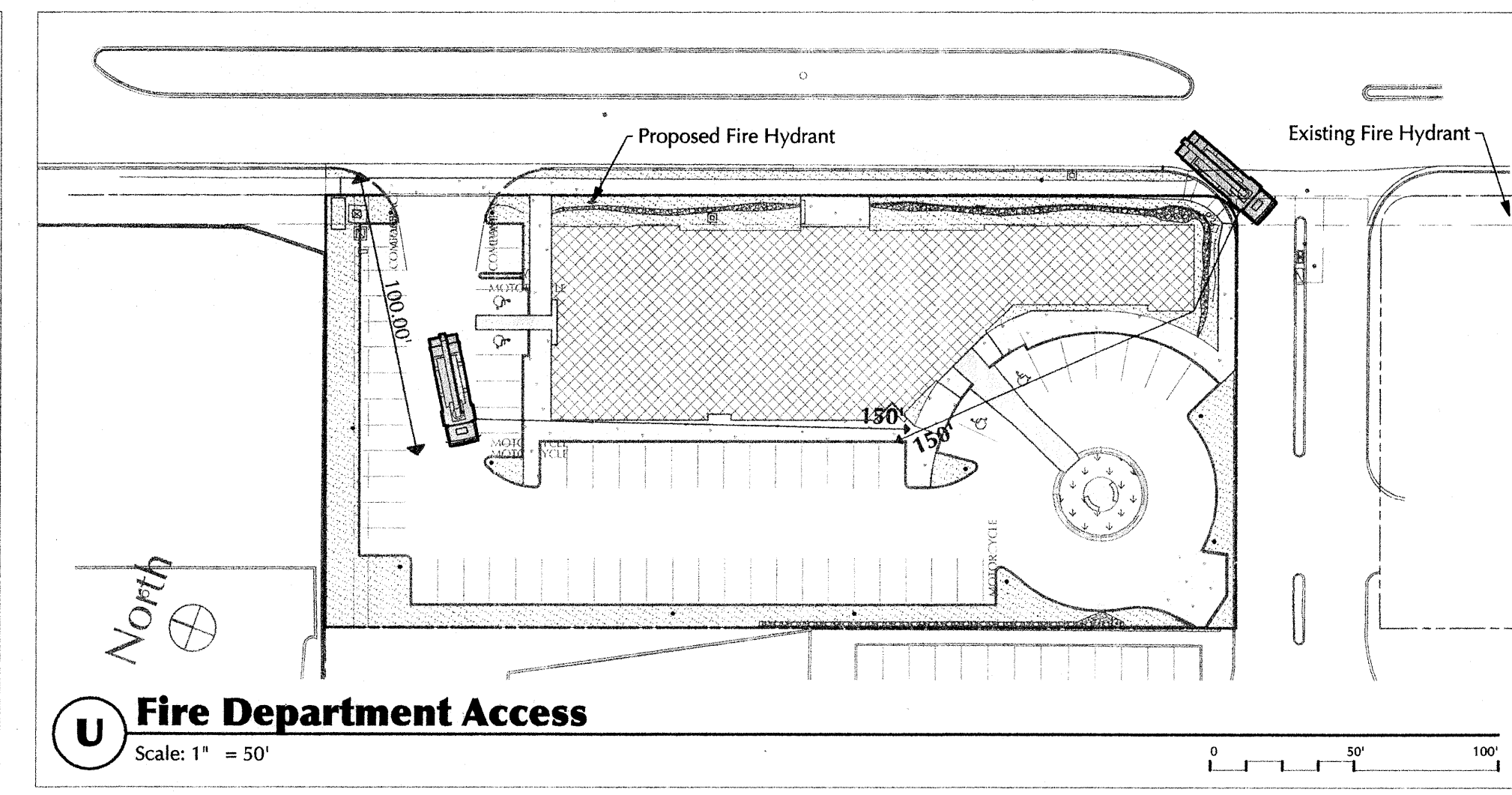
PLANNING INFORMATION
 LAND USE ZONING: SU-1 for O uses (Proposed)
 SU-1 for Institutional uses (Current)

PROJECT NO:
 SITE DEVELOPMENT PLAN CASE NO:

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
Juan Tabo Executive Offices
 5203 Juan Tabo NE
 Albuquerque, New Mexico 87111

S Detail Not Used

T Detail Not Used



Directory

OWNER
 Juan Tabo Executive Offices LLC
 107 Bryn Mawr SE
 Albuquerque, NM 87106
 (505) 615-8613
 Fax: (505) 260-4777
 E-mail: kenny@110richmond.com
 Contact: Kenny Hinkes

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 James C Lewis Architect
 1620 Central Ave. SE
 Albuquerque, NM 87106
 (505) 247-1529
 Fax: (505) 243-6701
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 Contact: James Lewis

CIVIL ENGINEER
 D. Mark Goodwin and Associates, P.A.
 P.O. Box 90606
 Albuquerque, NM 87199
 (505) 828-2200
 Fax: (505) 797-9539
 E-mail: john@goodwinengineers.com
 Contact: John M. MacKanzie

PLANNING/ LANDSCAPE
 Consensus Planning Inc.
 302 Eighth St. NW
 Albuquerque NM 87102
 764-9801
 Fax: 842-5495
 Contact: Jim Stroizer

Sheet Index

SDP-1	Cover Sheet
SDP-2	Site Plan
SDP-3	Landscape Plan
SDP-4	Grading Plan
SDP-5	Elevations
SDP-6	Elevations
SDP-7	Details
SDP-8	Utility Plan

ISSUE DATE:
 7 FEBRUARY 2008

REVISIONS:

28 February 2008
7 May 2008

PROJECT # 2007-0029

Cover Sheet

SHEET
SDP-1
 1 OF 8

PROJECT # 1004221

A Detail Not Used

B Detail Not Used

C Detail Not Used

D Detail Not Used

Zoning Info

PARKING
 Required for Office: 1 space per 200 SF 1st floor
 1 space per 300 SF 2nd floor

1st floor= 9,866 sf gross / 200 = 50 Spaces
 2nd floor= 6,893 sf gross / 300 = 23 Spaces
 = 73 Spaces
 Less 10% bus discount = 66 Spaces (Required)

Motorcycle space = 3 Spaces
 Handicap space = 3 Regular spaces and 1 Van

25% small car space = less than 17 Spaces allowed

Provided:
 Standard Spaces = 59 Spaces
 Small Car Space = 2 Spaces
 HC Space = 4 Spaces
 Total = 65 Spaces

EPC has waived the parking requirement of 66 required spaces and allow the provided 65 spaces

Motorcycle Space = 4 Spaces

BICYCLE PARKING
 Required: 1 space/20 parking spaces
 76 parking / 20 = 4 spaces

Provided: (2) 4 space racks

Keyed Notes

- Proposed 2-story 20,451 of Office Building.
1st story = 11,522 sf (net)
2nd story = 8,929 sf (net)
- Existing medians.
- Existing curb and -or- gutter.
- Existing sidewalk.
- Existing railroad tie retaining wall, 3'-0" above existing grade.
- Existing fire hydrant.
- Existing water fixture (meter -or- valve).
- Existing electrical equipment, relocate as required- see sheet SDP-8.
- Existing manhole (sewer).
- Existing private drive.
- Existing HC ramp.
- Property line (typical).
- 10' Public Utility Easement.
- 5' Public Utility Easement.
- Typical Parking space 9'-0" x 16'-0" (with additional 24" overhang).
- Typical HC parking space 9'-0" x 17'-0" (with additional 24" overhang) with sign.
- 5'-0" wide HC access aisle colored concrete and textured.
- 8'-0" wide HC access aisle colored concrete and textured.
- Typical Small car parking space 8'-0" x 15'-0". Provide "COMPACT" marking on pavement at the front of the space.
- Typical Motorcycle parking space 4'-0" x 8'-0" (Minimum) with sign.
- HC space = an average of 10'-5" wide. Back of space a minimum of 8'-6" and the front of the space a minimum of 11-11 5/8" with sign.
- Parking space = an average of 10'-5" wide. Back of space a minimum of 8'-6" and the front of the space a minimum of 11-11 5/8".
- Existing 45' drive pad.
- Proposed 30' curb cut, build per COA Drawing 2425.
- Proposed HC ramp- 1:12 slope (maximum).
- Asphalt paving.
- Bicycle rack (4 spaces min.).
- Refuse enclosure, see elevation "W" on sheet SDP-7.
- NOT USED
- Proposed 6' wide concrete sidewalk.
- Proposed 8' wide concrete sidewalk.
- Proposed 10' wide concrete sidewalk.
- Proposed 8' wide colored and textured concrete pedestrian path.
- Proposed 645 sf of public space. 113 sf will be a colored and textured concrete patio, covered by a gazebo.
- Proposed monument sign- see detail "R" on sheet SDP-7.
- Proposed 16'-0" tall site lighting fixture, see detail "Q" on sheet SDP-7.
- Proposed fire hydrant location.
- Proposed CMU retaining wall (6'-0" high maximum) - see detail "V" on sheet SDP-7.
- Proposed Amenities: bench seating and trash containers- 18 seats (14 under cover).
- Existing Bus stop, 115'-0" from the south east corner of proposed building.
- Proposed estate curb.
- Drainage Grate- see sheet SDP-3
- 30' x 10' Public Utility Easement.
- Existing CMU retaining wall, averages 5'-4" above existing grade on proposed property, and averages 11'-4" above finish grade on adjacent property.

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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
Juan Tabo Executive Offices
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 Albuquerque, New Mexico 87111

ISSUE DATE:
7 FEBRUARY 2008

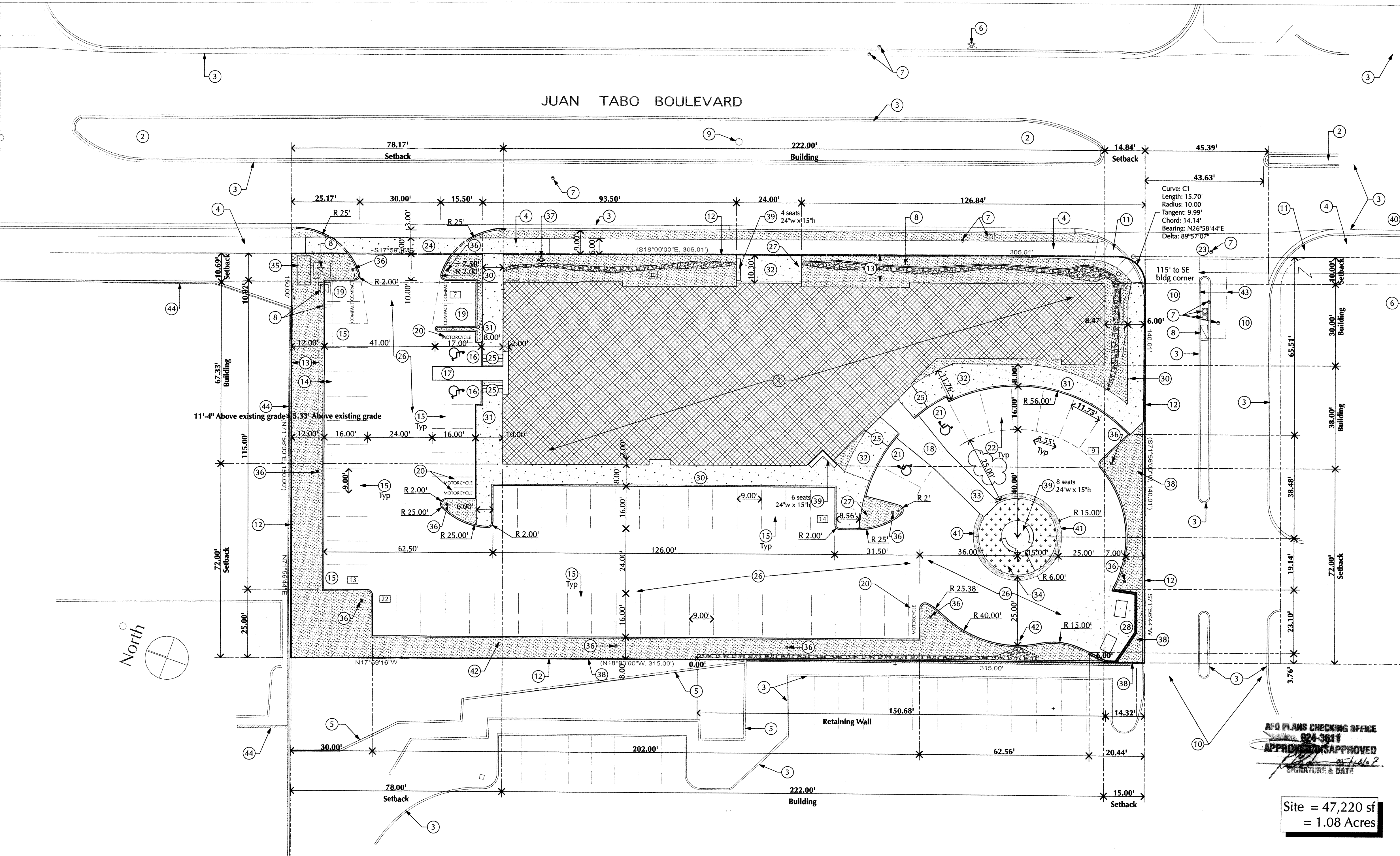
REVISIONS:
 28 February 2008
 7 May 2008

PROJECT # 2007-0029

Site Plan

SDP-2

2 OF 8



S Site Plan

Scale: 1" = 20'

AFO PLANS CHECKING OFFICE
 824-3611
 APPROVED/NOT APPROVED
 SIGNATURE & DATE

Site = 47,220 sf
 = 1.08 Acres

Signature Block

PROJECT NUMBER: 1004221
 Application Number: 0808-30228

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 1/15/08, and the Findings and Conditions in the Official Modification of Ordinance are satisfied.

In no instance shall a signature () be used if it is not a not a signed EPC plan with a weak order is required for any construction within Public Right-of-Way or for construction of public improvements.

DESIGNER'S SIGNATURE APPROVAL:
 Traffic Engineering, Transportation Division
 Date: 6/17/08

CITY ENGINEER'S SIGNATURE APPROVAL:
 Parks and Recreation Department
 Date: 5/12/08

ENVIRONMENTAL HEALTH DEPARTMENT (conditional):
 Date: 5/12/08

SOLID WASTE MANAGEMENT:
 Date: 5/12/08

PLANNING DEPARTMENT:
 Date: 5/12/08

Landscape Notes

GENERAL

The design and provision of landscaping for this Building Project will be in conformance with the City of Albuquerque Zoning Code, Pollen Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally-sound landscape principles will be followed in design and installation. The landscape design focuses on strategies to achieve a sustainable site, water reduction, and landscape aesthetics. The design is to be constructed in keeping with sustainable practices of increasing the efficiency of landscape/open space and their use of energy, water and materials through better design, construction, operation, and maintenance.

MULCHES

All shrub planting areas shall be top dressed with a combination of Santa Fe Brown Crusher Fines, 7/8" Santa Fe Brown Rock Mulch, 2"-4" Santa Ana Tan Cobble. The cobble should be used in areas that require accenting. The cobble swales located within the site shall provide drainage and water harvesting opportunities. Mulches will suppress weed growth, isolate plant roots from both heat and cold temperatures, extending periods of active root growth, ultimately aiding plant growth and vigor.

STATEMENT OF WATER WASTE

Per the Water Conservation Landscaping and Water Waste Ordinance, the landscape plan for the Everglades Building Project is limited to using high water use turf over a maximum of 20 percent of the required landscape area. All landscaping shall be in compliance with the Water Conservation Landscaping and Water Waste Ordinance.

IRRIGATION

Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated drip irrigation system will be used to irrigate tree, shrub, and groundcover planting areas. Irrigation system design shall consider the ability to easily provide additional emitters for the expanding root zone. Trees shall receive (5) 1.0 gph emitters and shrubs shall receive (2) 1.0 gph emitters. Irrigation system to consist of Rain Bird 1400 series bubblers and Rain Bird PEB Series valves; and controlled by a Rain Bird ESP-LX series controller. Pop-up spray heads will be used as the turf irrigation methods, and are to be spaced evenly to reduce water waste. Trees shall be zoned separately from shrubs, perennials, and grasses. Plant beds shall achieve 75% live ground cover at maturity.

MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the owner. All plants and sod areas shall be guaranteed for one year from date of installation. Any plants that are not of satisfactory vigor shall be replaced at no additional expense to the owner. After two growing seasons, adjustments to plant watering will need to be made by reducing irrigation to established drought resistant plant material. Water management will vary from season to season and year to year to compensate for variations in rainfall, heat and wind. The irrigation and maintenance will need to be adjusted accordingly.

