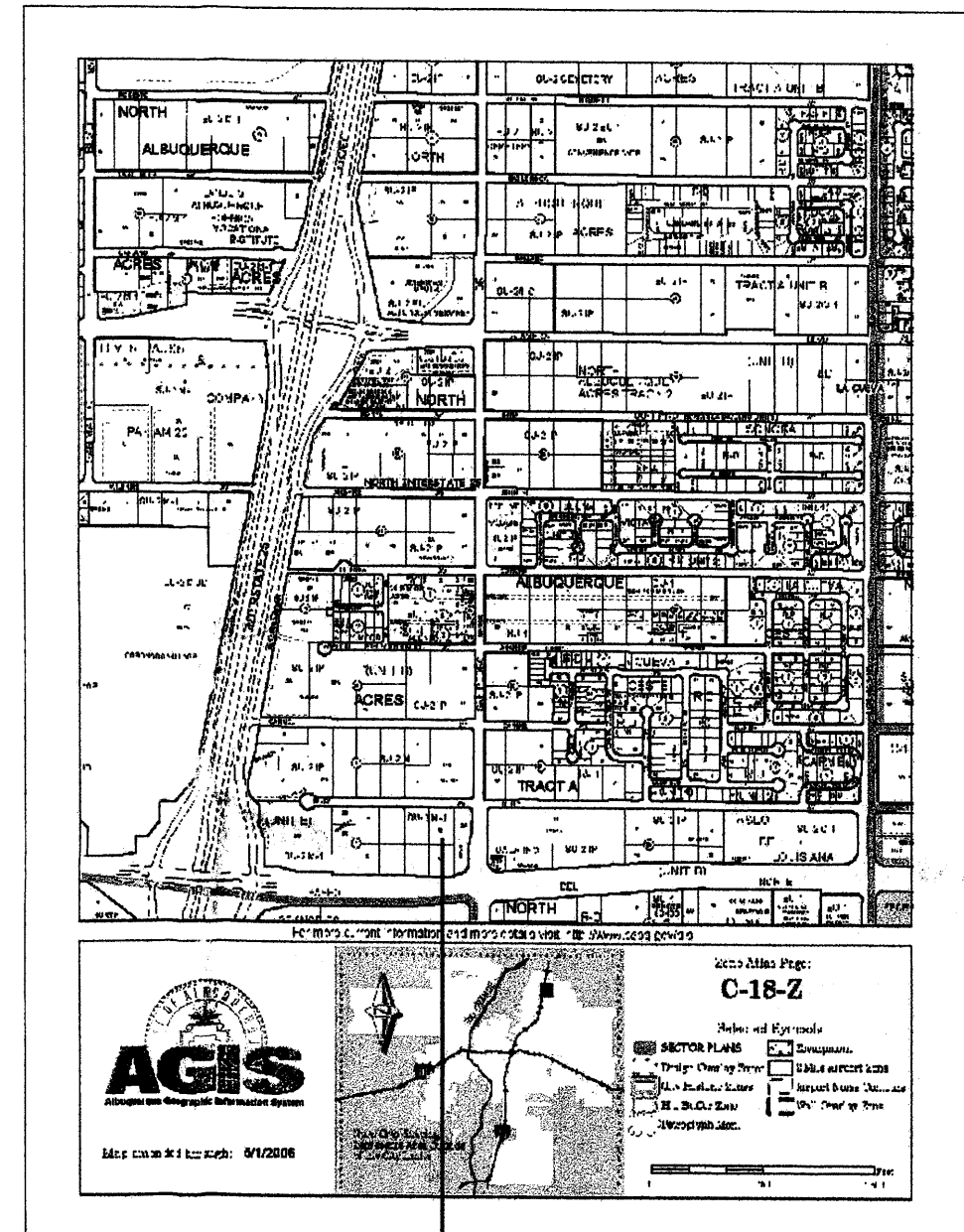


LOT 16 - A, BLOCK 18, TRACT A, UNIT B,
NORTH ALBUQUERQUE ACRES
(FILED 2/26/1996 VOL. 96C, FOLIO 87)

KEYED NOTE:

- ① 8' STRIPED PEDESTRIAN CROSSING LOCATION
- ② PROPOSED LIGHT POLE LOCATION
RE: 6/A1.2 FOR POLE DETAIL
- ③ EXISTING 6' SIDEWALK
- ④ HANDICAP RAMP PER COA STD DWG #2441
- ⑤ INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY)
RE: 4/A1.2 FOR BIKE RACK DETAIL
- ⑥ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
RE: SITE PLAN FOR LOCATIONS
RE: 3/A1.2 FOR MOTOR CYCLE SIGN DETAIL
- ⑦ INDICATES DUMPSTER/COMPACTOR LOCATION RE: DETAIL 8/A3.0
NOTE: ENCLOSURE SHALL MATCH ADJACENT BUILDING COLOR
- ⑧ PROVIDE NEW DRIVE CUT AND H.C ACCESSIBLE WHEEL
CHAIR RAMP W/ TRUNCADED DOMES AS SPECIFIED WITHIN C.O.A STD. DETAIL #2426
- ⑨ INDICATES TEMPORARY ASPHALT CURB RE: CIVIL FOR TEMPORARY CURB DETAILS
- ⑩ INDICATES NEW BENCH LOCATION
RE: 4A/A1.2 FOR BENCH DETAIL

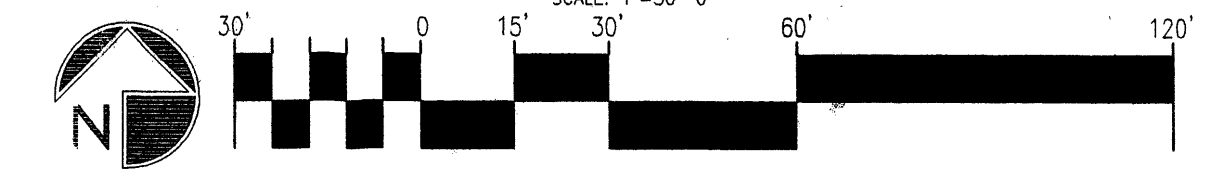
LEGAL DESCRIPTION	
PROPOSED TRACT NUMBER:	LOT-18
TOTAL ACREAGE:	AREA= 37,948 SF/ OR .871 AC
EXISTING ZONING:	SU-2 FOR M-1 PURPOSES
PROPOSED ZONING:	
BUILDING SIZE:	7,000SF
FAR:	.1844
PROPOSED NUMBER OF STRUCTURES:	1
PROPOSED USE:	DISCOUNT TIRE STORE
TOTAL PARKING PROVIDED:	38 SPACES
TOTAL PARKING REQ (INC. EMPLOYEE):	36 SPACES
HC PROVIDED:	2 H.C (INC. 2 VAN ACCESIBLE)
HC REQUIRED:	2 H.C SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACE
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE
MAX BUILDING HT	30' TO TOP OF PARAPET



PROJECT LOCATION

PROJECT NUMBER:	1004772
APPLICATION NUMBER:	07 DRB - 00560
Is an Infrastructure List required? <input checked="" type="checkbox"/> 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	
<i>John As...</i> Traffic Engineering, Transportation Division	9-28-07 Date
<i>Stephan...</i> Water Utility Department	5/23/07 Date
<i>Christina Sandoval</i> Parks and Recreation Department	9/28/07 Date
<i>Bruce L. Bayton</i> City Engineer	9/28/07 Date
N/A Environmental Health Department	Date
<i>Michael Hetta</i> Solid Waste Management	9/28/07 Date
<i>Bill Steen</i> DRB Chairperson, Planning Department	5/23/07 Date
* Environmental Health, if necessary	

PASEO PLACE



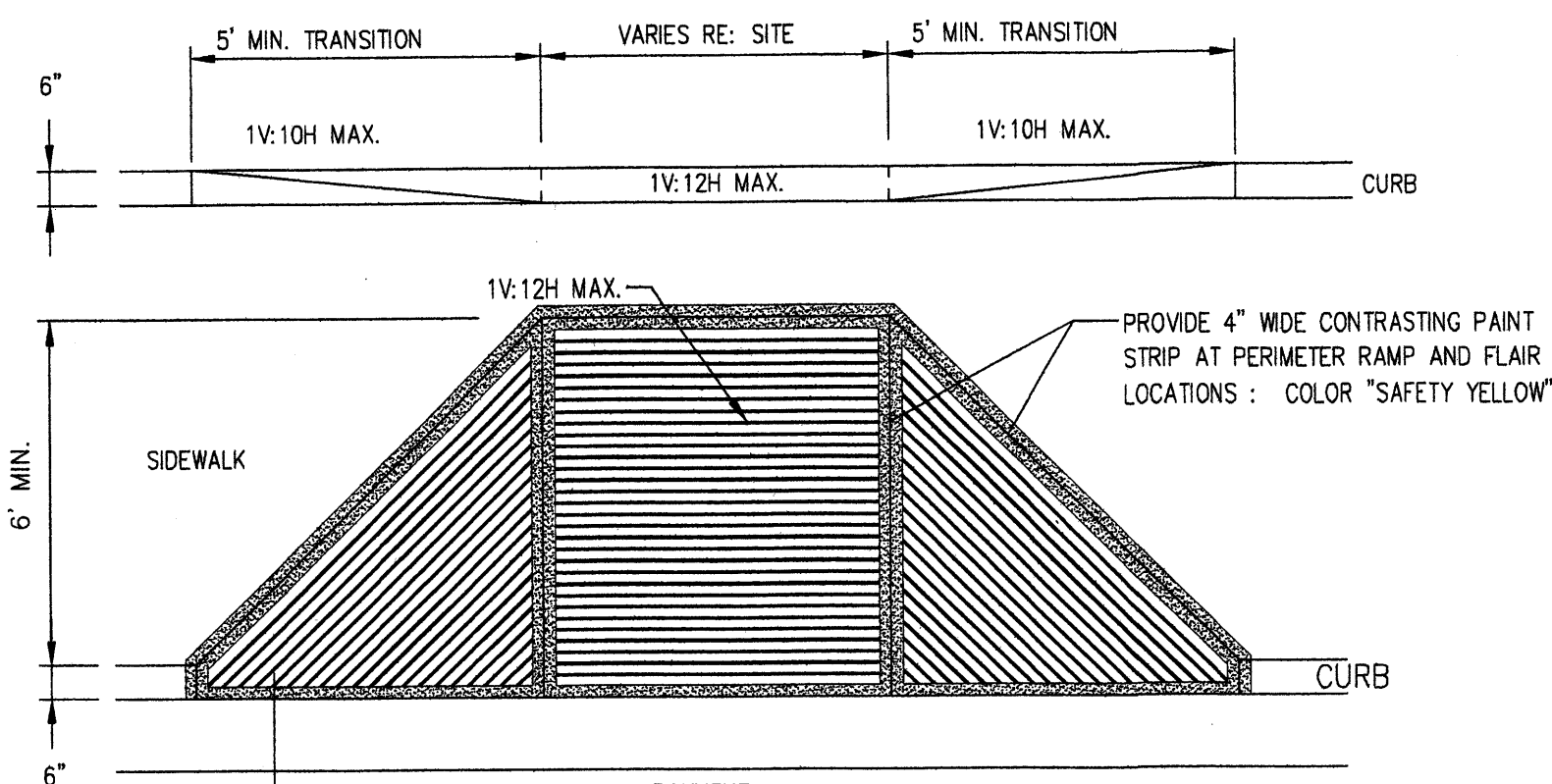
REV	DATE	BY	REVISION

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	HOLLY PLACE N.W.C. OF PASEO BLVD. AND SAN PEDRO ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER	STEPHEN DUNBAR, AIA
JOB NO.	
DRAWN BY:	S
SITE PLAN FOR BUILDING PERMIT	

