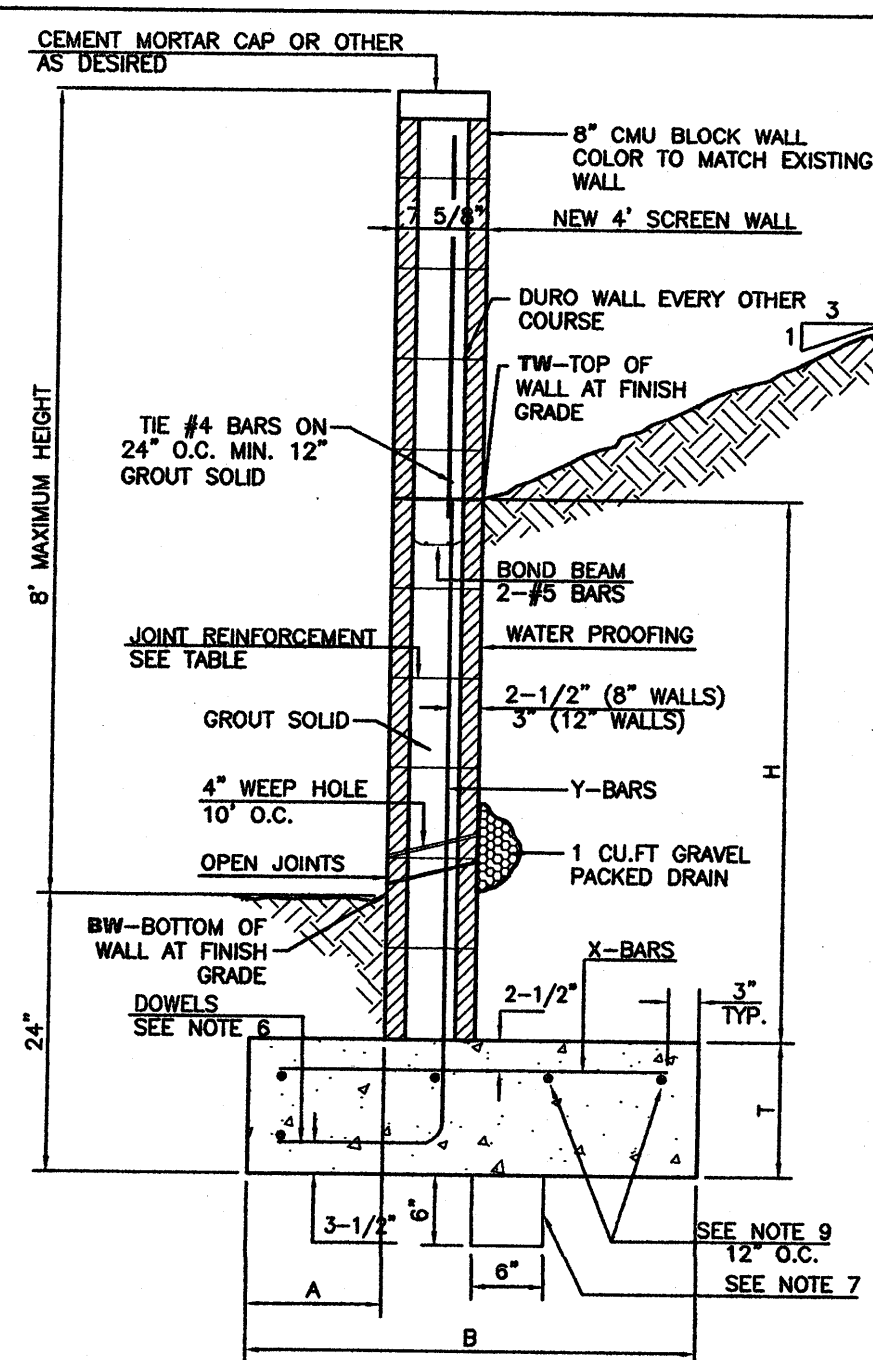
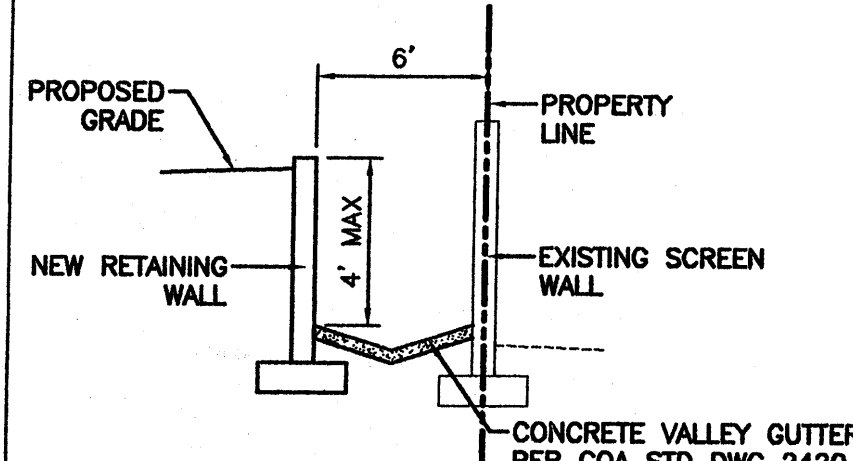


GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
8. BUILD TYPE C INLETS PER COA STD DETAIL 2205, TYPE D INLETS PER COA STD DETAIL 2206, MANHOLES PER COA STD DWG 2102

SECTION A-A
NTS

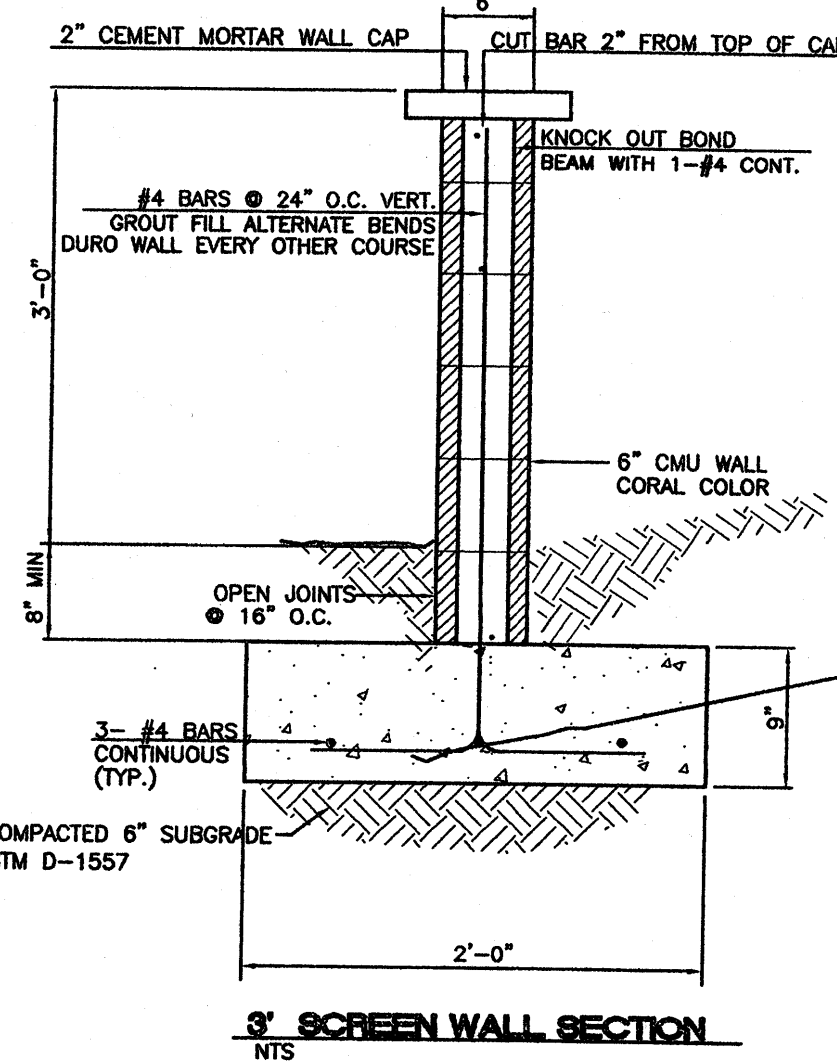


H	A	B	T	Y-BARS	X-BARS
2'-0"	8"	2'-0"	3"	#4 @32" O.C.	#4 @24" O.C.
2'-0"	8"	2'-0"	3"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	3"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	12"	3'-4"	10"	#6 @18" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#6 @18" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#7 @16" O.C.	#6 @12" O.C.

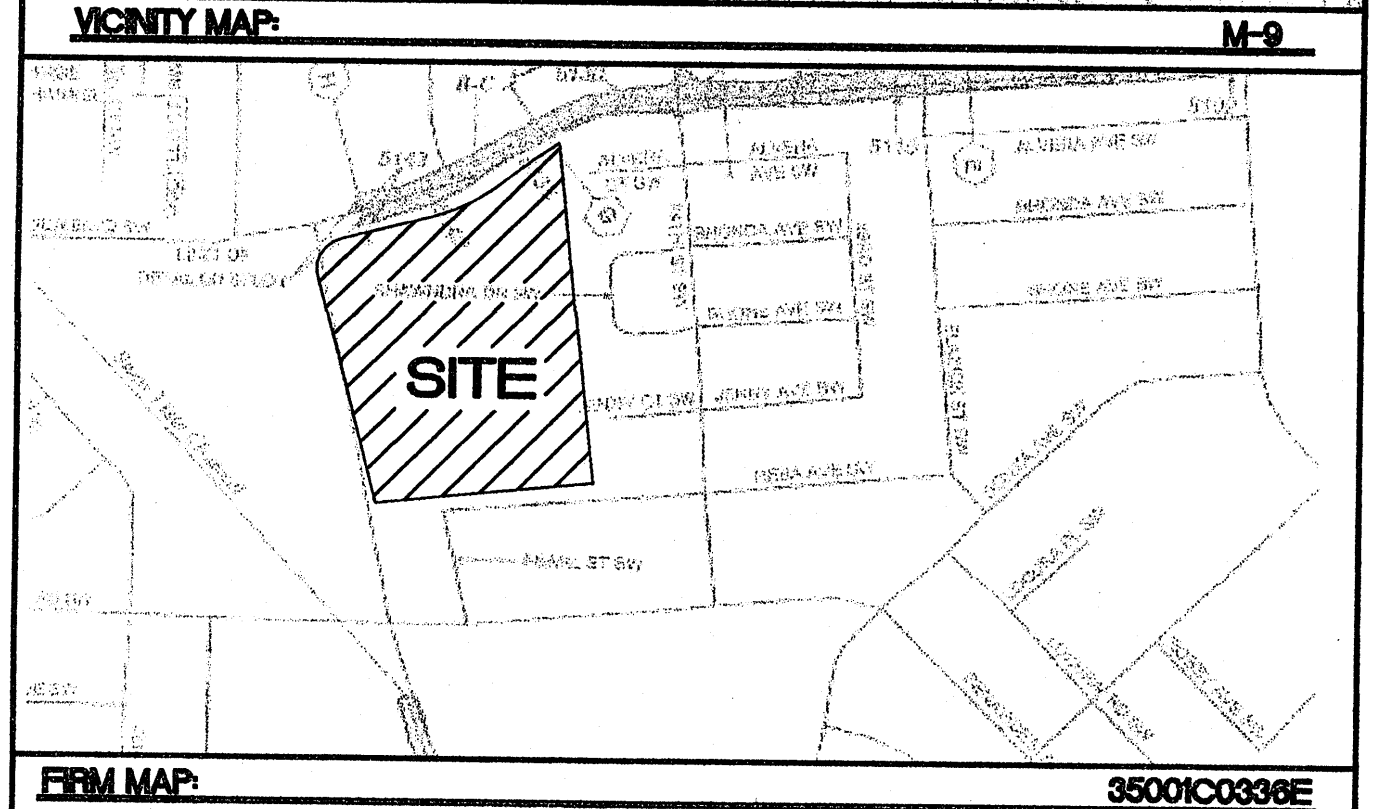
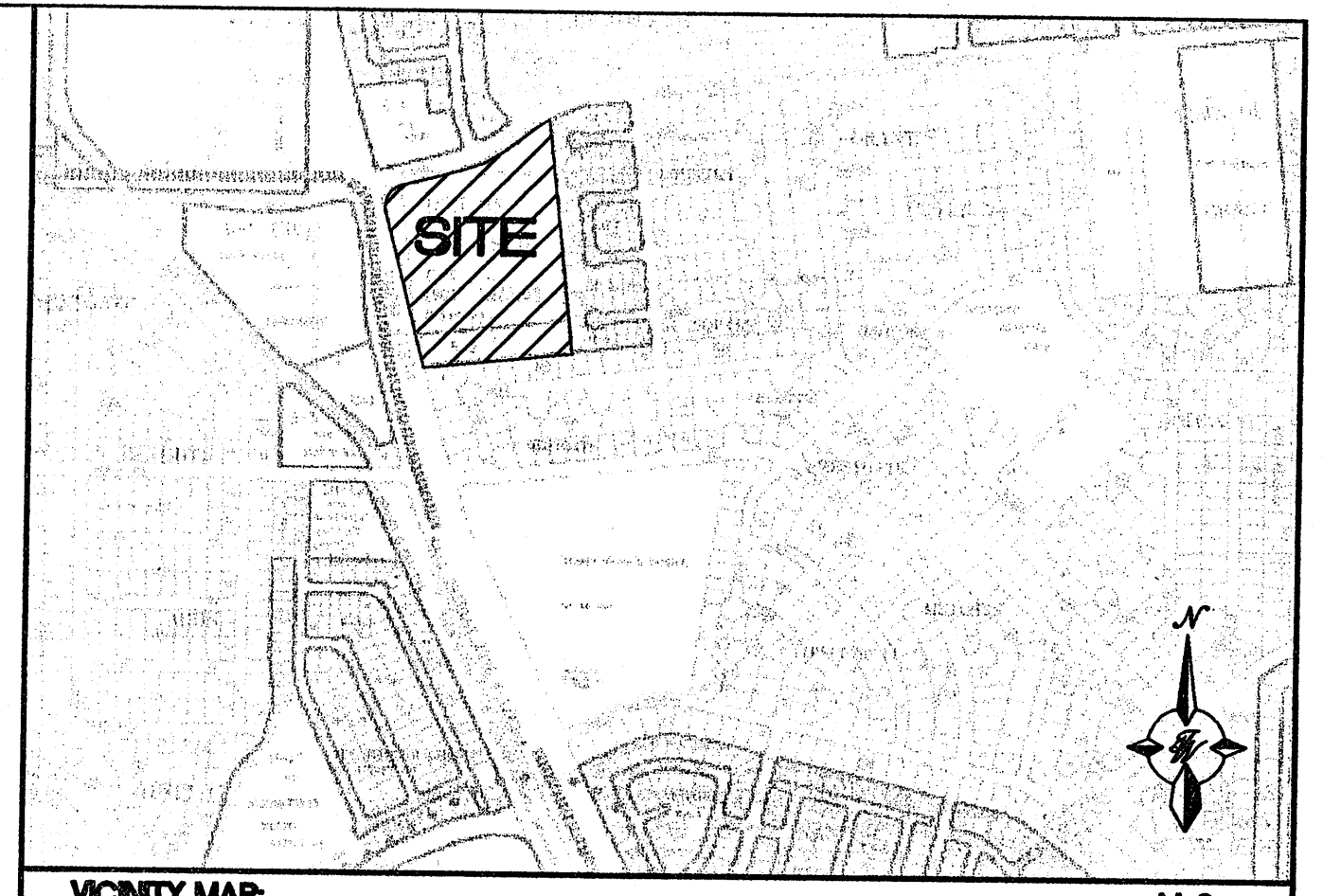
H	A	B	T	Y-BARS	X-BARS
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#6 @18" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @18" O.C.	#4 @18" O.C.
7'-4"	18"	4'-10"	12"	#7 @16" O.C.	#6 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @16" O.C.	#6 @18" O.C.
8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#6 @12" O.C.

- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
 5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 7. PROVIDE KEY FOR 6" AND 12" WALLS WHERE H EXCEEDS 6'-0"
 8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

RETAINING WALL DETAIL
NTS

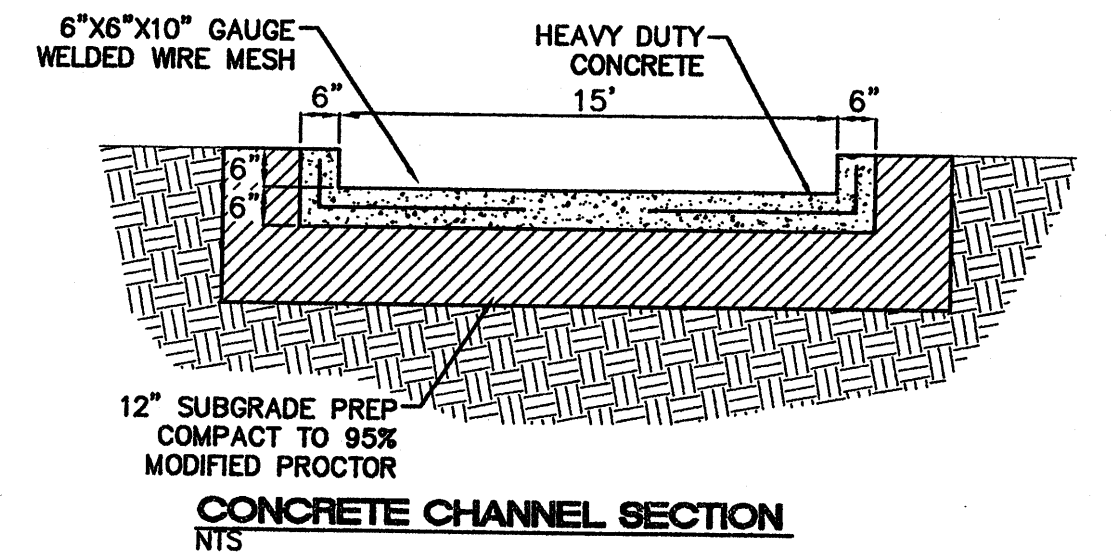


3" SCREEN WALL SECTION
NTS



LEGAL DESCRIPTION:
Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

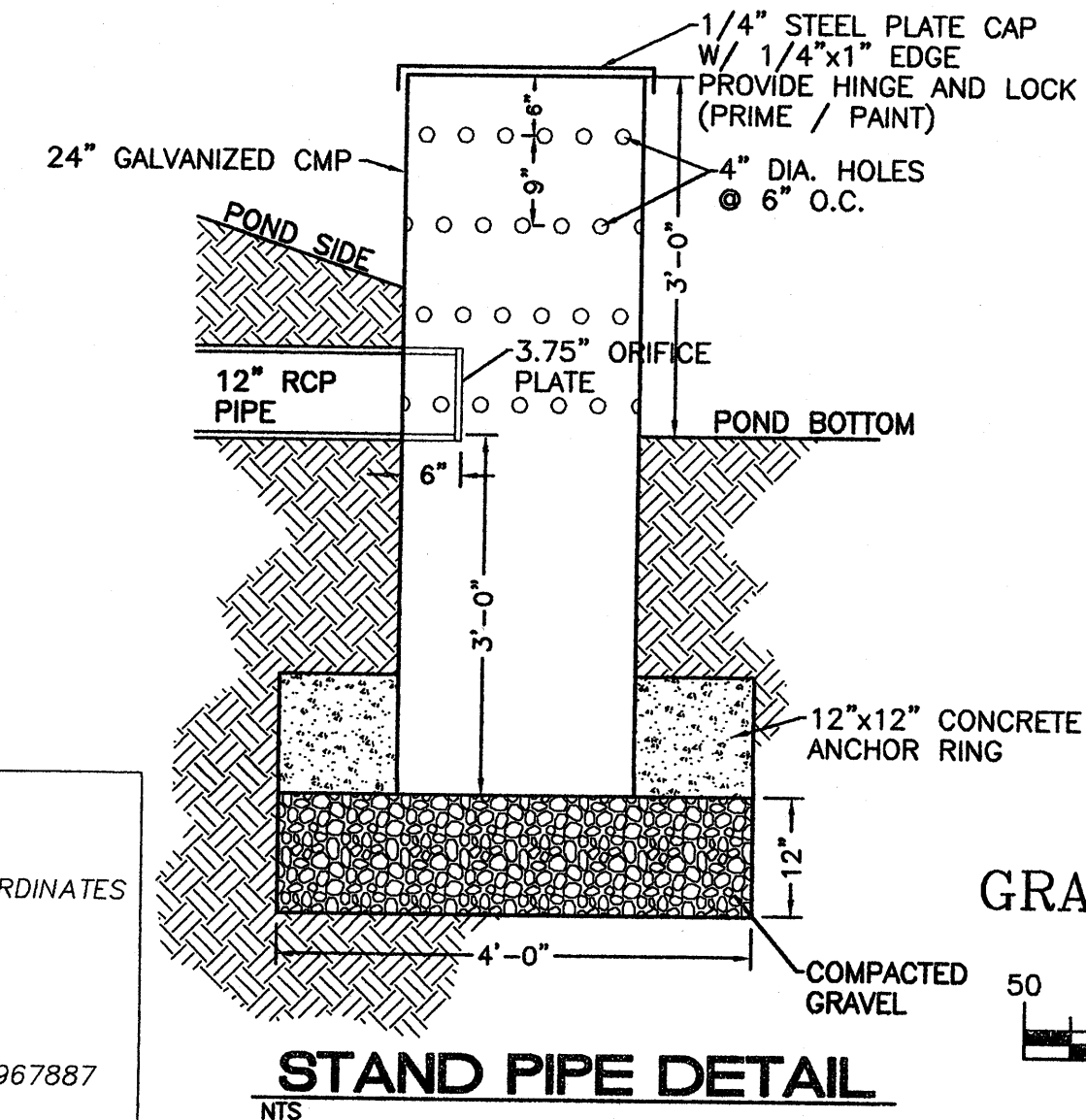
- LEGEND**
- EXISTING CURB
 - EXISTING BUILDING
 - PROPOSED EXPANSION
 - PROPOSED CURB
 - BOUNDARY LINE
 - GRADE CHANGE
 - PROPOSED GRADE ELEVATION
 - EXISTING GRADE ELEVATION



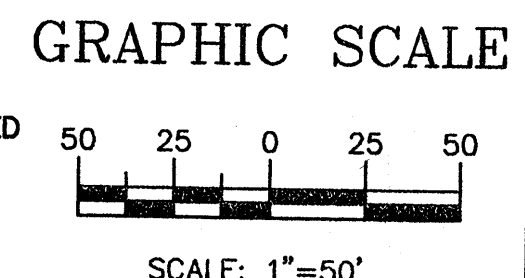
CONCRETE CHANNEL SECTION
NTS

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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 ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE.