STREET TREES

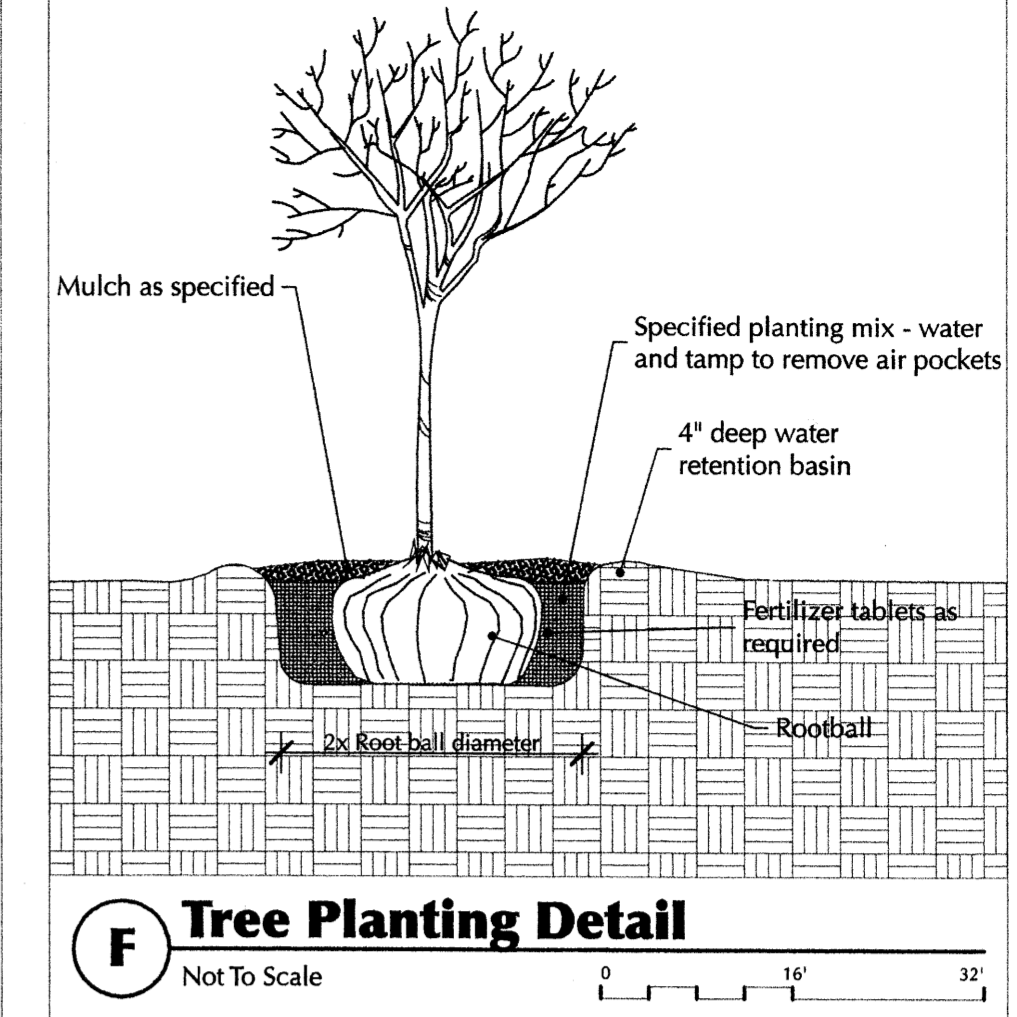
The seven existing street trees along the southern boundary of the property are to remain (if healthy) and become part of the landscape plan for this Building Project. The two trees furthest to the east are to remain within expandable tree-grates, allowing accessibility around the trees. In the case that there is not adequate spacing on the sidewalk with the tree grate, then the option for a sidewalk bump out shall be planned into the sidewalk construction. The property owner's representative will need to review the spacing on the sidewalk and determine the final decision of the extended sidewalk w/ tree grates. The street trees along Juan Tabo Boulevard comply with the Street Tree Ordinance, in that there is clustering of street trees of which the number of trees planted equals the number of trees that would be required if the trees were evenly-spaced. Also, according to the ordinance, every third street tree along Juan Tabo Boulevard may be an accent tree to promote variety in color, texture, form and height along the street way.

LANDSCAPE COVERAGE

All landscape areas, including buffer strips adjacent to major streets, shall contain live vegetative material covering at least 75% of the area. The proposed plantings are to be established for general landscaping purposes for the site.

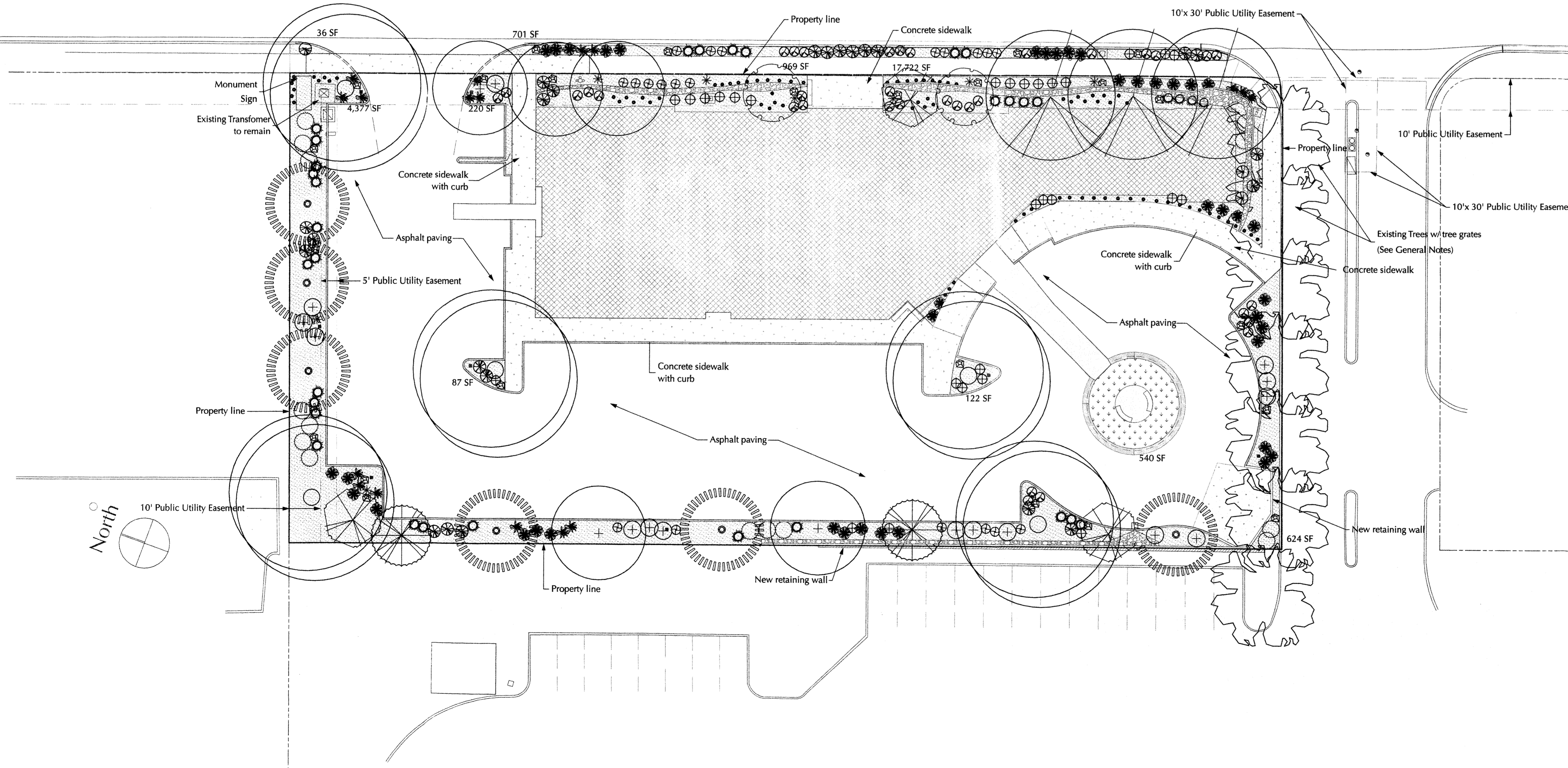
Landscape Calculations

Site Area:	47,220 SF
Building Area:	- 11,580 SF
Total	35,640 SF
Required Landscape (15%):	5,346 SF
Provided Landscape (25%):	8,758 SF (On-Site)
	± 770 SF (Off-Site)
Total	9,592 SF



A Detail Not Used

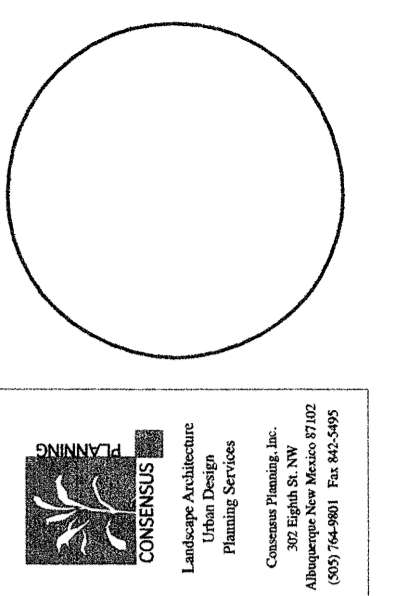
JUAN TABO BOULEVARD



Plant Legend

Qty.	Symbol	Scientific Name	Common Name	Installed Size	Water Use
Trees					
7	[Symbol]	Platanus spp.	Sycamore	Existing Existing	
5	[Symbol]	Celtis reticulata	Netleaf Hackberry	2" Cal 14' ht. x 6' spr 30' ht x 30' spr	Med
3	[Symbol]	Gleditsia triacanthos	Honey Locust	2" B&B 16' ht. x 6' spr 50' ht. x 40' spr	Med +
5	[Symbol]	Pistachia chinensis	Chinese Pistache	2" B&B 16' ht. x 6' spr 60' ht. x 50' spr	Med+
2	[Symbol]	Cercis occidentalis	Western Redbud	2" B&B 8' ht. x 6' spr 20' ht. x 20' spr	Med
6	[Symbol]	Pinus nigra	Austrian Pine	B&B 10' ht. x 6' spr 35' ht. x 25' spr	Med
Shrubs/Vines/ Groundcover					
3	[Symbol]	Lagerstroemia indica	Crape Myrtle	15 Gal 14' ht. x 6' spr 20' ht x 18' spr	Med
2	[Symbol]	Trachycarpus fortunei	Chinese Windmill Palm	15 Gal 8' ht. x 4' spr 15' ht x 10' spr	Med
26	[Symbol]	Canopterus clandonensis	Blue Mist Spirea	5 Gal 4' oc 3' ht x 4' spr	Med
14	[Symbol]	Spartium junceum	Spanish Broom	5 Gal 6' oc 5' ht x 6' spr	Med
14	[Symbol]	Perovskia atriplicifolia	Russian Sage	5 Gal 4' oc 5' ht x 4' spr	Med
8	[Symbol]	Agave ocahui	Ocahui Agave	5 Gal 3' oc 3' ht x 3' spr	Low
20	[Symbol]	Potentilla fruticosa	Shrubby Cinquefoil	1 Gal 3' oc 3' ht x 3' spr	Med
30	[Symbol]	Guara lindheimeri	Guara	1 Gal 3' oc 3' ht x 3' spr	Med
31	[Symbol]	Penstemon Parryi	Parry Penstemon	1 Gal 3' oc 3' ht x 3' spr	Low
17	[Symbol]	Salvia chamaedryoides	Mexican Blue Sage	1 Gal 3' oc 3' ht x 3' spr	Low
34	[Symbol]	Callirhoe involucrata	Winecups	1 Gal 3' oc 2' ht x 3' spr	Low
41	[Symbol]	Muhlenberia rigens	Deer Grass	5 Gal 4' oc 4' ht x 4' spr	Med
81	[Symbol]	Festuca ovina glauca	Blue Fescue	1 Gal 1' oc 1' ht x 1' spr	Med
532 sf	[Symbol]	Bouteloua Cracilis	Blue Grama Grass		
8,550 sf	[Symbol]	Santa Fe Brown Crusher Fines	2"-4"		
834 sf	[Symbol]	Santa Ana Tan Cobble	8" depth		
24	[Symbol]	Boulders	3' minimum diameter		

S Landscape Plan
Scale: 1" = 20'



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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
Juan Tabo Executive Offices
5203 Juan Tabo NE
Albuquerque, New Mexico 87111

ISSUE DATE:
7 FEBRUARY 2008

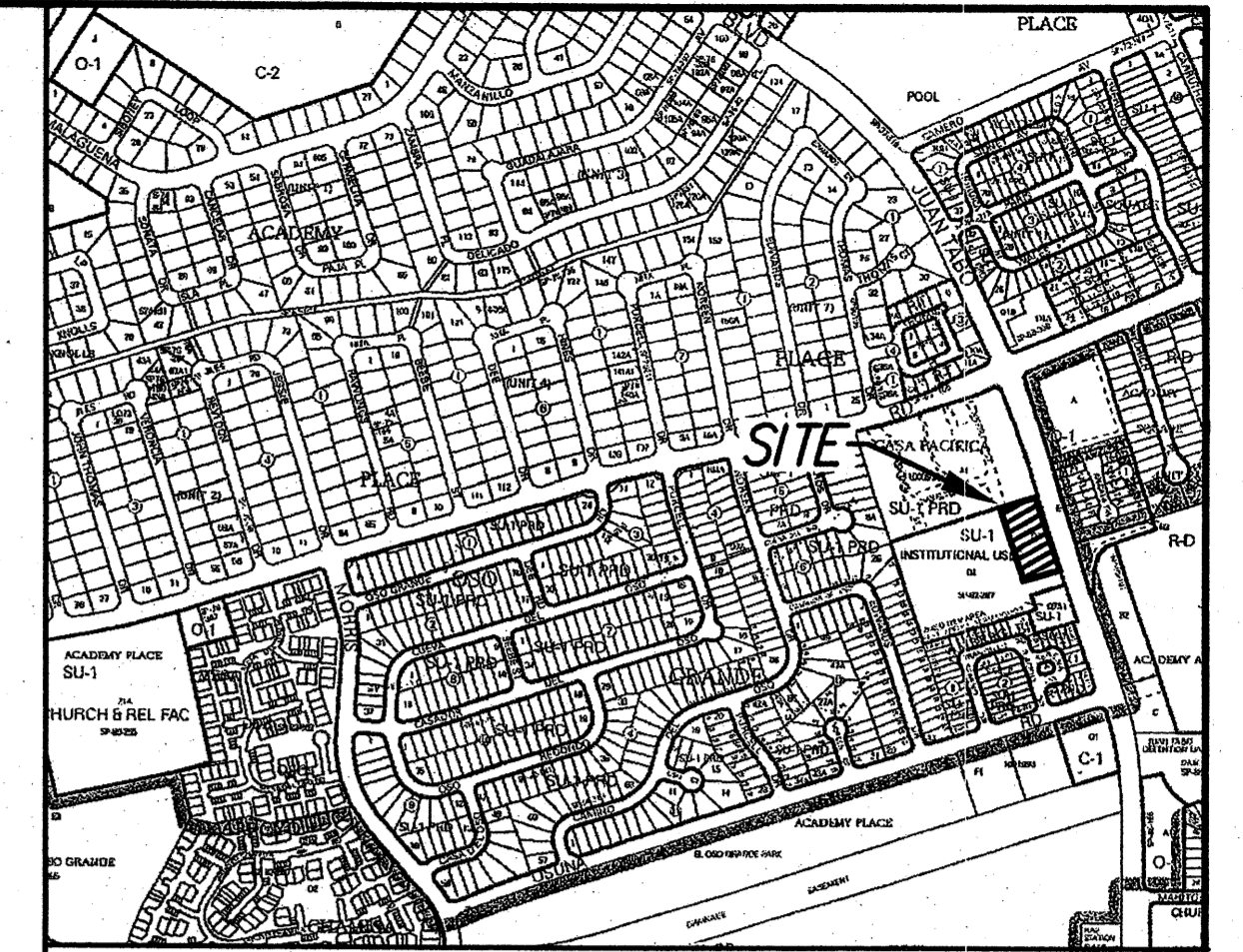
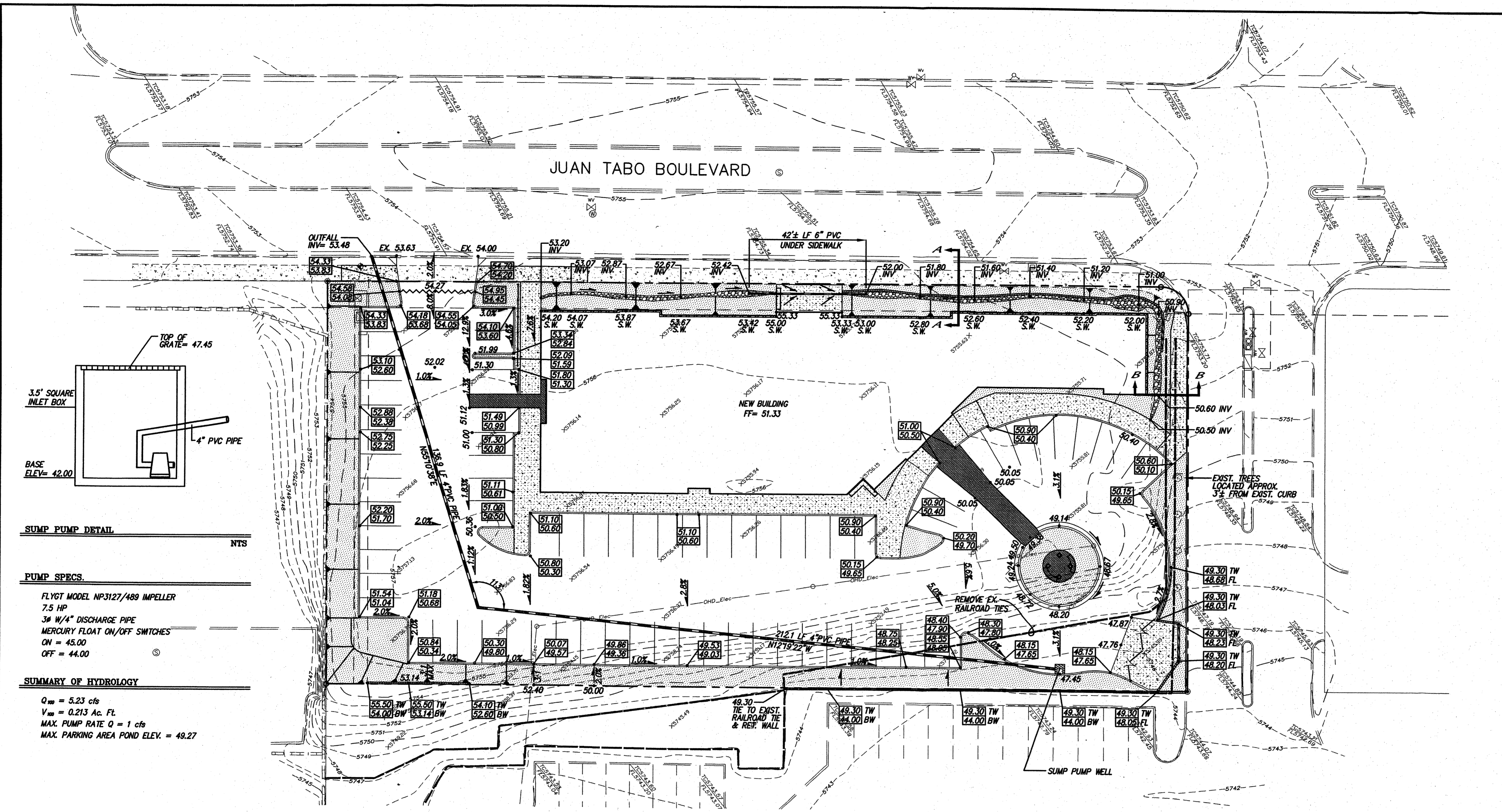
REVISIONS:

28 February 2008
7 May 2008

PROJECT # 2007-0029

Landscape Plan

SHEET
SDP-3
3 OF 8



VICINITY MAP

ACS BENCHMARK

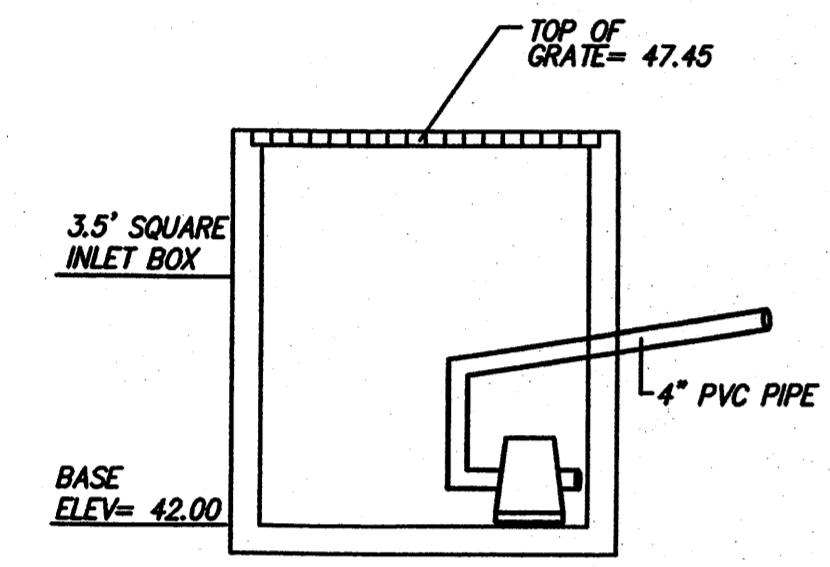
Vertical datum shown hereon is based upon the Albuquerque Central Survey Monument "77-120-2" having a published elevation of 5782.119 feet (NAVD 1988).

LEGAL DESCRIPTION

Tract "D-3" of the Replat of Tracts A, D-1, D-2, D-3 & E-2 of ACADEMY PLACE, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Replat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 3, 1983, in Plat Book C20, page 190.

LEGEND

---	5750	EXISTING CONTOUR (MAJOR)
---		EXISTING CONTOUR (MINOR)
□		EXISTING TRAFFIC SIGNAL BOX
○		EXISTING POWER POLE
---	OHD_Elec	EXISTING OVERHEAD UTILITY LINE
⊗		EXISTING WATER VALVE
---		EXISTING RAIL ROAD TIE RETAINING WALL
---		EXISTING RETAINING WALL
○		EXISTING SPOTS
○		EXISTING TREE
---		NEW STANDARD CURB & GUTTER
---	FF= 51.33	NEW FINISHED FLOOR ELEVATION
---	50	NEW CONTOURS
---		NEW WATER BLOCK
---		NEW DRAINAGE FLOW
---		NEW STORM DRAIN
---		NEW RETAINING WALL
---		NEW STEM WALL
---		NEW SWALE
---		NEW HANDRAIL
---		NEW SLOPE
---	48.60	NEW TOP OF CURB
---	48.10	NEW FLOWLINE
---	48.80 TW	NEW TOP OF WALL
---	48.10 BW	NEW BOTTOM OF CURB
---	53.80 S.W.	NEW SPOT STEM WALL
---		NEW SIDEWALK
---		NEW LANDSCAPING
---		NEW OFF-SITE GRADING



SUMP PUMP DETAIL

NTS

PUMP SPECS.

FLYGT MODEL NP3127/489 IMPELLER
 7.5 HP
 3/4" W/4" DISCHARGE PIPE
 MERCURY FLOAT ON/OFF SWITCHES
 ON = 45.00
 OFF = 44.00

SUMMARY OF HYDROLOGY

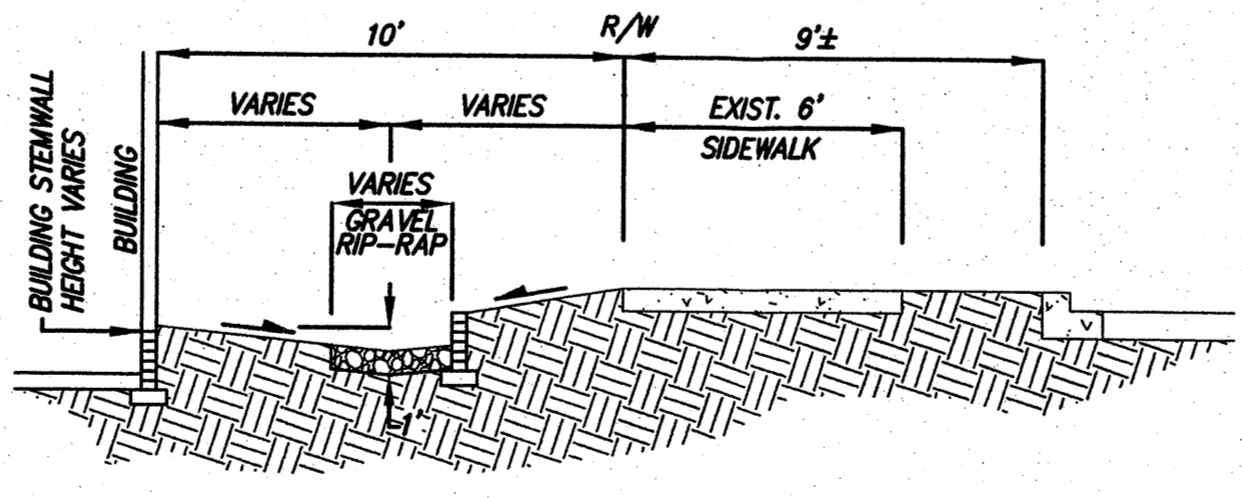
$Q_{in} = 5.23$ cfs
 $V_{in} = 0.213$ Ac. Ft.
 MAX. PUMP RATE $Q = 1$ cfs
 MAX. PARKING AREA POND ELEV. = 49.27

NOTICE TO CONTRACTOR

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 for hereon, shall be constructed in accordance with City of Albuquerque Standard Specifications for Public Works Construction, (1986 Edition as revised through update #7 amendment 1).
3.	Two working days prior to any excavation, Contractor must contact New Mexico One Call system, (260-1990) 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.	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 Street shall be Performed on a 24-hour Basis.

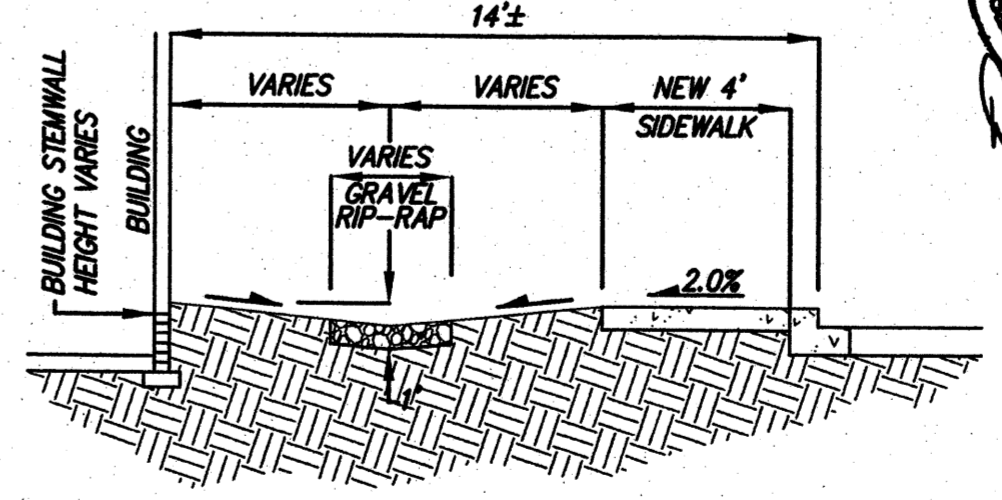
NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.



