



COMPLETED 03/25/10 sth  
DRB CASE ACTION LOG (PRELIMINARY / FINAL)  
REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 10DRB-70044 Project # 1008190  
Project Name: ZIMMERMAN ADDITION  
Agent: ADVANCED ENGINEERING Phone No.:

Your request was approved on 2-17-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - sidewalk R.O.W or Public  
Easement

UTILITIES:

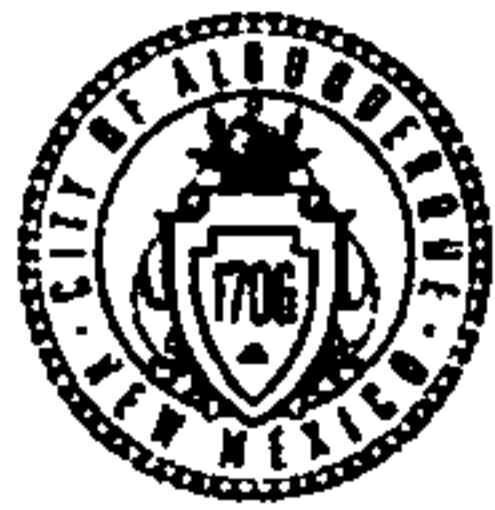
CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): Add Solar Note 14-14-4-7

- Planning must record this plat. Please submit the following items:
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
    - 3 copies of the approved site plan. Include all pages.
    - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
    - Property Management's signature must be obtained prior to Planning Department's signature.
    - AGIS DXF File approval required.
    - Copy of recorded plat for Planning.

Created On:



# DRB CASE ACTION LOG

REVISED 10/08/07

(PRELIMINARY / FINAL)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 10DRB-70041 Project # 1008190  
 Project Name: ZIMMERMAN ADDITION  
 Agent: ADVANCED ENGINEERING Phone No.: \_\_\_\_\_

Your request was approved on 2-17-10 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - sidewalk R.O.W or Public  
 \_\_\_\_\_  
 \_\_\_\_\_ Zaremski

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
  - Tax printout from the County Assessor.
    - 3 copies of the approved site plan. Include all pages.**
    - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
    - Property Management's signature must be obtained prior to Planning Department's signature.**
    - AGIS DXF File approval required.**
    - Copy of recorded plat for Planning.**

*OK [signature]*

Created On:

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

6.  **Project# 1007761**  
10DRB-70049 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- PAIKI agent(s) for CITY OF ALBUQUERQUE PARKS AND REC DEPT request(s) the above action(s) for all or a portion of **TR A -2 (PARK SITE) OF AMAFCA, TR A-1 & A-2 DRAINAGE ROW & PARK BLACK ARROYO DAM, TR B DRAINAGE ROW TR A, TR B, A-1, B-1 & C-1, LT 12 PARADISE HEIGHTS UNIT 1, TR A (PARK SITE) STONEBRIDE SUBDIVISION UNIT 6 AND VACATED PORTION OF DODGE AVE** zoned R-1, located on QUARRY RD NW BETWEEN TANZANITE DR NW AND BUCKBOARD ST NW containing approximately 4.4007 acre(s). (A-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND TO SHOW EASEMENTS AND TO PLANNING TO PROVIDE AREA OF DEDICATION WITH A COPY PROVIDED TO TRANSPORTATION DEPARTMENT.**
7.  **Project# 1001970**  
10DRB-70045 EXT OF MAJOR  
PRELIMINARY PLAT
- THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL request(s) the above action(s) for all or a portion of **Tract(s) F, COLLEGE PARK WEST** zoned R-LT, located on ST. JOSEPH'S AVE NW BETWEEN UNSER BLVD NW AND LADERA DR NW containing approximately 2.7 acre(s). (G-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. PLAT MUST BE FILED BY 3/12/10 OR RE-ADVERTISED.**
8.  **Project# 1002123**  
09DRB-70378 MINOR - FINAL PLAT  
APPROVAL
- DEL'S HIDE-A-WAY request(s) the above action(s) for all or a portion of Lot(s) 1-35, Tract(s) A, B, C, D, E, F, & G, zoned SU-1 FOR RT, located on SAN CLEMENTE AVE NW BETWEEN NORTH FOURTH ST AND 2ND ST containing approximately 4.5 acre(s). (G-14)[*Deferred from 12/23/09*] **DEFERRED TO 2/24/10 AT THE AGENT'S REQUEST.**
9.  **Project# 1008190**  
10DRB-70044 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- ADVANCED ENGR. AND CONSULT. request(s) the above action(s) for all or a portion of Lot(s) A & B, Block(s) 3, **ZIMMERMAN ADDITION** zoned C-2, located on 4712 CENTRAL AVE SW BETWEEN 47TH ST SW AND 48TH ST SW containing approximately 0.8464 acre(s). (K-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR SIDEWALK RIGHT-OF-WAY OR PUBLIC EASEMENT.**