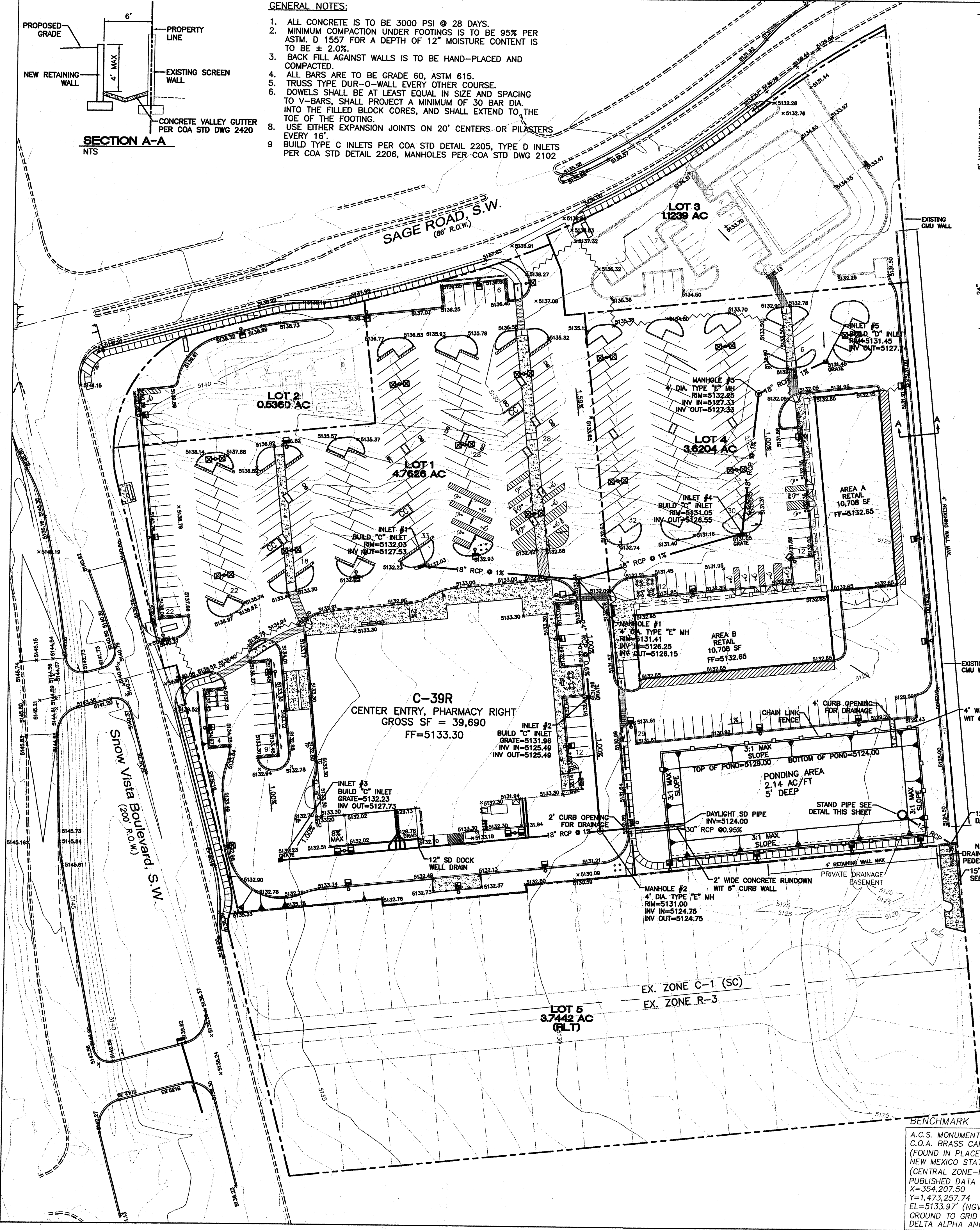


STAND PIPE DETAIL
NTS



GRAPHIC SCALE
SCALE: 1"=50'

A.C.S. MONUMENT "2-M9"
C.O.A. BRASS CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
PUBLISHED DATA
X=354,207.50
Y=1,473,257.74
EL=5133.97' (NGVD 29)
GROUND TO GRID FACTOR=0.9996787
DELTA ALPHA ANGLE=-0°16'47"



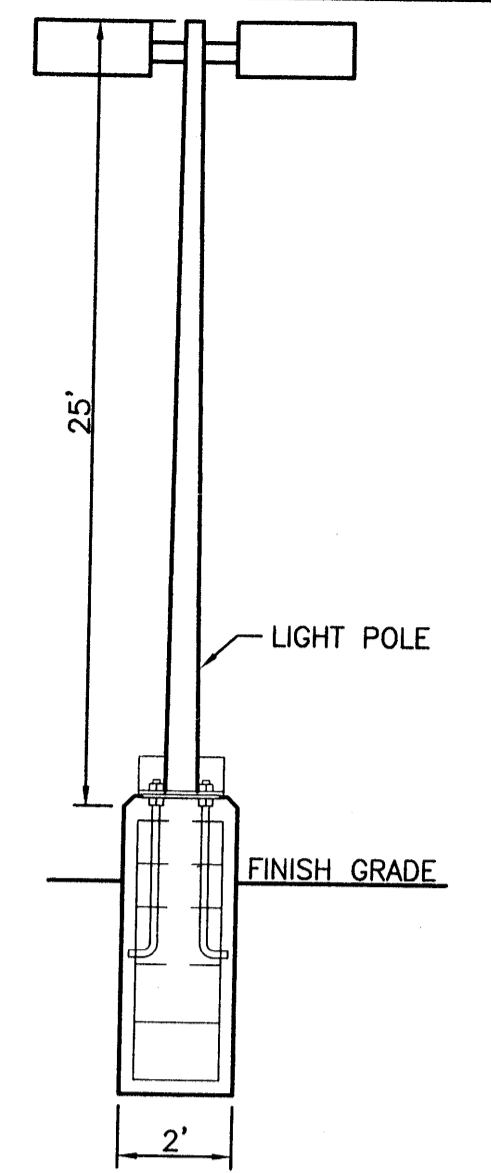
PROJECT NUMBER: _____
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

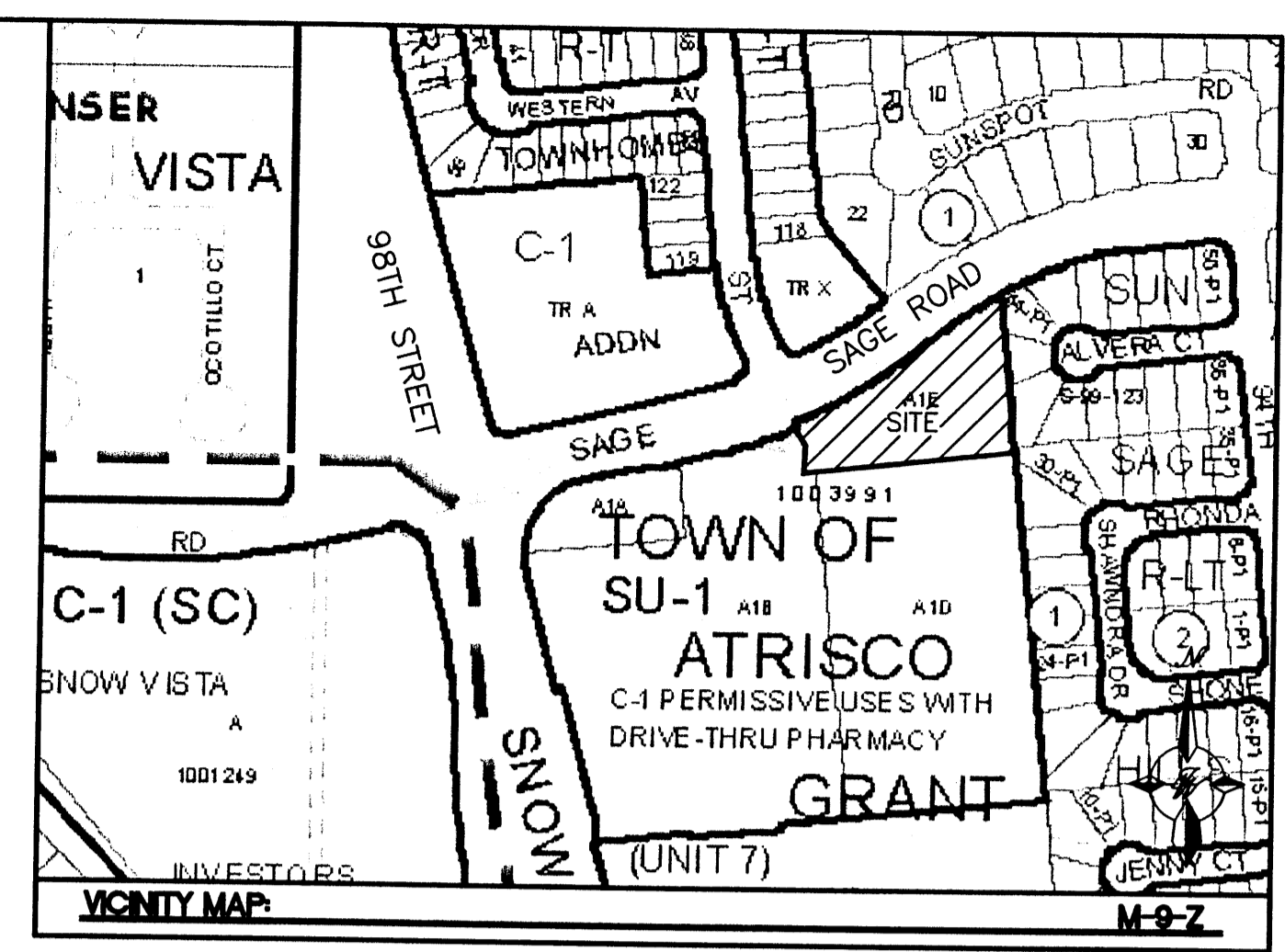
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

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



LIGHT POLE DETAIL
NTS



LEGAL DESCRIPTION:
TRACT A-1-E TOWN OF ATRISCO GRANT, UNIT 7

- NOTES:**
- EXISTING COMMON STORM DRAINAGE, PEDESTRIAN, CROSS PARKING, AND VEHICULAR ACCESS ACROSS TRACTS GRANTED BY PLAT OF PARCELS A-1-A, A-1-B, A-1-C, A-1-D, AND A-1-E TOWN OF ATRISCO GRANT, UNIT 7, BK-2005C, PG-352.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. LIGHT POLE LOCATIONS SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR CORRECT LOCATIONS.
 - THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 - SETBACKS: THERE SHALL BE A FRONT OR CORNER SIDE SETBACK OF NOT LESS THAN TEN FEET WHERE THE LOT IS ACROSS THE STREET FROM THE FRONT LOT LINE OF A FACING LOT IN A RESIDENTIAL ZONE. THIS SETBACK APPLIES TO ON AND OFF PREMISE SIGNS. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN FIVE FEET WHERE THE SITE ABUTS THE SIDE OF A LOT IS A RESIDENTIAL ZONE. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN 15 FEET WHERE THE SITE ABUTS THE REAR OF A LOT IN A RESIDENTIAL ZONE. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.
 - BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE C-1 ZONE OF THE COMPREHENSIVE CITY ZONING CODE.
 - BUS ROUTE 54 RUNS DOWN 98TH AND PAST THE SITE.
 - HIGHLY REFLECTIVE SURFACES ARE NOT PERMITTED ON THE CANOPY. ALL UNDER CANOPY LIGHTS MUST BE FULLY RECESSED SO THAT NO PART OF THE LENS PROJECTS BELOW THE SURFACE OF THE UNDERSIDE CANOPY. SITE LIGHTING MUST MEET NIGHT SKY ORDINANCE.

LEGEND

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	PARKING LOT LIGHTS
	PROPOSED BUILDING
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING
	SMALL CAR SPACE
	MOTORCYCLE SPACE
	CONCRETE

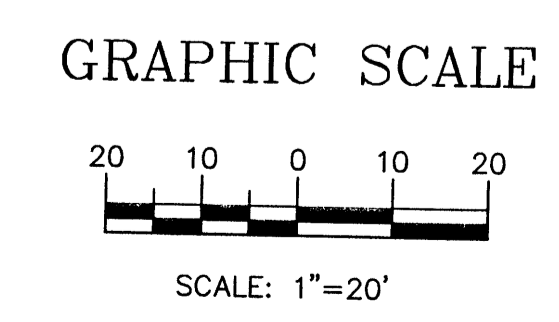
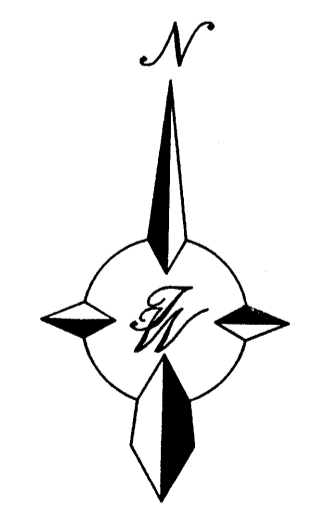
- KEYED NOTES**
- 6" CONCRETE HEADER CURB
 - EXISTING STOP SIGN
 - 8' WIDE CONCRETE SIDEWALK TYPICAL
 - HC RAMP
 - DUMPSTER ENCLOSURE (SEE DETAILS SHEET 7)
 - ACCESSIBLE PARKING SPACE TYPICAL (SEE DETAILS SHEET 7 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN, AND SYMBOL) ("VAN" INDICATES VAN ACCESSIBLE SPACE)
 - 6' WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK
 - PAINTED DIRECTIONAL ARROW
 - 5 SPACE BIKE RACK TYPICAL
 - NEW STOP SIGN LOCATION
 - BENCH (6' WIDE BY 15" HIGH)
 - 5' WIDE CONCRETE SIDEWALK
 - "DO NOT ENTER" SIGN
 - "ONE WAY" SIGN
 - 3' HIGH TAN CMU SCREEN WALL (SEE DETAIL SHEET 7)
 - FUTURE MODIFICATIONS TO 8" STANDARD CURB AND GUTTER PER COA STD DWG 2415A TO BE COMPLETED BY COA.
 - 6" MEDIAN CURB AND GUTTER PER COA STD DWG 2415B.

SITE DATA

PROPOSED USAGE:	BANK
EXISTING ZONING:	SU-1 OR C-1 PERMISSIVE USES WITH DRIVE THRU PHARMACY
LOT AREA:	48957 SF (1.1239 ACRE)
BUILDING AREA:	3,600 SF
PARKING PROVIDED:	21 SPACES
PARKING REQUIRED:	18 SPACES
HC PARKING PROVIDED:	2 SPACES
HC PARKING REQUIRED:	1 SPACES 1 SPACES VAN ACCESSIBLE
MC PARKING PROVIDED:	2 SPACES
BIKE SPACES PROVIDED:	5 SPACES
BIKE SPACES REQUIRED:	2 SPACES

PRELIMINARY PLAT
APPROVED BY DRB

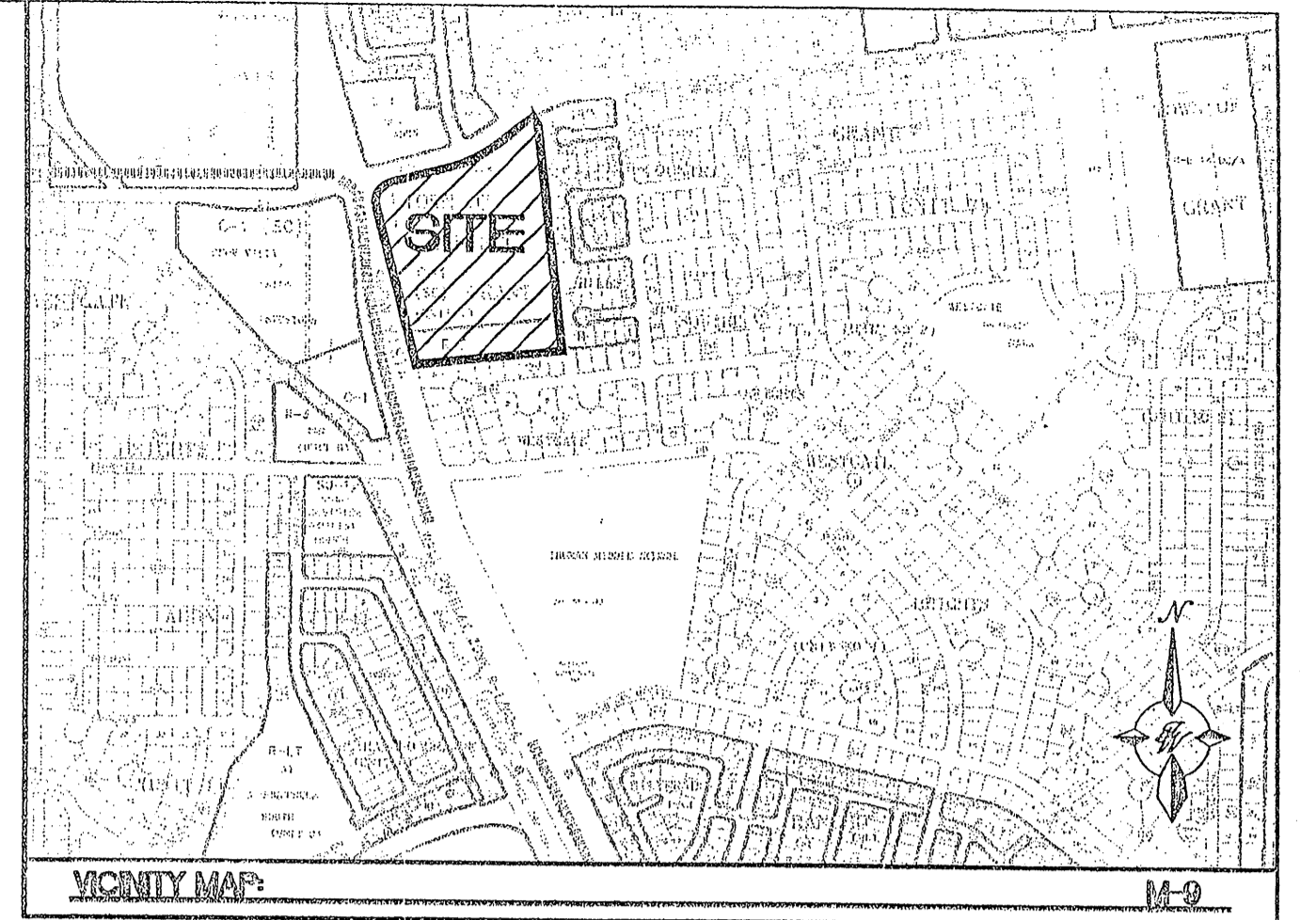
- INDEX TO DRAWINGS**
- SITE PLAN FOR BUILDING PERMIT
 - APPROVED SITE PLAN FOR SUBDIVISION
 - MASTER GRADING PLAN
 - MASTER UTILITY PLAN
 - LANDSCAPING PLAN
 - LANDSCAPING PLAN
 - BUILDING ELEVATIONS
 - DETAILS



	COMPASS BANK	DRAWN BY
	98TH AND SAGE	ET
	SITE PLAN FOR	DATE
	BUILDING PERMIT	05/07/07
5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100		26049-SPB
		SHEET #
	C1	
	JOB #	26049



- NOTES (ONLY APPLY TO LOTS 1-4)**
1. COMMON STORM DRAINAGE, PEDESTRIAN, CROSS PARKING, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 5. LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
 6. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 7. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 8. SETBACKS: THERE SHALL BE A FRONT OR CORNER SIDE SETBACK OF NOT LESS THAN TEN FEET WHERE THE LOT IS ACROSS THE STREET FROM THE FRONT LOT LINE OF A FACING LOT IN A RESIDENTIAL ZONE. THIS SETBACK APPLIES TO ON AND OFF PREMISE SIGNS. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN FIVE FEET WHERE THE SITE ADJUTS THE SIDE OF A LOT IS A RESIDENTIAL ZONE. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN 15 FEET WHERE THE SITE ADJUTS THE REAR OF A LOT IN A RESIDENTIAL ZONE. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.
 9. BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE C1 ZONE OF THE COMPREHENSIVE CITY ZONING CODE.
 10. BUS ROUTE 54 RUNS DOWN 98TH AND PAST THE SITE.
 11. HIGHLY REFLECTIVE SURFACES ARE NOT PERMITTED ON THE GAS CANOPY. ALL UNDER CANOPY LIGHTS MUST BE FULLY RECESSED SO THAT NO PART OF THE LENSE PROJECTS BELOW THE SURFACE OF THE UNDERSIDE CANOPY. SITE LIGHTING MUST MEET NIGHT SKY ORDINANCE.