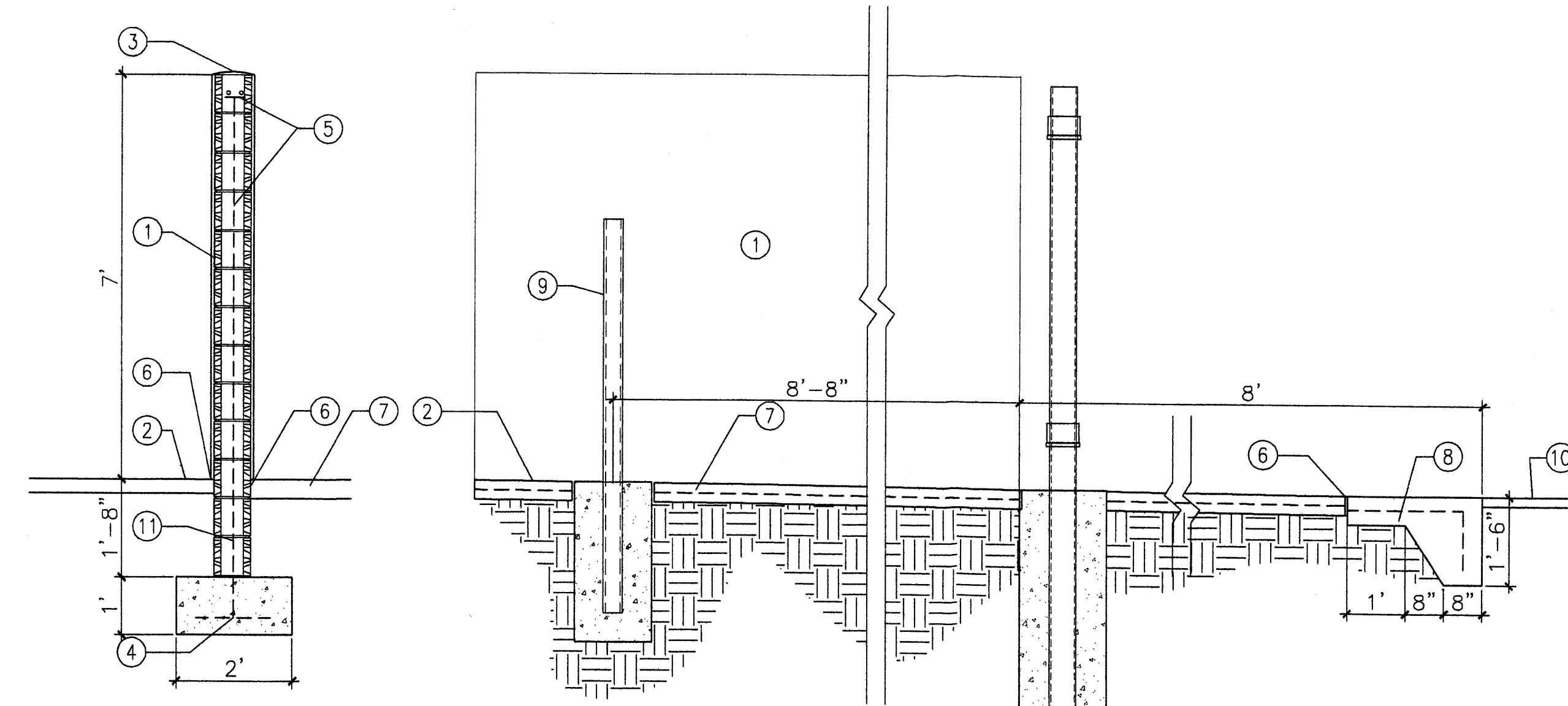
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sheet-	A1.0
of-	

1004772



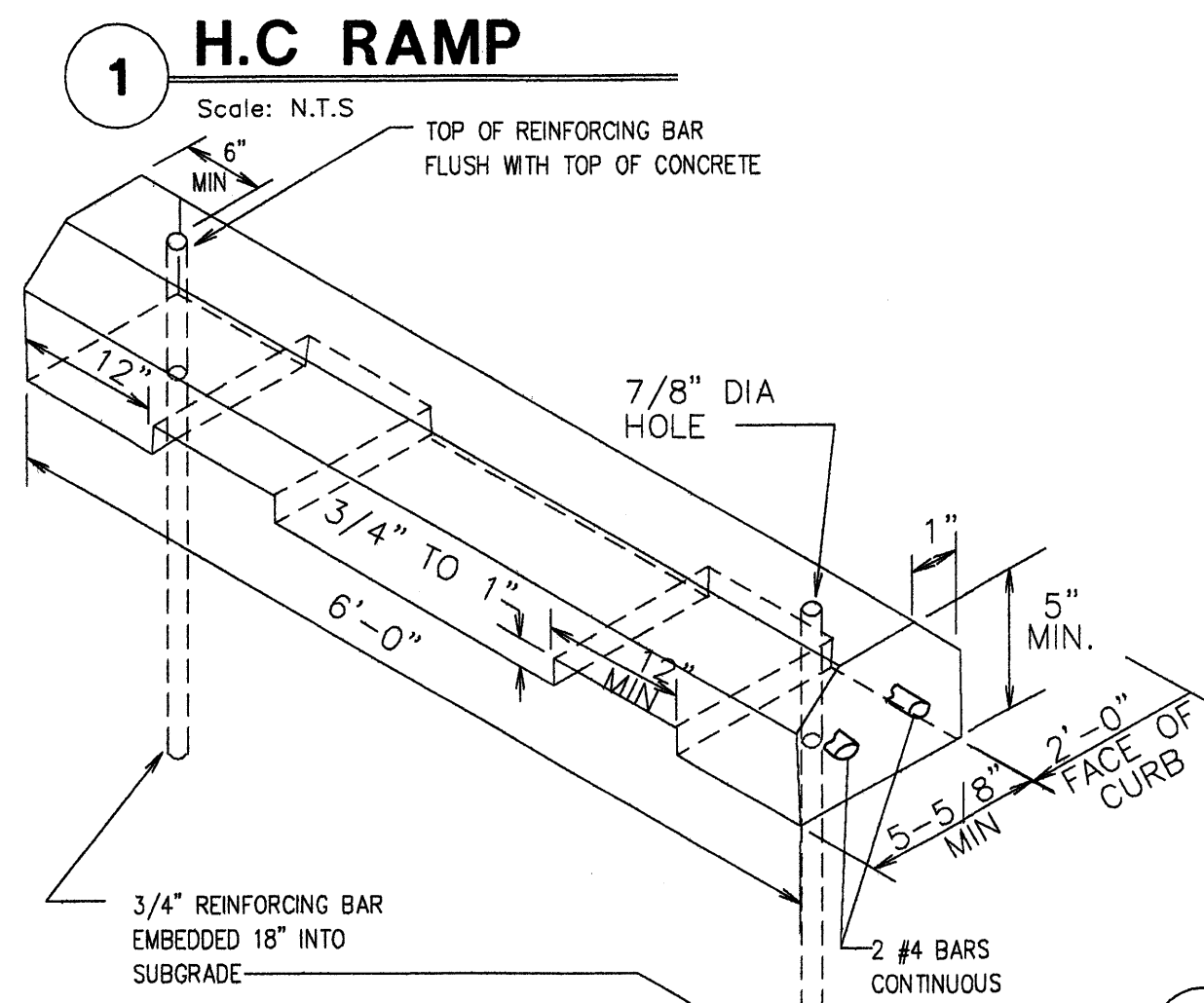
- KEYED NOTES**
- 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR TO MATCH ADJACENT BUILDING BASE COLOR
 - FINISH GRADE.
 - SLOPE STUCCO CAP.
 - 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS. DURAWALL @ 16" O.C. HORIZONTAL.
 - 1/2" EXPANSION JOINT MATERIAL
 - 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W.M.
 - 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W.M. W/ TURNDOWN EDGE.
 - 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVING
 - GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

7 ENCLOSURE NOTES
Scale: N.T.S.

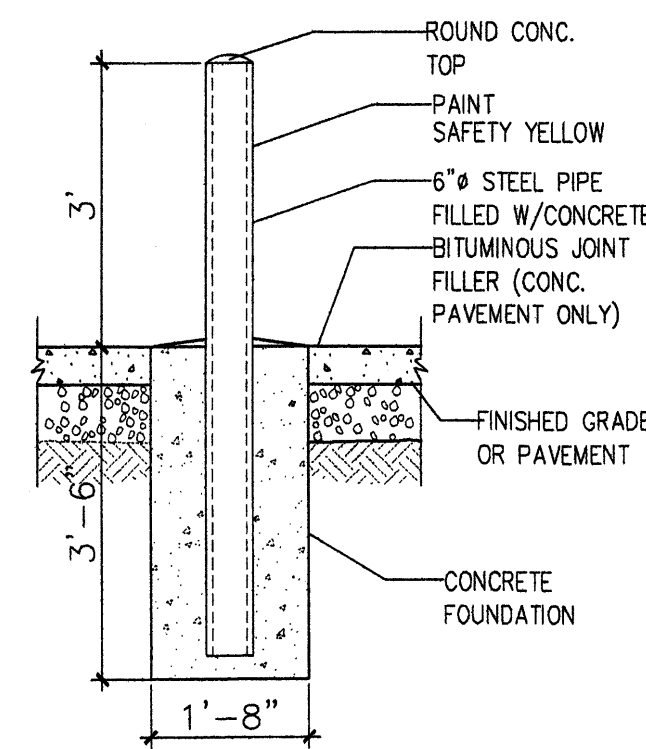


10 DUMPSTER SEC
Scale: 1/2"=1'-0"

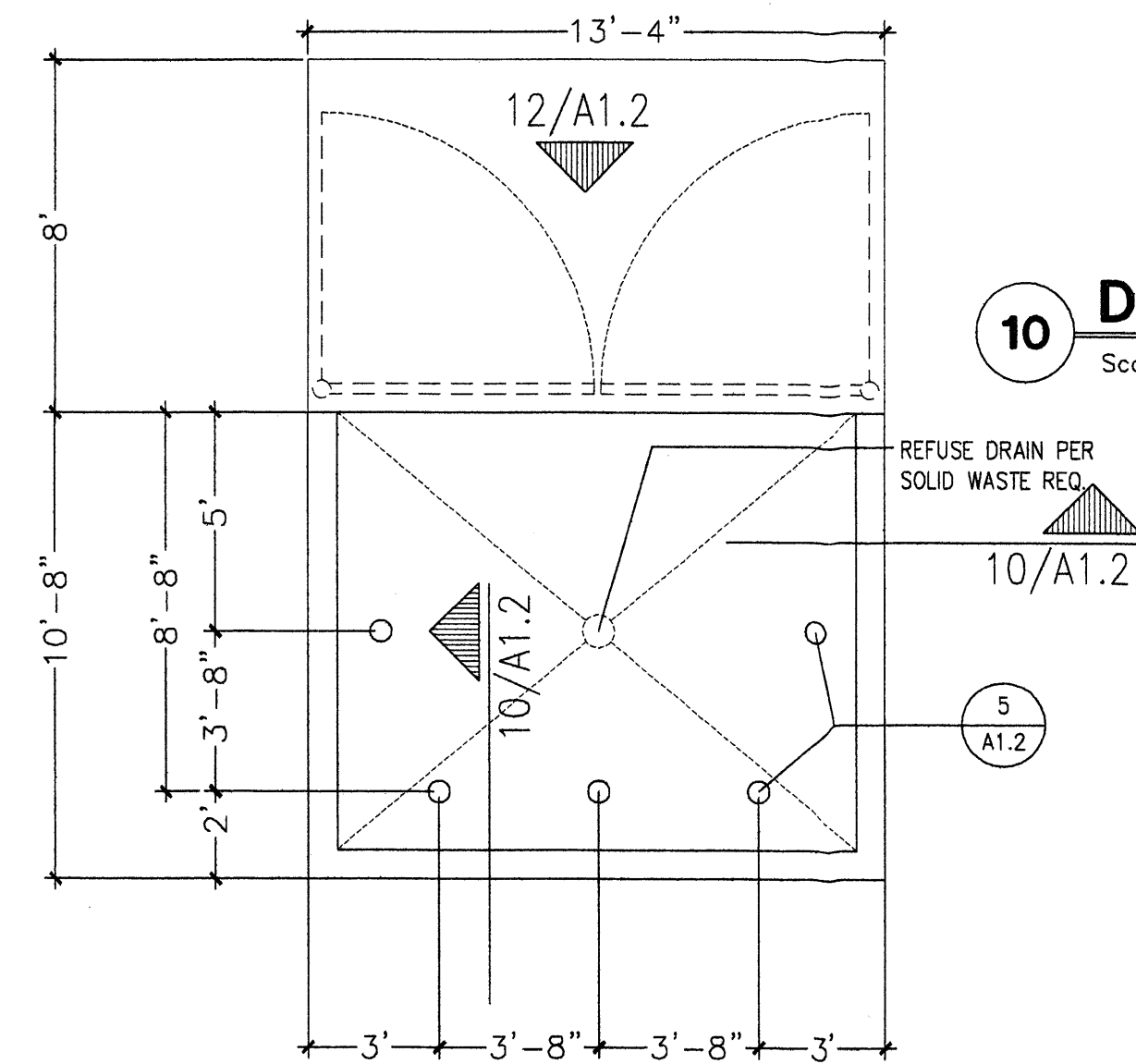
11 DUMPSTER SEC
Scale: 1/2"=1'-0"