**8190**

### DXF Electronic Approval Form

DRB Project Case #: 1008190

Subdivision Name: ZIMMERMAN ADDN BLOCK 3 LOT A1

Surveyor: LEONARD G MARTINEZ

Contact Person: SHAHAB BIAZAR

Contact Information: 889-5570

DXF Received: 2/8/2010      Hard Copy Received: 2/8/2010

Coordinate System: NMSP Grid (NAD 83)

  
Approved

2-8-2010  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGIS Use Only**  
Copied fc **8190**      to agiscov on **2/8/2010**      Contact person notified on **2/8/2010**

HEARING DATE 2-17-10 (P&F)

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

02/08/2010 Issued By: PLNSDH 67859

**Permit Number: 2010 070 044** **Category Code 910**

**Application Number: 10DRB-70044, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: 4712 CENTRAL AVE SW BETWEEN 47TH ST SW AND 48TH ST SW**

**Project Number: 1008190**

**Applicant**

Advanced Engr. And Consult.

4418 Anaheim Ave Ne  
Albuquerque NM 87114

aedlc@aol.com

**Agent / Contact**

Advanced Engr. And Consult.

4418 Anaheim Ave Ne  
Albuquerque NM 87114

aedlc@aol.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
<b>TOTAL:</b>		<b>\$235.00</b>

City Of Albuquerque  
Treasury Division

2/8/2010 3:22PM LOC: ANNX  
WSH 009 TRANSH 0028  
RECEIPT# 00115147-00115147  
PERMIT# 2010070044 TRSBI C  
Trans Amt \$235.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$215.00  
CK \$235.00  
CHANGE \$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### Supplemental form

#### SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

#### SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

#### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z

V

P

D

L A

#### ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

#### APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

#### APPLICATION INFORMATION:

Professional/Agent (if any): Advanced Engineering & Consulting, LLC PHONE: (505) 899-5570  
 ADDRESS: 4416 Anaheim Avenue NE FAX (505) 897-4996  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com  
 APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Replat exiting Two Lots A&B, Block 3, Zimmerman Addition into one Lot

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots A & B Block: 3 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Zimmerman Addition  
 Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K-12 UPC Code: 101205703940620554

#### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): \_\_\_\_\_

#### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 0.8464 acres

LOCATION PROPERTY BY STREETS: On or Near: 4712 Central Avenue SW  
 Between: 47<sup>th</sup> Street and 48<sup>th</sup> Street

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE [Signature] DATE 02/08/2010

(Print) Shahab Baizar, P.E. \_\_\_\_\_ Applicant  Agent

#### FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>10 DRB - 70044</u>	<u>P&amp;F</u>	<u>S(3)</u>	<u>\$ 215.00</u>
<input type="checkbox"/> All fees have been collected		<u>CME</u>		<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
				Total
				<u>\$ 235.00</u>

Hearing date 02/17/10

Sandy Handley 02/8/10  
 Planner signature / date

Project # 1008190

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- NA 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- NA Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- NA Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- NA Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Shahab Biazar  
Applicant name (print)  
[Signature] 2/15/10  
Applicant signature / date



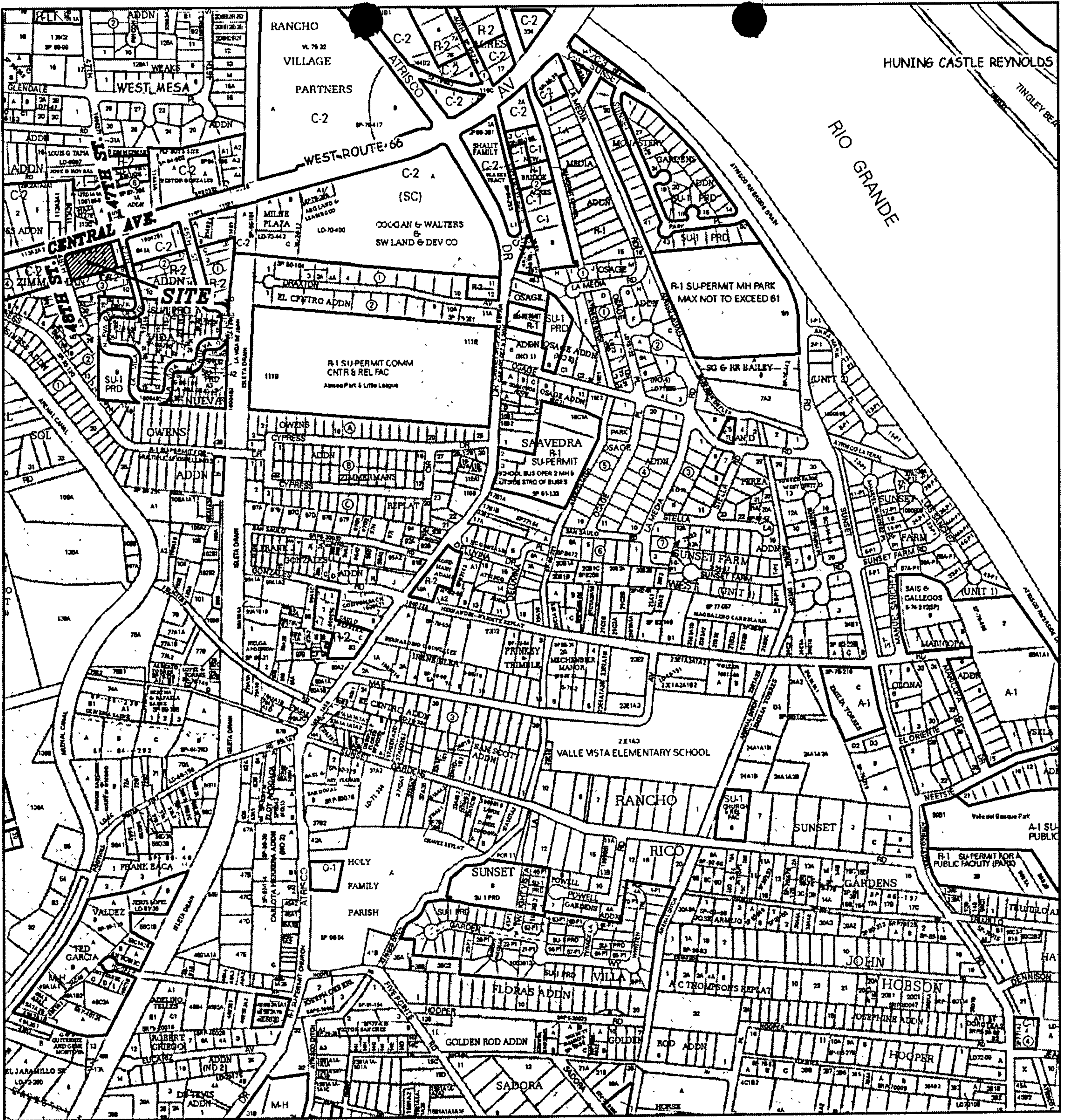
Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