VICINITY MAP: M-9

LEGAL DESCRIPTION:
Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

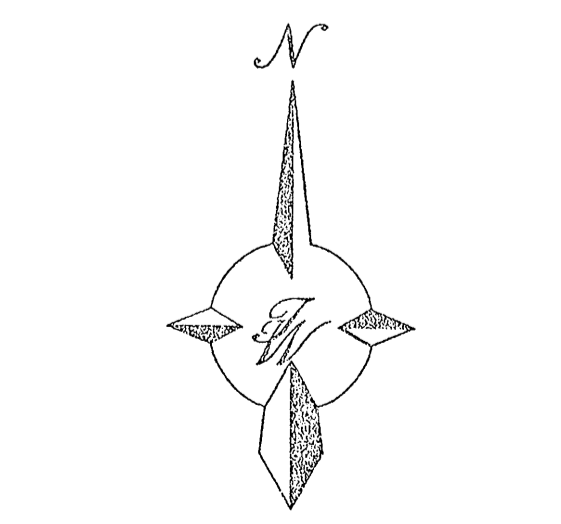
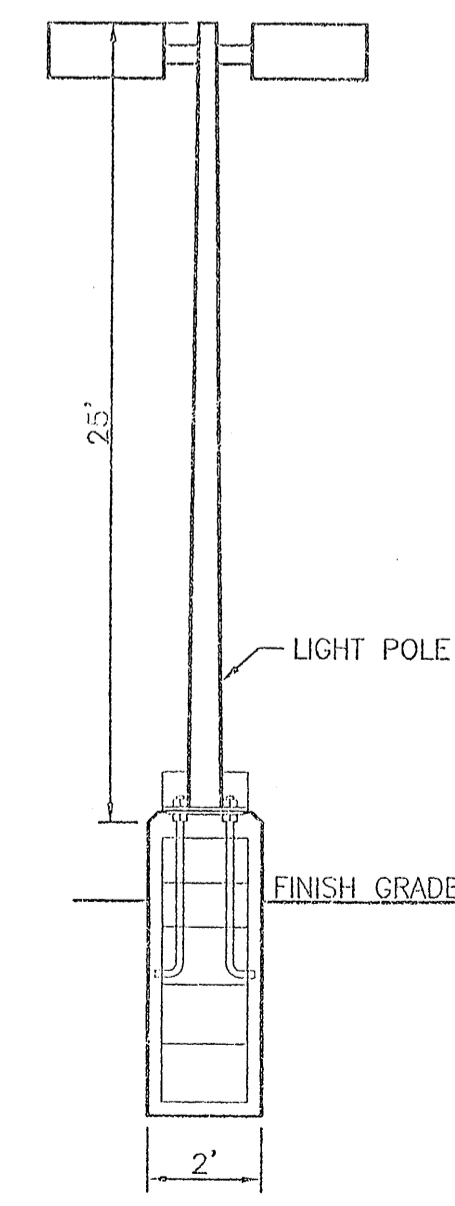
SITE DATA TABLE

LOT	AREA (AC)	BUILDING AREA	PROPOSED USE	ZONING	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	BIKE SPACES REQ.	BIKE SPACES PROV.	MIN. FAR	MAX. FAR	MAX. BLDG. HEIGHT
1	4.7626	39,690	RETAIL	SU-1*	174	191	8	11	3	3	20	20	0.15	0.35	PER C1 ZONE
2	0.5366	201	GAS	C1 (SC)	1	5	1	1	-	-	-	-	0.15	0.35	PER C1 ZONE
3	1.1239	5,600	BANK W/DRIVE THRU	C1 (SC)	**	-	-	-	-	-	-	-	0.15	0.35	PER C1 ZONE
4	3.6204	20,955	RETAIL	C1 (SC)	**	-	-	-	-	-	-	-	0.15	0.35	PER C1 ZONE
5	3.7442	-	RESIDENTIAL	R-LT	-	-	-	-	-	-	-	-	-	-	PER RLT ZONE
TOTAL	13.7871	66,446			175	196	9	12	2	2	20	20			

TOTAL AREA OF ROW DEDICATION = 7,420 SF
 * SU-1 FOR C1 PERMISSIVE USES WITH DRIVE THRU PHARMACY
 ** FINAL PARKING CALCS TO BE DETERMINED UPON SUBMITTAL OF SITE PLAN FOR BUILDING PERMIT FOR EPC APPROVAL

INDEX TO DRAWINGS

1. SITE PLAN FOR SUBDIVISION
2. SITE PLAN FOR BUILDING PERMIT
3. LANDSCAPE PLAN
4. GRADING AND DRAINAGE PLAN
5. MASTER UTILITY PLAN
6. ELEVATIONS
7. DETAILS
8. DETAILS



A.C.S. MONUMENT "2-M9"
 C.O.A. BRASS CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 PUBLISHED DATA
 X=354,207.50
 Y=1,473,257.74
 EL=5133.97' (MVD 29)
 GROUND TO GRID FACTOR=0.99967887
 DELTA ALPHA ANGLE=-0°16'47"

A.C.S. MONUMENT "TRANS"
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 (FOUND IN PLACE)
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 (CENTRAL ZONE-N.A.D. 1927)
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PROJECT NUMBER: 1003991
APPLICATION NUMBER: 05DRB-01293

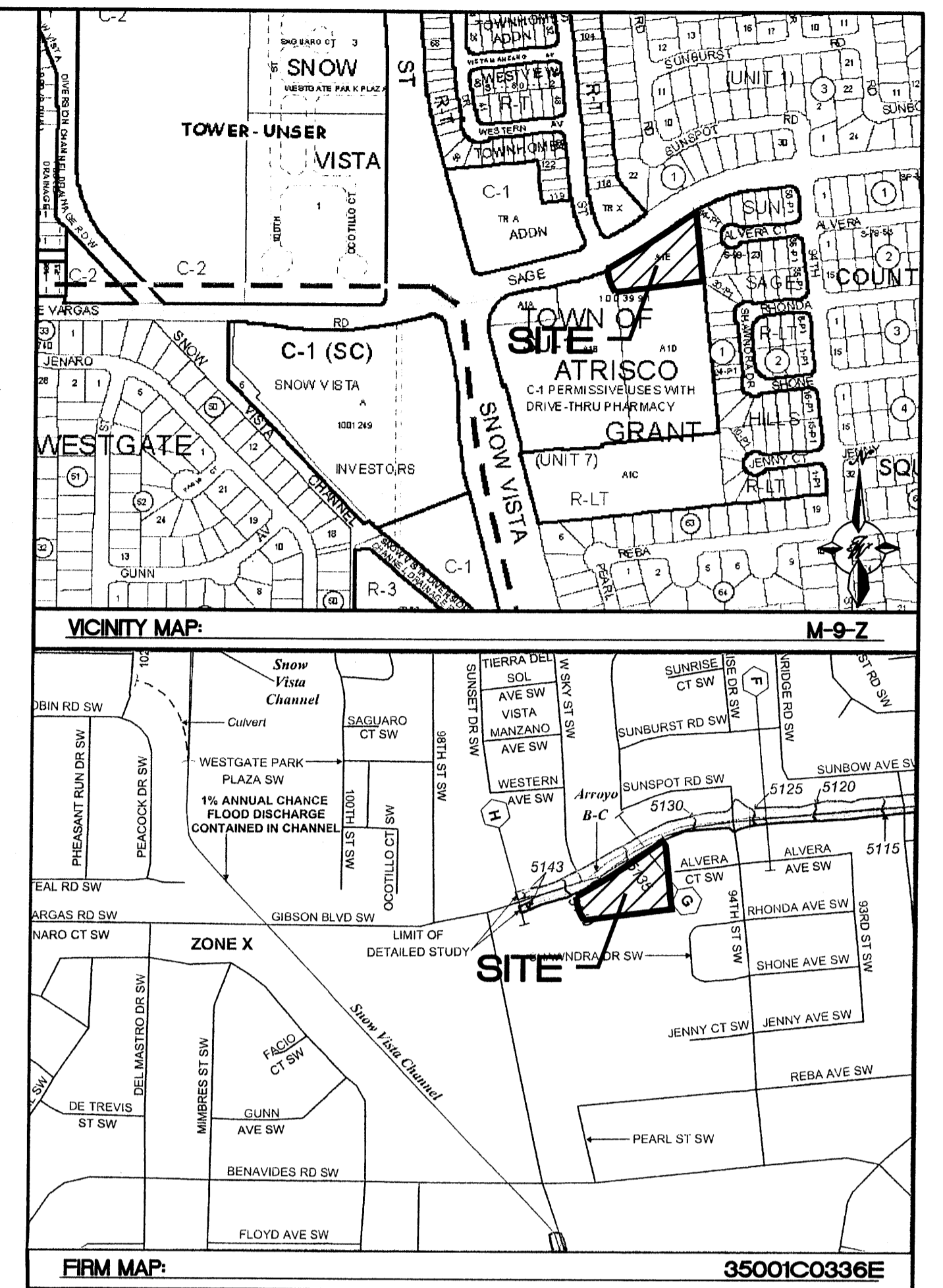
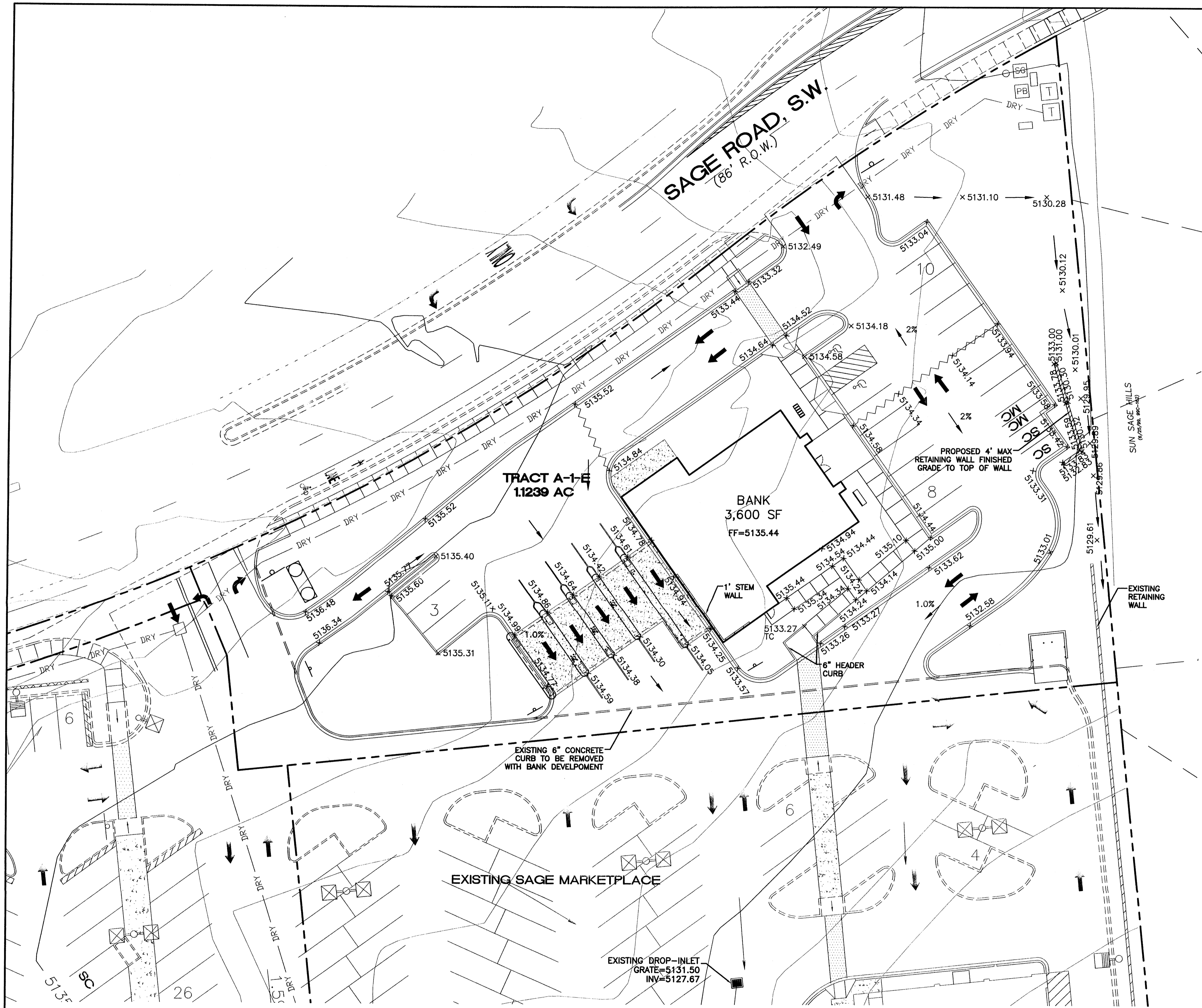
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated [] and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineer, Transportation Division	9/7/05 Date
<i>[Signature]</i> Utilities Development	9/7/05 Date
<i>[Signature]</i> Parks & Recreation Department	9/7/05 Date
<i>[Signature]</i> City Engineer	9/7/05 Date
N/A Environmental Health Department (conditional)	Date
N/A Solid Waste Management	Date
<i>[Signature]</i> DRB Chairperson, Planning Department	11/6/05 Date

[Signature] Development Review Member 9/7/05

ENGINEER'S SEAL 	WAL-MART NEIGHBORHOOD CENTER NM: 3385	DRAWN BY EMT
	SITE PLAN FOR SUBDIVISION	DATE 09-02-05
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2320-SPSB.dwg SHEET # C2
		JOB # 2320



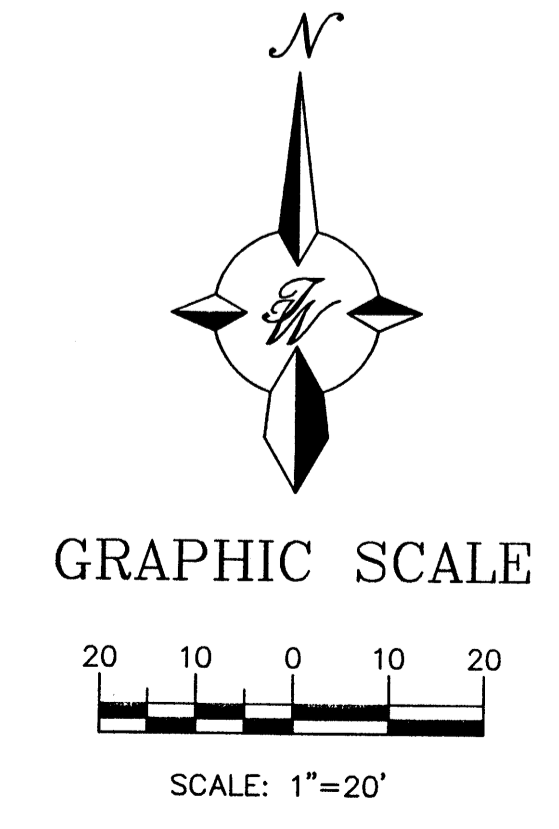
- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD 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		

LEGEND

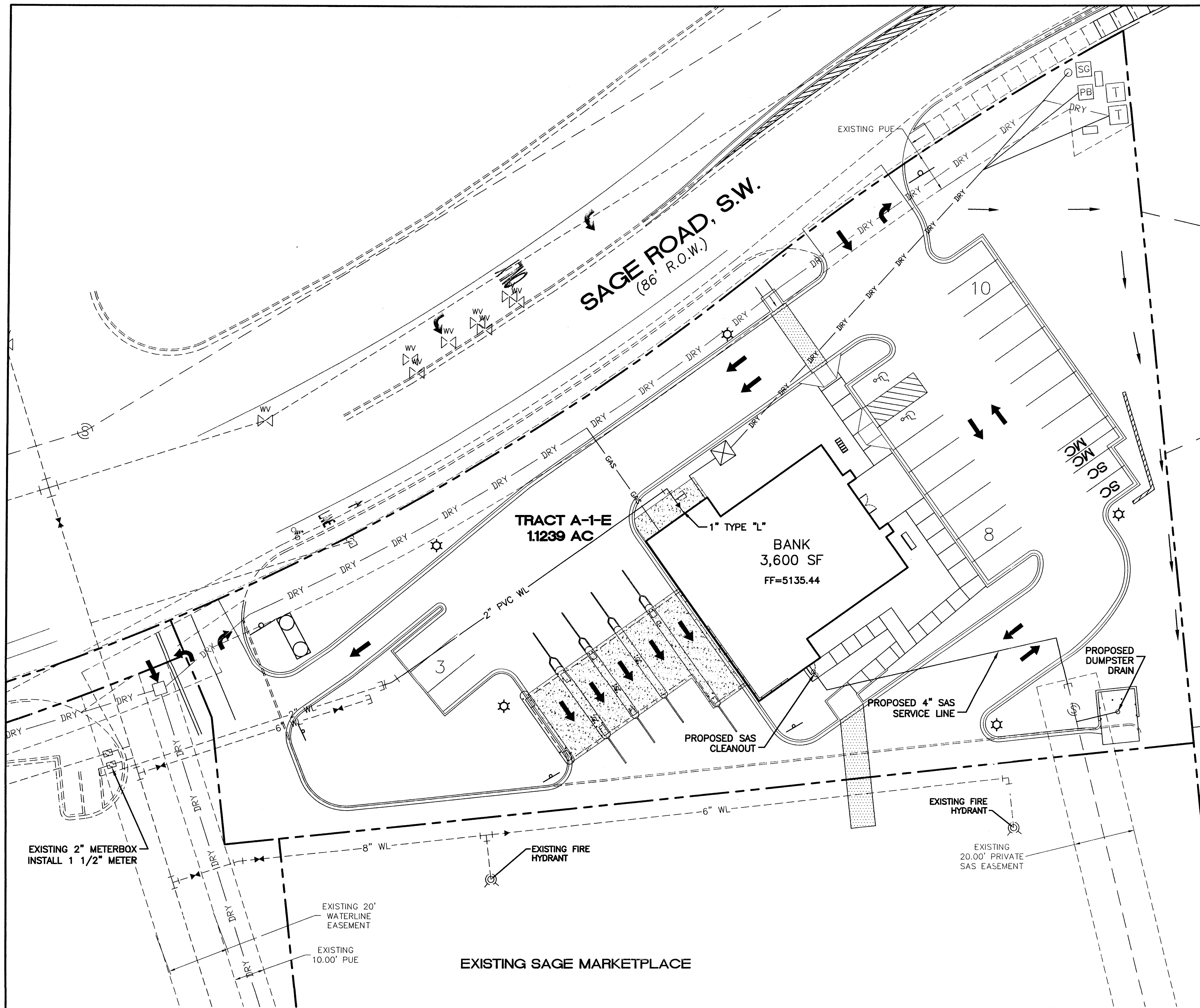
	CONSTRUCTIN BOUNDARY
	EXISTING CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED EASEMENT
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL
	PROPOSED SIDEWALK
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED SPOT ELEVATION
	FLOW ARROW
	GRADE BREAK
	CONCRETE

- 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.