1 H.C. RAMP
Scale: N.T.S.

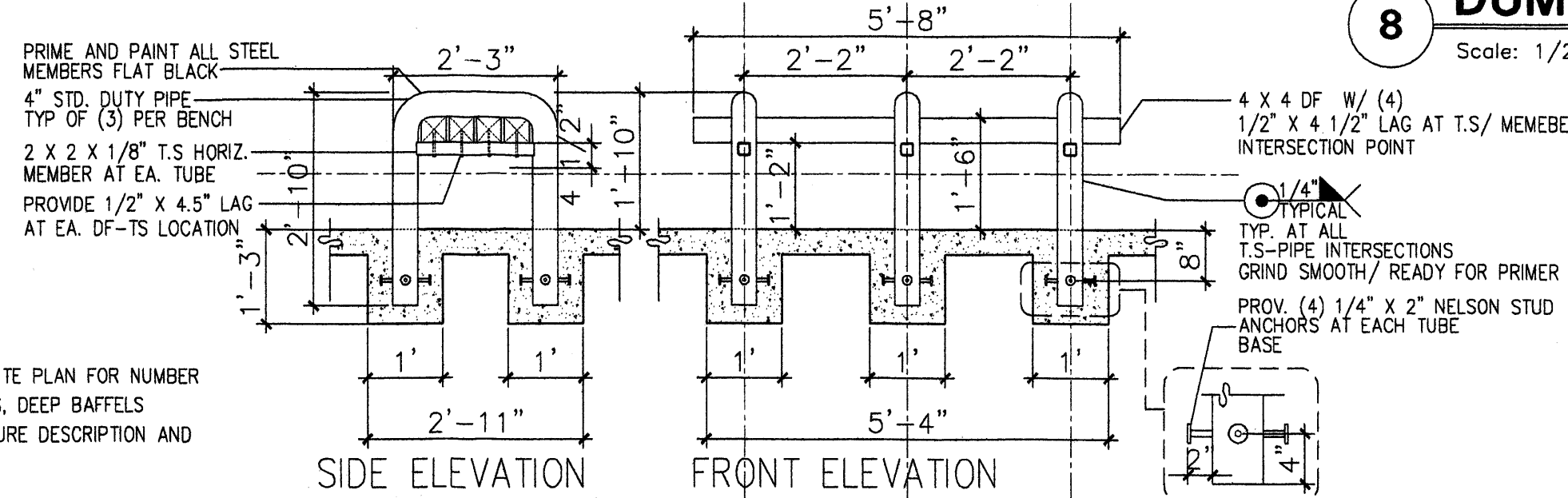


5 BOLLARD DETAIL
Scale: 1/2"=1'-0"



8 DUMPSTER PLAN
Scale: 1/2"=1'-0"

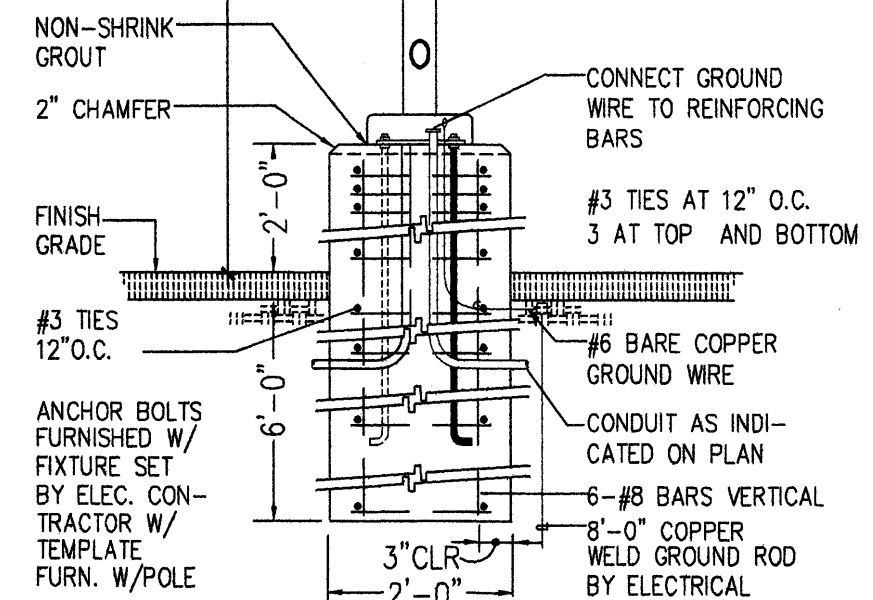
2 WHEEL STOP
Scale: 1/2"=1'-0"



4A BENCH DET.
Scale: N.T.S.

PARKING LOT POLE LIGHT FIXTURE SEE ELECTRIC SITE PLAN FOR NUMBER OF FIXTURES, HOUSE SIDE SHIELDS, GLARE SHIELDS, DEEP BAFFLES REQUIRED. SEE LIGHT FIXTURE SCHEDULE FOR FIXTURE DESCRIPTION AND SPECIFICATIONS.

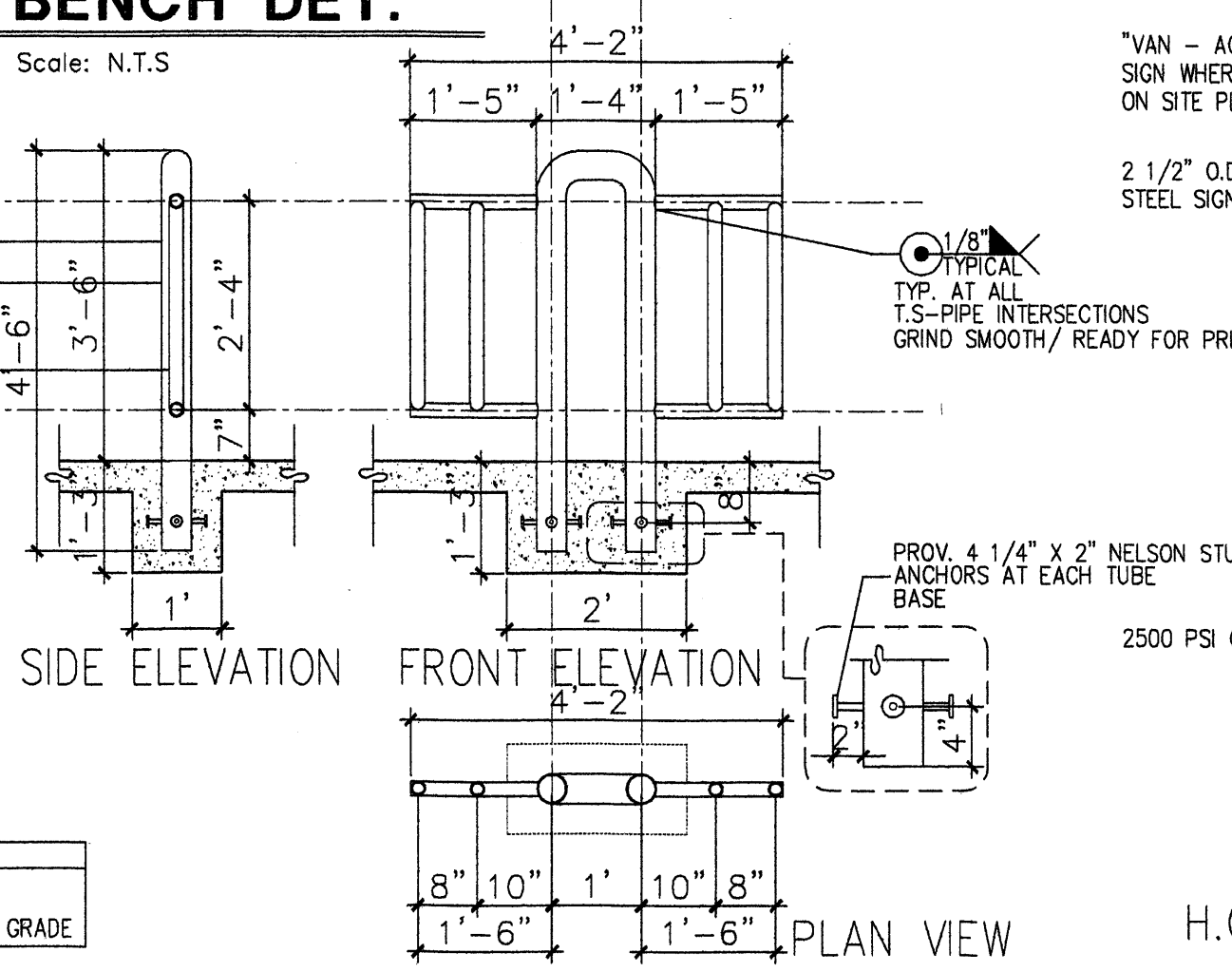
SQUARE, STRAIGHT, STEEL ANCHOR BASE POLE PROVIDE 1,2,3 OR 4 WAY BRACKET W/ 4" SLIPFITTER & 2" TENONS. POLES & BRACKETS SHALL BE FACTORY FINISHED, PAINTED DARK BRONZE. WRAP POLES FOR SHIPPING, PROVIDE 1 QT. OF MATCHING PAINT TO TOUCH ANY SCRATCHES ON POLES ON JOB. SEE LIGHT FIXTURE SCHEDULE FOR SPECIFICATIONS.



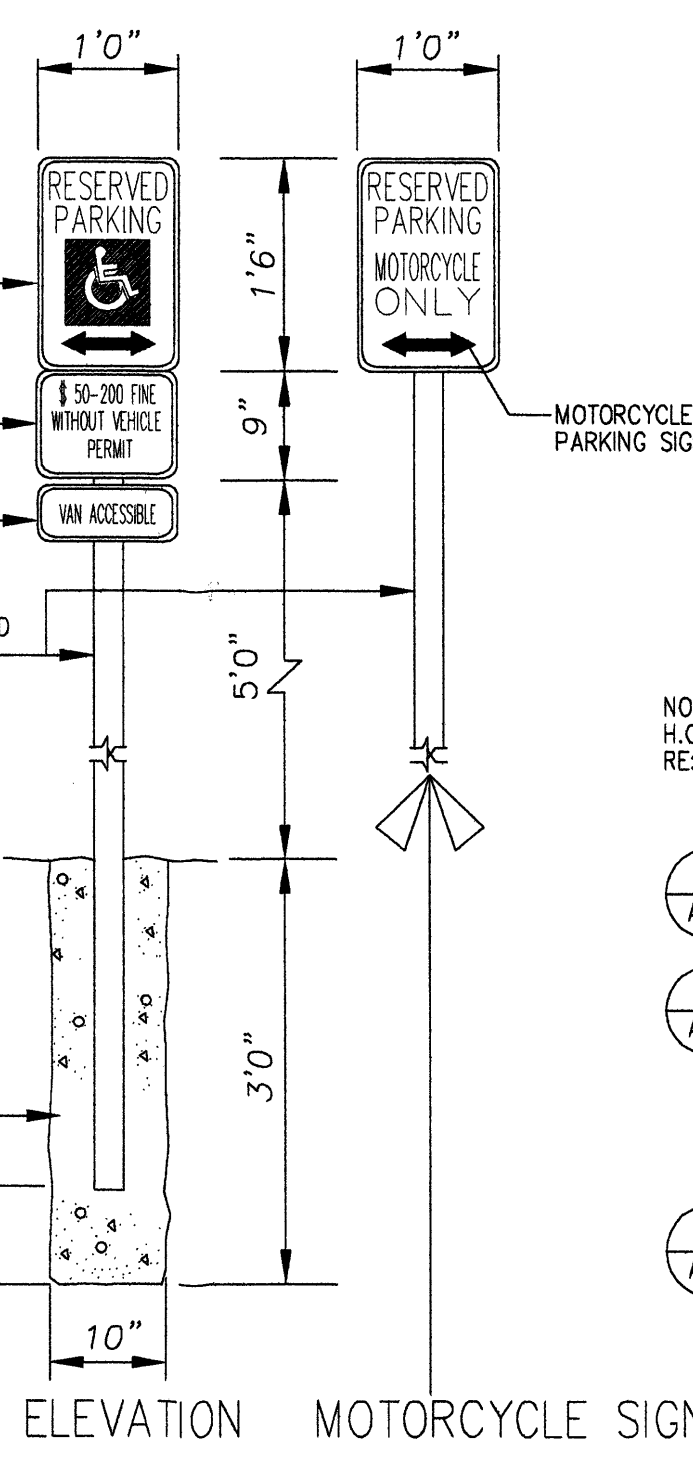
NOTE:
1. MANUFACTURER SHALL WARRANT THAT THE COMPLETE ASSEMBLY, FIXTURES, POLE, BASE, SHALL WITH STAND MIN 90 MPH SUSTAINED WIND LOAD OR AS REQUIRED BY LOCAL AGENCY, WHICH EVER IS GREATER.
2. LIGHTS TO BE HORIZONTAL LAMPS WITH SHIELDED FIXTURES
3. CENTERFIXTURE MODEL NUMBER SHALL BE AS FOLLOWS:

MODEL #	LAMP #	SUPPORT
AREA LIGHT, FLAT LENS, TYPE III ASYMMETRIC DISTRIBUTION, DARK BRONZE FINISH, LITHONIA KSF2 400M R3 208 SP04 DDB	1-400W METAL HALIDE LAMP	SINGLE / DOUBLE ARM 18" SQUARE STRAIGHT STEEL POLE W/ 2" CONC. BASE ABOVE ADJACENT GRADE

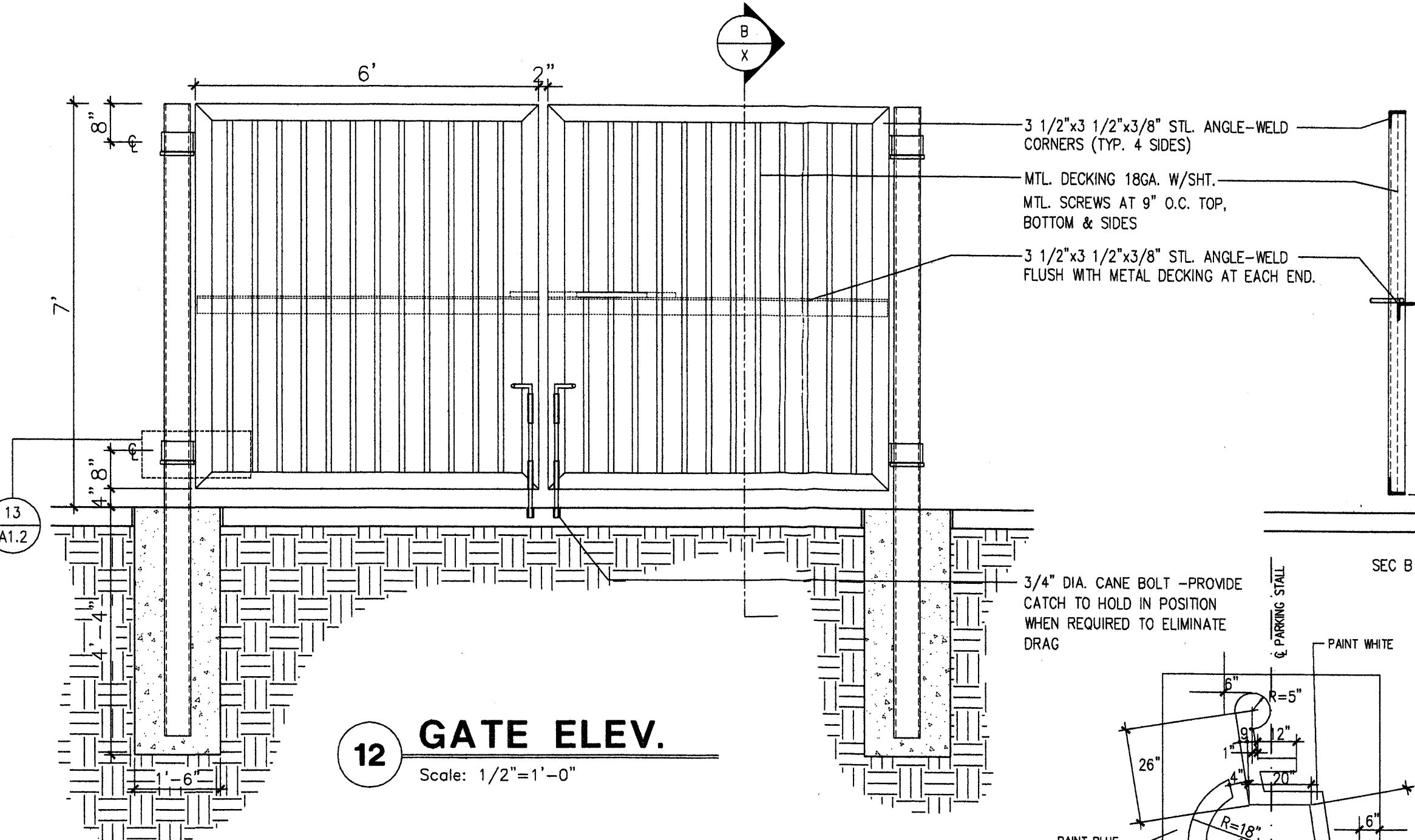
6 LIGHT POLE DETAIL
Scale: N.T.S.



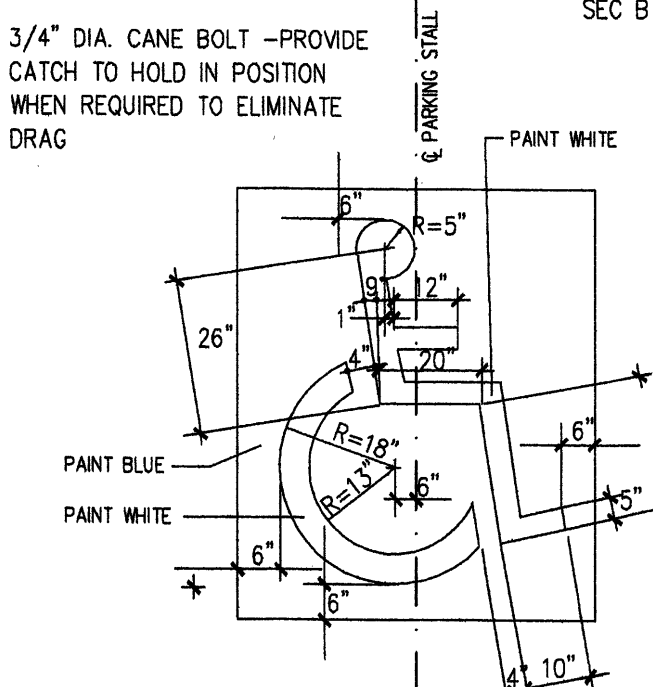
4 BIKE RACK
Scale: N.T.S.



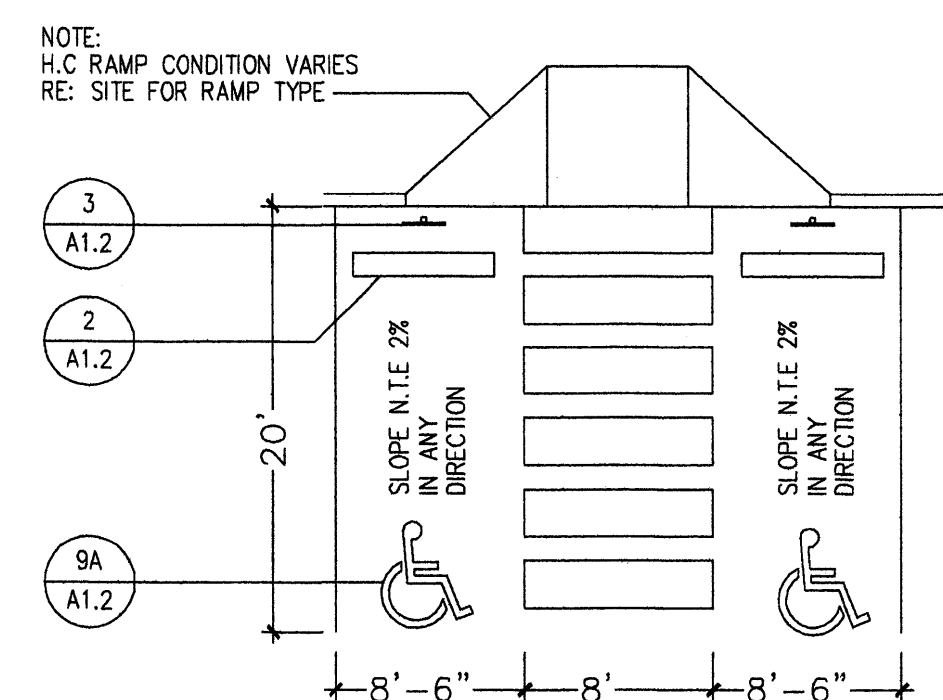
3 H.C./MOTOR CYCLE SIGN DETAIL
Scale: N.T.S.



12 GATE ELEV.
Scale: 1/2"=1'-0"



9A H.C. SYMBOL
Scale: N.T.S.



9 H.C. TYP. PARKING DET.
Scale: N.T.S.

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

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

PROJECT TITLE
HOLLY PLACE
NEC. OF PASEO AND SAN PEDRO
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER
STEPHEN DUNBAR AIA