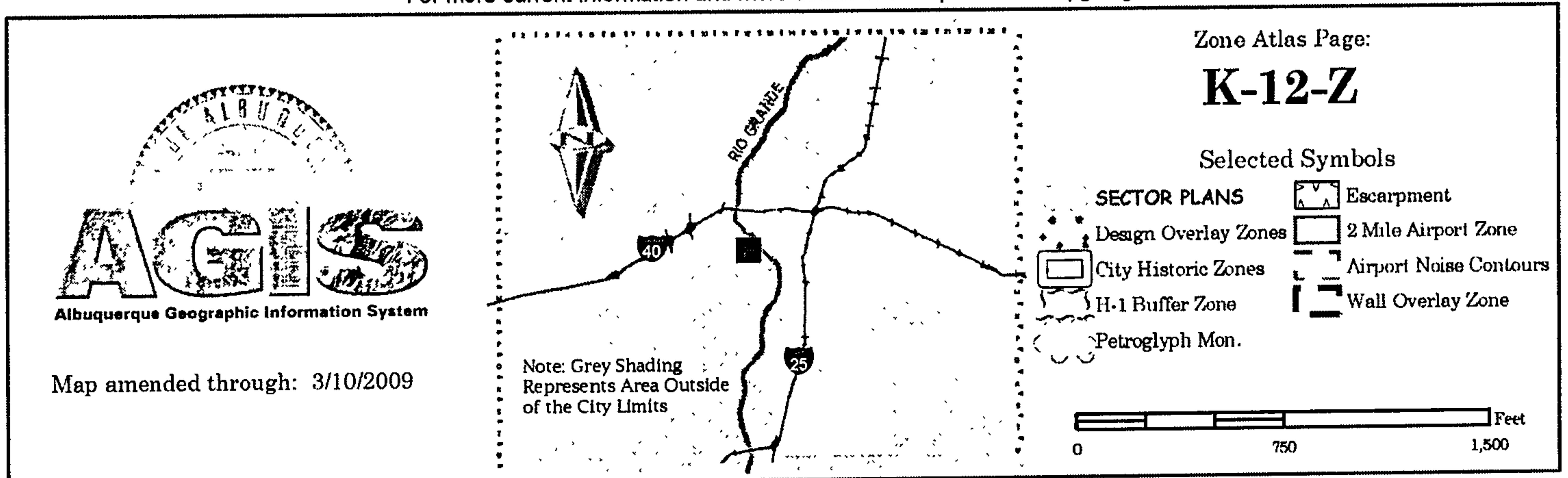
Application case numbers  
10DRB - 70044  
\_\_\_\_\_  
\_\_\_\_\_