ROUGH GRADING APPROVAL _____ DATE _____

	COMPASS BANK 98TH AND SAGE	DRAWN BY ET
	MASTER GRADING AND DRAINAGE PLAN	DATE 05/07/07
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100		SHEET # C3
RONALD R. BOHANNAN P.E. #7868		JOB # 26049

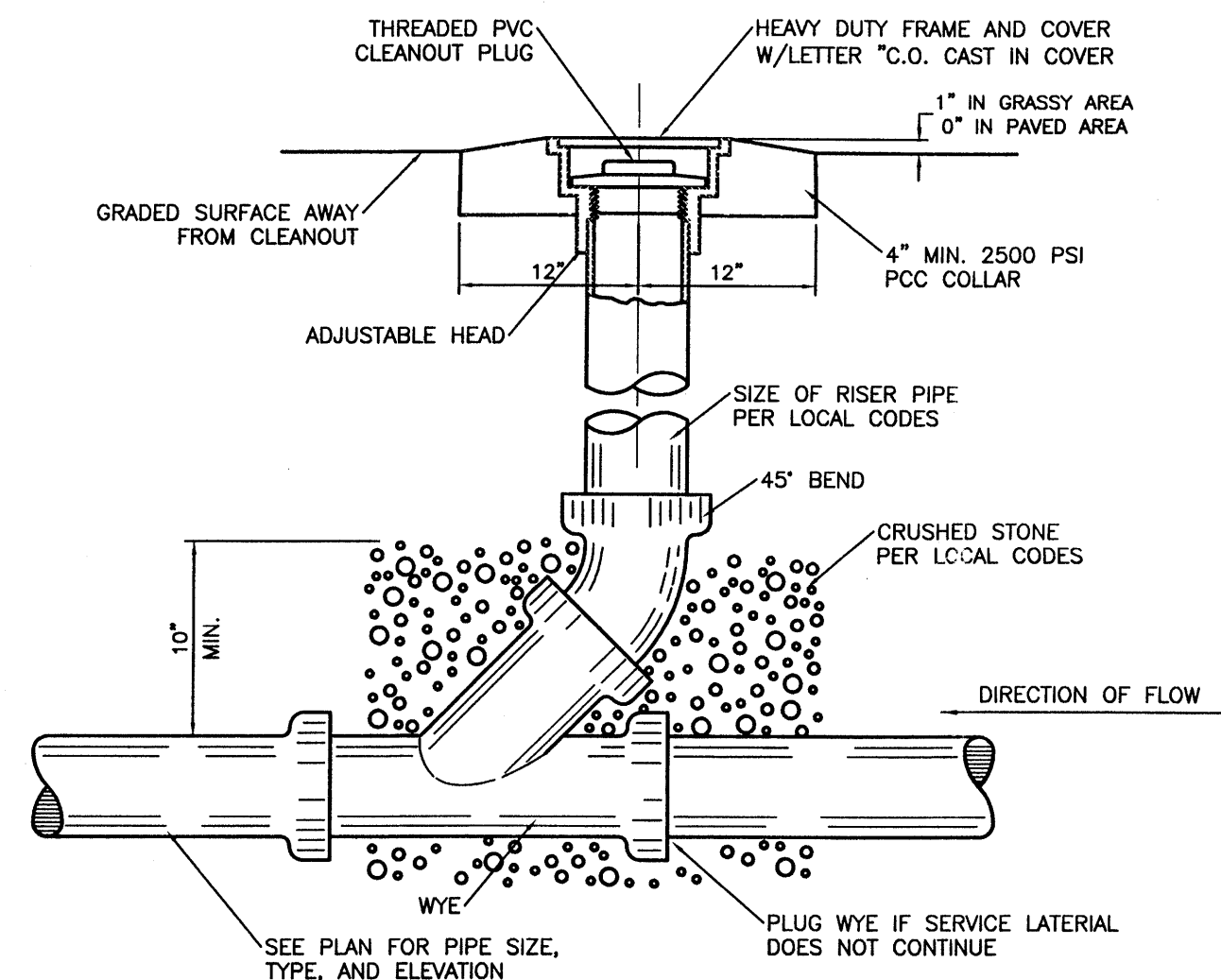


LEGEND

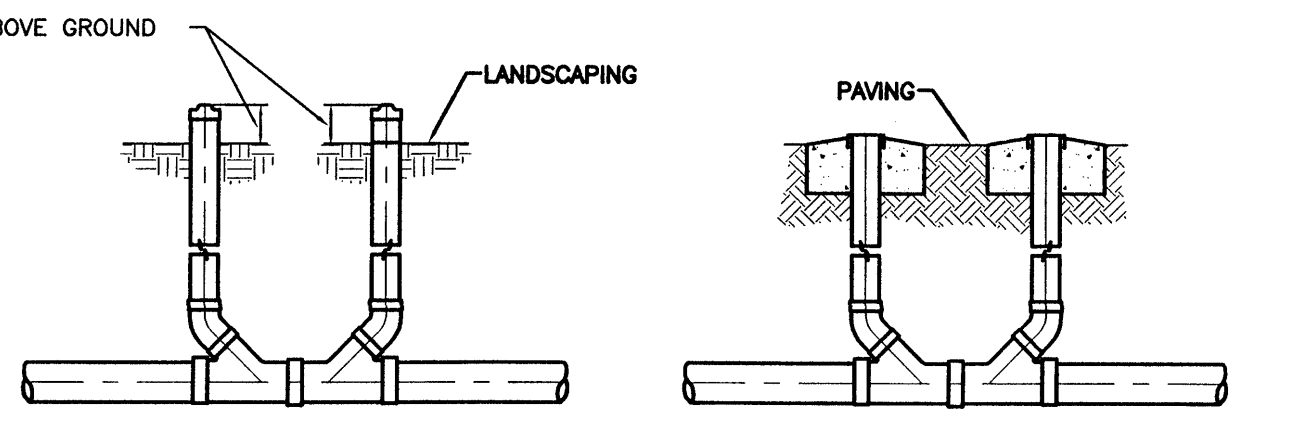
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- ⊙ EXISTING SAS MANHOLE
- ⊙ PROPOSED PARKING LOT LIGHT
- ⊙ PROPOSED DOUBLE CLEAN OUT
- 6" SAS --- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- DRY --- EXISTING DRY UTILITIES
- DRY --- PROPOSED DRY UTILITIES
- GAS --- PROPOSED GAS LINE
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- EX. 10" WL --- EXISTING WATER LINE
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING WATER METER
- ⊕ EXISTING FIRE HYDRANT
- 8" WL --- PROPOSED WATERLINE
- ⊕ PROPOSED FIRE HYDRANT

NOTICE TO CONTRACTORS

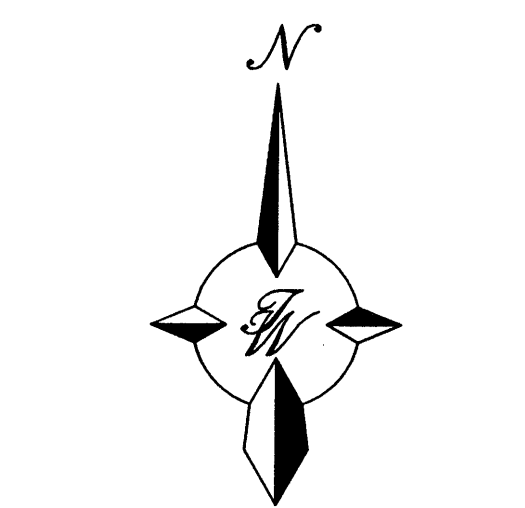
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1999), FOR LOCATION OF EXISTING UTILITIES. THREE WORKING DAYS PRIOR THE CONTRACTOR MUST CONTACT NMUI (898-2661).
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 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.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING
9. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
10. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
11. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
12. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
13. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
14. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
15. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
16. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
17. DRY UTILITY TRENCH SHOWN FOR REFERENCE ONLY.



SANITARY SEWER CLEAN-OUT
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS
NTS



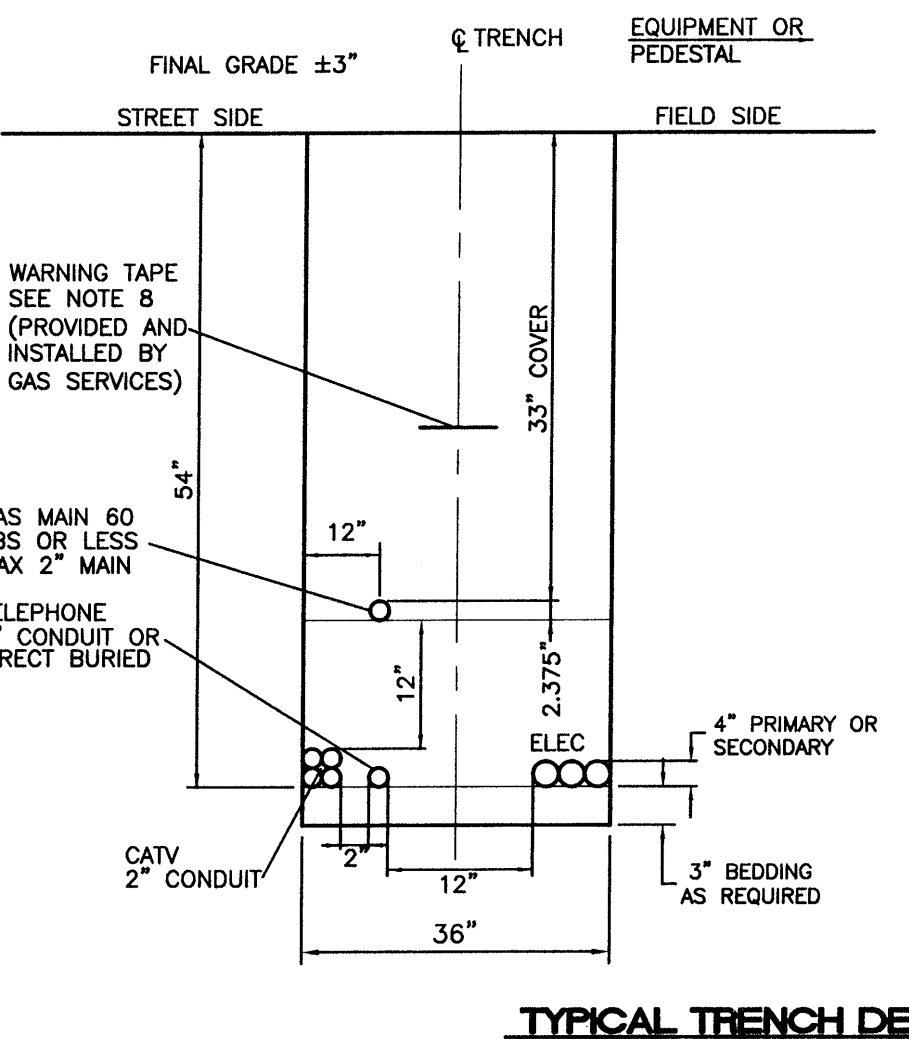
GRAPHIC SCALE
SCALE: 1"=20'

GENERAL NOTES

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH C.O.A. STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. LIGHT POLE LOCATIONS SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURE DRAWINGS FOR CORRECT LOCATIONS.

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.



TYPICAL TRENCH DETAIL
NTS

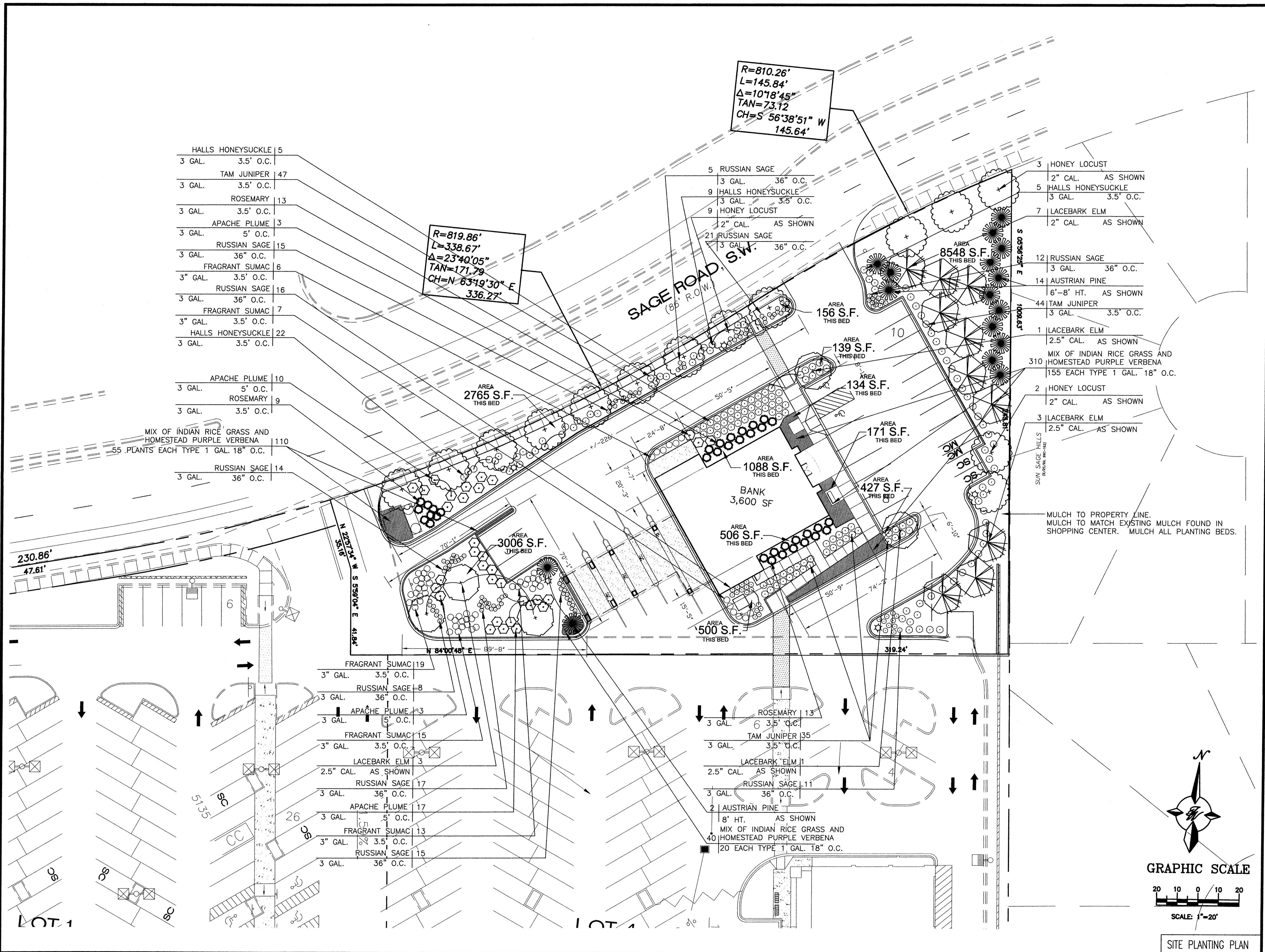
GENERAL NOTES

1. COMPACTION IN CITY OR STATE RIGHT-OF-WAYS SHALL MEET OR EXCEED MINIMUM SPECIFIED REQUIREMENTS
2. SHADING AND BEDDING MATERIAL TO BE TYPE IV, CLASS 1 FOR DIRECT BURIED CABLE AND TYPE IV, CLASS 2 FOR CABLE IN CONDUIT. TYPE III MATERIAL IS SUITABLE FOR EITHER TYPE OF INSTALLATION. REFER TO DS-10-12.4 FOR FILL MATERIAL REQUIREMENTS.
3. IF TRENCH-RUN MATERIAL MEETS BACK FILL MATERIAL TYPE REQUIREMENTS, 3\"/>

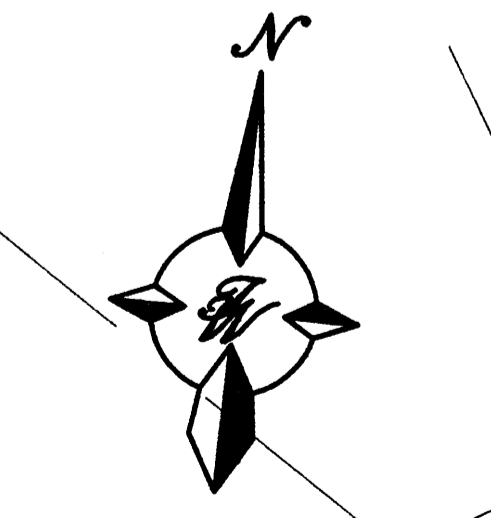
REFERENCES

1. NESC RULE 352, 353, 354.

	COMPASS BANK 98TH AND SAGE	DRAWN BY ET
	MASTER UTILITY PLAN	DATE 05/07/07
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	26049-MUB
		SHEET # C4
RONALD R. BOHANNAN P.E. #7868		JOB # 26049



MULCH TO PROPERTY LINE.
MULCH TO MATCH EXISTING MULCH FOUND IN
SHOPPING CENTER. MULCH ALL PLANTING BEDS.



GRAPHIC SCALE

SITE PLANTING PLAN

- HALLS HONEYSUCKLE 5
3 GAL. 3.5' O.C.
- TAM JUNIPER 47
3 GAL. 3.5' O.C.
- ROSEMARY 13
3 GAL. 3.5' O.C.
- APACHE PLUME 3
3 GAL. 5' O.C.
- RUSSIAN SAGE 15
3 GAL. 36" O.C.
- FRAGRANT SUMAC 6
3" GAL. 3.5' O.C.
- RUSSIAN SAGE 16
3 GAL. 36" O.C.
- FRAGRANT SUMAC 7
3" GAL. 3.5' O.C.
- HALLS HONEYSUCKLE 22
3 GAL. 3.5' O.C.

- APACHE PLUME 10
3 GAL. 5' O.C.
- ROSEMARY 9
3 GAL. 3.5' O.C.
- MIX OF INDIAN RICE GRASS AND
HOMESTEAD PURPLE VERBENA 110
55 PLANTS EACH TYPE 1 GAL. 18" O.C.
- RUSSIAN SAGE 14
3 GAL. 36" O.C.

- FRAGRANT SUMAC 19
3" GAL. 3.5' O.C.
- RUSSIAN SAGE 8
3 GAL. 36" O.C.
- APACHE PLUME 13
3 GAL. 5' O.C.
- FRAGRANT SUMAC 15
3" GAL. 3.5' O.C.
- LACEBARK ELM 3
2.5" CAL. AS SHOWN
- RUSSIAN SAGE 17
3 GAL. 36" O.C.
- APACHE PLUME 17
3 GAL. 5' O.C.
- FRAGRANT SUMAC 13
3" GAL. 3.5' O.C.
- RUSSIAN SAGE 15
3 GAL. 36" O.C.

- 5 RUSSIAN SAGE
3 GAL. 36" O.C.
- 9 HALLS HONEYSUCKLE
3 GAL. 3.5' O.C.
- 9 HONEY LOCUST
2" CAL. AS SHOWN
- 21 RUSSIAN SAGE
3 GAL. 36" O.C.