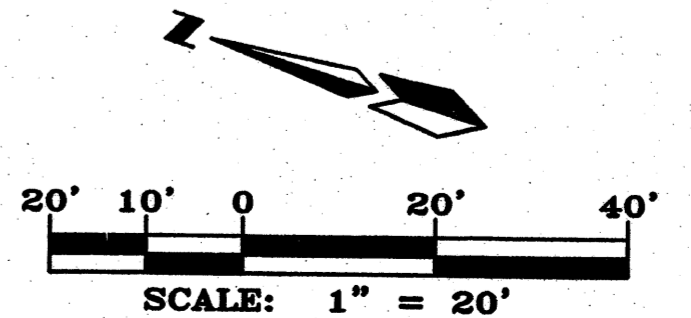
DETAIL A - A

NTS



DETAIL B - B

NTS

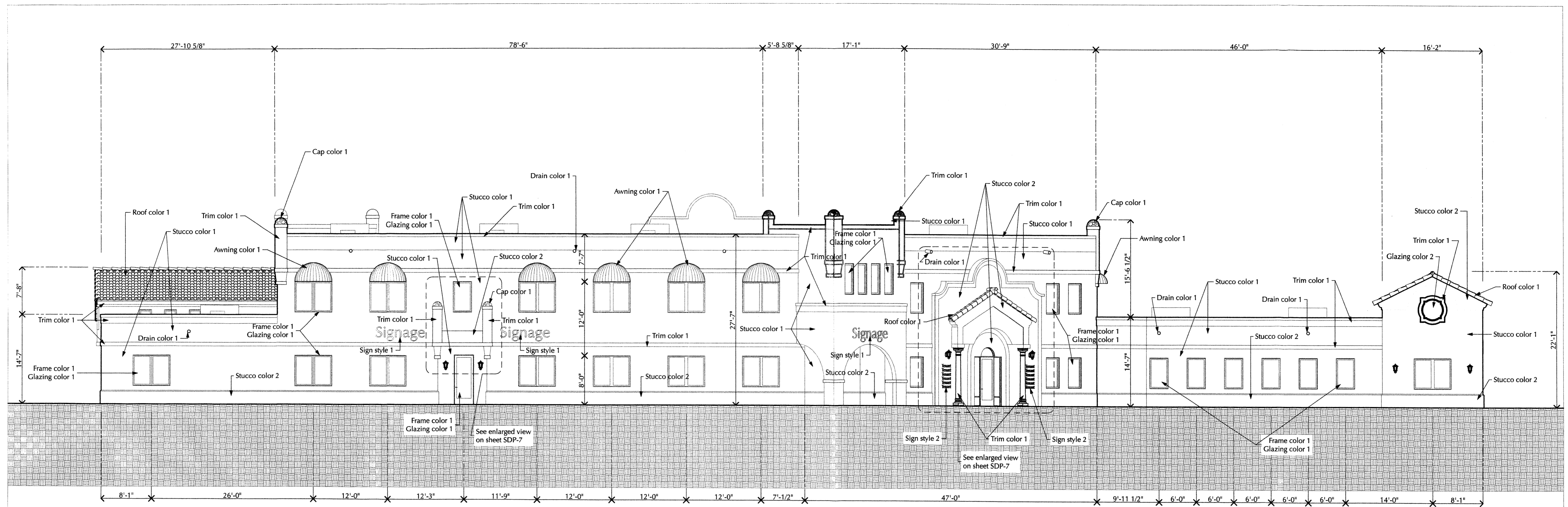


EVERGLADES BUILDING

GRADING AND DRAINAGE PLAN

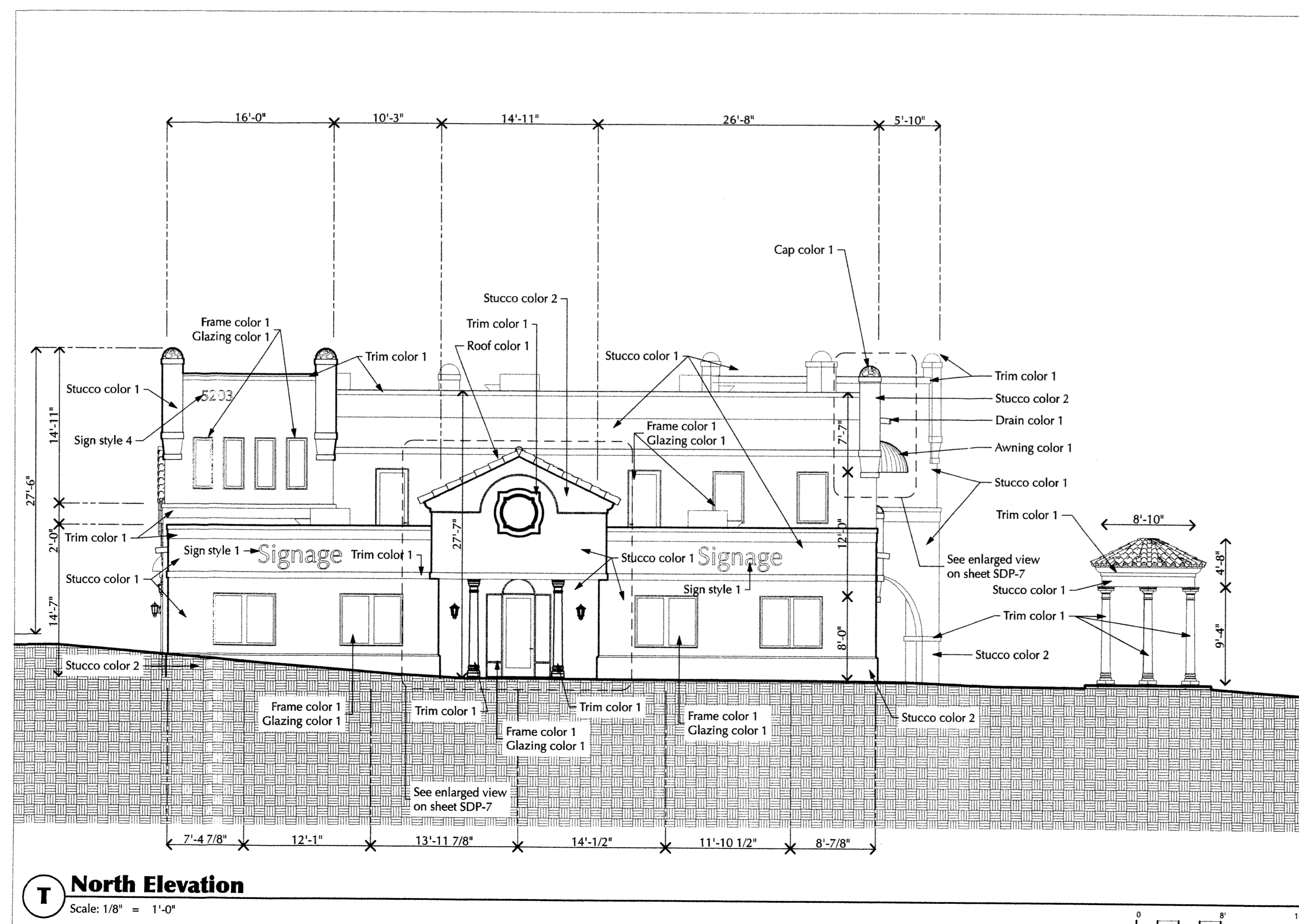
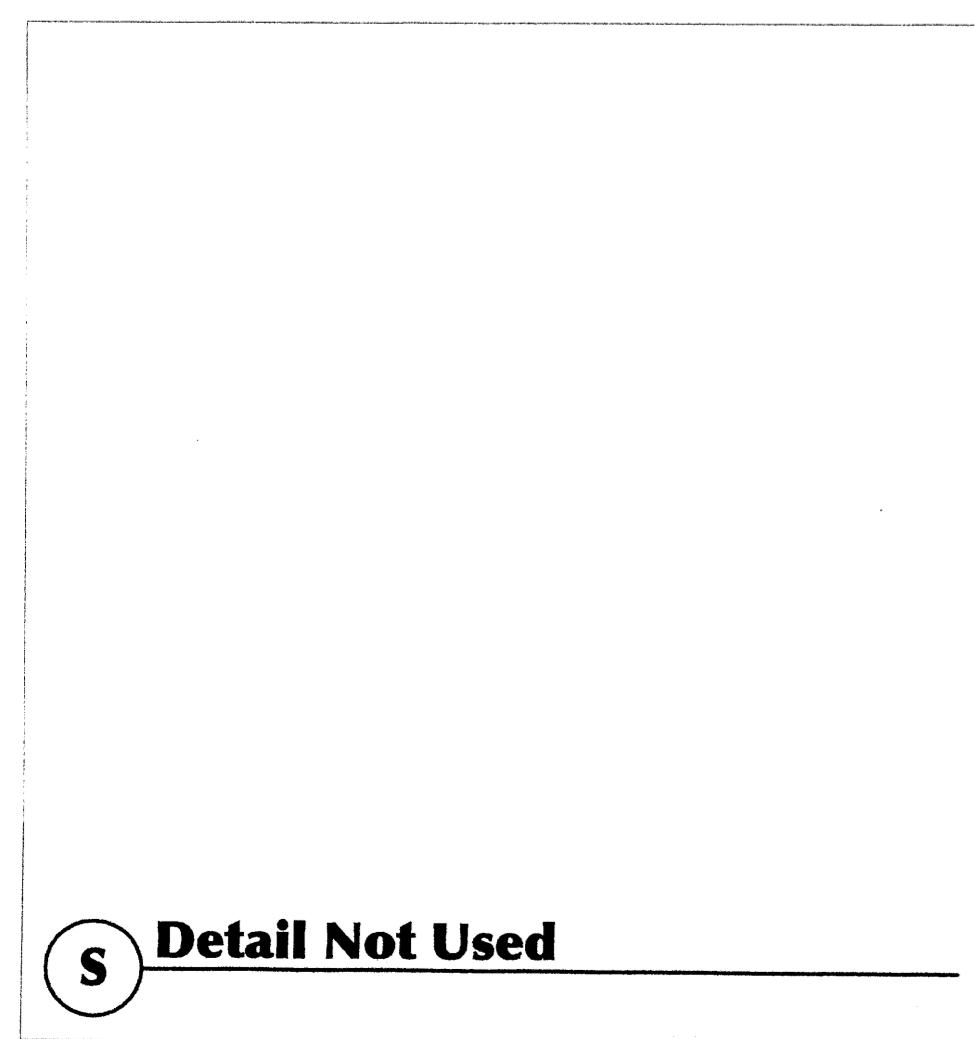
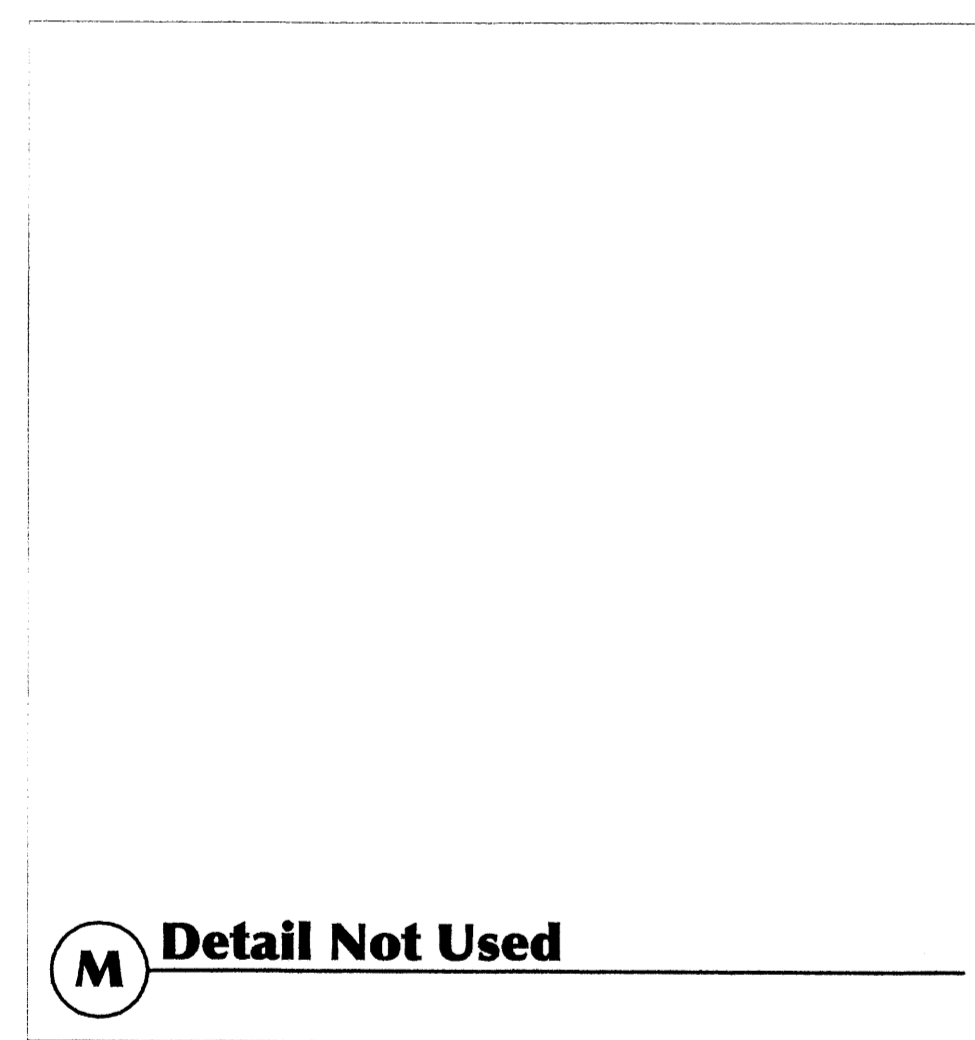
dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: TG	Drawn: SPS	Checked: DMG	Sheet
Scale: 1" = 20'	Date: 4/1/2008	Job: A07044	SDP-4



G West Elevation

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



T North Elevation

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

Colors and Finishes

STUCCO COLORS:

Stucco color 1 Butternut (skip trowel finish)
Stucco color 2 White (smooth finish)

BLOCK COLORS:

Block color 1 Light Tan

TRIM:

Trim color White

STOREFRONT / WINDOW FRAME:

Frame color White

GLAZING:

Glazing color 1 Light Clear Tint
Glazing color 2 Rose Tint

FABRIC AWNING:

Awning color Blue

MINI-TOWER CAPS:

Cap color Blue (cracked tile)

OVERFLOW DRAIN:

Drain color Red clay tile (turned upside down)

VISIBLE ROOFING:

Roof color 1 Red clay tile base with red through yellow varriation accents

Roof color 2 All flat roofing is not visible from public view and will be gravel or white membrane type.

Signage Notes

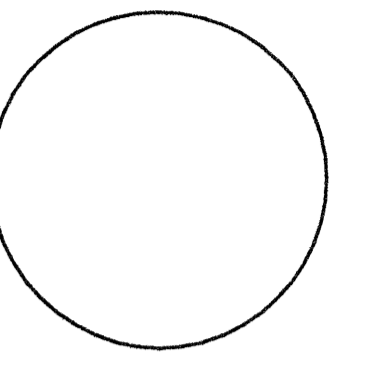
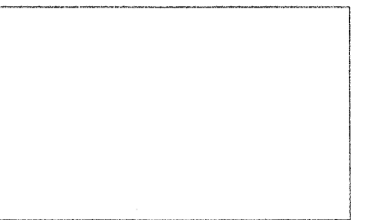
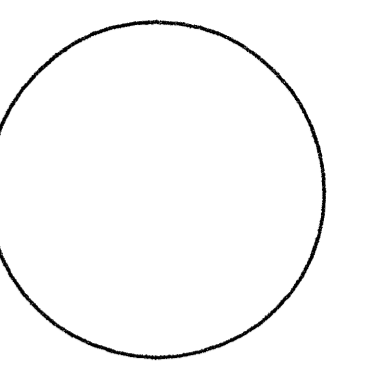
SIGNAGE:

Style 1	Red 30" tall lettering 30" tall x 8' wide = 20 sf
Style 2	White 6" tall lettering 4' tall x 18" wide = 6 sf
Style 3	White 20" tall lettering 7' tall x 10' wide = 70 sf
Style 4 (address)	White 12" tall lettering 12" tall x 36" wide = 3 sf

All building mounted signs shall be individual metal letters. No sign element shall exceed 36" in height. Two or more building signs on the same facade may be combined to create one larger sign. The total building mounted sign area shall not exceed 6% of the total building facade.

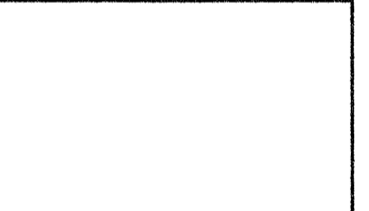
Detail Not Used

X



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REVISIONS:

28 February 2008
7 May 2008

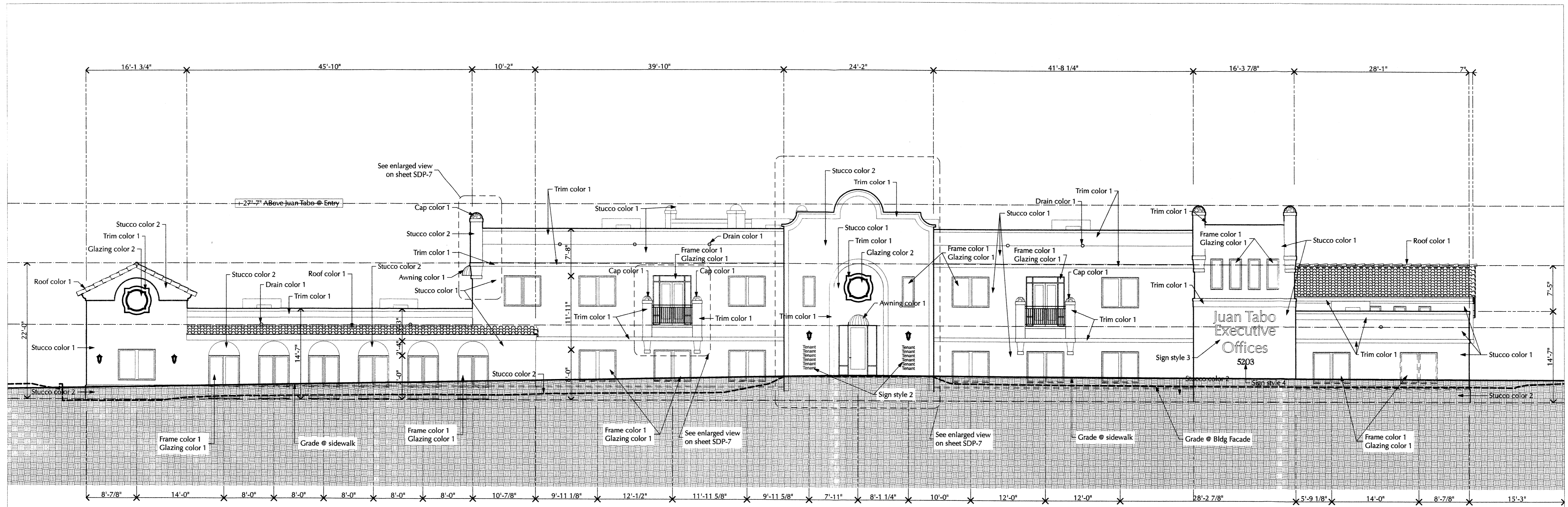
PROJECT # 2007-0029

Elevations

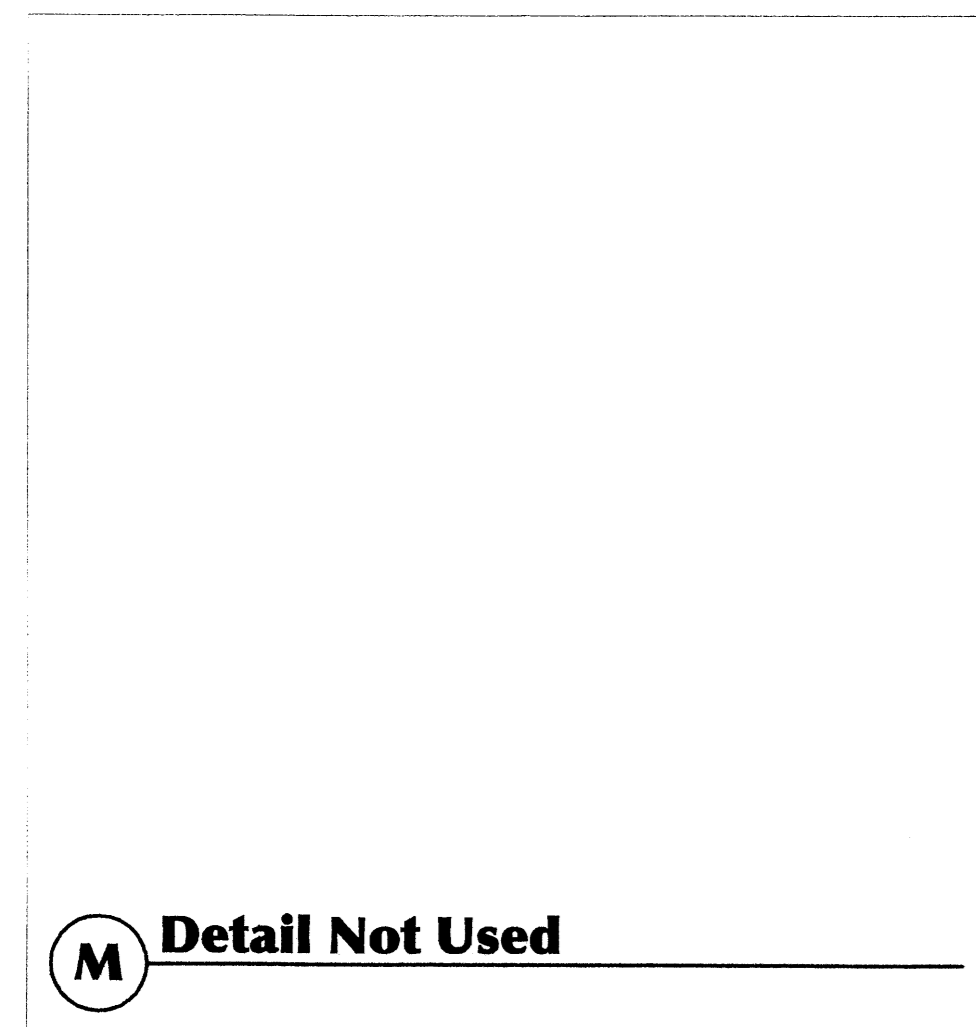
SHEET

SDP-5

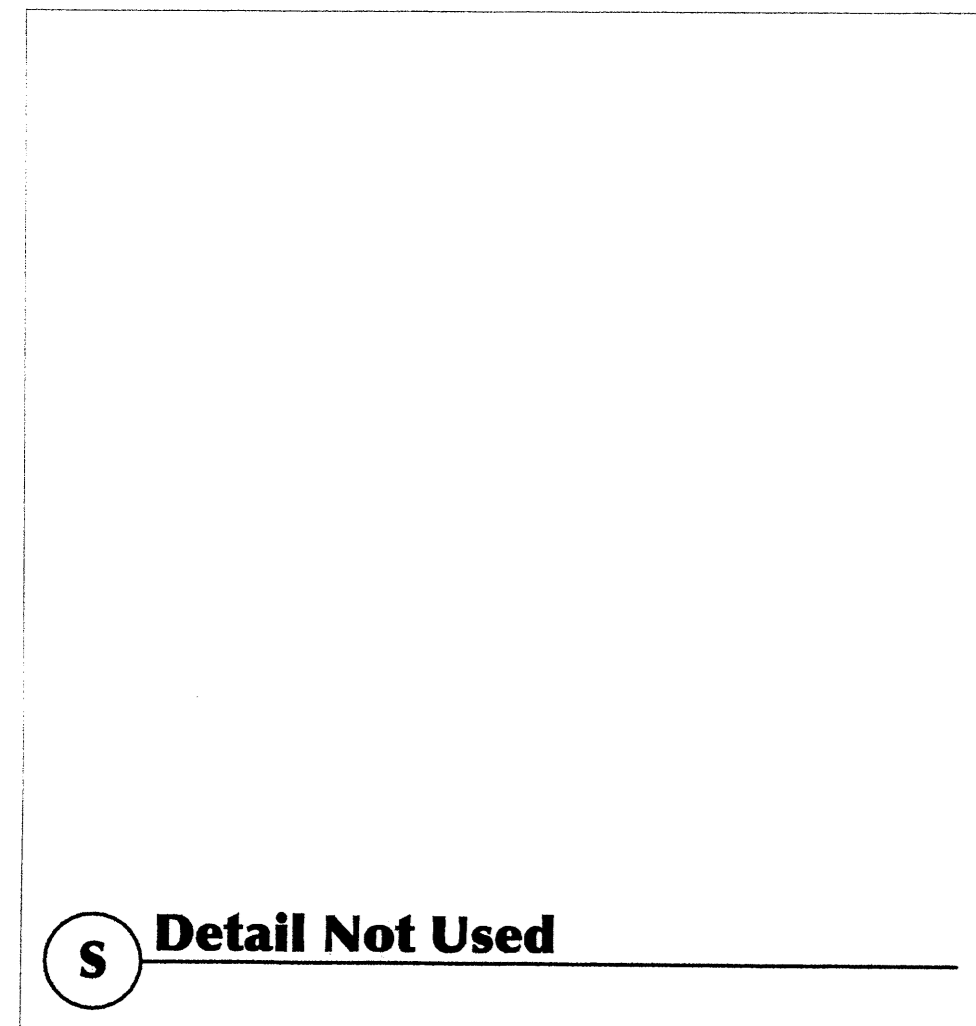
5 OF 8



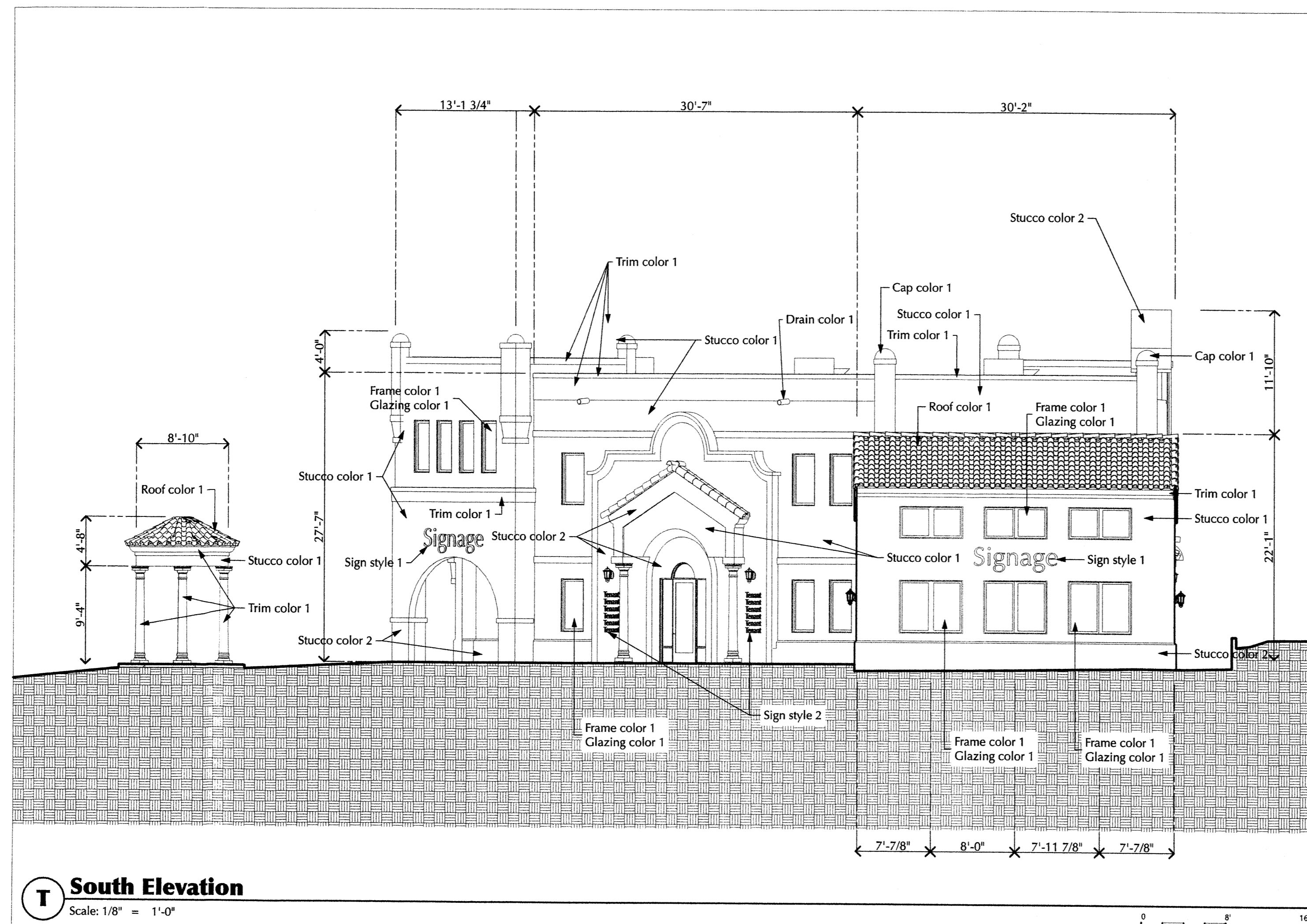
G East Elevation
Scale: 1/8" = 1'-0"



M Detail Not Used



S Detail Not Used



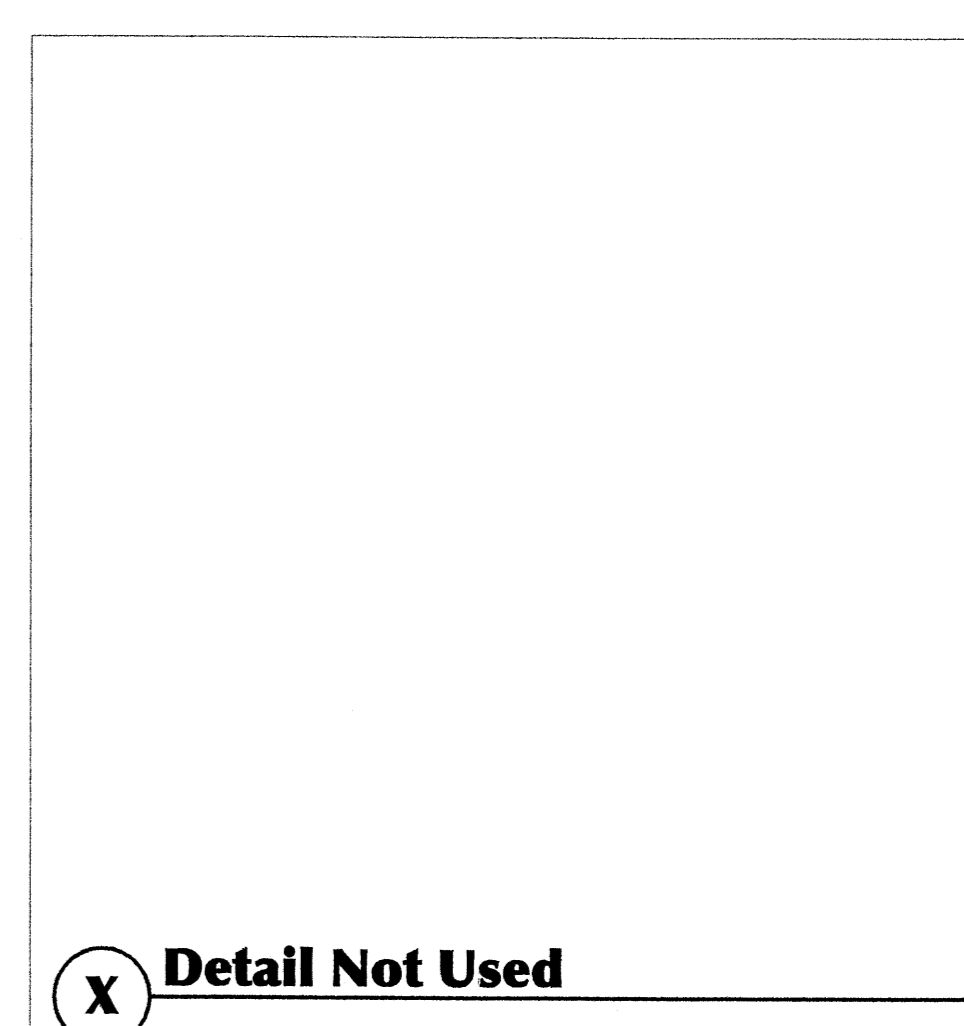
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Scale: 1/8" = 1'-0"

Colors and Finishes

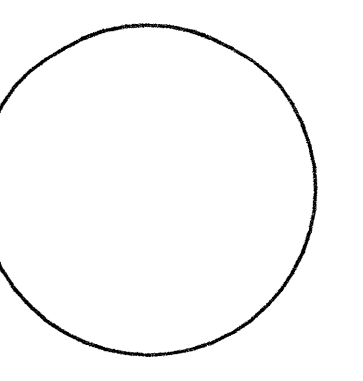
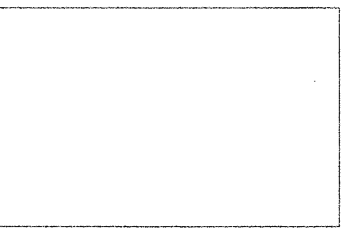
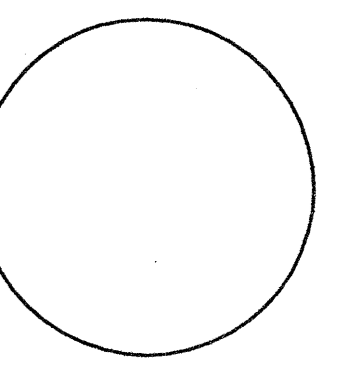
STUCCO COLORS:	
Stucco color 1	Butternut (skip trowel finish)
Stucco color 2	White (smooth finish)
BLOCK COLORS:	
Block color 1	Light Tan
TRIM:	
Trim color	White
STOREFRONT / WINDOW FRAME:	
Frame color	White
GLAZING:	
Glazing color 1	Light Clear Tint
Glazing color 2	Rose Tint
FABRIC AWNING:	
Awning color	Blue
MINI TOWER CAPS:	
Cap color	Blue (cracked tile)
OVERFLOW DRAIN:	
Drain color	Red clay tile (turned upside down)
VISIBLE ROOFING:	
Roof color 1	Red clay tile base with red through yellow varriation accents
Roof color 2	All flat roofing is not visible from public view and will be gravel or white membrane type.

Signage Notes

SIGNAGE:	
Style 1	Red 30" tall lettering 30" tall x 8' wide = 20 sf
Style 2	White 6" tall lettering 4' tall x 18" wide = 6 sf
Style 3	White 20" tall lettering 7' tall x 10' wide = 70 sf
Style 4 (address)	White 12" tall lettering 12" tall x 36" wide = 3 sf
All building mounted signs shall be individual metal letters. No sign element shall exceed 36" in height. Two or more building signs on the same facade may be combined to create one larger sign. The total building mounted sign area shall not exceed 6% of the total building facade.	