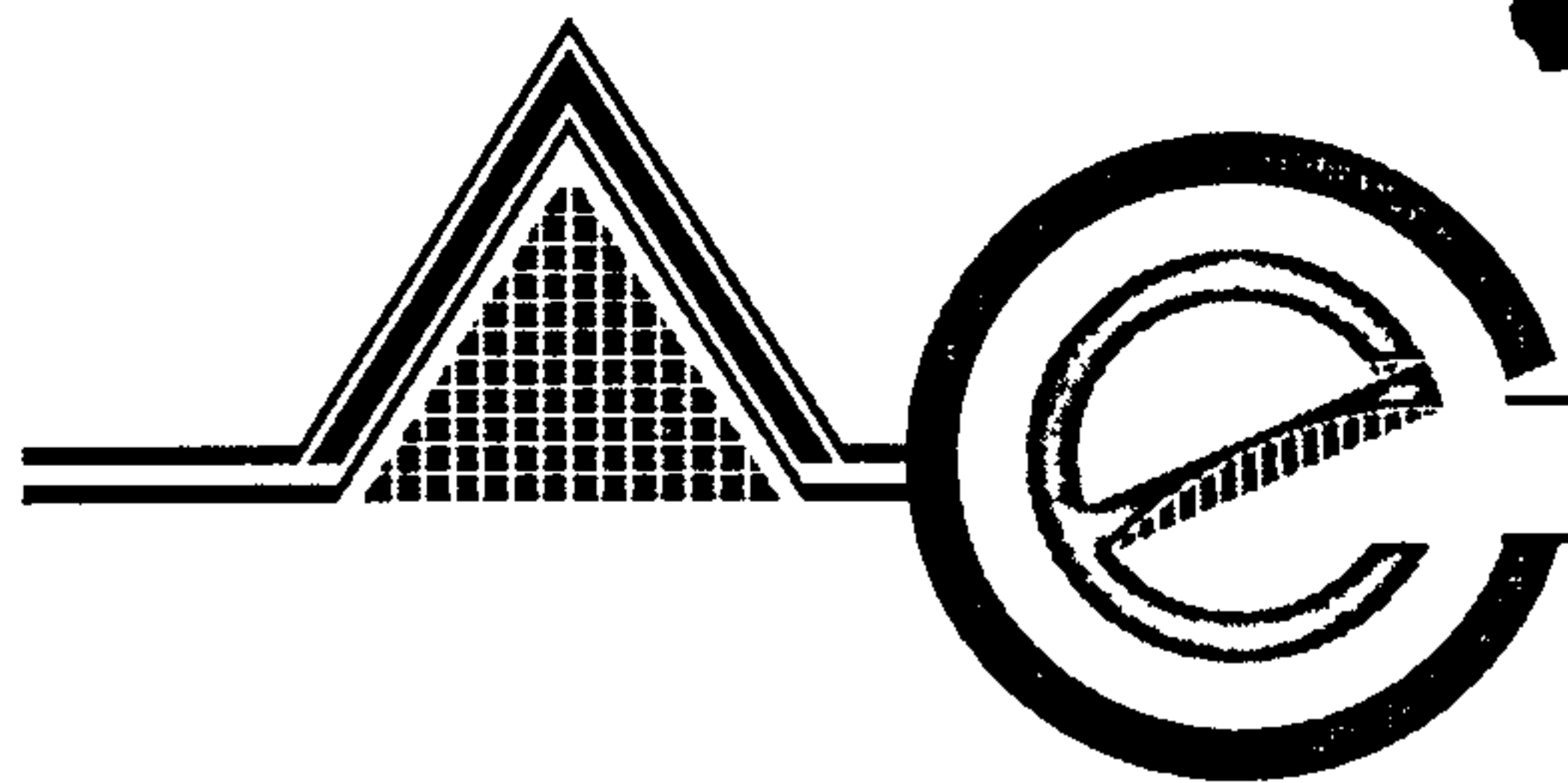
Sandy Handley 02/08/10  
Planner signature / date  
Project # 1008190





For more current information and more details visit: <http://www.cabq.gov/gis>





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ADVANCED ENGINEERING and CONSULTING, LLC

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*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

February 8, 2010

Jack Cloud, DRB Chair  
City of Albuquerque Planning Department  
Plaza Del Sol, 2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Preliminary/Final Plat, For Lots A & B, Block 3, Zimmerman Addition, Containing ±  
0.8464 Acres, Zone Atlas Page K-12-Z

Dear Mr. Cloud:

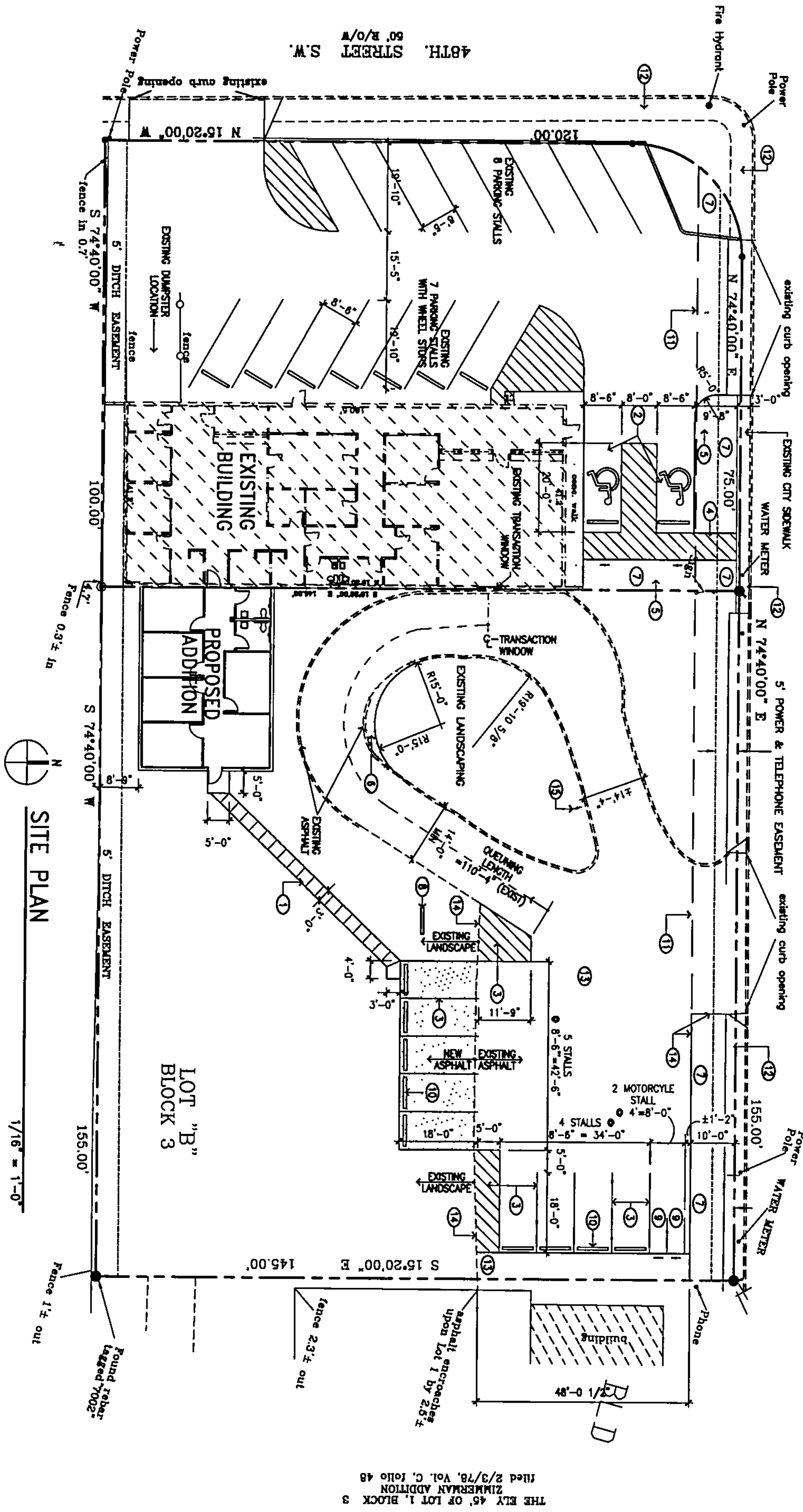
Advanced Engineering and Consulting, on behalf of Mac Construction, is requesting a Preliminary/Final Plat review for the replat of Lots A & B, Block 3, Zimmerman Addition, Containing ± 0.8464 Acres, Zone Atlas Page K-12-Z. The owner is proposing to replat existing Lots A & B into one lot to construct an addition to the existing building. Enclosed we also have included the proposed site plan showing the existing as well as the proposed improvements for this site.

If you require additional information, please contact our office at your convenience.

Sincerely,

Shahab Biazar, P.E.