- 3 HONEY LOCUST
2" CAL. AS SHOWN
- 5 HALLS HONEYSUCKLE
3 GAL. 3.5' O.C.
- 7 LACEBARK ELM
2" CAL. AS SHOWN
- 12 RUSSIAN SAGE
3 GAL. 36" O.C.
- 14 AUSTRIAN PINE
6'-8' HT. AS SHOWN
- 44 TAM JUNIPER
3 GAL. 3.5' O.C.
- 1 LACEBARK ELM
2.5" CAL. AS SHOWN
- 310 MIX OF INDIAN RICE GRASS AND
HOMESTEAD PURPLE VERBENA
155 EACH TYPE 1 GAL. 18" O.C.
- 2 HONEY LOCUST
2" CAL. AS SHOWN
- 3 LACEBARK ELM
2.5" CAL. AS SHOWN

- ROSEMARY 13
3 GAL. 6 3.5' O.C.
- TAM JUNIPER 35
3 GAL. 3.5' O.C.
- LACEBARK ELM 1
2.5" CAL. AS SHOWN
- RUSSIAN SAGE 11
3 GAL. 36" O.C.
- 2 AUSTRIAN PINE
18' HT. AS SHOWN
- MIX OF INDIAN RICE GRASS AND
HOMESTEAD PURPLE VERBENA 40
20 EACH TYPE 1 GAL. 18" O.C.

KPS-NGS 2436 001207

RELEASES / DATES

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION

PROJECT TITLE
Compass Bank
98th & Sage Office
9500 Sage Road
SW Albuquerque, New Mexico 87121

OWNER
Compass Bank
Birmingham, Alabama

PATH: P:\CBSFIN\06008-01
FILENAME: L-101

DATE 11/30/06
DRAWN JRH
REVIEWED AGS

SHEET TITLE
PLANTING PLAN

PROJECT NUMBER DRAWING NUMBER

06008-01 C5

COMPASS BANK - 98TH AND SAGE
IRRIGATION SYSTEM DESCRIPTION

IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPED AREAS OF SITE. IRRIGATION SYSTEM SHALL BE A COMPLETE UNDERGROUND, AUTOMATED IRRIGATION SYSTEM, COMPOSED OF DRIP IRRIGATION FOR SHRUBS, GROUND COVER AND TREES, ALONG WITH SPRAY IRRIGATION FOR ALL TURF AREAS.

ALTHOUGH LOCATION AND SIZE NOT YET DETERMINED, IT IS ESTIMATED THAT THE IRRIGATION METER SHALL BE 1" SIZE. THE IRRIGATION SYSTEM REQUIREMENTS WILL BE APPROXIMATELY 30 GALLONS PER MINUTE (GPM) AT 85 PSI. IRRIGATION SYSTEM MAINLINE WILL BE 1.5" CLASS 200 PVC PIPE WITH ZONE SIZES NOT TO EXCEED 30 GPM.

THE IRRIGATION CONTROLLER LOCATION WILL BE LOCATED IN THE FIELD BY AN OWNER'S REPRESENTATIVE. IT IS ESTIMATED THE CONTROLLER WILL BE WALL MOUNTED WITH A MINIMUM SIZE OF AT LEAST 24 STATIONS (ACTUAL SIZE YET TO BE DETERMINED). THERE WILL BE A WIRELESS RAIN/FREEZE SENSOR DEVICE CONNECTED TO THE IRRIGATION CONTROLLER. THE IRRIGATION CONTROLLER WILL REQUIRE 120 VAC POWER.

IRRIGATION COVERAGE FOR SHRUBS, GROUND COVER, AND TREES WILL BE ACCOMPLISHED THROUGH THE USE OF DRIP IRRIGATION. TREES WILL RECEIVE A MINIMUM OF (5) 1 GPH BUBBLERS EACH. LARGE SHRUBS WILL RECEIVE (2) 1 GPH BUBBLERS EACH. SMALL SHRUBS WILL RECEIVE AT LEAST (1) 1 GPH BUBBLER, ALTHOUGH IT MAY BE POSSIBLE THEY WILL RECEIVE (2) 1 GPH BUBBLERS. GROUND COVER WILL RECEIVE DRIP TUBING, WITH EMITTERS SPACED AT 12" CENTERS (.6 GPH) IN A GRID PATTERN.

IRRIGATION COVERAGE FOR TURF AREAS WILL BE ACCOMPLISHED THROUGH EITHER SPRAY OR ROTOR IRRIGATION (DEPENDANT ON AREA SIZE/SPACE). OVERTHROW OF SPRAY/ROTOR IRRIGATION ONTO ADJACENT LANDSCAPE OR HARDSCAPE AREAS WILL BE KEPT TO A MINIMUM.

IRRIGATION MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
WATER AND POWER SOURCES WILL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

GENERAL PLANTING NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACCQUANT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.

CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.

ALL TREE AND SPECIMEN PLANT MATERIAL SHALL BE LOCATED BY THE CONTRACTOR AT APPROVED NURSERIES OR THEIR EQUAL (SEE LIST) APPROVED PRIOR TO BIDDING.

ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANT BEDS.

PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF NURSERY "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERMEN, INC.

ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.

ALL SHRUBS, TREES AND GROUND COVERS SHALL BE PLANTED WITH A SOIL MIXTURE AS INDICATED IN SPECIFICATIONS.

FRONT ROW OF SHRUBS SHALL BE PLANTED MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND MINIMUM 36" BACK OF CURB @ PARKING SPACES.

BACK ROW OF SHRUB PLANTING SHALL BE PLANTED @ 4 FT. OFF FACE OF BUILDING WALL. GROUND COVERS SHALL BE 12" OUT FROM BUILDING AS REQUIRED BY PLANT SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF PLANT MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR.

SEASONAL COLOR SHALL BE PLANTED IN FLOWERING STATE.

CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS FOR ONE FULL YEAR FROM DATE OF INSTALLATION.

CONTRACTOR SHALL SUPPLY AND SPREAD TOPSOIL IN PLANTING BEDS AND ALL AREAS TO BE SEED OR SOODED.

ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:

- 3" DEPTH PINE BARK
- 3" DEPTH SHREDDED HARDWOOD MULCH
- 2" DEPTH DECOMPOSED GRANITE (COLOR TO MATCH ADJACENT LANDSCAPE AREA MULCH)

EDGING TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN. PROVIDE EDGING AS INDICATED:

- STEEL EDGING.
- EXCAVATE TRENCH EDGE AS NOTED ON DETAIL.

PROVIDE TREE STAKING AS INDICATED:

- STAKE ALL TREES, UNLESS OTHERWISE NOTED.
- STAKE TREES ONLY AS NEEDED TO KEEP PLUMB.

REMOVE ALL GUY WIRES AND STAKES AT END OF ONE-YEAR GUARANTEE PERIOD.

ONE YEAR OF PLANT MAINTENANCE FROM SUBSTANTIAL COMPLETION:

- NOT INCLUDED IN CONTRACT
- INCLUDED IN CONSTRUCTION CONTRACT
- ALTERNATE TO CONTRACT

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

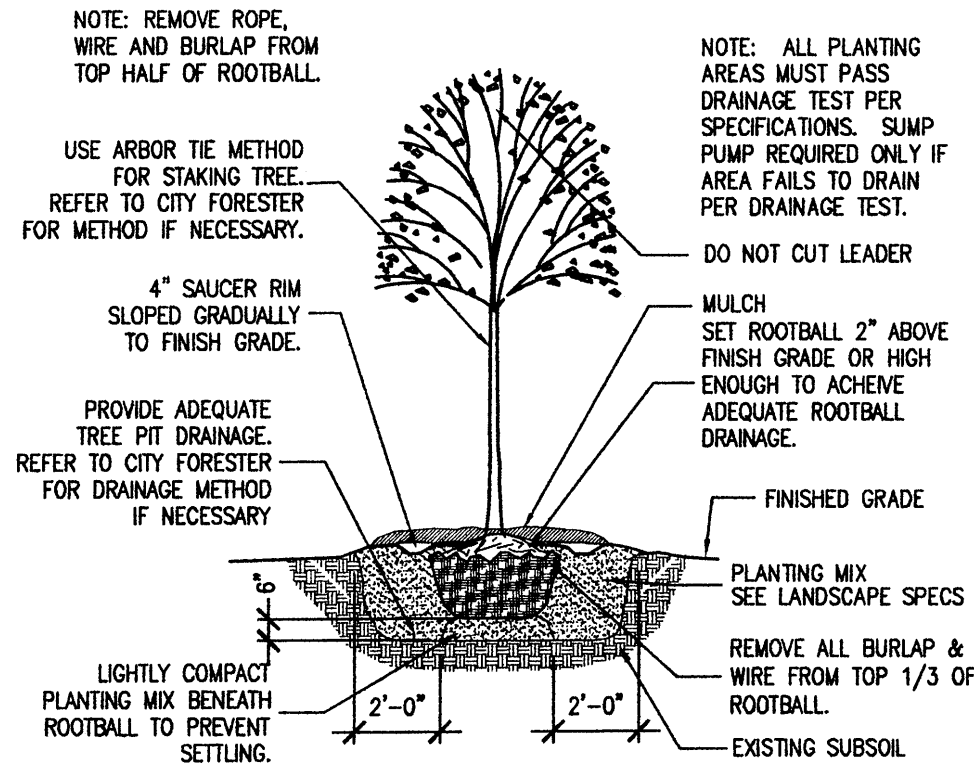
PLANTING MIX SHALL BE FOUR PARTS BY VOLUME TOPSOIL, TWO PARTS BY VOLUME DECOMPOSED ORGANIC MATTER, TWO PARTS BY VOLUME SAND, ADD 3 LBS OF 12-6-6 FERTILIZER TO EACH CUBIC YARD OF PLANTING MIX, FOR EACH PLANT.

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, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

D1 NOT USED

D2 IRRIGATION NOTES

D3 LANDSCAPE NOTES



LANDSCAPE COMPUTATIONS TABLE	
NET LOT AREA	48,997 s.f.
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIREMENT	7,349 s.f.
TOTAL LANDSCAPE PROVIDED	17,440 s.f.
GROUND COVER REQUIRED	75%
TOTAL GROUND COVER REQUIRED	13,080 s.f.
TOTAL GROUND COVER PROVIDED (at maturity)	21,025 s.f.

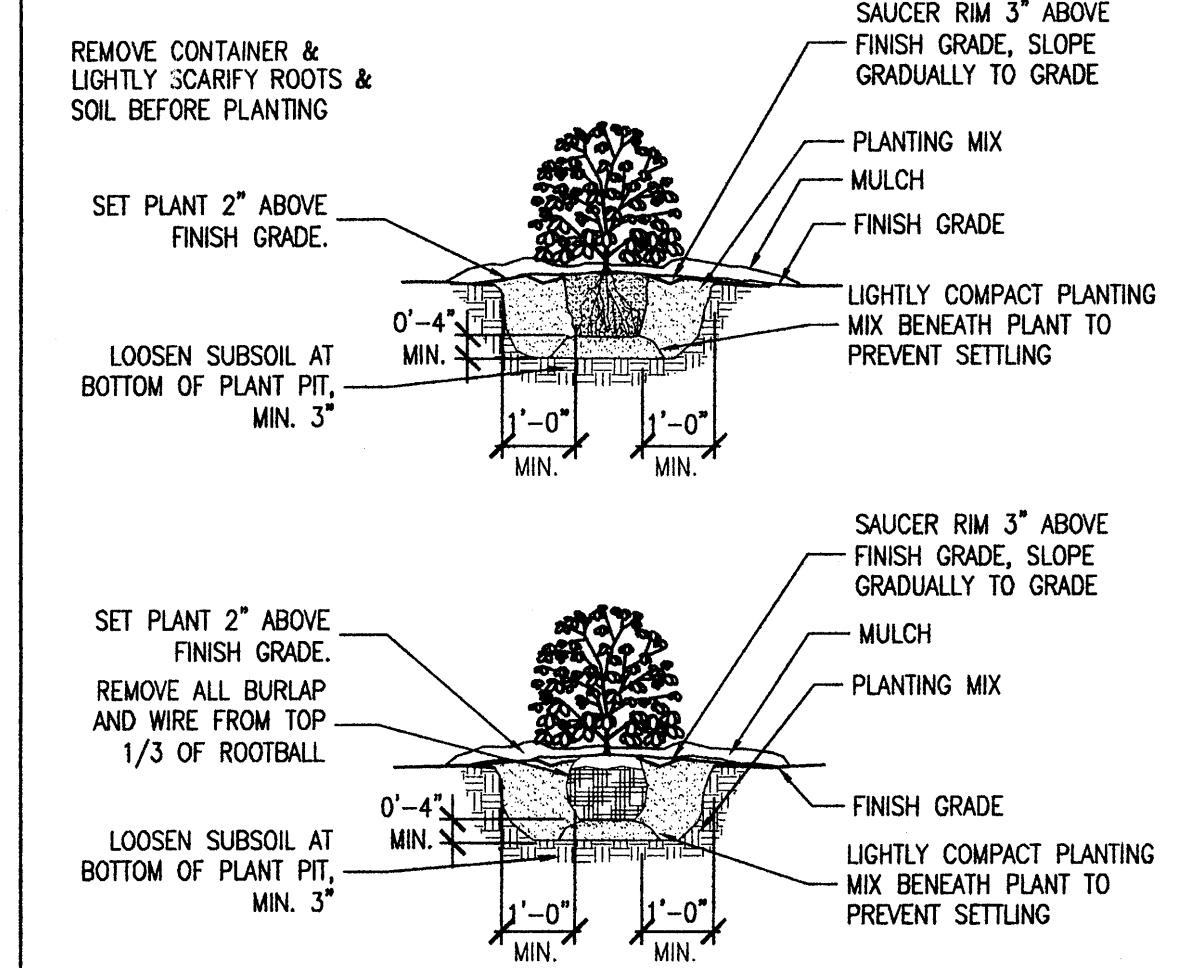
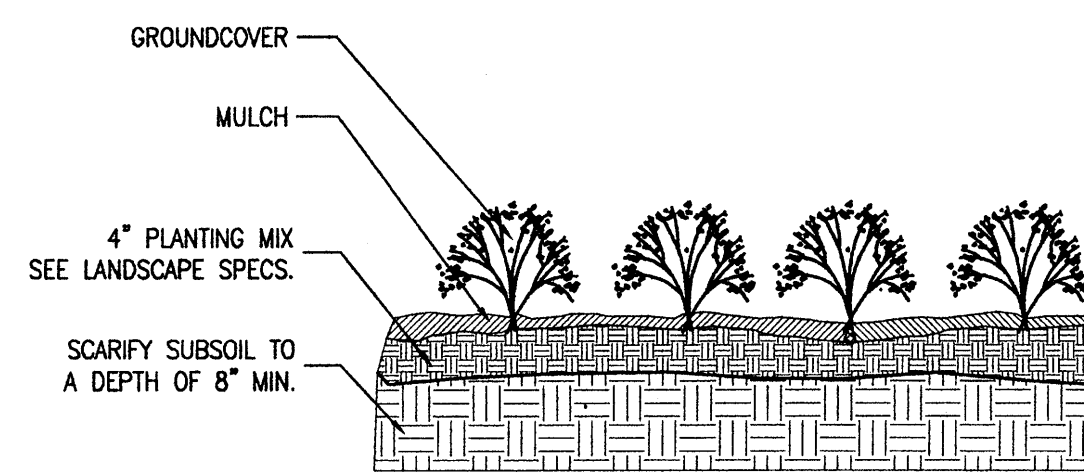
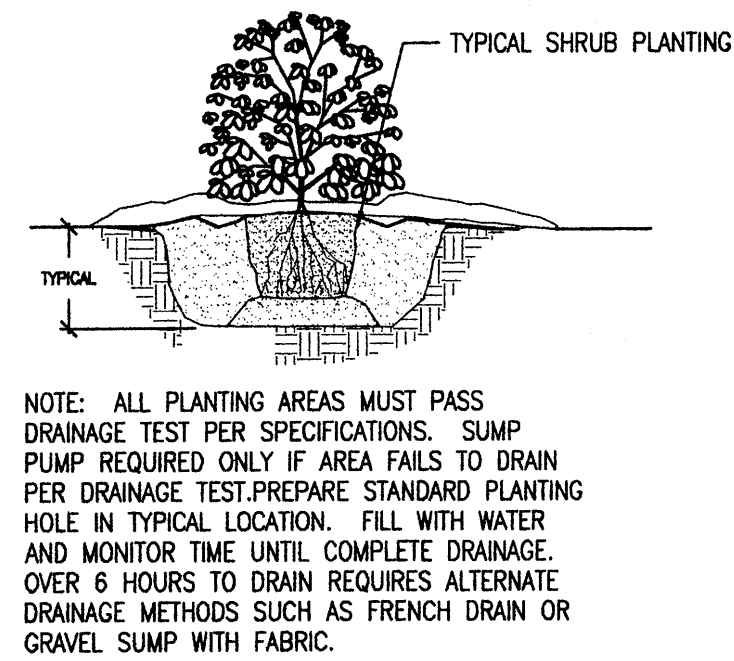
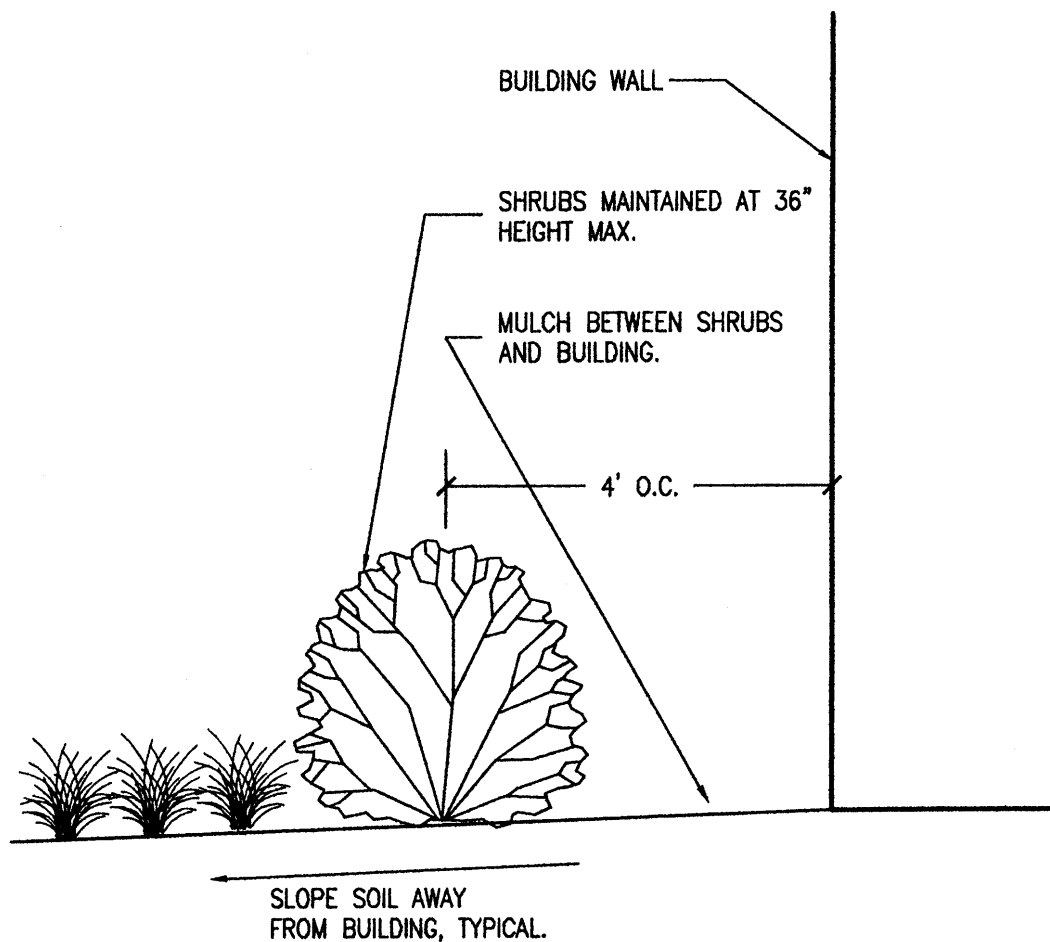
C1 NOT USED

C2 NOT USED

C3 NOT USED

C4 STANDARD TREE PLANTING SCALE: 1/4" = 1'-0"

