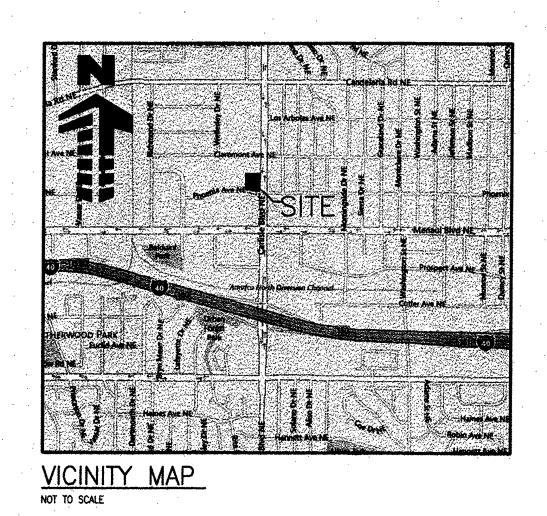
### SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT LOT 1, BLOCK A-1-A1, AMERICAN SQUARE



#### GENERAL NOTES:

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS
- C. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- WARRANTY/DISCLAIMER:
  THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- SAFETY NOTICE TO CONTRACTOR:
  IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- F. ALL CONSTRUCTION WITHIN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER. G. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING
- H. CONSTRUCTION AND INSTALLATION OF 1,200 S.F. KIOSK, ALL UTILITY ENTRANCES, AND 2-20,000 GALLON UNDERGROUND TANKS SHALL BE IN ACCORDANCE WITH ASSOCIATED PLANS

ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS

- I. THE GENERAL CONTRACTOR TO FIELD COORDINATE THE CANOPY SIGN LOCATION WITH MURPHY'S CONSTRUCTION SUPERVISOR.
- J. STAGE II VAPOR RECOVERY SYSTEM IS NOT REQUIRED.
- K. CONTRACTOR REQUIRED TO KEEP REDLINE AS-BUILTS AND PROVIDE THOSE TO MURPHY UPON COMPLETION.
- L. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.

UTILITY NOTIFICATION CENTER CENTER OF NEW MEXICO (800) 321-ALERT CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

CITY PROJECT NUMBER: 1008124 CASE# 12EPC-40078 CASE# 12EPC-40079 DATE: FEBRUARY 28, 2013

#### **CONTACTS**

422 NORTH WASHINGTON EL DORADO, ARKANSAS 71730 TEL (870) 875-7629 CONTACT: RUSTY COAN, PE

ARCHITECT: BRR ARCHITECTURE, INC. 6700 ANTIOCH PLAZA, SUITE 300 MERRIAM, KANSAS 66204 TEL: (913) 262-9095 CONTACT: MICHAEL RUCERETO

UTILITY COMPANY
PNM-ELECTRIC SERVICE 420 EDITH BOULEVARD NE ALBUQUERQUE, NM 87107 TEL: (505) 241-3697 FAX: (505) 241-3415 CONTACT: MIKE MOYER

CIVIL ENGINEER: GALLOWAY & COMPANY, INC. 5300 DTC PARKWAY, SUITE 100 GREENWOOD VILLAGE, CO 80111 TEL: 303-770-8884 CONTACT: BRYAN REID, PE

LANDSCAPE ARCHITECT:
GALLOWAY & COMPANY, INC. 5300 DTC PARKWAY, SUITE 100 GREENWOOD VILLAGE, CO 80111 TEL: 303-770-8884 CONTACT: JOE WILSON, RLA, CID

SHEET INDEX

DESCRIPTION	SHEET		
COVER SHEET	1	of	4
 SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT	2	of	4
SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT	3	of	4
UTILITY PLAN	4	of	4

1008124 THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC). DATED THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED. IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS. DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL: 07/10/13 Carel S. Dumont 7-10-13 DATE PARKS AND RECREATION DEPARTMENT 7-10-13 \* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) 7-10-13

Disk File: MOC024\_P\_1-SDP Cover COVER SHEET

# SITE PLAN FOR SUBDIVISION LOT 1, BLOCK A-1-A1, AMERICAN SQUARE +# CLAREMONT PROPOSED MAJOR IV — LOT 1, BLOCK A—1—A1 AMERICAN SQUARE EXISTING 10' OVERHEAD & UNDERGROUND UTILITY EASEMENT; EASEMENTS AS SET FORTH ON THE PLAT RECORDED IN MAP BOOK C 36, FOLIO 33; MAP BOOK C37, FOLIO 60; MAP BOOK 90C, FOLIO 80 AND MAP BOOK 90C, FOLIO 2 NOTE: PORTIONS OF THE EXISTING ACCESS EASEMENT (1) ARE ENCUMBERED BY SIDEWALK, CURB & GUTTER AND LANDSCAPING. EXPANSION AMERICAN FURNITURE EXISTING AMERICAN FURNITURE STORE 5/40 GGG GGG GGG Designed By Drawn By: MENAUL BOULEVARD NE NOVEMBER 20 Disk File: MOC024\_P\_2-0V S SITE DEVELOPMENT PLAN FOR SUBDIVISION NOT TO SCALE AMENDMENT CITY PROJECT NUMBER: 1008124 CASE# 12EPC-40078 CASE# 12EPC-40079 DATE: FEBRUARY 28, 2013

## SITE PLAN FOR SUBDIVISION LOT 1, BLOCK A-1-A1, AMERICAN SQUARE C-2 ZONING C-3 ZONING EX. 2-1/2 DOMESTIC WAL-MART SUPERCENTER RELOCATION NON-PROTO BUILDING 213,741 (APPROX.) WITHOUT GARDEN CENTER 221,041 (APPROX.) WITH GARDEN CENTER SEASONAL NOT TO SCAL Designed By: rawn By: SITE DEVELOPMENT 2) EXISTING PERMANENT JOINT USE AREAS (07/14/1993, BK. 9318-PGS. 8728-8738) PLAN FOR CITY PROJECT NUMBER: 1008124 (3) EXISTING DRIVE AISLES TO BE PRESERVED AND PERMANENT JOINT USE AREAS (06/15/1990, BK. 90-10 PG. 1883-1900) SUBDIVISION CASE# 12EPC-40078 EX. 50' PRIVATE ACCESS EASEMENT 4) EXISTING 20 FOOT WATERLINE EASEMENT (10/28/1990 - 90C-269) **AMENDMENT** CASE# 12EPC-40079 (5) EXISTING MST&T EASEMENT (5/4/1987 - BK 482-A, PG 589-590) DATE: FEBRUARY 28, 2013 EXISTING 10' OVERHEAD & UNDERGROUND UTILITY EASEMENT; EASEMENTS AS SET FORTH ON THE PLAT RECORDED IN MAP BOOK C 36, FOLIO 33; MAP BOOK C37, FOLIO 60; MAP BOOK 90C, FOLIO 80 AND MAP BOOK 90C, FOLIO 269, NOTE: PORTIONS OF THE EXISTING ACCESS EASEMENT (1) ARE ENCUMBERED BY SIDEWALK, CURB & GUTTER AND LANDSCAPING.