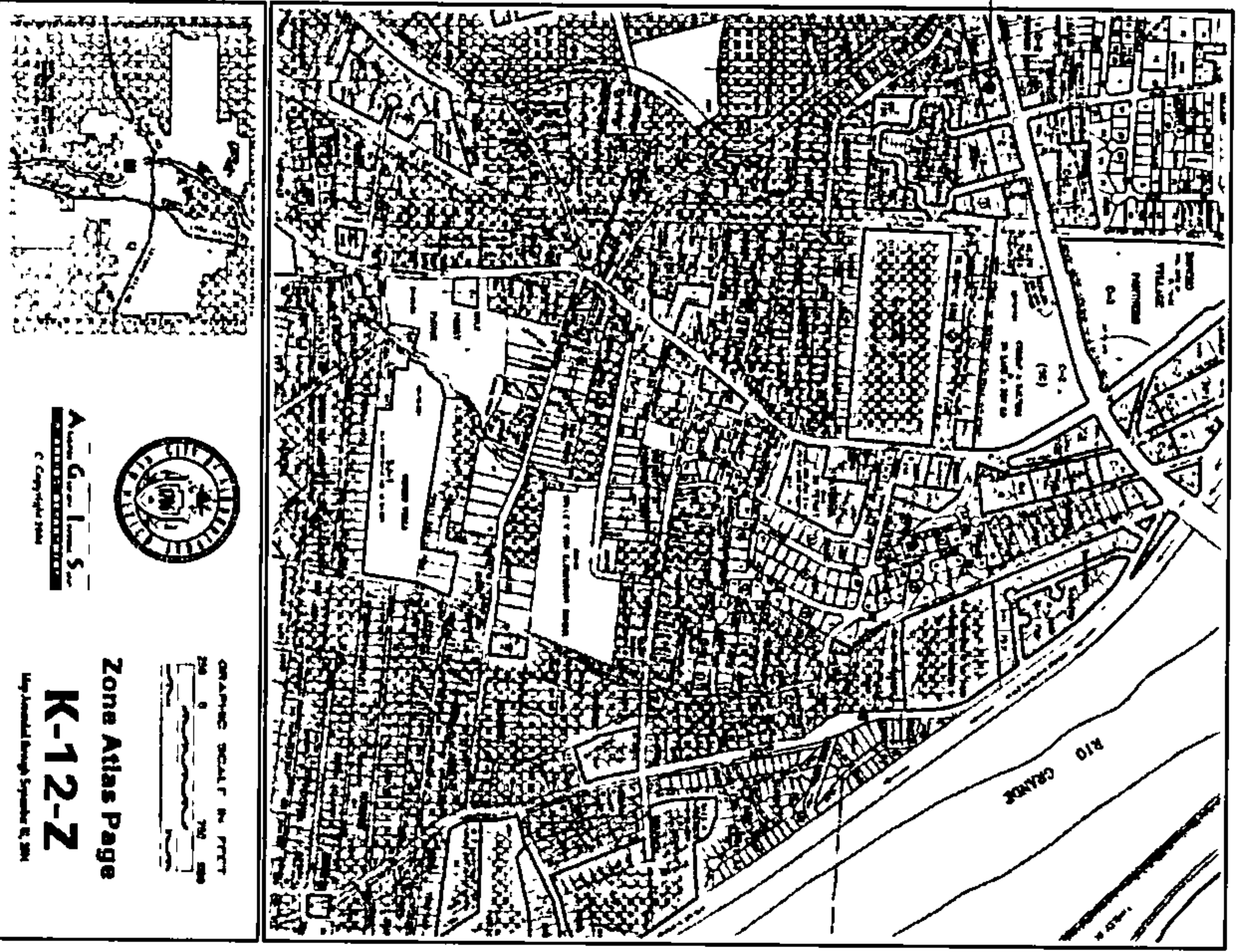
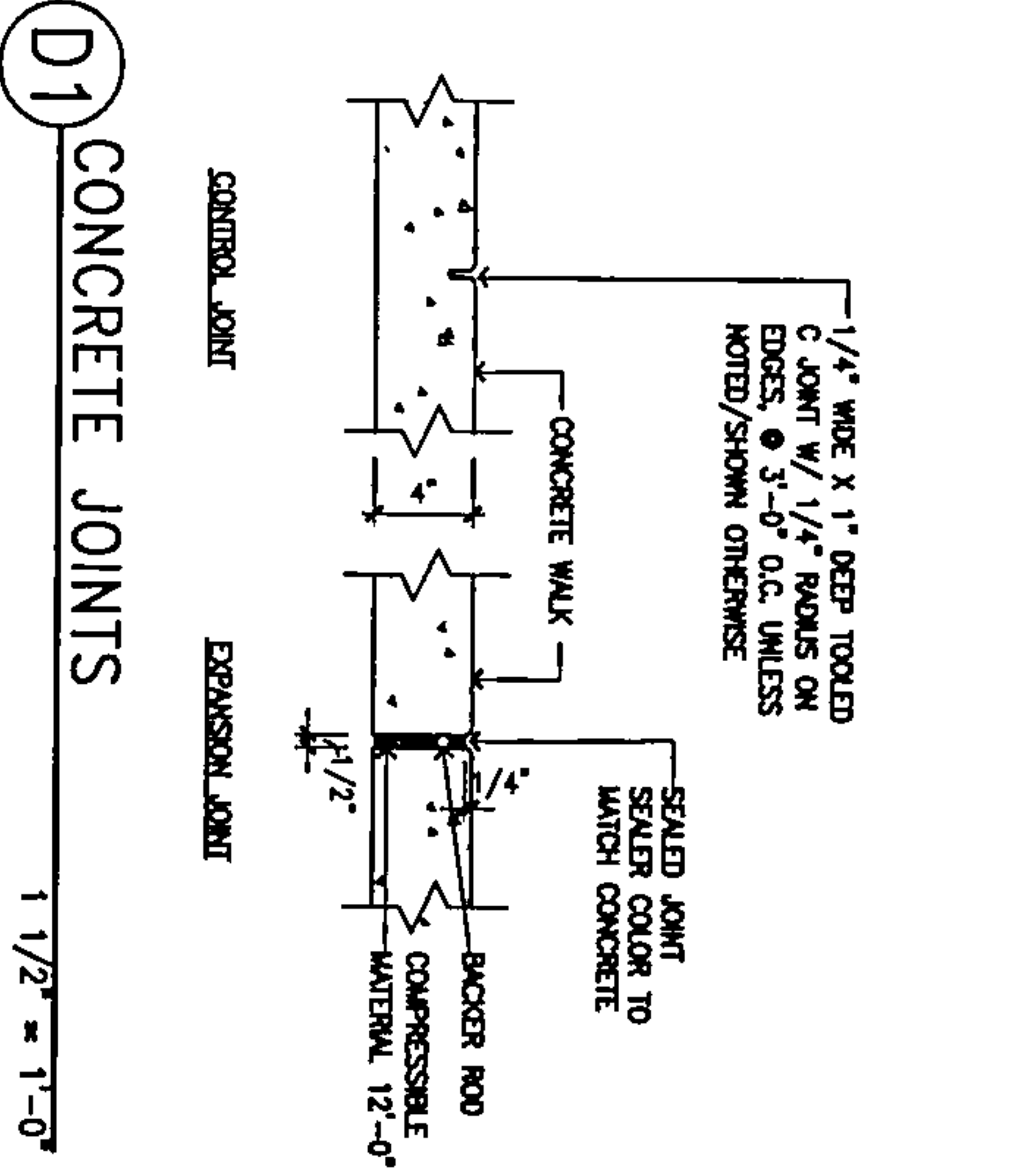