X Detail Not Used



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Juan Tabo Executive Offices
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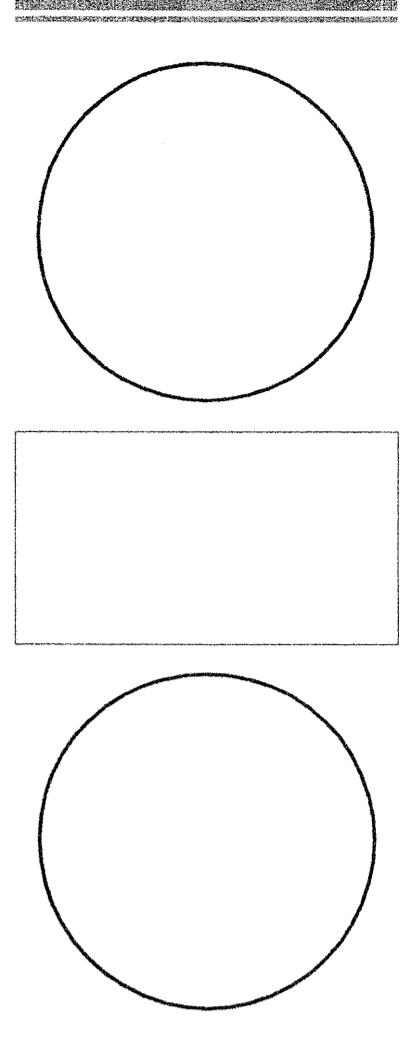
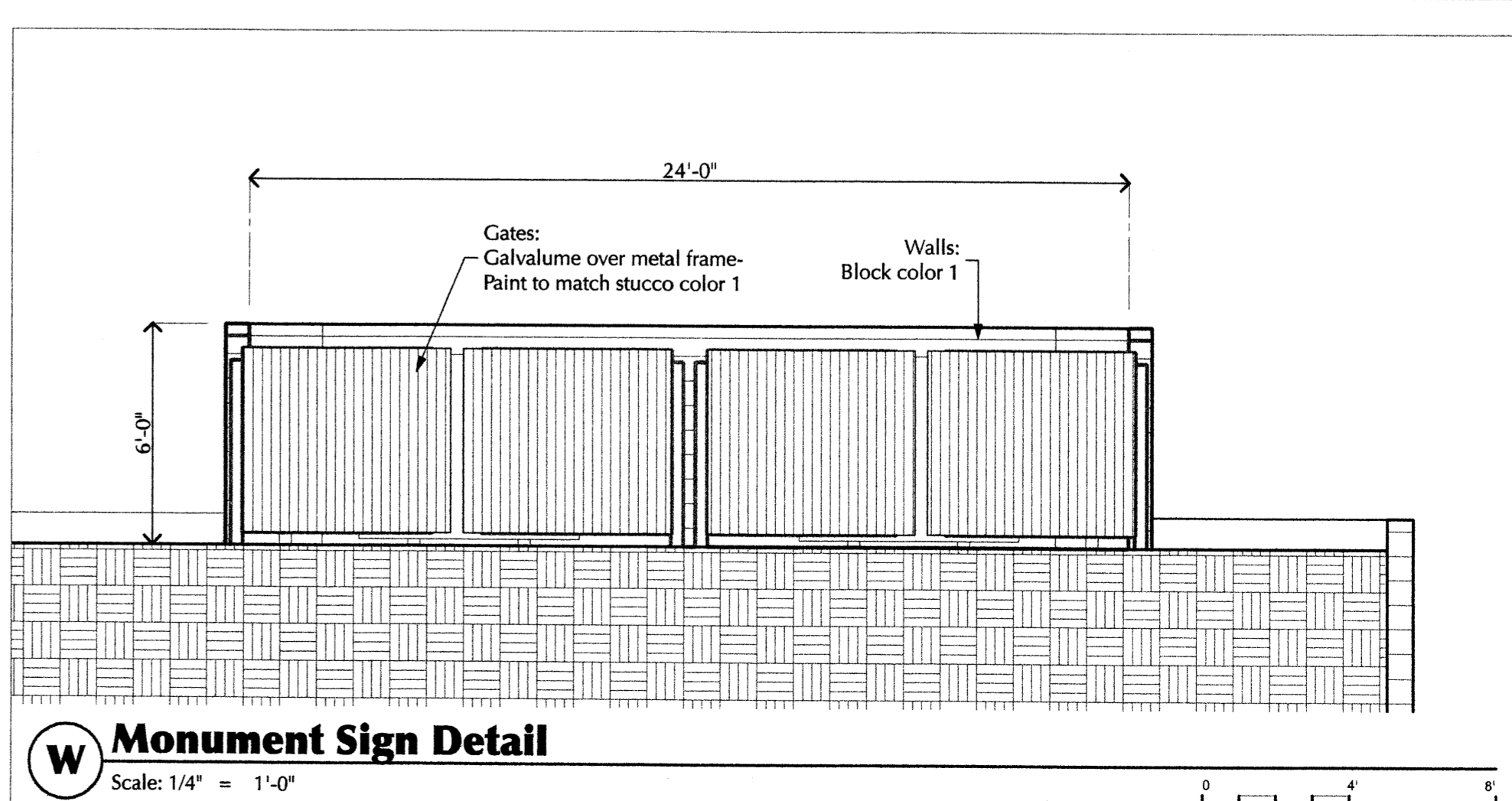
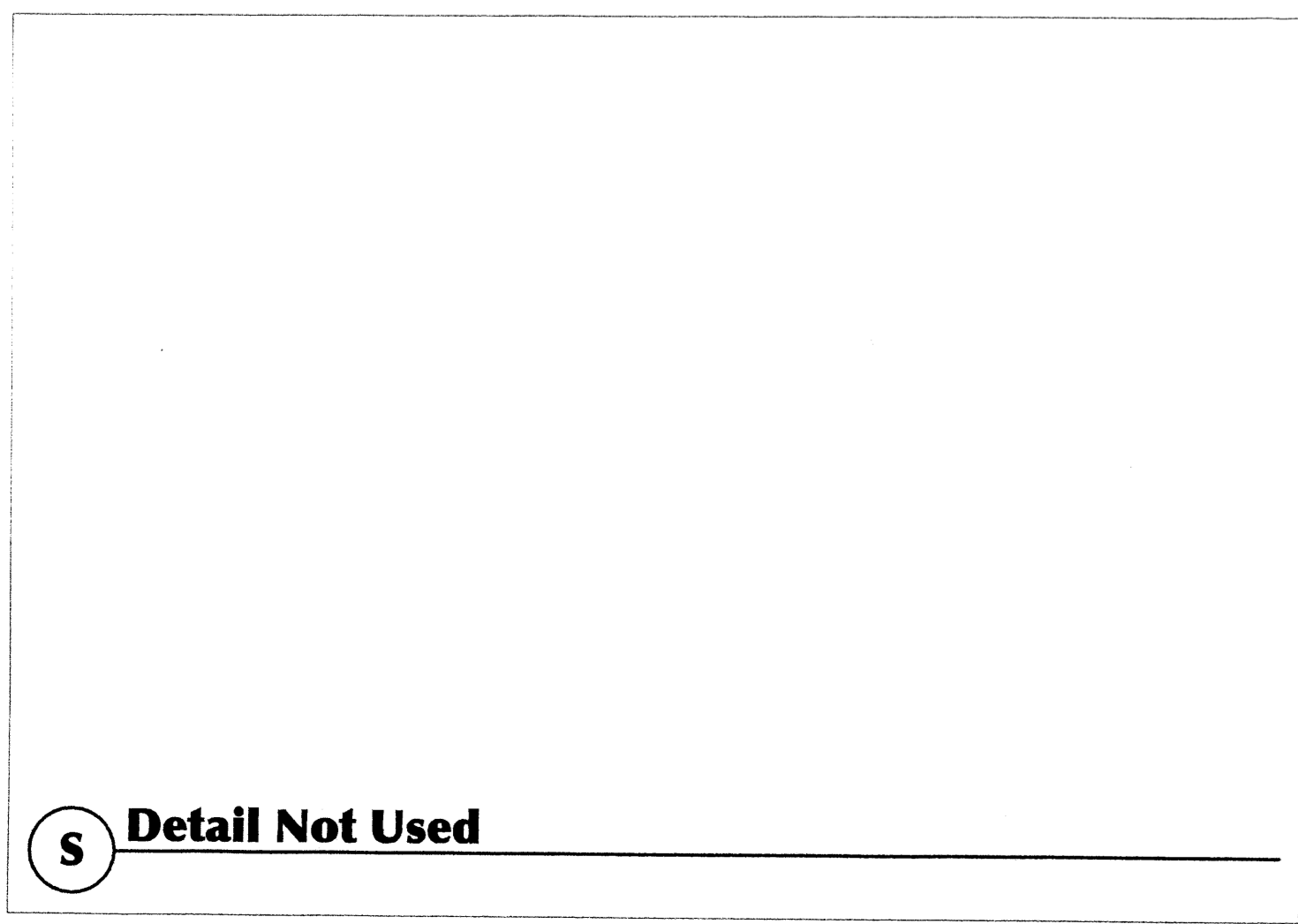
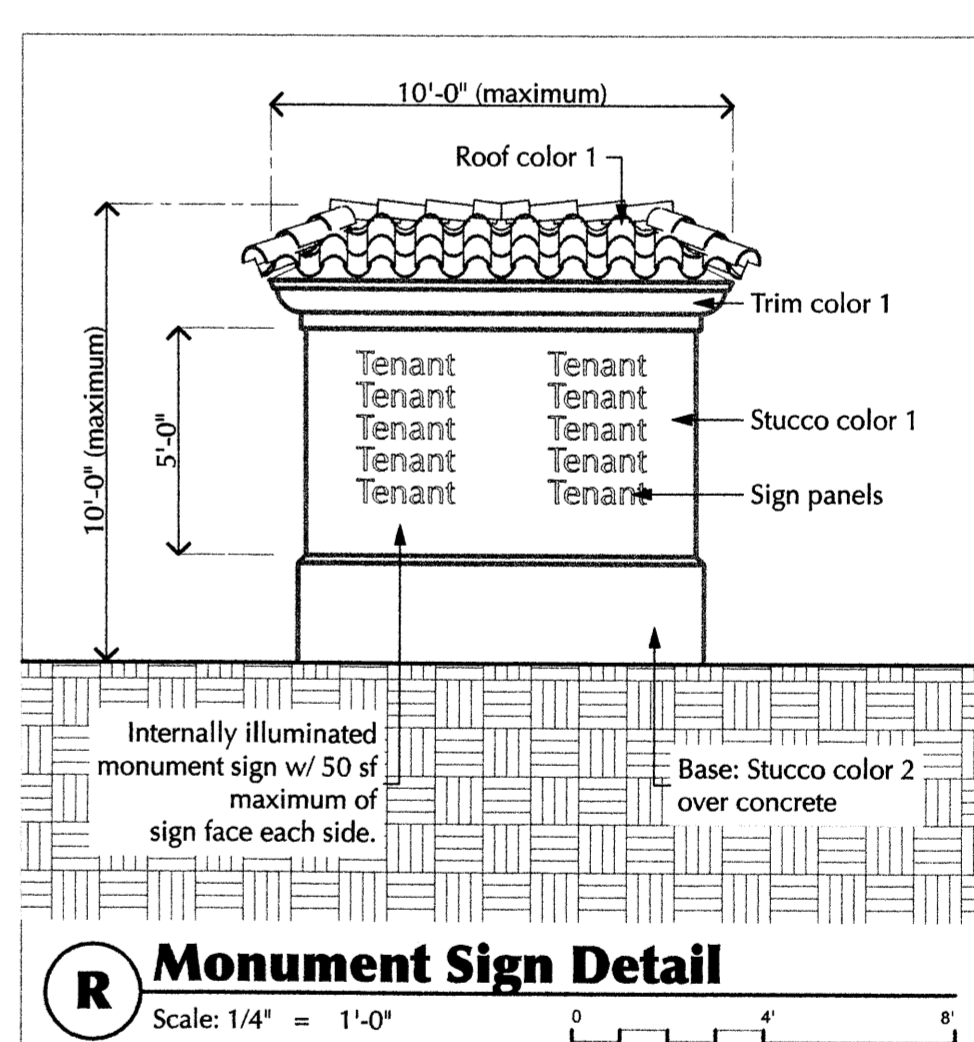
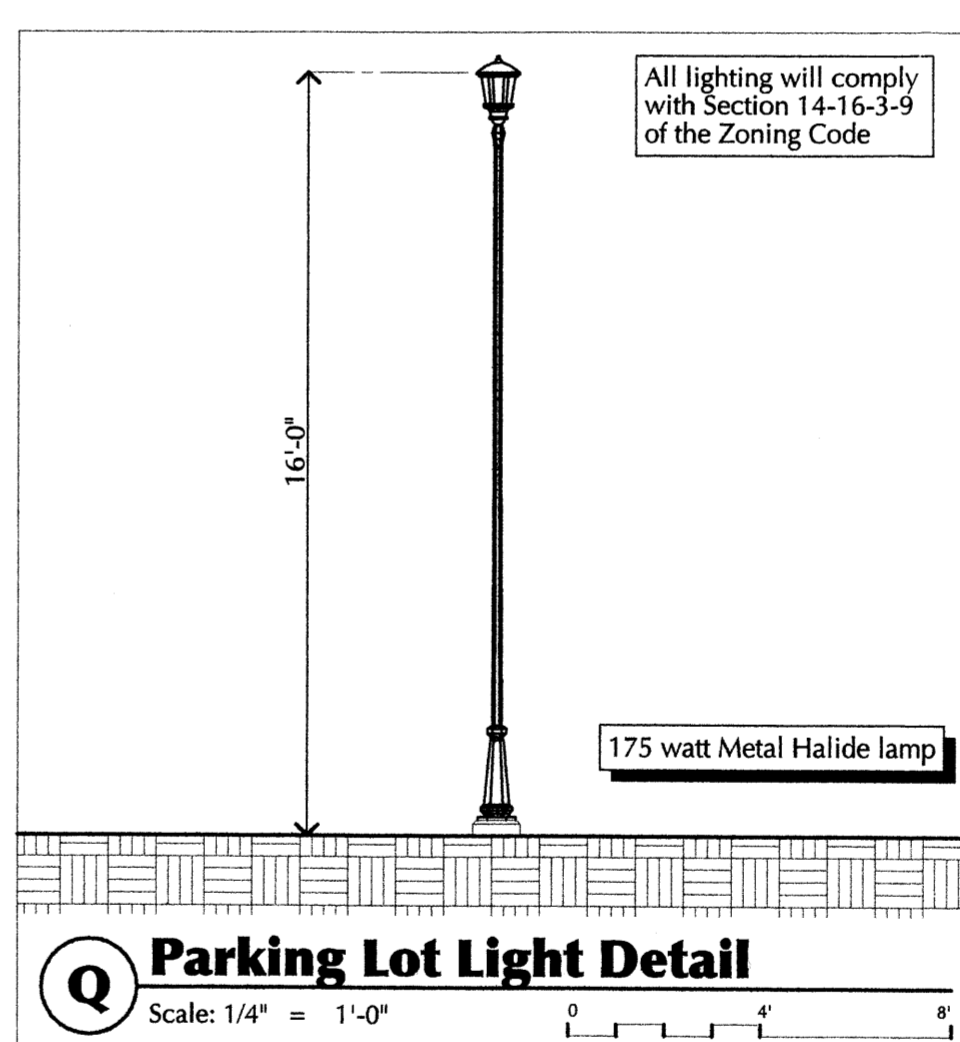
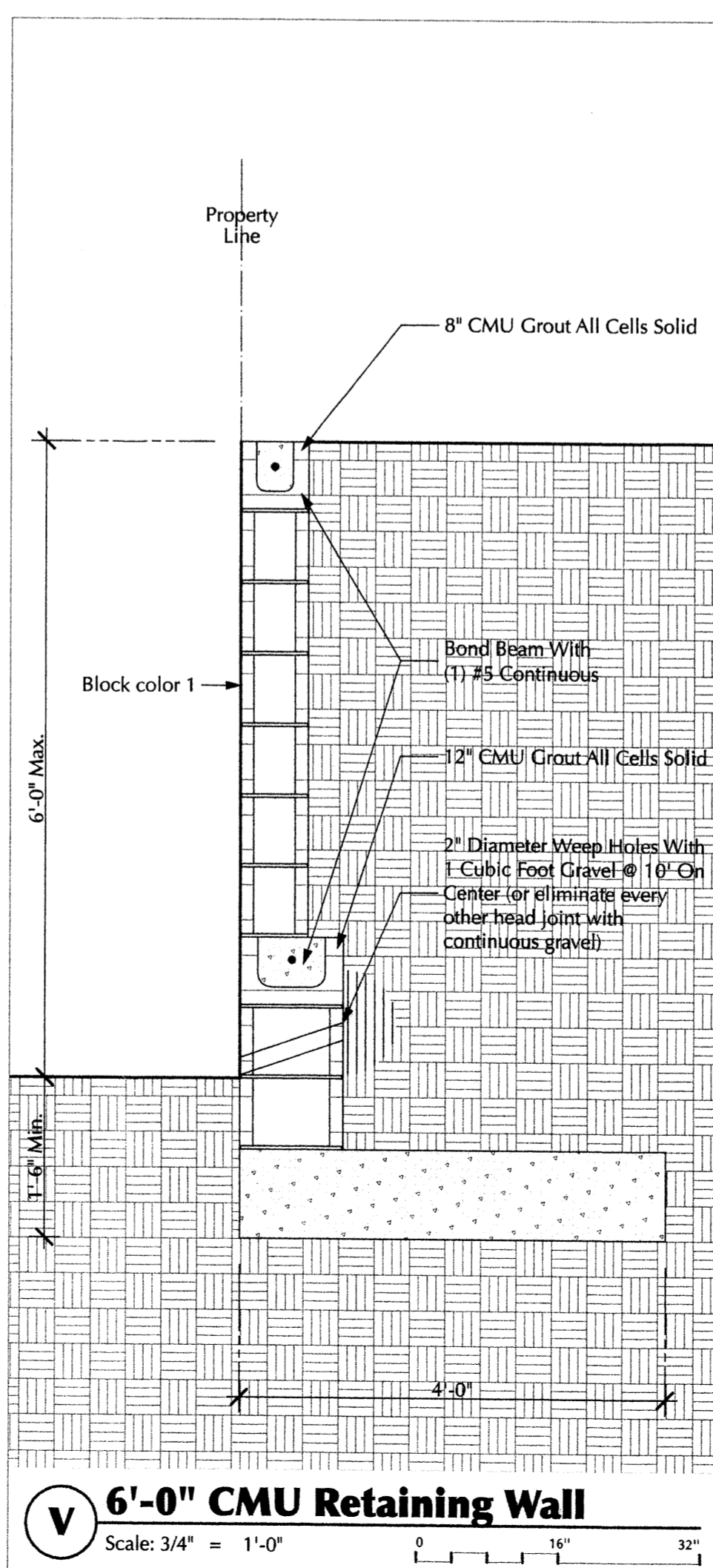