JOB NO.
SD

DRAWN BY
SD

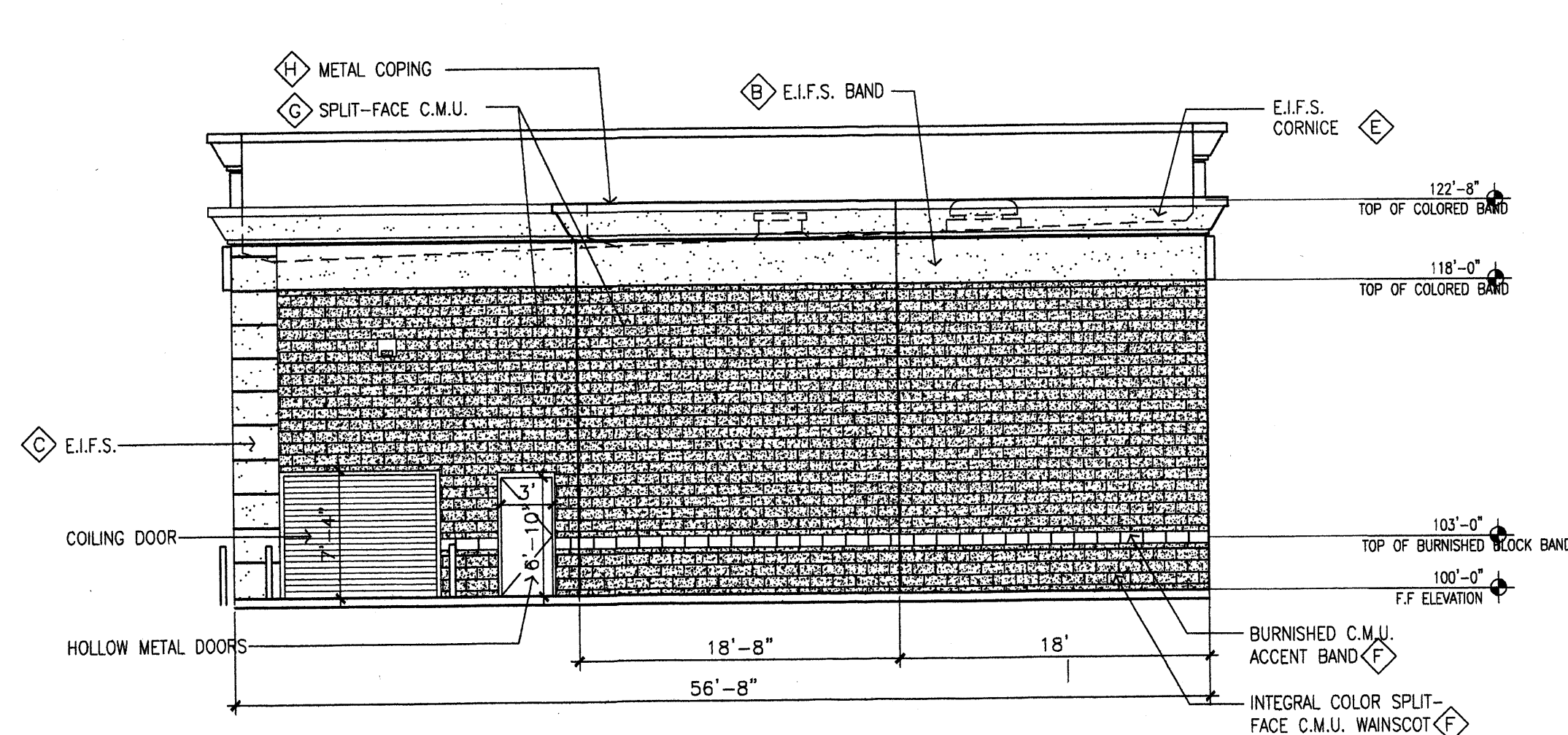
SHEET TITLE
SITE DETAILS

DATE:
4/23/07

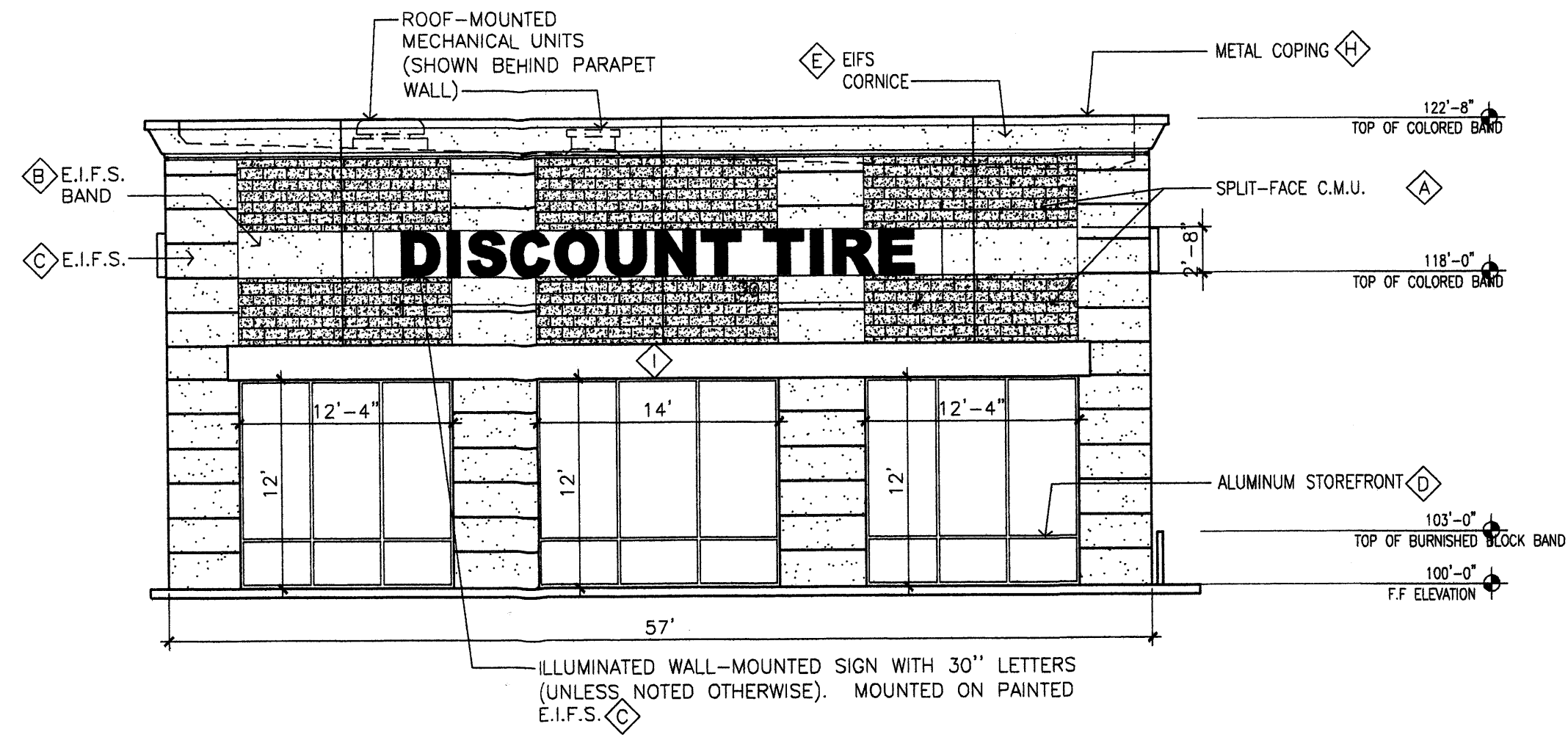
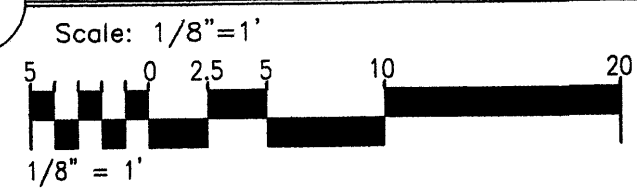
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A1.2

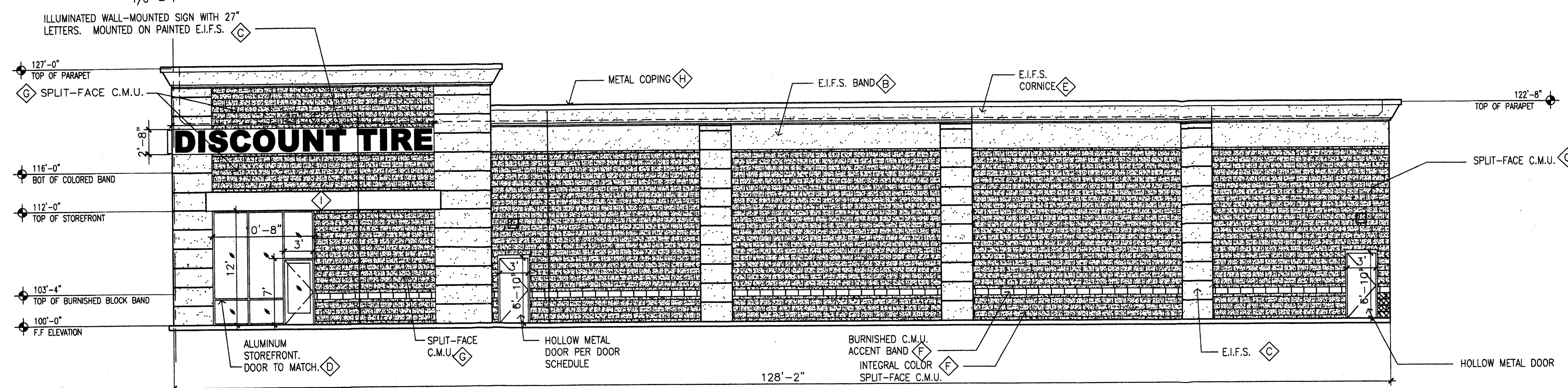
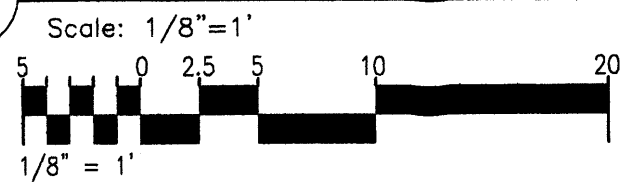
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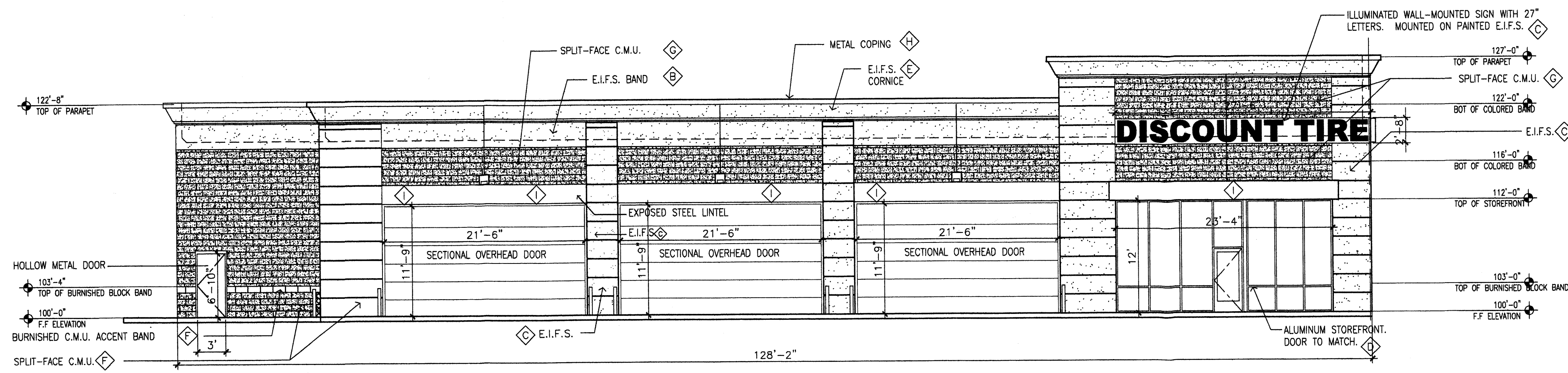
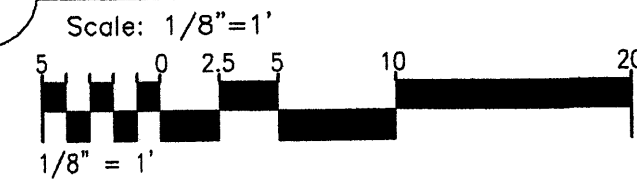
1 NORTHERN ELEVATION



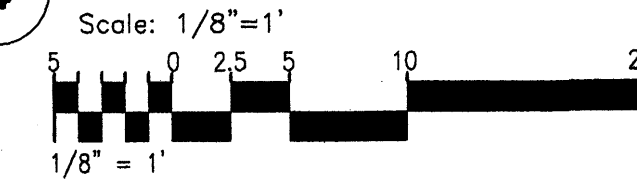
2 SOUTHERN ELEVATION



3 EASTERN ELEVATION



4 WESTERN ELEVATION




COLOR / PAINT NOTES:

- ◊ INTEGRAL COLOR C.M.U., COLOR CREGO TAN (DARK BROWN)
- ◊ INTEGRAL COLOR E.I.F.S., COLOR BURGUNDY
- ◊ INTEGRAL COLOR E.I.F.S., COLOR AESTHETIC WHITE (SW 7035)
- ◊ ALUMINUM STOREFRONT, MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
- ◊ INTEGRAL COLOR E.I.F.S. CORNICE, COLOR CREGO TAN (DARK BROWN)
- ◊ INTEGRAL COLOR C.M.U., COLOR EL PASO BUFF. SPLIT-FACE OR BURNISHED C.M.U. AS NOTED.
- ◊ SPLIT-FACE C.M.U., PAINTED TO MATCH EL PASO BUFF
- ◊ METAL COPING, FACTORY PAINTED/FACTORY FINISH "TEAL"
- ◊ EXPOSED STEEL, PAINTED TO MATCH DARK BROWN C.M.U.

GENERAL FINISH NOTES:

1. INTEGRAL COLOR. C.M.U. BASE COURSE
2. INTEGRAL COLOR. C.M.U. WATERTABLE COURSE
3. PAINTED C.M.U. MAIN BODY
4. ALUMINUM STOREFRONT, TO BE FACTORY FINISH
5. E.I.F.S. PROVIDE AS NOTED PER COLOR/PAIN NOTES. MATERIALS AND INSTALLATION PER PROJECT SPECIFICATION, TO PROVIDE DURABLE, WEATHER RESISTANT WALL FINISH.
6. OVERHEAD DOORS TO BE FACTORY FINISH. SEE DOOR SCHEDULE.
7. ALL EXPOSED STRUCTURAL STEEL TO BE FACTORY PRIMED / FINISHED / PAINTED ON THE JOB SITE.