C5 LANDSCAPE COMPUTATIONS



B1 NOT USED

B2 PLANTING ADJACENT TO BUILDING NTS

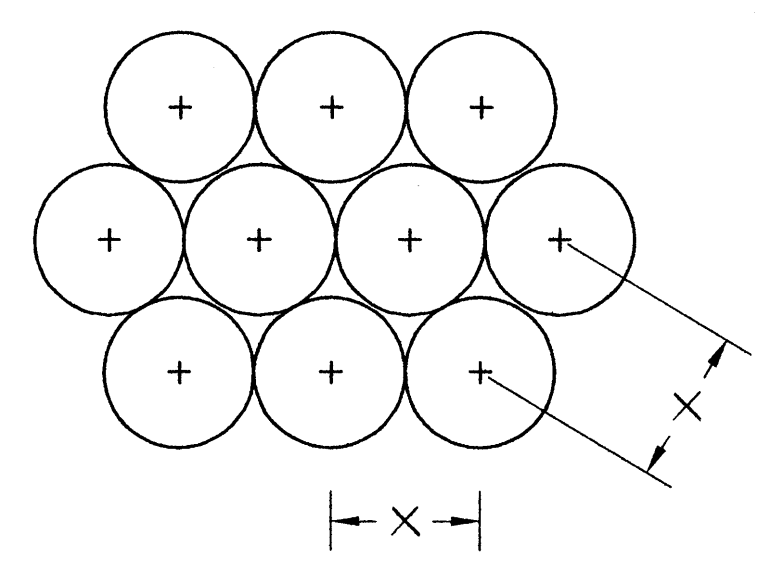
B3 PLANTING BED DRAINAGE SCALE: 1/2" = 1'-0"

B4 GROUND COVER PLANTING BED

B5 TYPICAL SHRUB PLANTING SCALE: 3/8" = 1'-0"

QTY	BOTANICAL NAME	COMMON NAME	CALIP/ SIZE	HEIGHT	SPREAD	SPNG/ RTBALL	COMMENTS	MATURE SIZE
TREES								
15	ULMUS PARVIFOLIA	LACEBARK ELM	2" CAL	12'-4"	6'-8"		SEE NOTE BELOW	30'X30'
14	GLEDITSIA TRACANTHOS	HONEY LOCUST	2" CAL	10-12'	3-5'		SEE NOTE BELOW	30'X25'
16	PINUS NISRA	AUSTRIAN PINE		8-9 HT	3-4'		SEE NOTE BELOW	30'X30'
SHRUBS								
134	PEROVSKIA ATRIPLEXICOLA	RUSSIAN SAGE	3 GAL	18-18"	12-18"	3" OC	FULL	25 s.f.
35	ROSMARINUS OFFICINALIS	ROSEMARY	2 GAL	18-14"	18-24"	3.5" O.C.	FULL	36 s.f.
33	FALLUGIA PARADOXA	APACHE PLUME	3 GAL	18-14"	18-24"	3" OC	FULL	25 s.f.
126	JUNIPERUS SABINA TAMARISCIFOLIA	TAM JUNIPER	3 GAL	18-18"	18-24"	3.5" OC	FULL	36 s.f.
80	RHUS ARBASTICA	FRAGRANT SUMTAC	3 GAL	18-18"	18-18"	3.5" OC	FULL	36 s.f.
41	LONCERA JAPONICA HALLIANA	HALL'S HONEYSUCKLE	1 GAL			3.5" OC	UNSTAKED - GROUND COVER	144 s.f.
VINES/GROUND COVER								
230	ORYZOPSIS HYMENODES	INDIAN RICEGRASS	1 GAL	8-12"	8-12"	18" OC	FULL	4 s.f.
230	VERBENA X HOMESTEAD PURPLE	HOMESTEAD PURPLE VERBENA	1 GAL	4-8"	10-12"	18" OC	FULL	9 s.f.

NOTE: ALL SPECIES SHOULD HAVE FULL, WELL DISTRIBUTED CANOPIES OF TYPICAL SHAPE AND SIZE FOR SPECIES. TREES SHOULD BE ORDERED FROM NURSERY TO MEET STREET TREE SPECIFICATIONS.



KPS-NCS 24.36 001207

A1 NOT USED

A2 NOT USED

A3 PLANT SCHEDULE

A4 TYPICAL SHRUB SPACING NTS

RELEASES / DATES

1

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION

PROJECT TITLE
Compass Bank
98th & Sage Office
9500 Sage Road
SW Albuquerque, New Mexico 87121

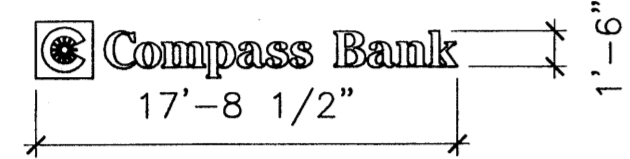
OWNER
Compass Bank
Birmingham, Alabama

PATH: P:\CBSFIN\06008-01
FILENAME: L-2.01.dwg

DATE 12/1/06
DRAWN JRH
REVIEWED AGS

SHEET TITLE
PLANTING DETAILS AND SCHEDULE

PROJECT NUMBER DRAWING NUMBER
06008-01 C5A



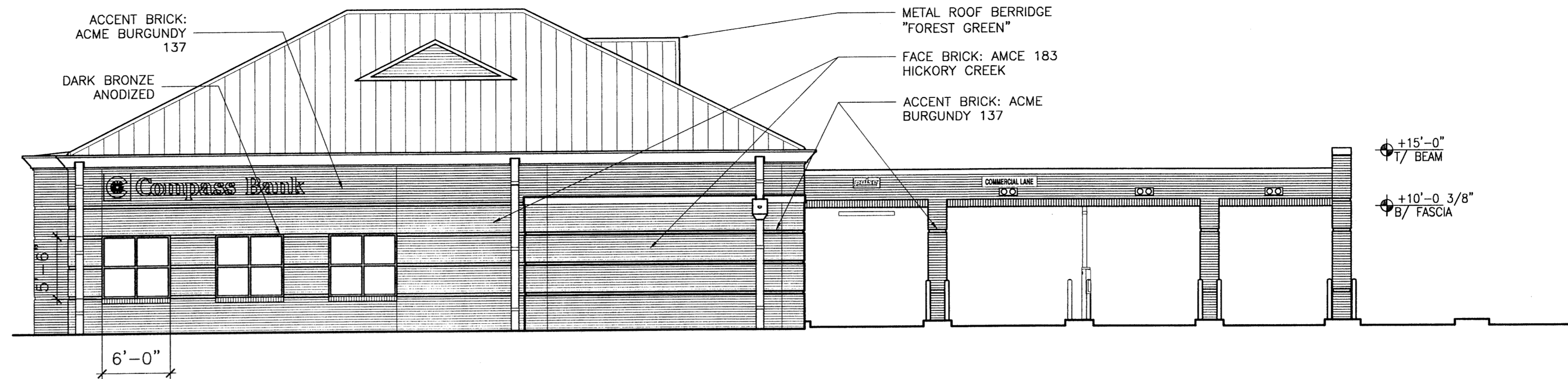
Sign face area: 30.9 sf (all building signs)

Side Elevation Signs:
 Gray 1/4 thick plate letters
 Flood light from remote fixtures

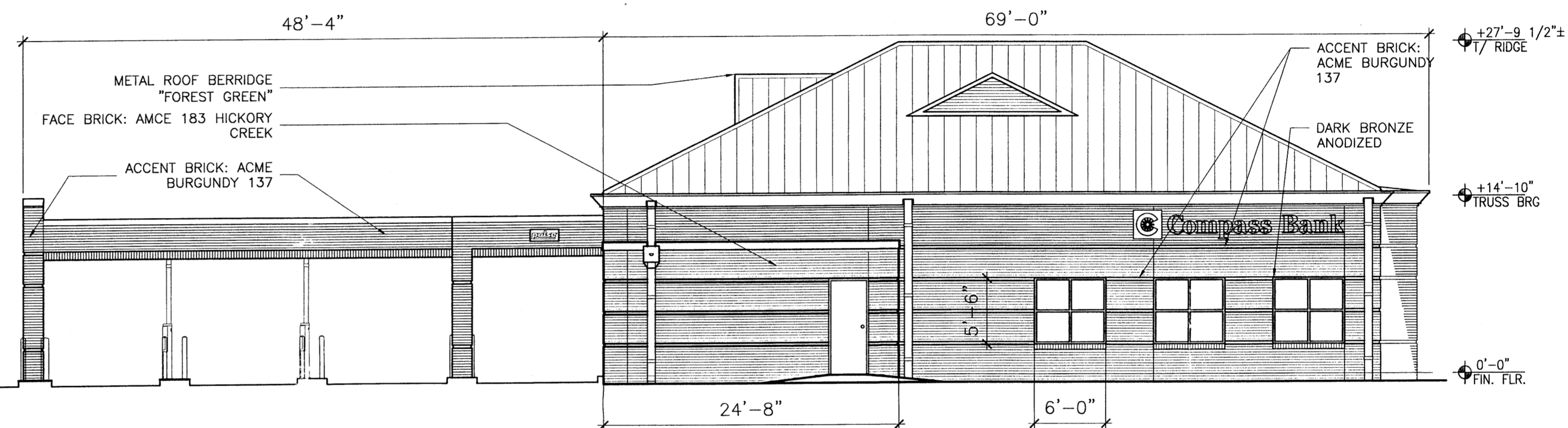
Front and Rear Elevation Signs:
 White illuminated channel letters

Brick Monument Sign:
 18 sf per side

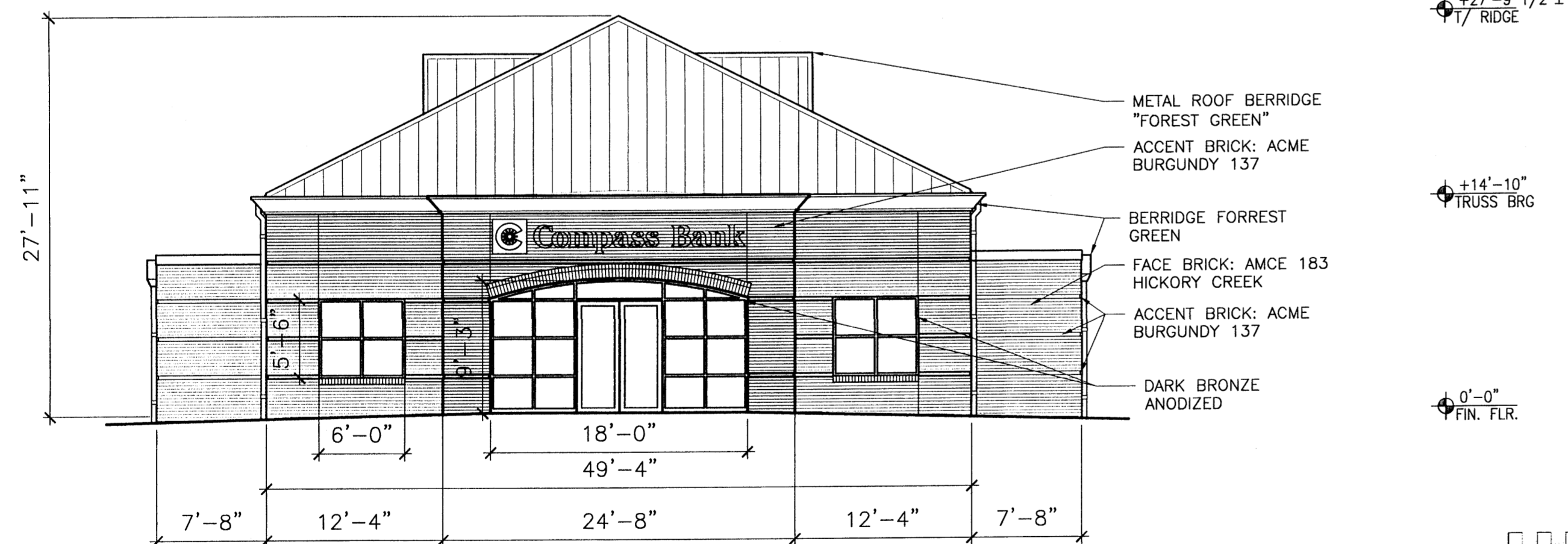
SIGN INFORMATION



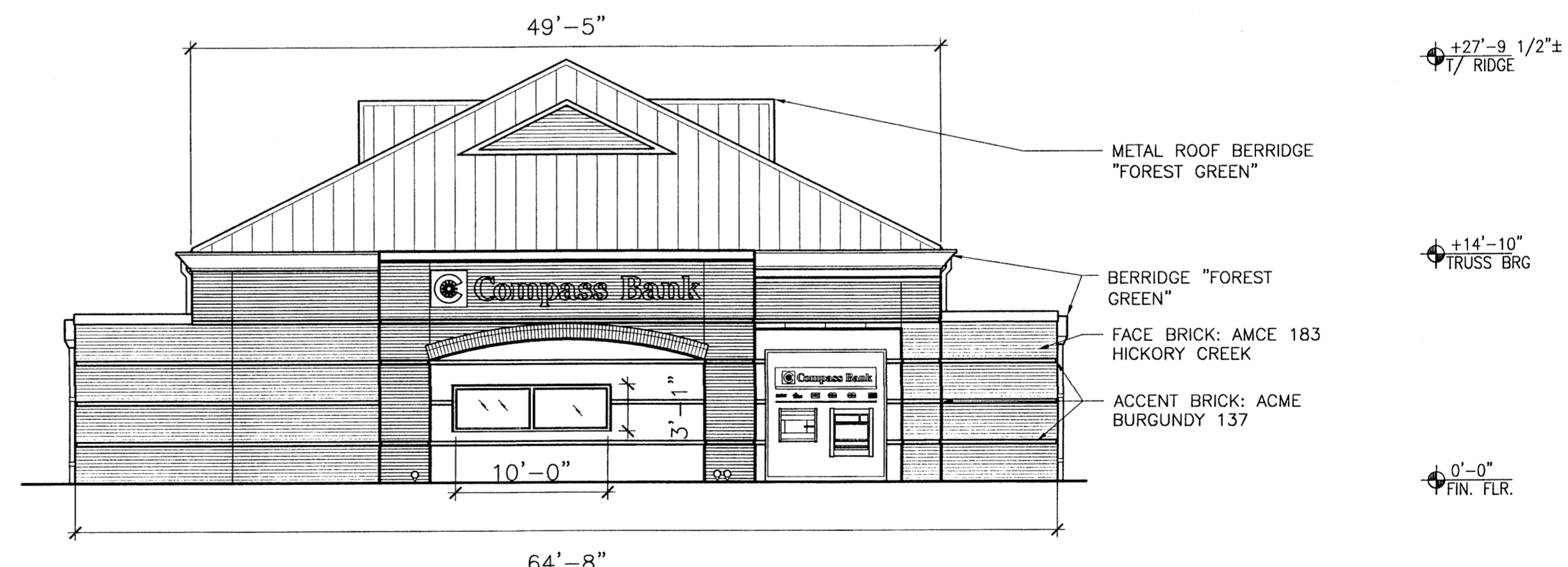
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



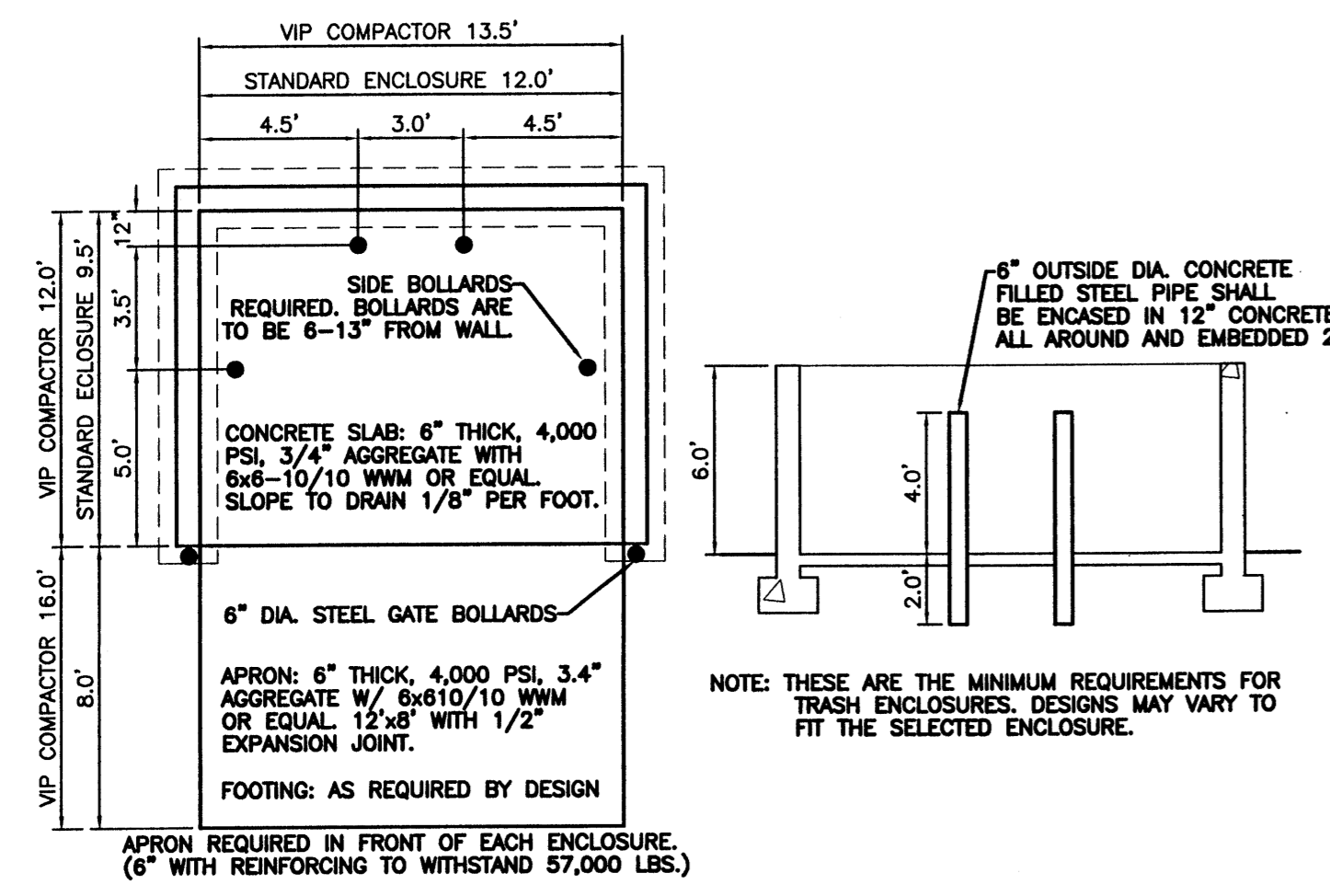
WEST ELEVATION



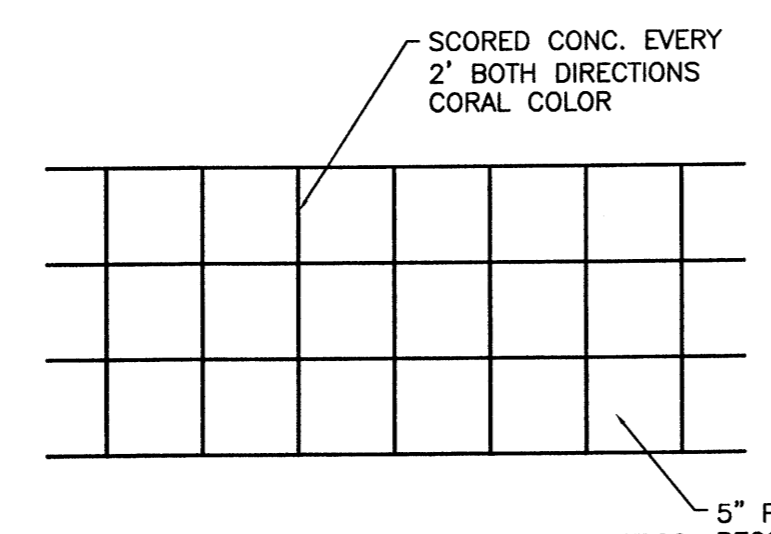
98th and SAGE

KPS PROJECT NO. 06008-00
 Scale: 1/8" = 1'-0"
 Albuquerque, New Mexico
 Date: April 24, 2007