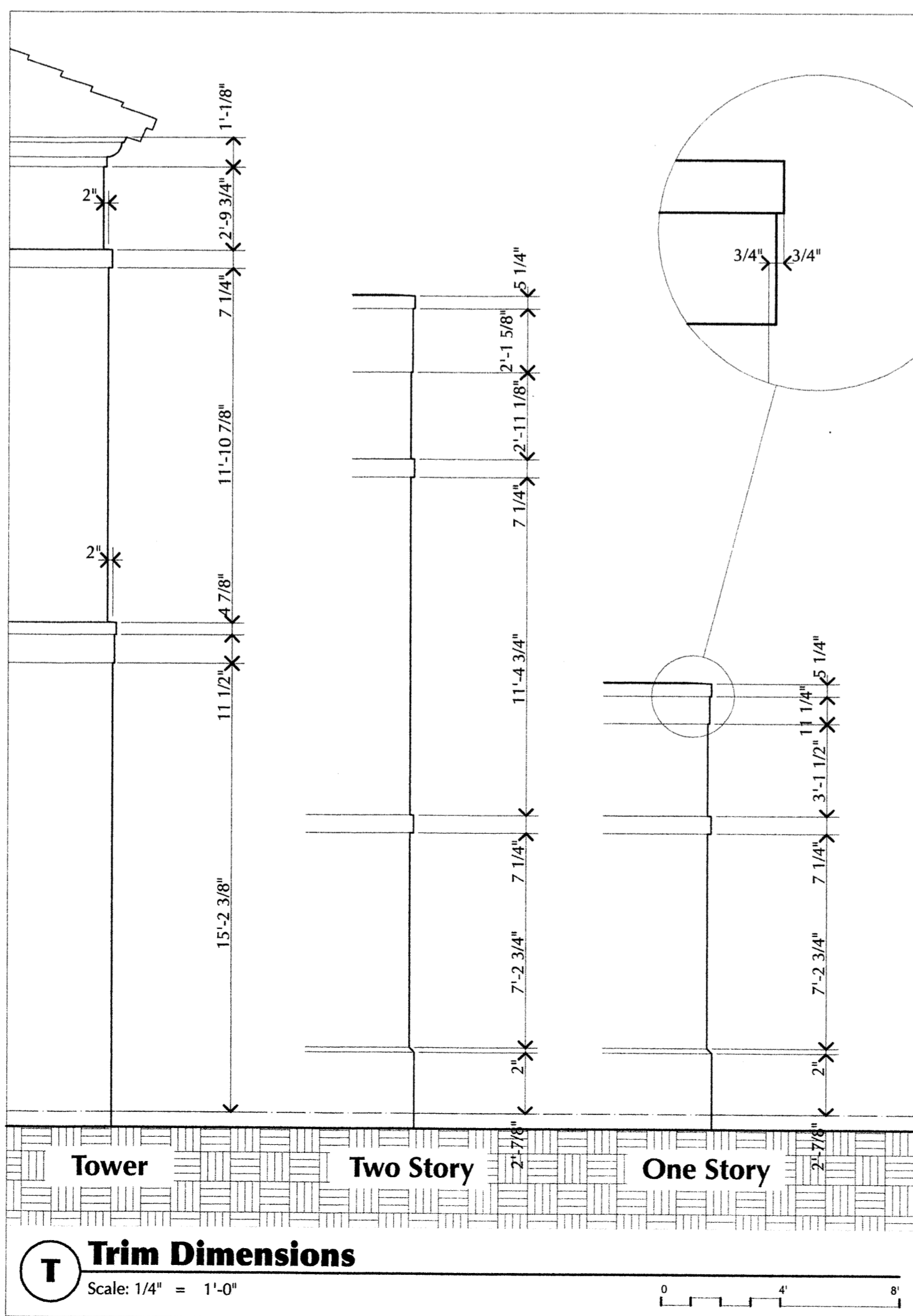
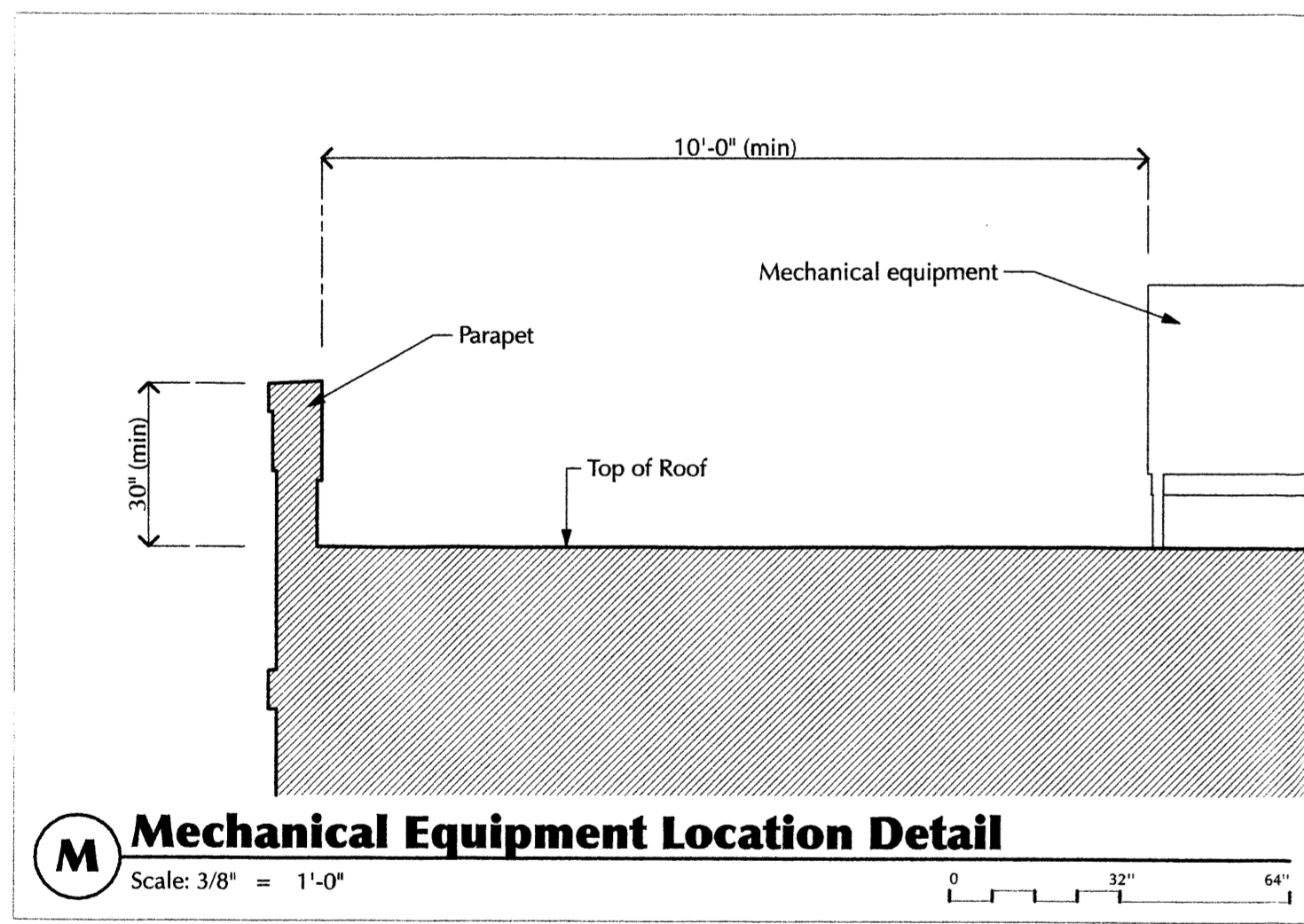
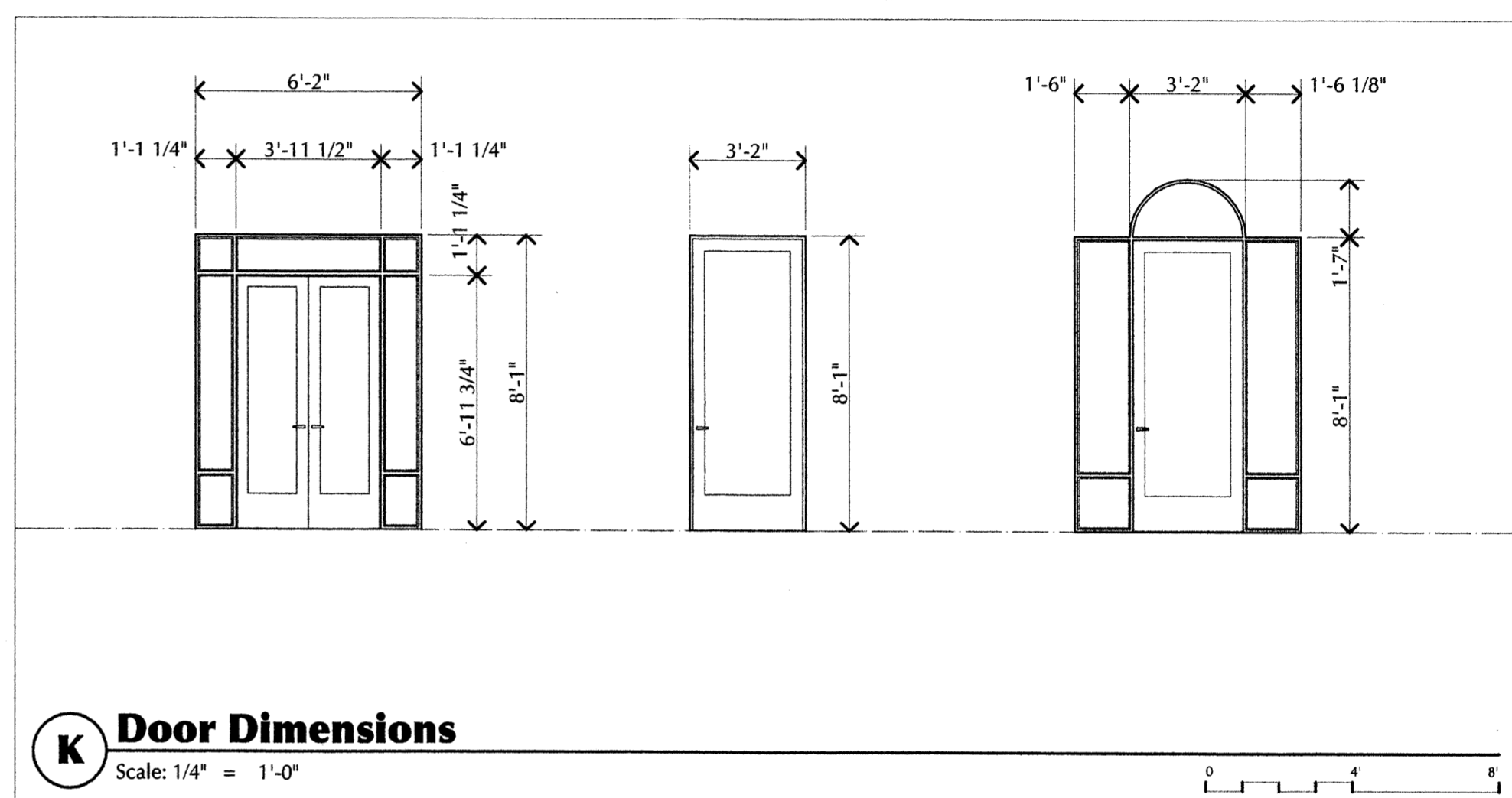
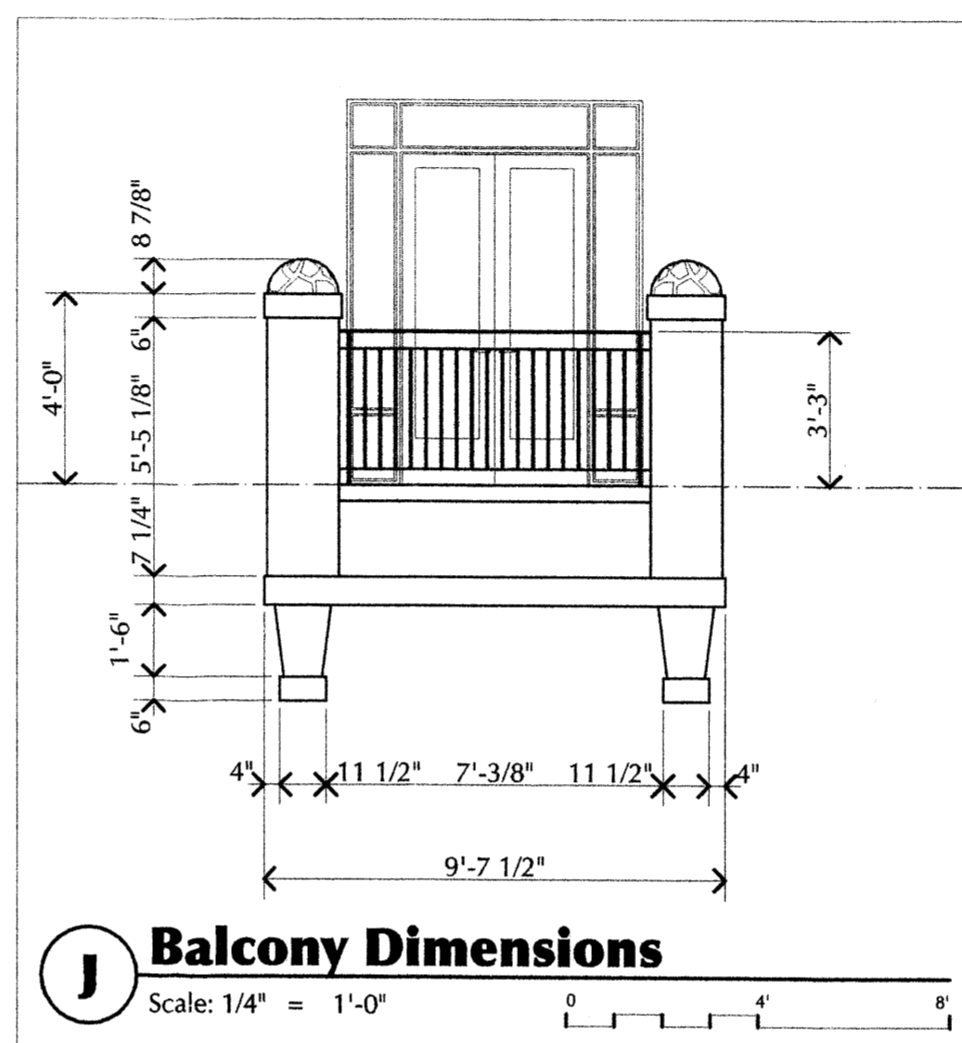
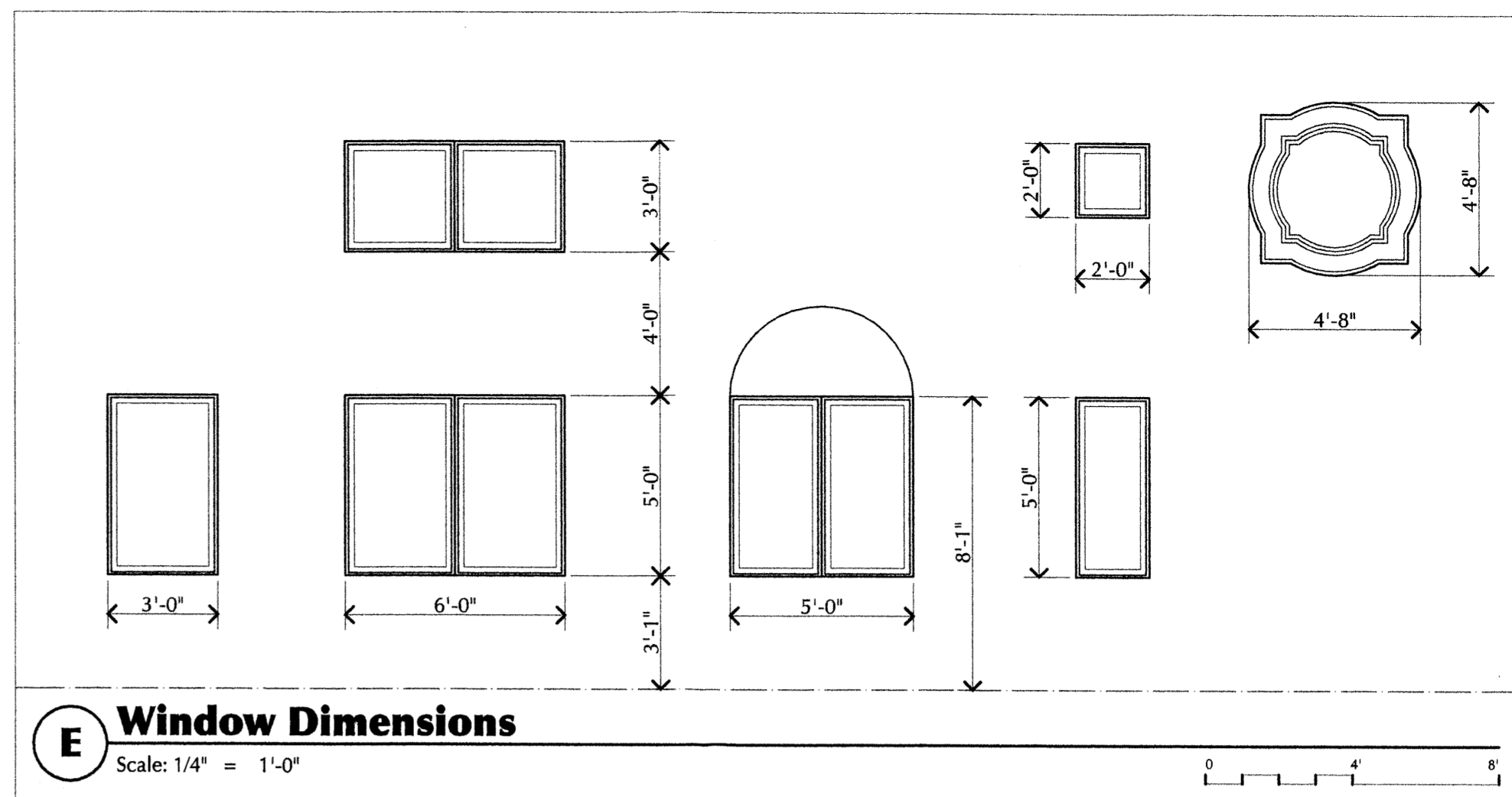
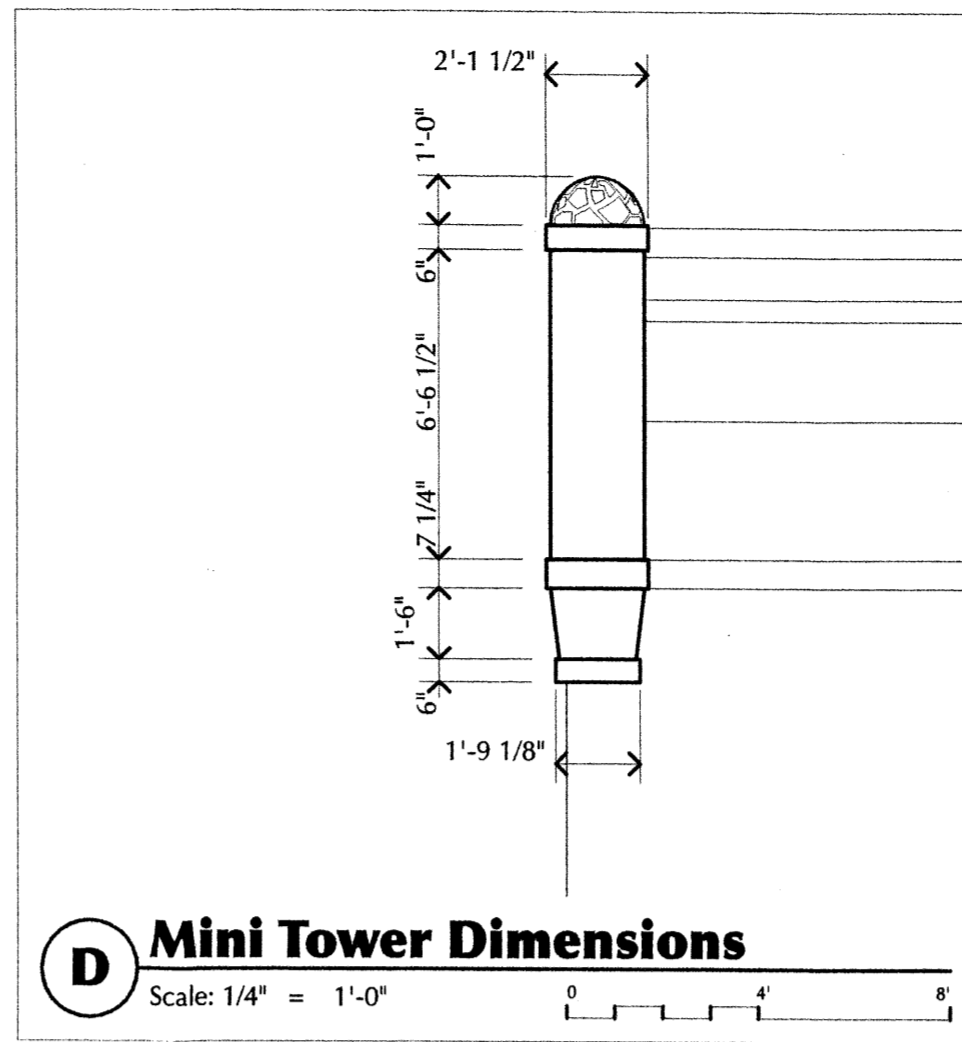
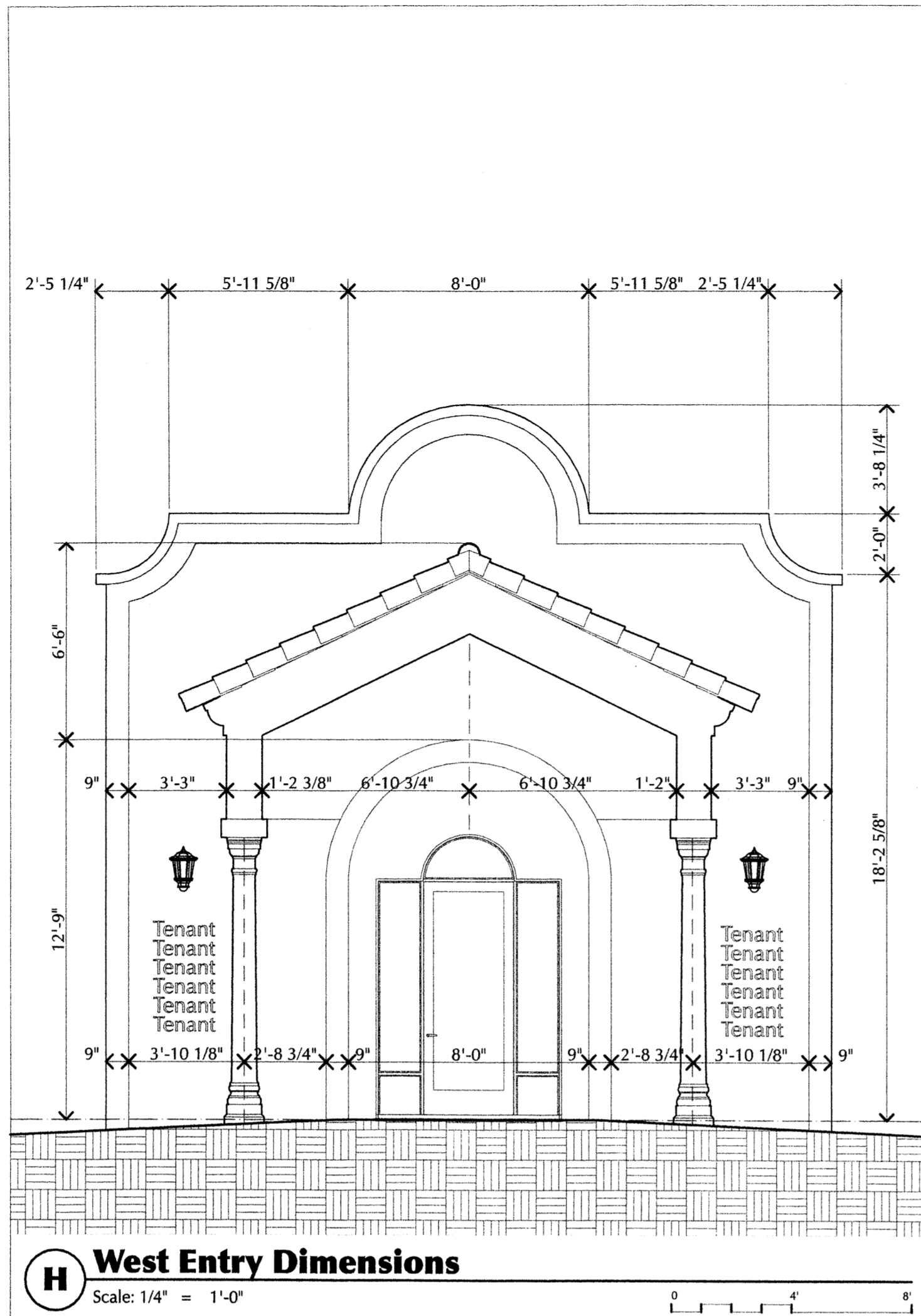
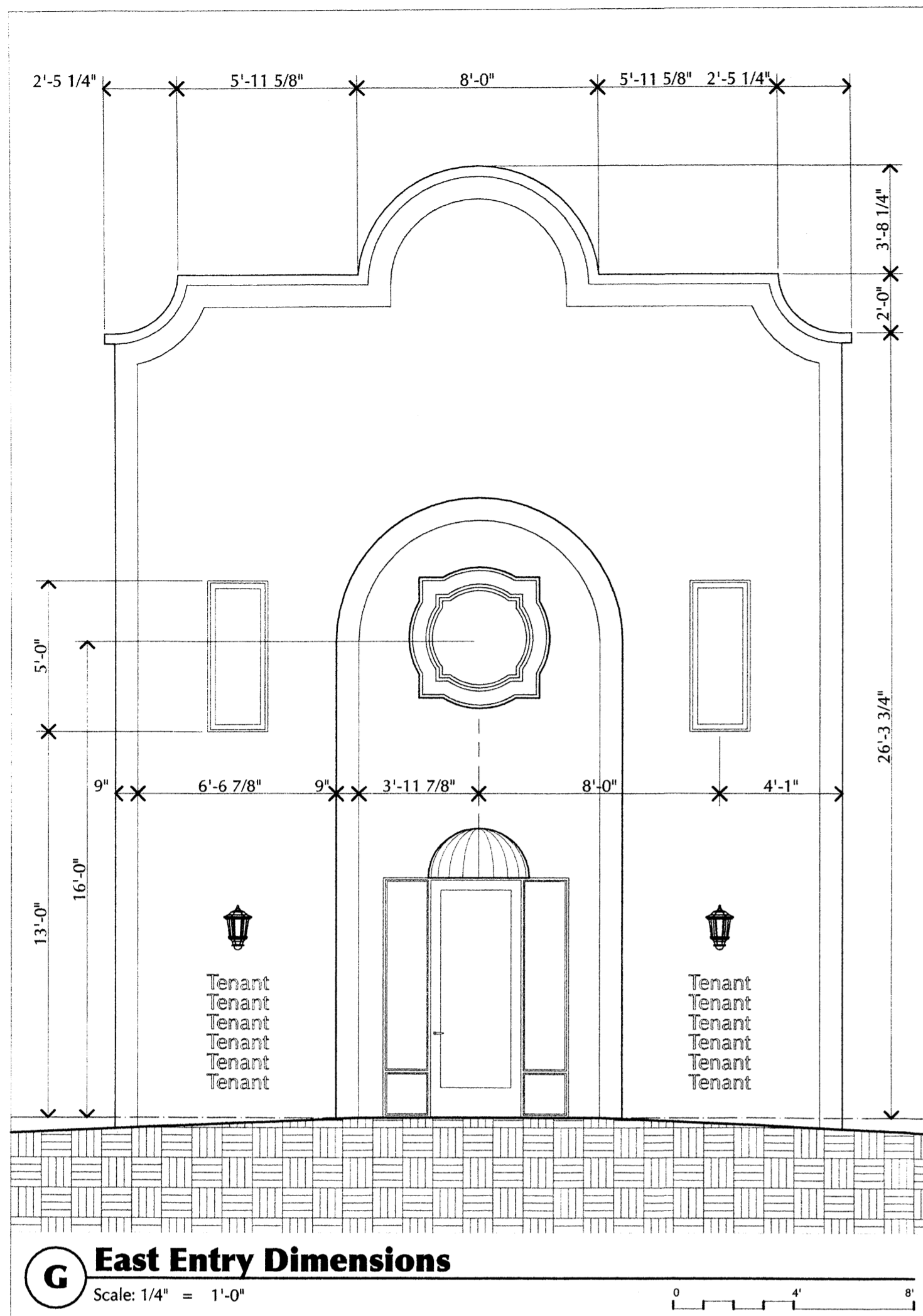
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Elevations