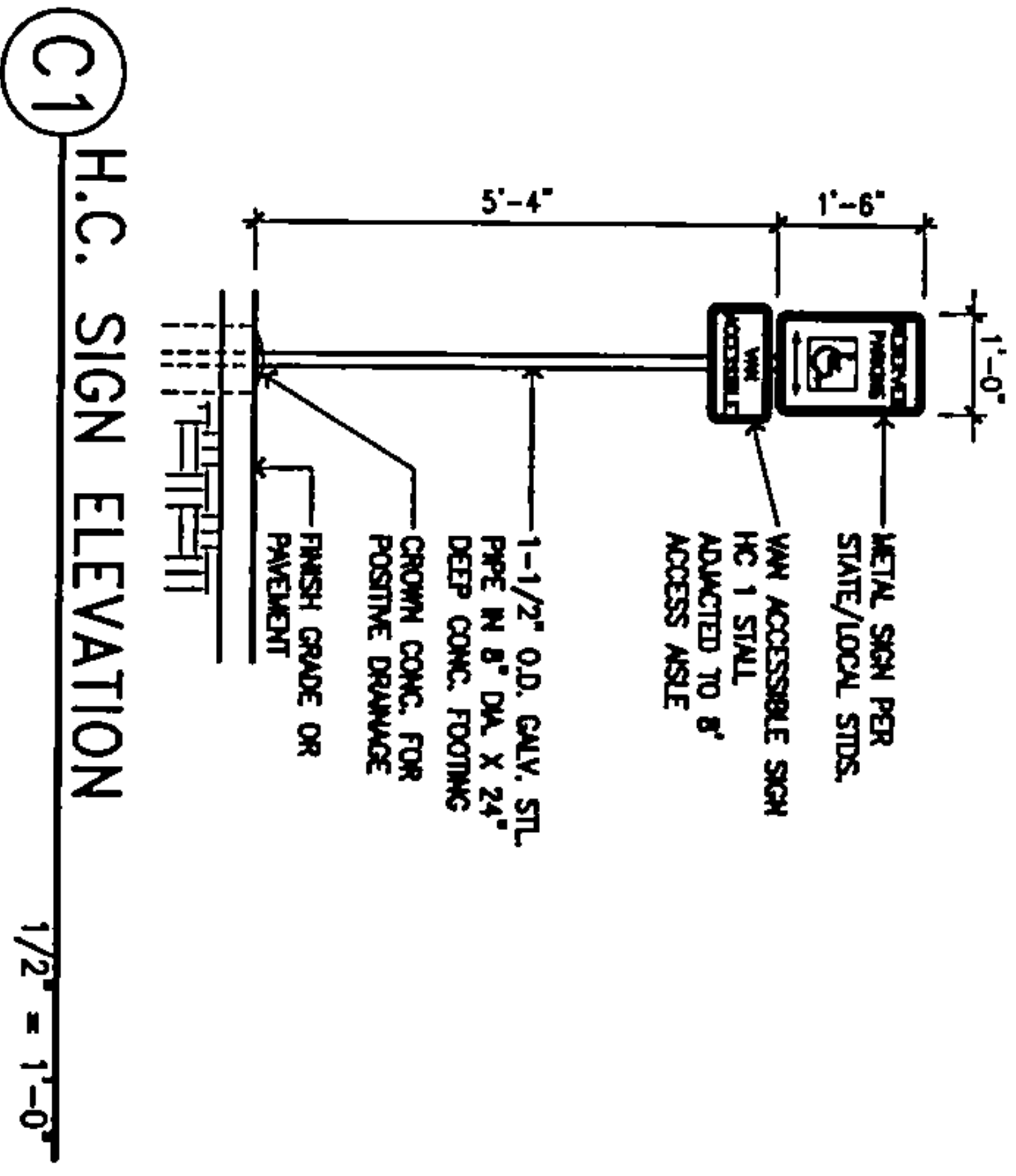
Enclosures  
JN: 200913