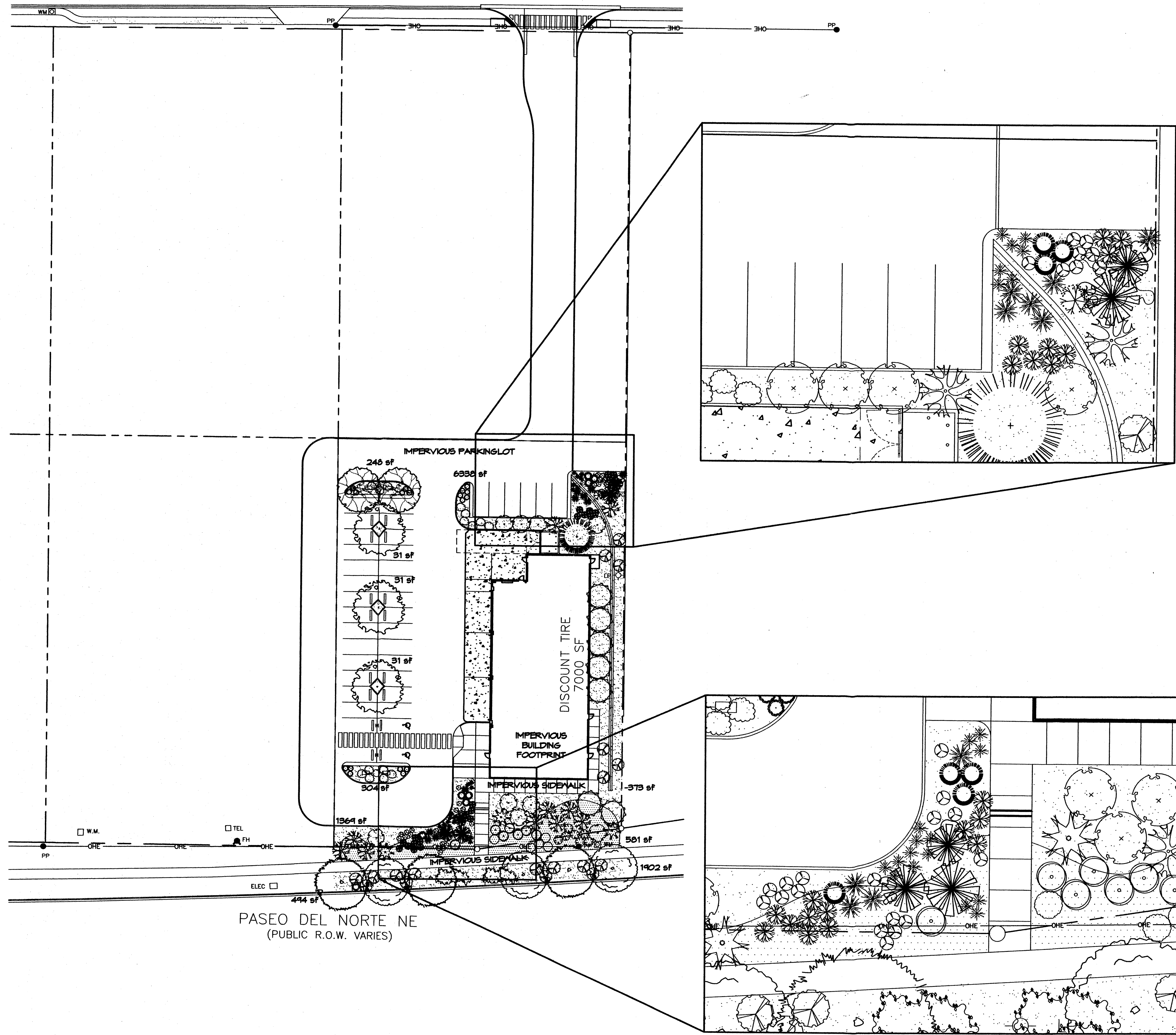
REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			


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

PROJECT TITLE
HOLLY PLACE
 N.W.C. OF PASO DEL NORTE AND SAN PEDRO
 ALBUQUERQUE, NEW MEXICO
 PROJECT MANAGER
 STEPHEN DUNBAR AIA
 JOB NO.
 DRAWN BY:
 SD
 SHEET TITLE
DISCOUNT TIRE ELEVATION

DATE:
 4/23/07
 SCALE:
 1/8"=1'-0"
 sheet:
A4.0
 of:

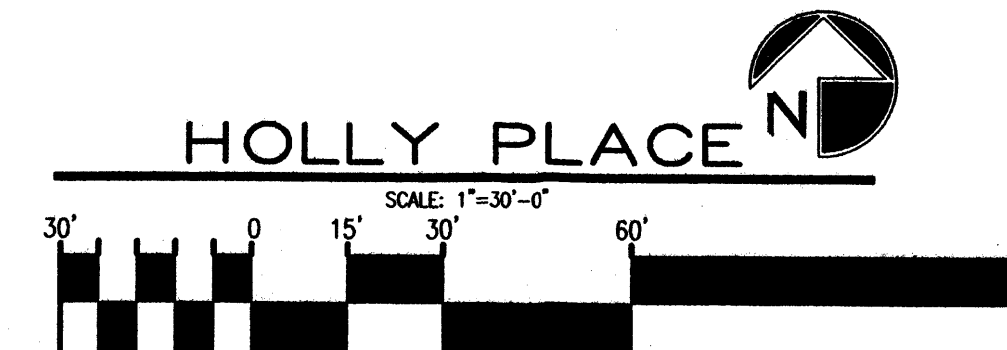
HOLLY AVENUE NE
(60' R.O.W. PRESCRIPTIVE USE ROADWAY)



PLANT LEGEND

- SHADE TREES**
- CHINESE PISTACHE (M) 3
Pistacia chinensis
2' Gal.
 - SHUMARD OAK (M) 3
Quercus shumardii
2' Gal.
 - SYCAMORE (M) 3
Platanus spp.
2' Gal.
 - EASTERN REDBUD (M) 2
Cercis canadensis
2' Gal.
 - AUSTRIAN PINE (M) 1
Pinus nigra
6'-8'
- SHRUBS/ORNAMENTAL GRASSES**
- FIVE GAL.**
- DESERT WILLOW (M) 7
Chilopsis linearis
5 Gal. 225sf
 - SPANISH BROOM (M) 10
Genista hispanica
5 Gal. 100sf
 - BUTTERFLY BUSH (M) 4
Buddleia davidii
5 Gal. 100sf
 - ROSE OF SHARON (M) 3
Hibiscus syriacus
5 Gal. 100sf
 - RUSSIAN SAGE (M) 7
Perovskia atriplicifolia
5 Gal. 36sf
 - APACHE PLUME (L) 5
Fallugia paradoxa
5 Gal. 25sf
 - RESAL MIST (M) 21
Muhlenbergia capillaris
5 Gal. 4sf
- DESERT ACCENTS**
- PALM YUCCA (L) 5
 - MUGO PINE (M) 7
Pinus mugo
5 Gal. 4sf
 - OCOTILLO (L) 1
Fouquieria splendens
 - RED YUCCA (L) 10
Hesperaloe parviflora
5 Gal. 4sf
- ONE GAL.**
- CHAMISA (L) 7
Chrysothamnus nauseosus
1 Gal. 25sf
 - POWIS CASTLE SAGE (L) 15
Artemisia x Powis Castle
1 Gal. 25sf
 - LAVENDER (M) 18
Lavandula angustifolia
1 Gal. 4sf
 - BLUE FESCUE (M) 22
Festuca ovina glauca
1 Gal. 4sf
 - WILDFLOWER 25
1 Gal. 4sf
- GROUNDCOVERS**
- LADY BANKS ROSE (M) 2
Rosa banksiae
5 Gal. 400sf
Unstaked Groundcover
 - HONEYSUCKLE (M) 18
Lonicera japonica Halliana
1 Gal. 144sf
Unstaked-Groundcover

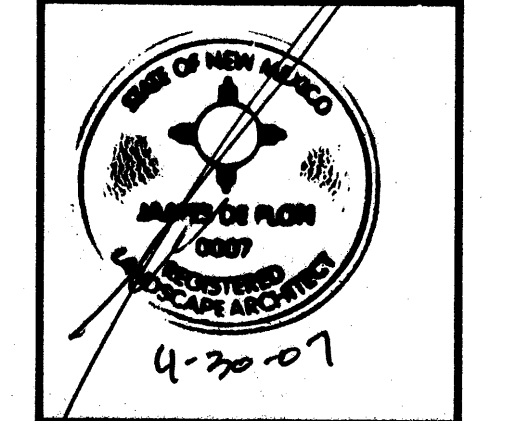
- HARDSCAPES**
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
 - OVERSIZED GRAVEL & BOULDERS



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cm@hilltoplandscaping.com

REV	DATE	BY	REVISION
1	4-30-07	gj	site revision/client comments

GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-4877



PROJECT TITLE
HOLLY PLACE
PASEO NE
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER

JOB NO.

DRAWN BY:
gj

SHEET TITLE
LANDSCAPE PLAN

DATE:
03/03/06

SCALE:
1"=30'

sheet- 1
of- 2

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	37944	square feet
TOTAL BUILDINGS AREA	7000	square feet
OFFSITE AREA	2977	square feet
NET LOT AREA	27972	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	4195	square feet
TOTAL BED PROVIDED	7979	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	5984	square feet
TOTAL GROUND COVER PROVIDED	6258 (78%)	square feet
TOTAL OFFSITE BED PROVIDED	2977	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	2232	square feet
TOTAL GROUND COVER PROVIDED	2529 (84%)	square feet
TOTAL SOD AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	10956 (39%)	square feet

STREET TREE REQUIREMENTS

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

Name of Street PASEO DEL NORTE
Required 6 Provided 6

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 4 Provided 5

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.

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, Follen 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 pervious landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

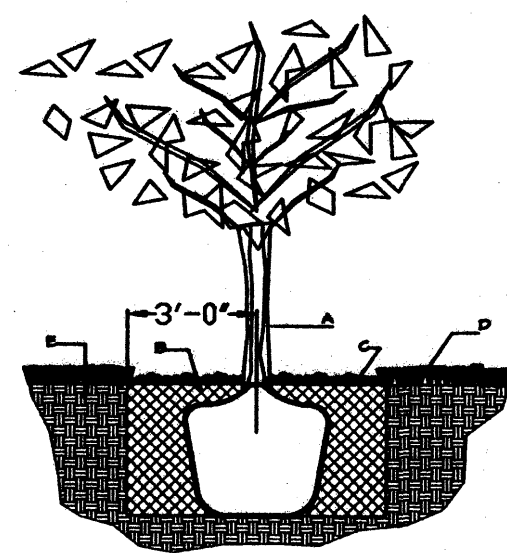
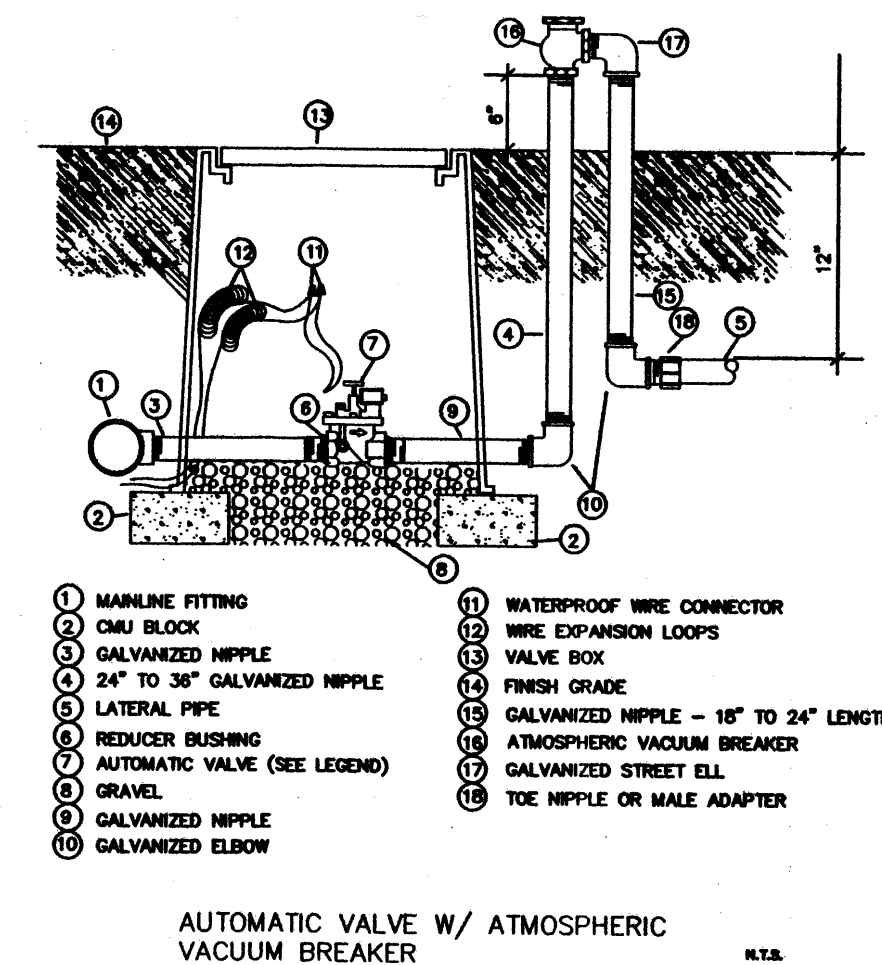
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

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.



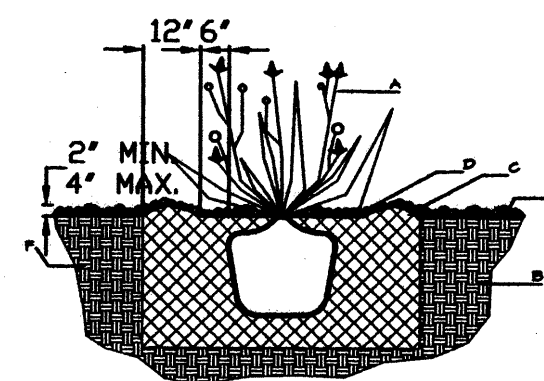
GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 4\"/>
- D. TURF AT FINISH GRADE.
- E. UNDISTURBED SOIL.