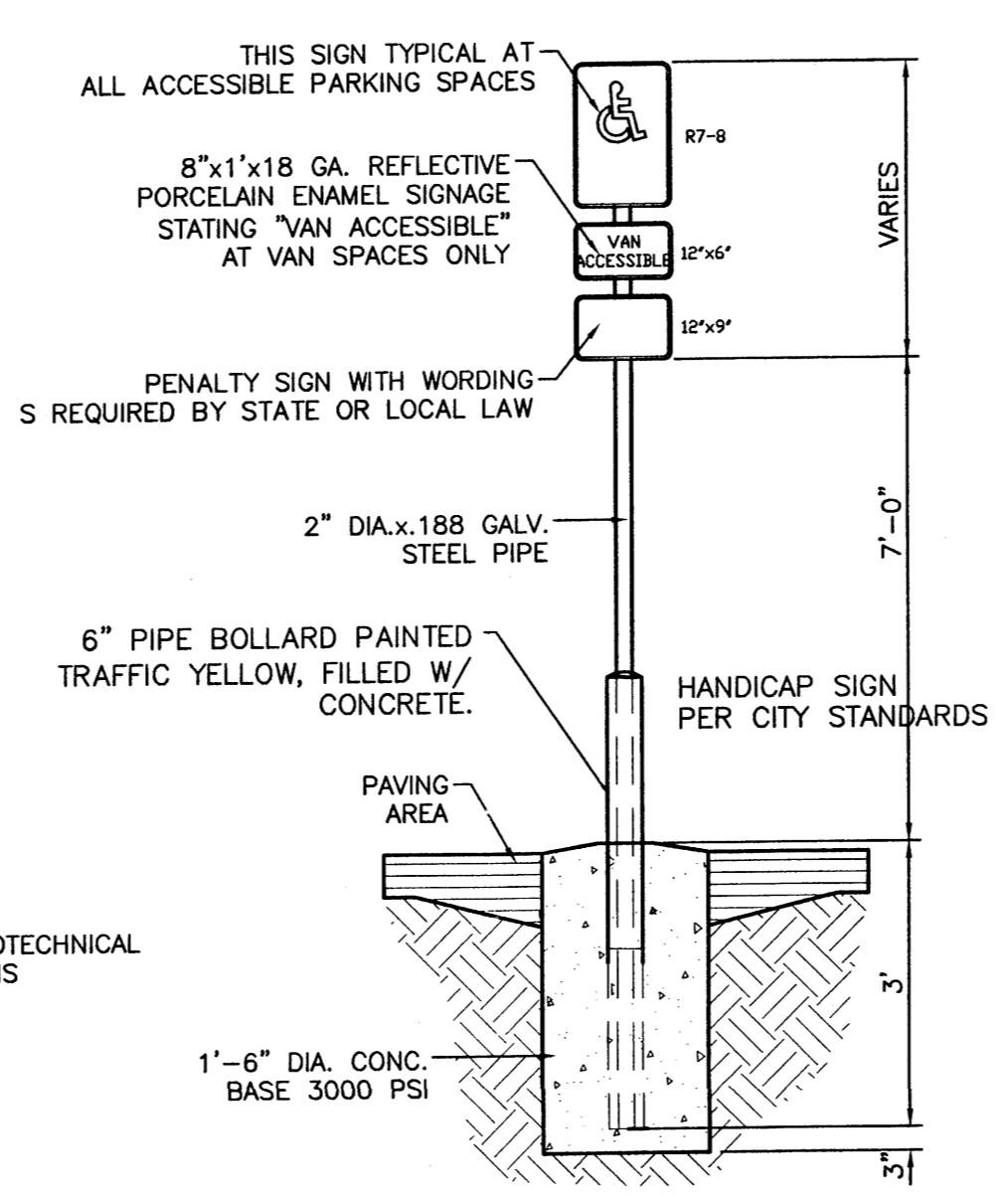




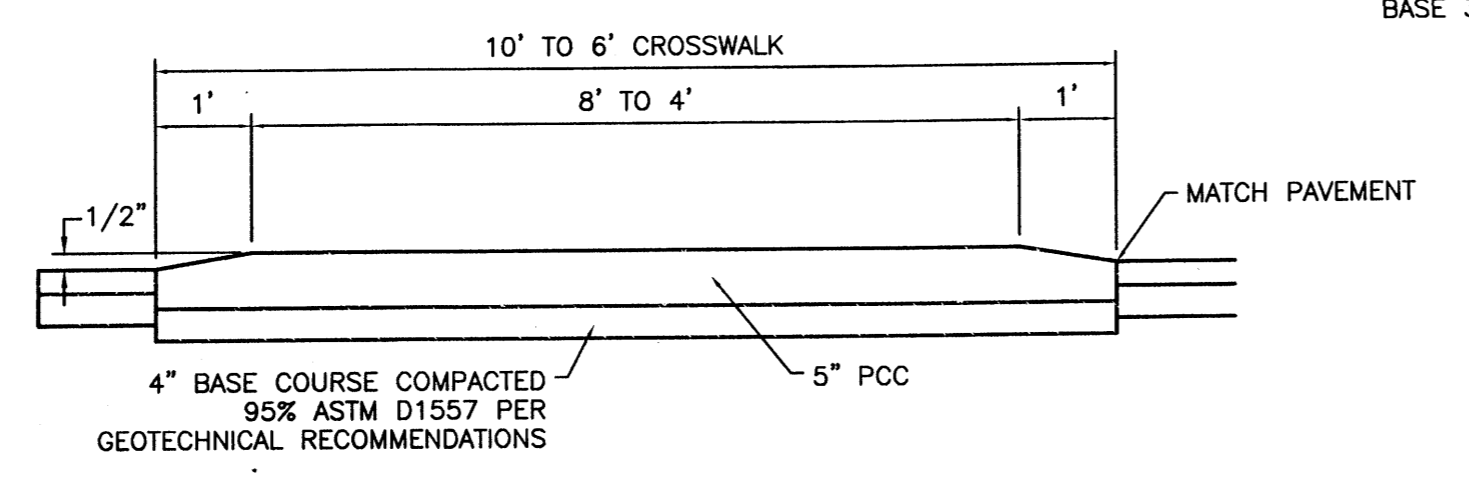
DUMPSTER ENCLOSURE DETAIL
NTS



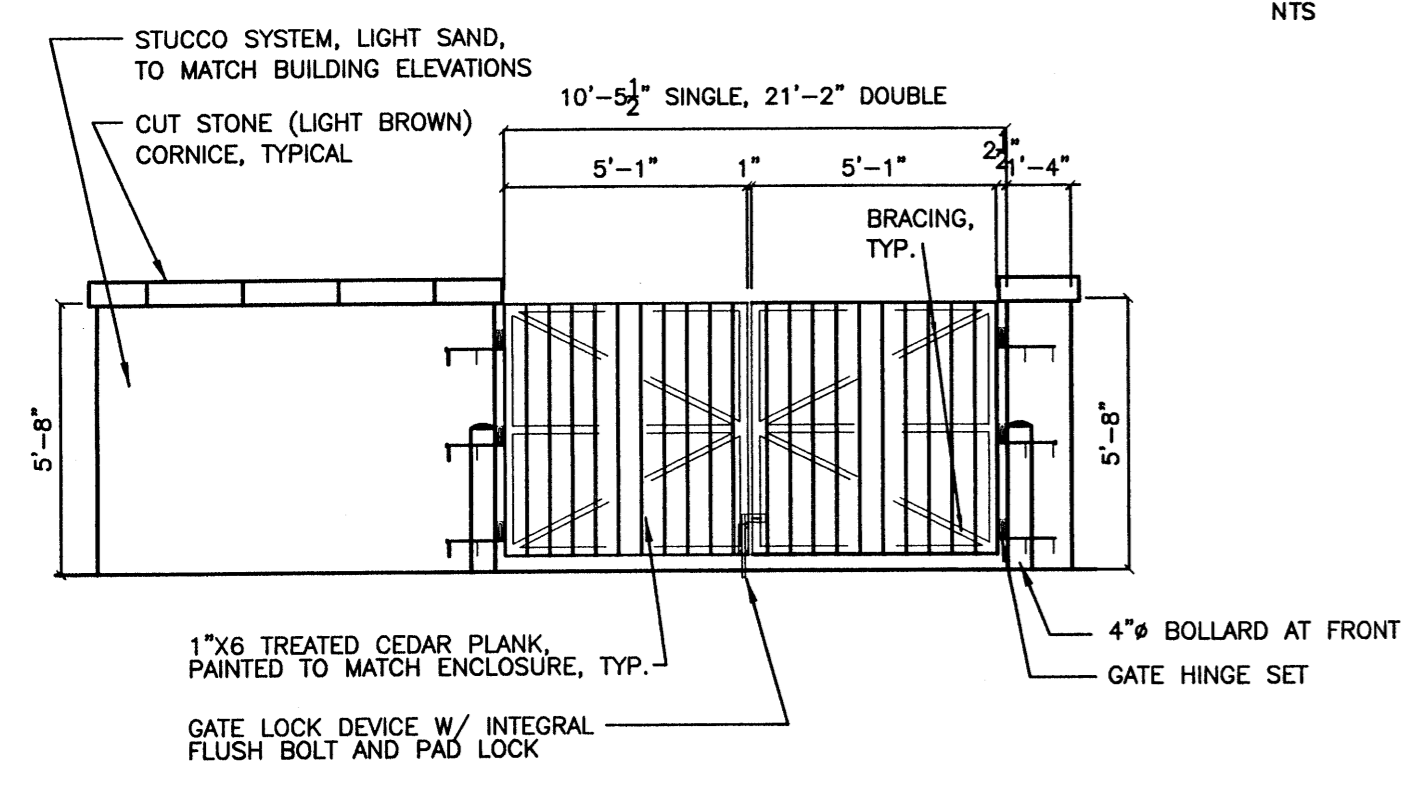
CROSSWALK PLAN VIEW



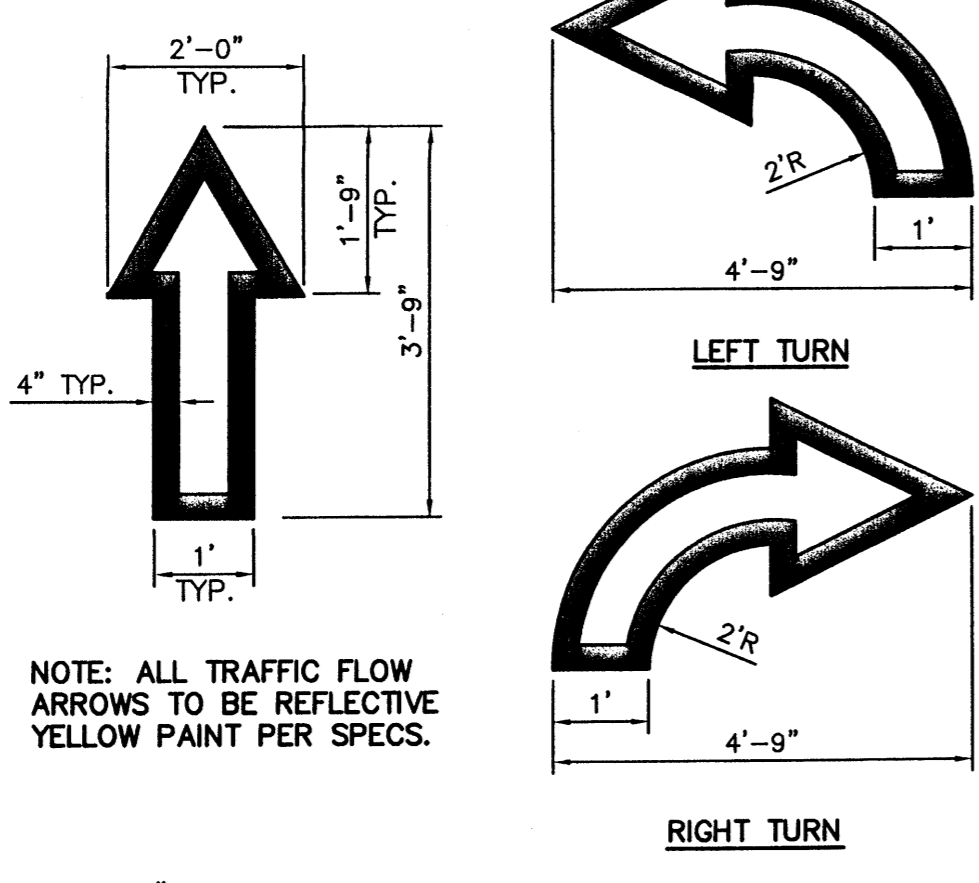
HANDICAP SIGN
SCALE: 1/2"=1'



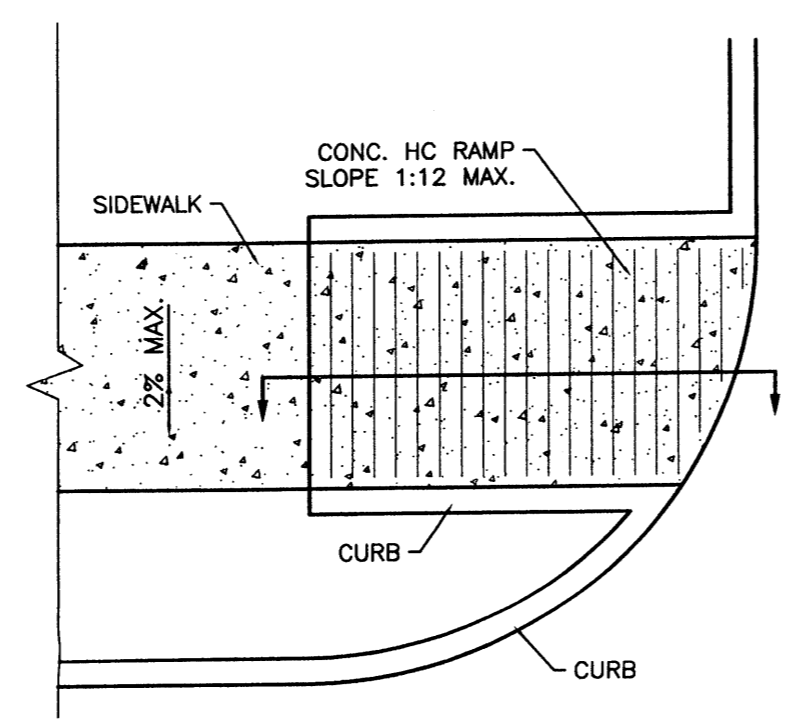
RAISED CROSSWALK
SCALE: 1/2"=1'



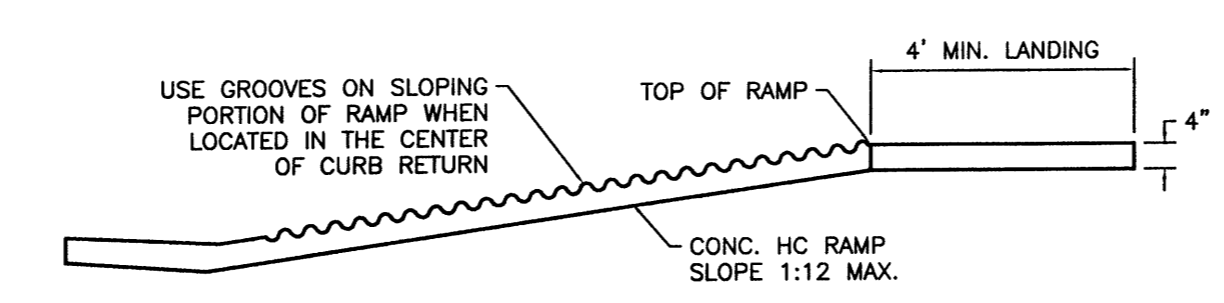
REFUSE ENCLOSURE ELEVATION
SCALE: 1"=10"



NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE YELLOW PAINT PER SPECS.



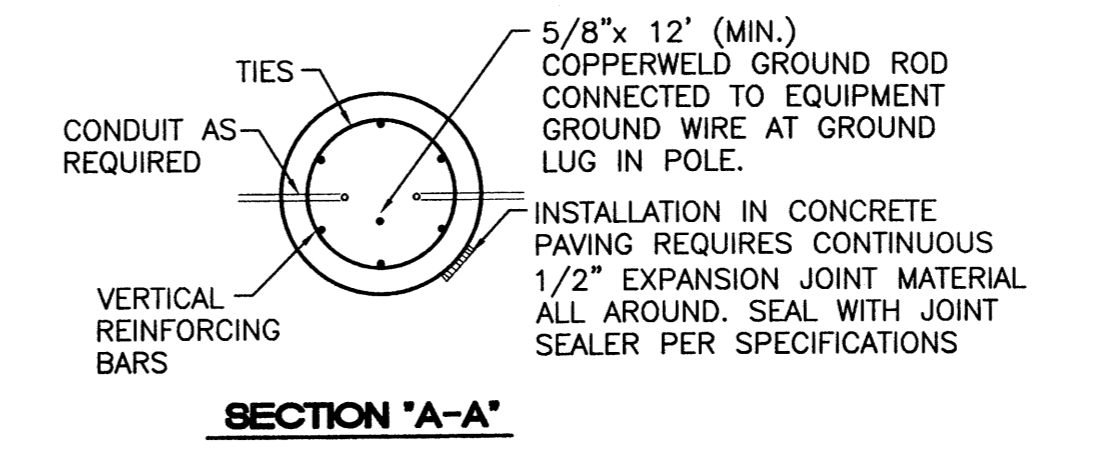
PLAN



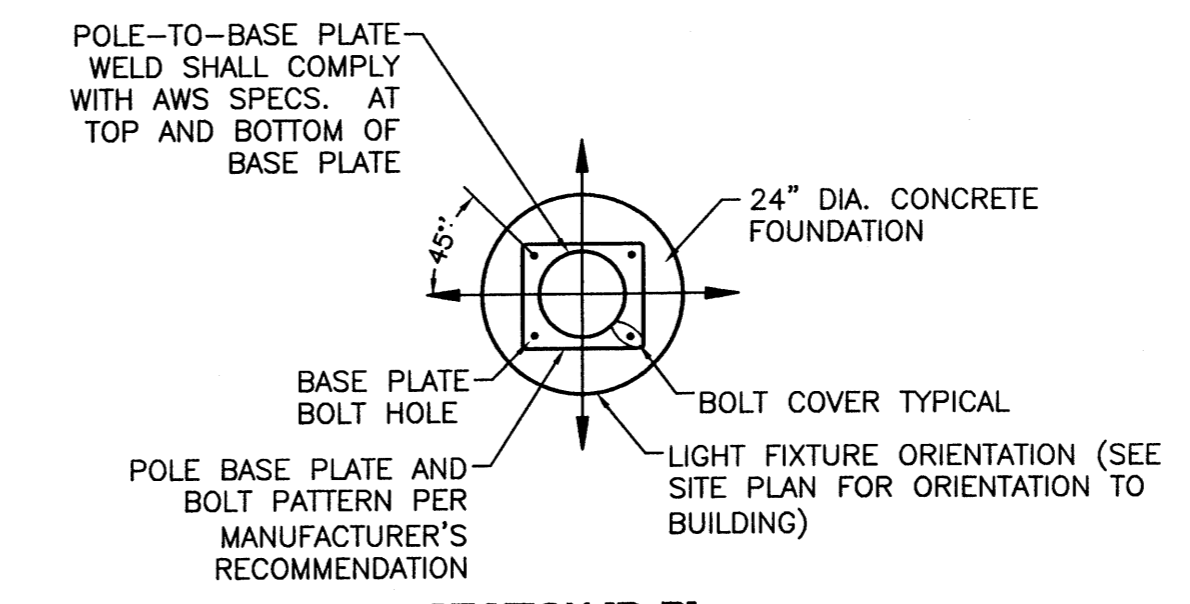
SECTION A-A

UNIDIRECTIONAL HC RAMP
SCALE: NTS

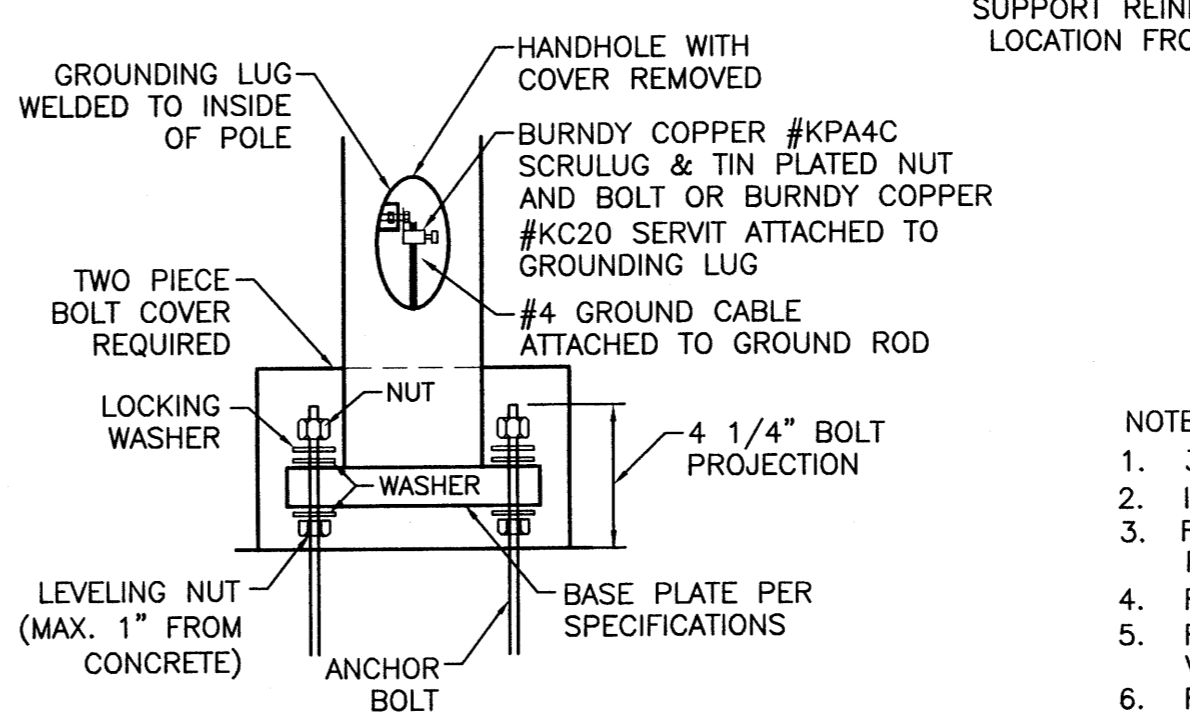
- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
 3. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" LIP OF 45°.
 4. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
 5. CONSTRUCT PER A.D.A. STANDARDS.