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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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Details

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A Detail Not Used

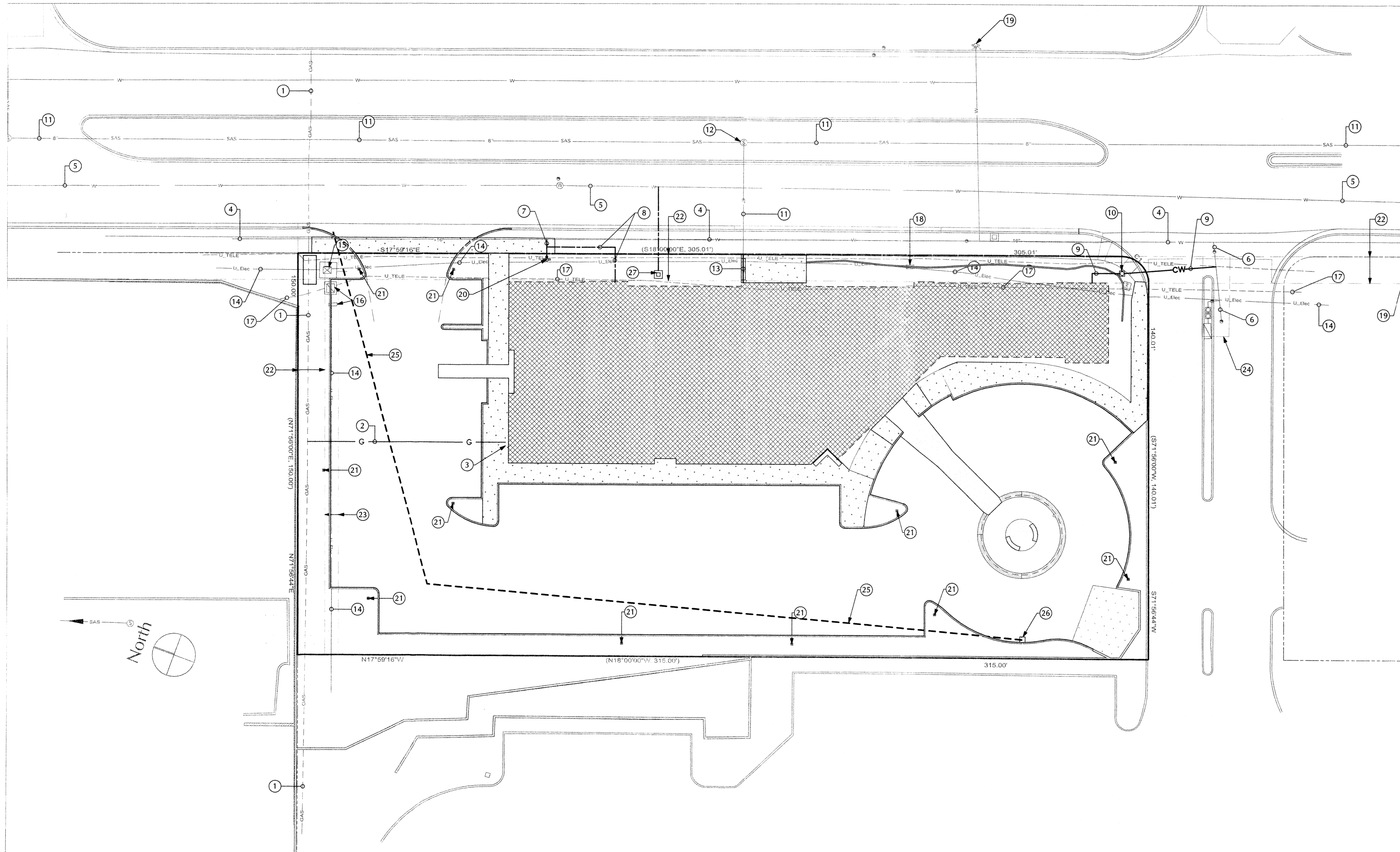
B Detail Not Used

C Detail Not Used

D Detail Not Used

E Detail Not Used

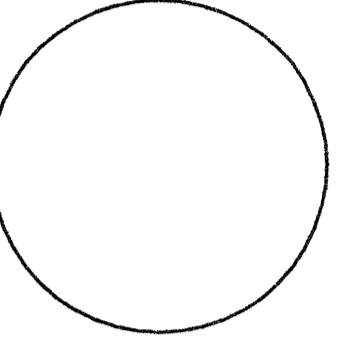
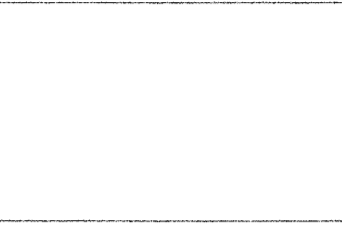
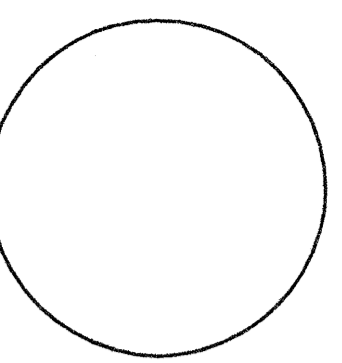
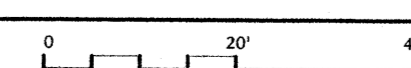
F Detail Not Used



Keyed Notes

1. Existing gas line.
2. Proposed gas line.
3. Proposed gas meter location.
4. Existing 16" water line.
5. Existing "Reuse" water line (non-potable water).
6. Existing 10" water line.
7. Proposed 6" fire suppression line.
8. Proposed 4" fire suppression line.
9. Proposed 2" domestic water line.
10. Proposed water meter.
11. Existing sanitary sewer line.
12. Existing sanitary sewer manhole.
13. Proposed sanitary sewer line.
14. Existing underground power line- relocate portion of line inside Utility easement.
15. Existing electrical transformer.
16. Existing electrical equipment- relocate to North side of proposed curb.
17. Existing underground telephone line- relocate portion of line inside Utility easement.
18. Existing telephone cabinet.
19. Existing fire hydrant 115'-0" away from building.
20. Proposed fire hydrant.
21. Proposed parking lot light.
22. 10' public utility easement.
23. 5' public utility easement.
24. 10' x 30' public utility easement.
25. Proposed storm sewer line- see Grading Plan.
26. Proposed storm sewer inlet.
27. Irrigation meter with a 2" line. connect to "reuse" water line (non-potable water).

S Utility Plan
Scale: 1" = 20'



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Utility Plan

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