TREE PLANTING DETAIL NTS



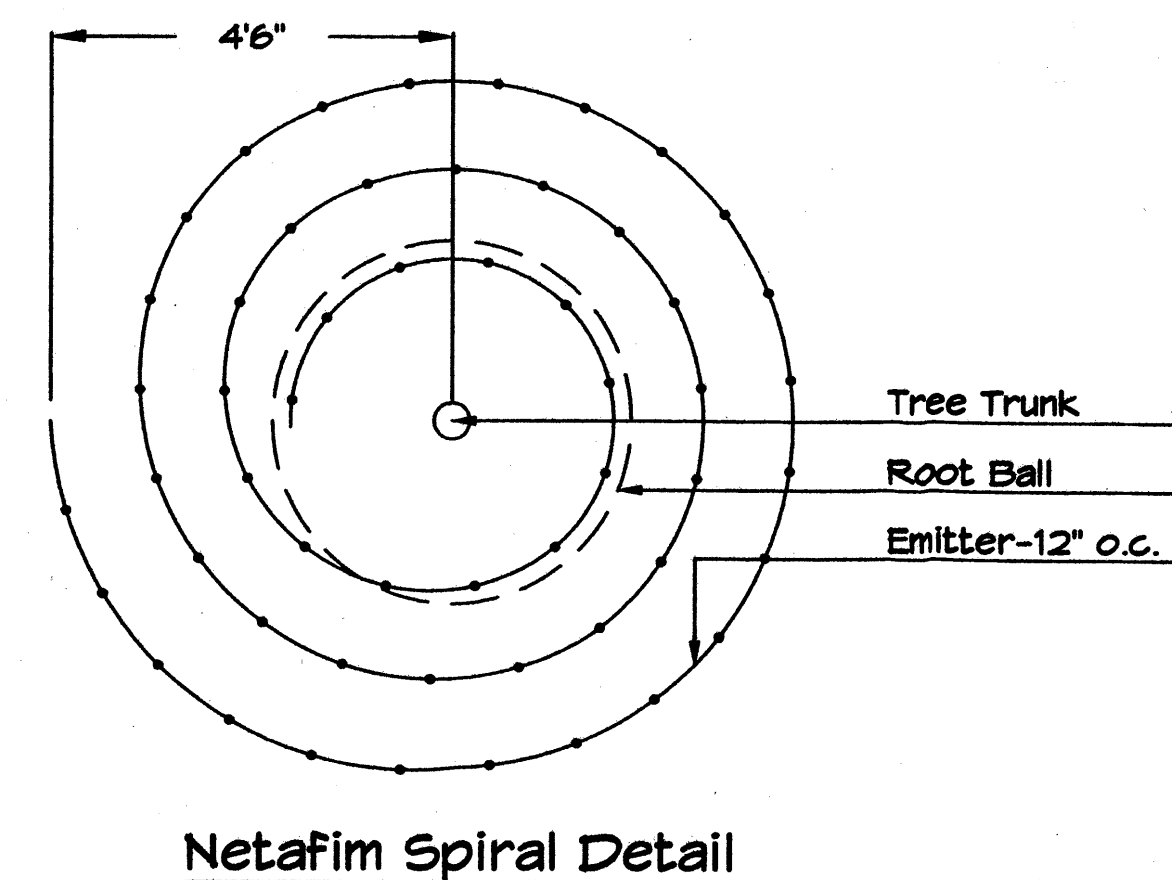
GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

SHRUB PLANTING DETAIL NTS

CONSTRUCTION NOTES:

- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 4\"/>
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.



The Hilltop

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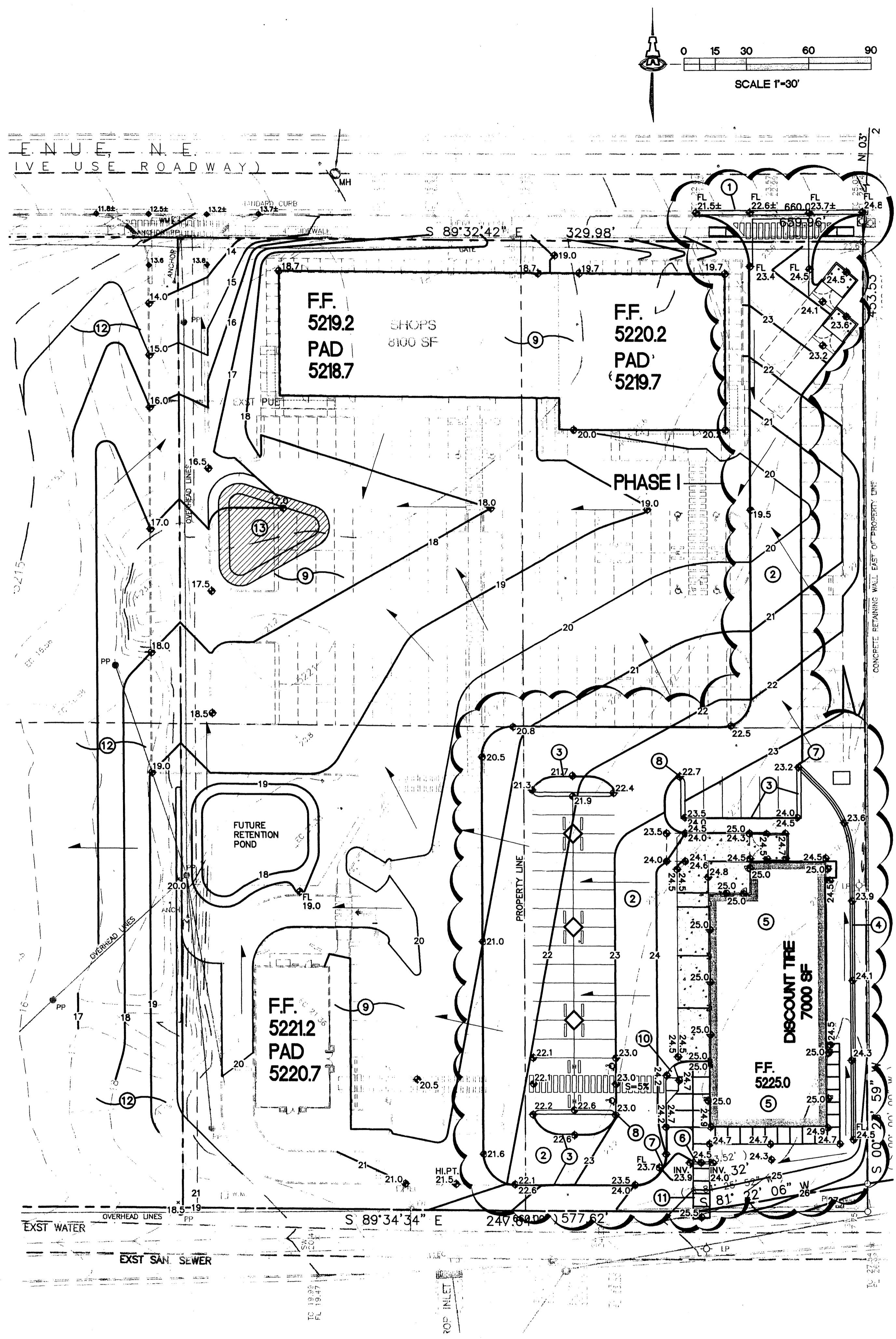
REV	DATE	BY	REVISION

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 HOLLY PLACE PASEO N.E. ALBUQUERQUE NEW MEXICO	PROJECT MANAGER JOB NO.	DRAWN BY: cmj	SHEET TITLE LANDSCAPE PLAN
DATE: 03/03/06	sheet - 2		
SCALE: 1" = 2'-0"	of - 2		

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SITE INFORMATION

LEGAL: LOTS 14, 15, 18 AND 19 OF BLOCK 18, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
 AREA: 3.53 ACRES
 SURVEYOR: THOMAS D. JOHNSTON - NMPS#14269
 OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.
 FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #137, THE SITE IS LOCATED WITHIN FLOOD ZONE 'X', DESIGNATED AS AREAS OUTSIDE THE 500 YEAR FLOODZONE.

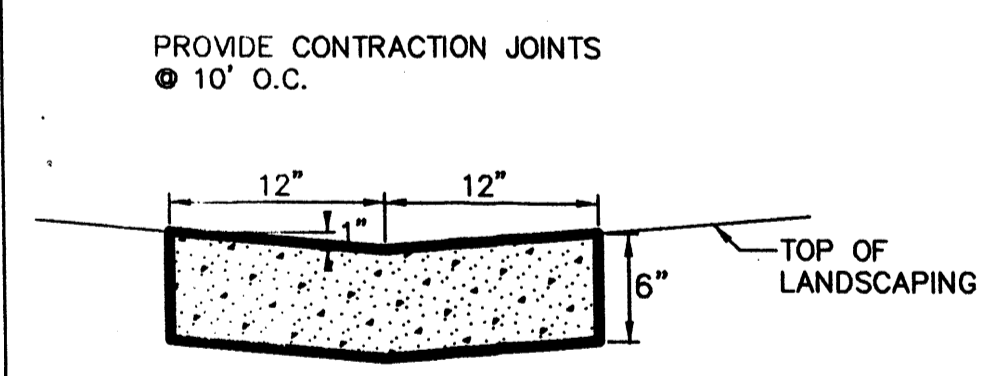
GENERAL NOTES

- A. COORDINATE WORK WITH SITE DEVELOPMENT PLANS, DEMOLITION PLANS, UTILITY DRAWINGS AND DETAILS.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION, REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- C. WHERE PROPOSED GRADES ARE SHOWN AS '±', TRANSITION TO EXISTING SHALL BE SMOOTH AND LEVEL.
- D. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESSES.

NOTES FROM SURVEY

- 1. BOUNDARY DIMENSIONS ARE BETWEEN RECOVERED CORNERS AND CORRESPOND TO THOSE ON A PREVIOUS SURVEY BY WAYJOHN SURVEYING, INC. BEARINGS HAVE BEEN ROTATED TO NEW MEXICO STATE PLANE GRID, CENTRAL ZONE.
- 2. BASIS OF ELEVATIONS: ACS BM "14-C18", 1-3/4" ALUM. DISK, SET ON TOP OF CONCRETE DROP INLET, APPROX. 1150' WEST OF CENTERLINE OF SAN PEDRO DRIVE. ELEV. 5207.00 (NGVD 29).
- 3. TBM: N. MANHOLE RIM, LOCATED IN CONC. SIDEWALK, S. OF SOUTH PROPERTY LINE ELEV. 5214.98.
- 4. LOCATIONS OF SANITARY SEWERS AND WATERLINES ARE FROM VISUAL NOTES SUPPLEMENTED BY ON-LINE GRAPHICS PROVIDED BY CITY GIS SITE.