SECTION A-A

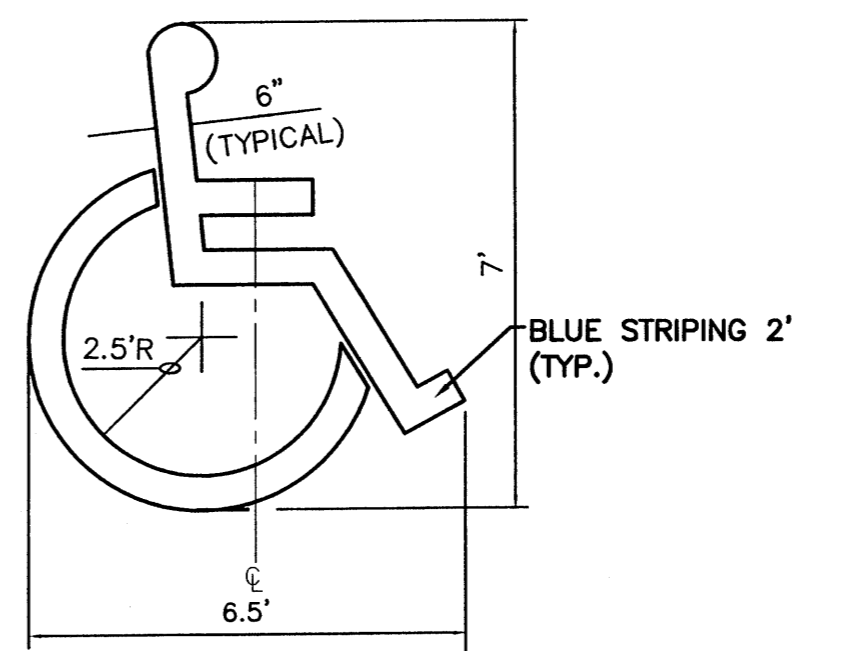


SECTION B-B



DETAIL C

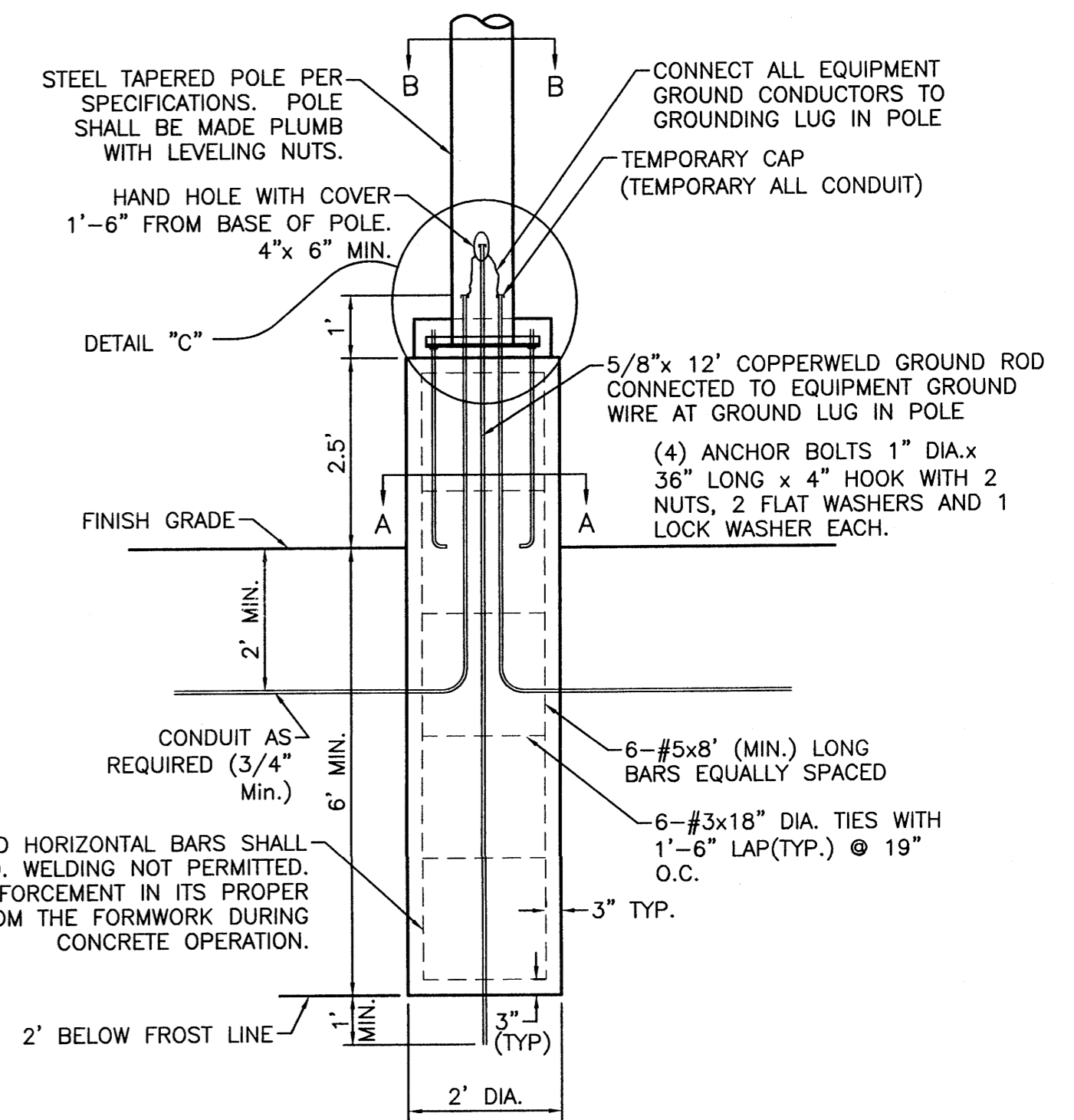
TYPICAL ANCHOR BOLT SPACING



ACCESSIBLE PARKING SYMBOL
SCALE: NTS

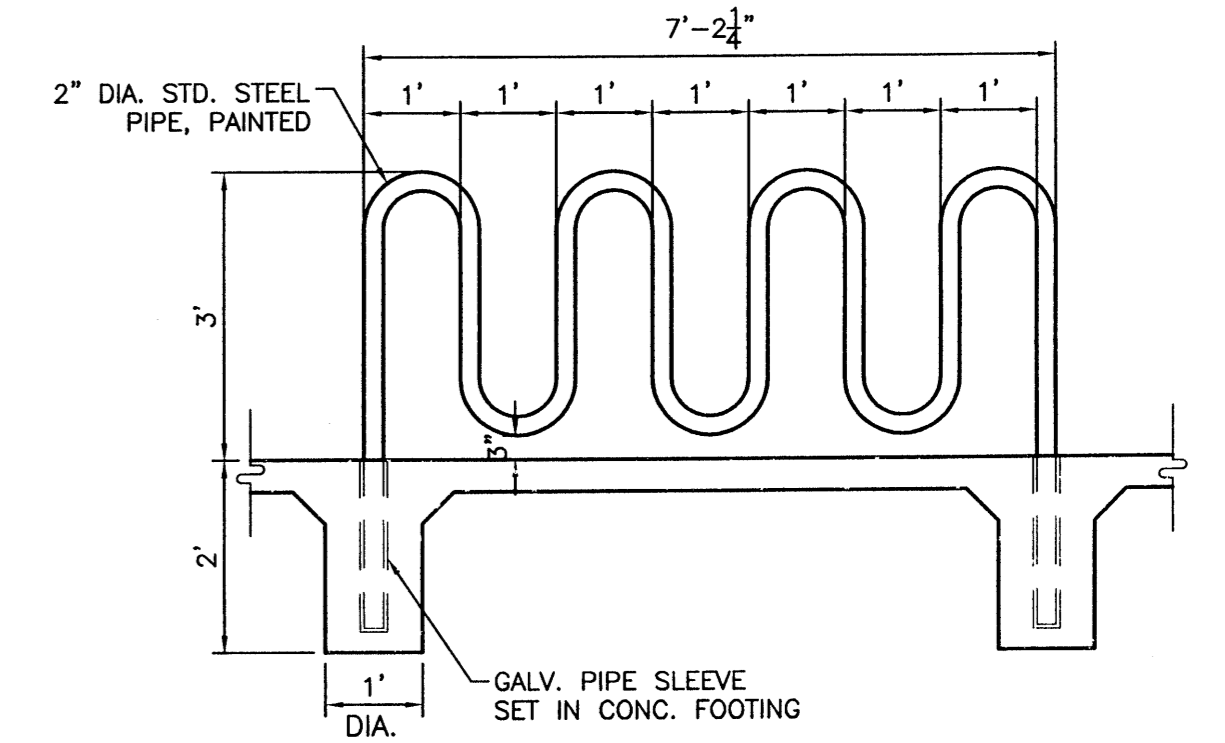
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

- GENERAL NOTES:**
1. SURFACE TEXTURE OF CURB ACCESS RAMPS SHALL BE OBTAINED BY HEAVY BROOMING, TRANSVERSE TO THE SLOPE OF THE RAMP.
 2. GUTTER FLOW LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
 3. CONSTRUCT PER A.D.A. STANDARDS.

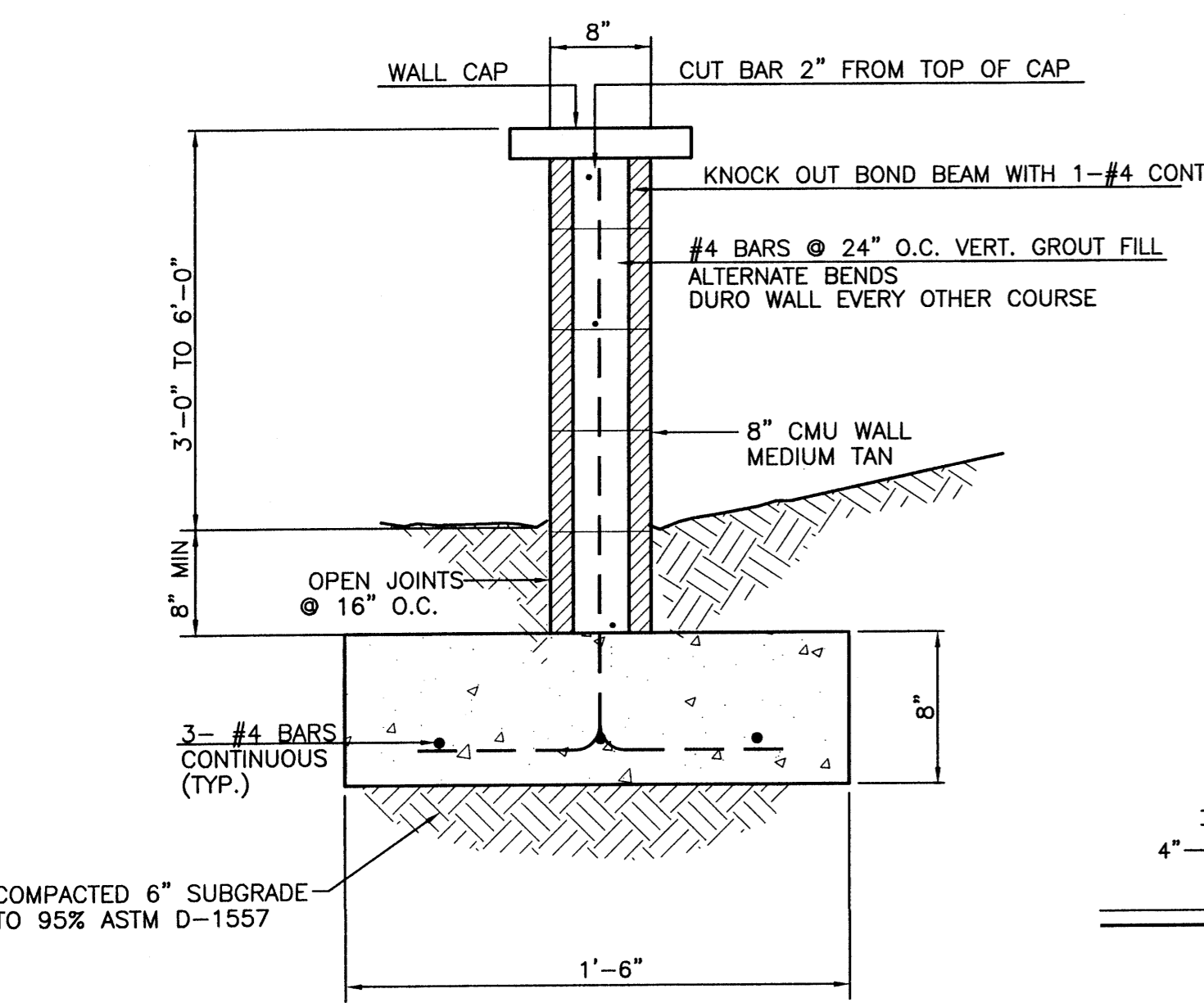


TYPICAL LIGHTING POLE BASE DETAIL
NTS

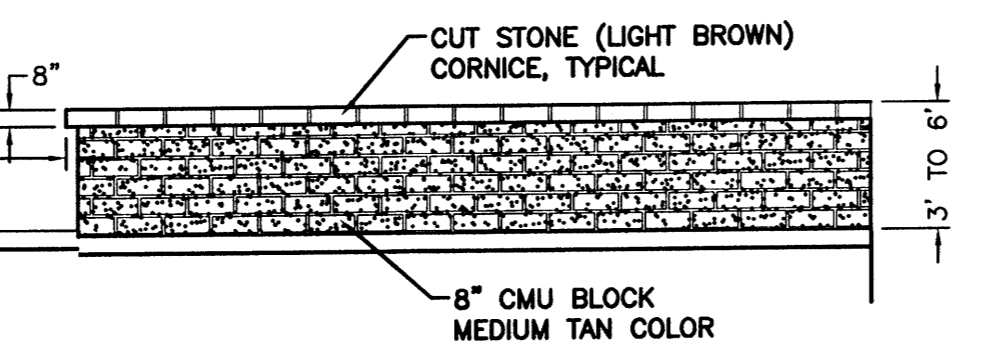
- NOTES:**
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
 2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
 4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
 5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
 6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
 7. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
 8. DETAIL FOR 39" POLE WITH MAX. FIXTURE EPA 4.6 SQ.FT.



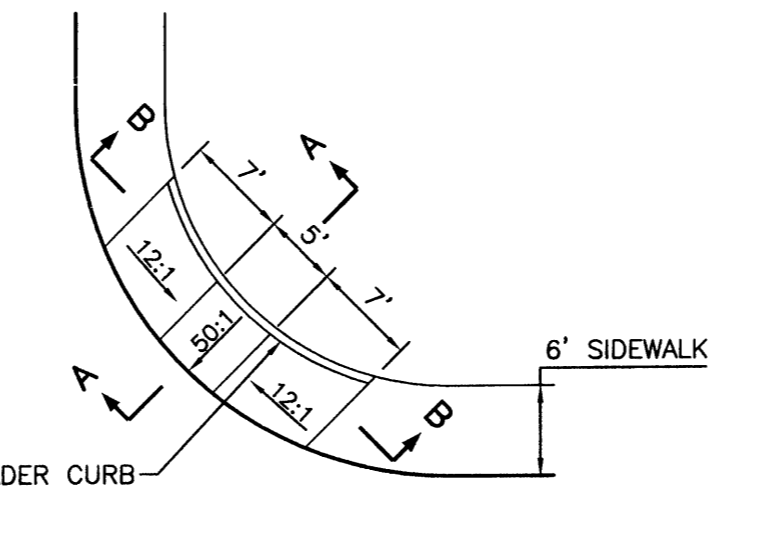
BIKE RACK DETAIL
SCALE: 1/2"=1'



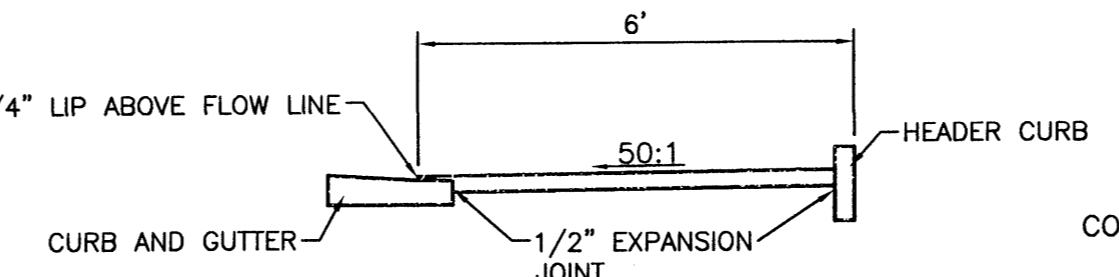
3' SCREEN WALL SECTION
NTS



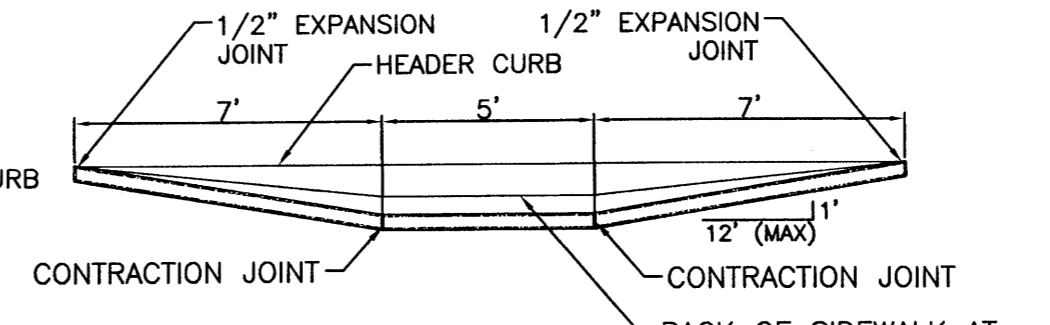
SCREEN WALL DETAIL (TYP.)
NTS



WHEELCHAIR RAMP DETAIL (TYP.)
NTS



SECTION A-A
NTS



SECTION B-B
NTS

ENGINEER'S SEAL	COMPASS BANK 98TH AND SAGE	DRAWN BY ET
	DETAILS	DATE 05/07/07
		26049-DETAILS
RONALD R. BOHANNAN P.E. #7868	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # C7
		JOB # 26049