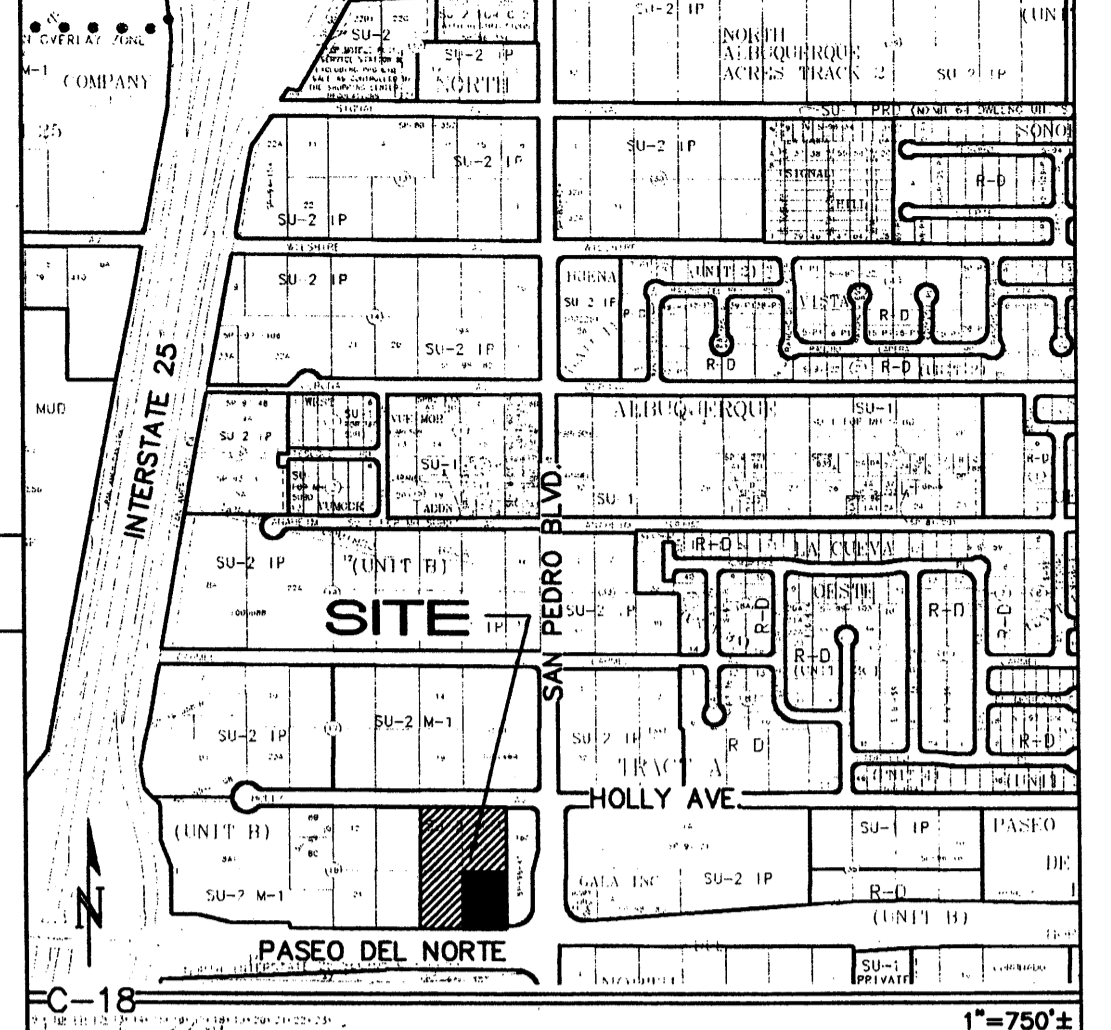
DETAIL: VALLEY GUTTER



LEGEND

- - - - - PROPERTY LINE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- ◆ 75.2 PROPOSED SPOT ELEVATION
- 60 PROPOSED CONTOUR
- SURFACE FLOW DIRECTION
- ▲ ENTRY / EXIT LOCATION
- FL FLOW LINE
- FF FINISHED FLOOR
- TRW TOP OF RETAINING WALL

COA ZONE ATLAS MAP #C-18



KEYED NOTES

- 1. CONSTRUCT SITE ENTRANCE WITH ASSOCIATED CONCRETE VALLEY GUTTER AND ACCESS RAMPS PER C.O.A. STD. DWG. 2426. SEE ARCHITECTURAL FOR ADD'L INFO. PROVIDE SMOOTH TRANSITION FROM 8" STANDARD CURB AND GUTTER AT STREET TO 6" MEDIAN CURB AND GUTTER ON-SITE.
- 2. CONSTRUCT ASPHALT PAVING AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR PARKING LAYOUT, DIMENSIONS, AND STRIPING. NOTE: PROVIDE THICKENED EDGE (12" WIDE X 8" DEEP) AT EXTENTS OF PHASE I PAVEMENT.
- 3. CONSTRUCT 6" HIGH MEDIAN CURB AND GUTTER AT ELEVATIONS SHOWN FOR ALL ON-SITE CURB LOCATIONS. SEE C-2 FOR DTL.
- 4. CONSTRUCT 2" WIDE CONCRETE VALLEY GUTTER AT FLOWLINE ELEVATIONS SHOWN (0.0050' / MIN. SLOPE) TO DIRECT SURFACE FLOW. SEE DETAIL THIS SHEET.
- 5. ROOF DISCHARGE TO BE RELEASED TO INTERIOR PAVED AREAS. SEE ARCHITECTURAL PLANS.
- 6. INSTALL TWO 4" DIA. PVC PIPES THROUGH WALK AT LOW POINT ELEVATION TO PASS MINOR FLOW.
- 7. PROVIDE 2.0' WIDE OPENING IN CURB AT FLOWLINE ELEVATIONS SHOWN TO PASS DISCHARGE.
- 8. SPOTS SHOWN WITHIN PAVED AREAS REFERENCE TO TOP OF PAVEMENT ELEVATIONS. ADD 0.5' TYPICAL FOR TOP OF ADJACENT CURB OR CONCRETE WALK.
- 9. ROUGH GRADING OF LOTS 14, 15 AND 19 TO BE PROVIDED AS PART OF THIS DEVELOPMENT. (SAME OWNER). HALFTONE DASHED LINES REPRESENT POTENTIAL FUTURE PHASES. CLOUDED AREA REPRESENTS EXTENTS OF PHASE I CONSTRUCTION FOR BUILDING PERMIT.
- 10. CONSTRUCT HANDICAP RAMPS PER ADA STANDARDS. SEE ARCHITECTURAL FOR SPECIFIC RAMP LOCATIONS AND DETAILS. TYPICAL.
- 11. CONCRETE SIDEWALK TO ACCESS PUBLIC PASEO DEL NORTE WALK. MAX. SLOPE = 5%.
- 12. CONTRACTOR TO ROUGH GRADE ON ADJACENT PROPERTY TO RPOVIDE GRADE TRANSITION AS SHOWN. NOTE: NOTICED LETTER OF AUTHORIZATION FOR GRADING ON ADJACENT PROPERTY HAS BEEN PROVIDED TO C.O.A. HYDROLOGY CONCURRENT WITH THIS SUBMITTAL.
- 13. CONSTRUCT 1000 SF (BOTTOM AREA) X 12" DEEP TEMPORARY DESILTATION POND THIS AREA. 5:1 MAXIMUM SIDESLOPES.

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 1435.1GRD-PH1.dwg Aug 14, 2007

DISCOUNT TIRES
HOLLY PLACE COMMERCIAL
Paseo Place, LLC

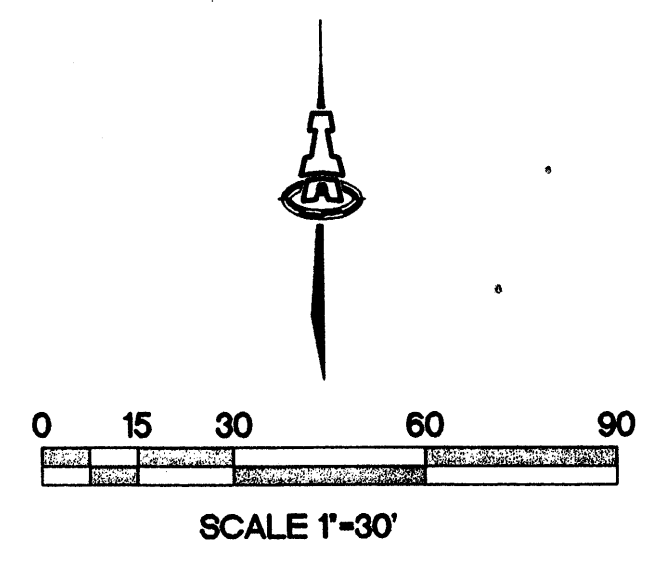
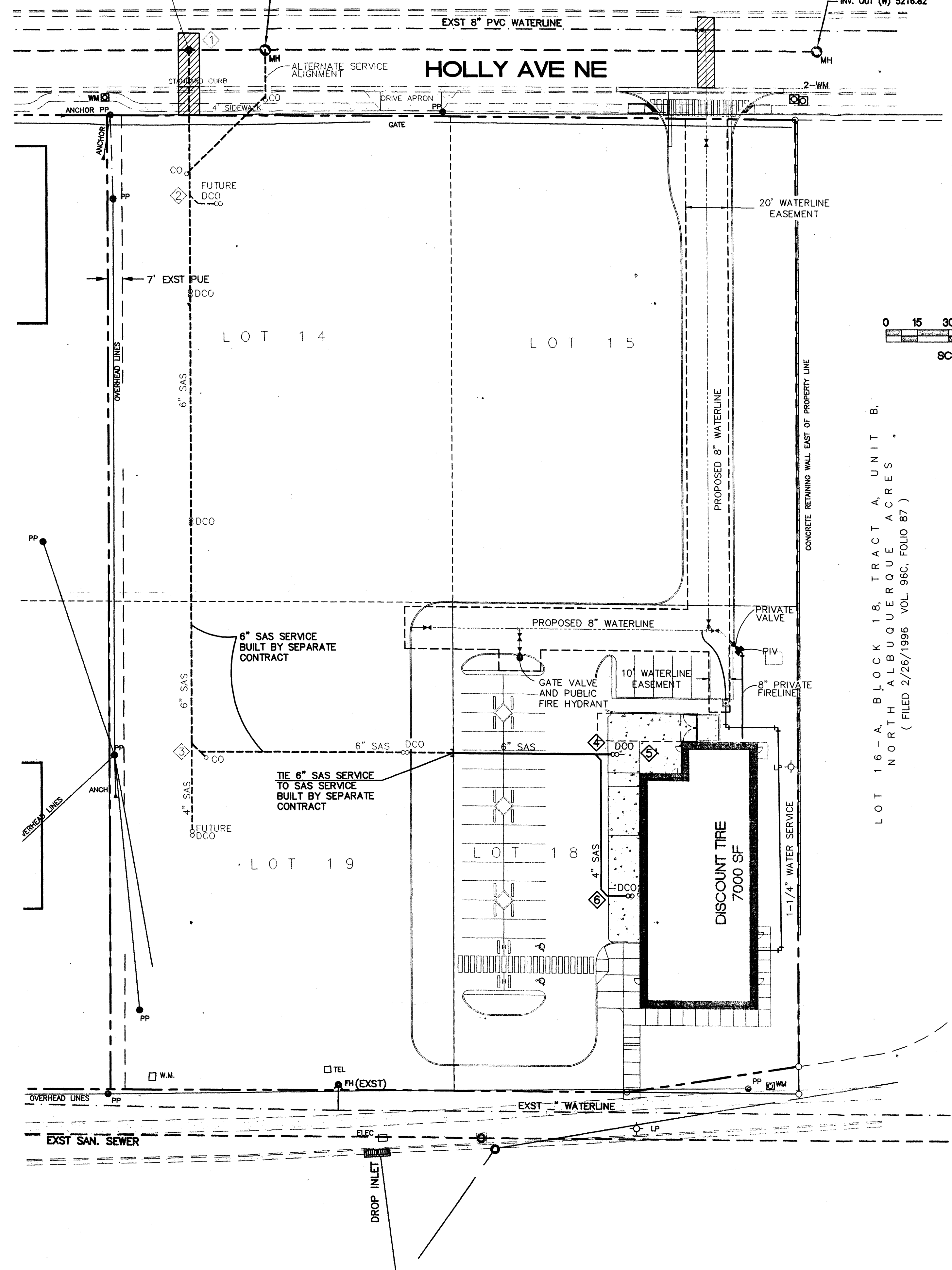
GRADING AND DRAINAGE PLAN

Date	No.	Revision	Date	Job No.
08/14/07				1435.1
Drawn By:				C-1
Clk By:				SH. OF

EXISTING SAS MANHOLE
4" DIA. TYPE E
INV (E&W) = 05.25± (FIELD VERIFY)
INVE (S) = 08.25

INV. IN (E) 5206.05
INV. OUT (W) 5206.01

INV. OUT (W) 5216.82



SANITARY SEWER TABLE

NODE ID	DOWNSTREAM PIPE LENGTH (FT)	SAS BEARING	INVERT	SLOPE (%)
1	--	--	08.25	--
2	73.83	S 00° 23' 30" W	09.73	2.01
3	262.76	S 00° 23' 30" W	15.00	2.01
4	196.10	S 89° 36' 30" E	19.50	2.29
5	11.25	S 89° 36' 30" E	19.75	2.22
6	67.87	S 00° 23' 30" W	21.00	2.21

NOTE:
ALL WATERLINE AND SANITARY SEWER IN PUBLIC RIGHT-OF-WAY TO BE CONSTRUCTED BY PUBLIC WORK ORDER PLANS.

GENERAL NOTES

- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 6.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWERLINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- PNM WILL PROVIDE AT NO COST TO THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

LEGEND

- PROPOSED PAVEMENT CUT
- EXST WL EXISTING WL
- EXST SAS EXISTING SAS
- GATE VALVE W/ VALVE BOX
- POST INDICATOR VALVE
- FIRE HYDRANT
- WATER LINE W/ FITTING
- 6" SAS PROPOSED SAS
- CO SEWER CLEANOUT
- DCO DOUBLE CLEANOUT
- WATER METER
- PHASE LINE
- PROPOSED EASEMENT

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1435.LUMSTR-FUTR.dwg Jul 10, 2007

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HOLLY PLACE COMMERCIAL
Argus Dev. Co.

UTILITY PLAN

Date:	No.	Revision	Date	Job No.
12/05/05				1435
Drawn By:	djp			PAGE
Ckd By:	GLD			C102