**SITE PLAN**



1/18" = 1'-0"



**Zone Atlas Page K-12-Z**

City of Albuquerque, New Mexico

**GENERAL NOTES**

ALL C&B ROW SHOWN ARE 2'-0" TO OUTSIDE EDGE UNLESS NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR BUILDING PRO ELEVATION. REFER TO ARCHITECTURAL DRAWINGS FOR FINISH REQUIREMENTS. REFER TO ELECTRICAL REPORT FOR LIGHTING REQUIREMENTS. REFER TO ELECTRICAL SITE PLAN FOR SITE LIGHTING, TRANSFORMER & METER LOCATIONS. REFER TO CIVIL DRAWINGS FOR SEWER AND WATER LINE LOCATIONS (MAINS AND MAINS), THE DEPARTMENT CONNECTIONS, DETECTOR CHECK ASSEMBLIES, AND FIRE PROTECTED EXISTING LANDSCAPE TO REMAIN. REFER TO CIVIL PLANS FOR GRADING INFORMATION. VERIFY LOCATION OF ALL PROPERTY LINES, UTILITIES, EXISTING ASPHALT & CONCRETE DRIVEWAYS PRIOR TO COMMENCEMENT OF WORK. REFER TO PLUMBING/MECHANICAL PLANS FOR GAS AND WATER LINE CONTINUATION FROM EXISTING TO NEW. REFER TO ELECTRICAL PLANS FOR ELECTRICAL PLANS (REFER CIVIL AND LANDSCAPE PLANS). 1:48 MAXIMUM GROUND SLOPE FOR EXTERIOR WALLS (REFER CIVIL AND LANDSCAPE PLANS). PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. PER GEOTECHNICAL REPORT (REFER CIVIL AND LANDSCAPE PLANS).

**WALL LEGEND**

EXISTING STRUCTURE TO REMAIN  
NEW WALL/STRUCTURE AS NOTED

**KEYED NOTES**

1. CONCRETE SIGNALLING WITHIN AS NOTED, RE D1/1001.
2. TYPE ACCESSIBLE SIGNAGE/STALLS TO BE PAINT WITH 4" WIDE WHITE STRIPES @ 45° HATCH LINES @ 1" O.C. STALL PRODUCE SPACE TO INDICATE EACH SPACE. SEE RE: C1/1001 TO INDICATE ACCESSIBLE STALLS.
3. 4" WIDE PAINTED PARKING SMALL STRIPING, TYP. COLOR: WHITE.
4. PEDESTALWAY CROSSINGS, PAINT WITH 4" WIDE WHITE STRIPES @ 45° HATCH LINES @ 1" O.C.
5. REMOVE EXISTING ASPHALT.
6. NEW ASPHALTIC PAVING OVER PREPARED SUBGRADE PER GEOTECHNICAL.
7. LANDSCAPE AREA, REFER TO LANDSCAPE PLAN.
8. NEW BROCKE BACK FOR 2 SPACES.
9. AUTOMATICALLY AND PARKING SIGN - CORRESPONDING POSTED UPRIGHT FREE-STANDING SIGN. EACH SIGN SHALL BE NO SMALLER THAN 12 BY 18 INCHES AND SHALL HAVE ITS LOWER EDGE NO LESS THAN FOUR FEET ABOVE GRADE.
10. CONCRETE WHEEL STOP AT PARKING STALLS.
11. 10' LANDSCAPE STRIPBACK.
12. EXISTING ASPHALT PAVING.
13. EDGE OF EXISTING ASPHALT.
15. DO NOT ENTER SIGN.

**LEGAL DESCRIPTION**

THE ELY 45' OF LOT 1, BLOCK 3 ZIMMERMAN ADDITION filed 2/3/78, Vol. C, folio 48

**FLOOR AREA RATIO**

BUILDING AREA 8,517 SQUARE FT./LOT AREA 52928 SQUARE FT. = 15.71%

**ZONING DATA**

ZONE TYPE C-2  
SECTOR DEVELOPMENT PLAN: WEST ROUTE 88  
REQUIRED SETBACKS: REAR YARD (PER 0-1):  
(2) - THERE SHALL BE A SIDE OR REAR YARD SETBACK OF NOT LESS THAN FIVE (5) FEET THE SITE ADJUTS THE SIDE OF A LOT IN A RESIDENTIAL ZONE

**PARKING DATA**

EXISTING - GROUP B (OFFICE)  
TOTAL BUILDING AREA PER 502.1: 5,429 SF./200  
TOTAL STALLS REQUIRED FOR TRANSPORTATION: 28  
STALLS REQUIRED WITH TRANSPORTATION: 28  
TOTAL PROVIDED: 27

**EXECUTIVE SUMMARY**

THE PROPOSED PROJECT IS A 1,288 S.F. OFFICE ADDITION TO AN EXISTING 4,181 S.F. OFFICE BUILDING CURRENTLY USED AS AN INSURANCE COMPANY WITH AN EXTERIOR DRIVE-UP TRANSACTION WINDOW. THE ADDITION WILL BE A TWO-STORY BUILDING WITH TWO MOTORCYCLE STALLS AND BICYCLE STALLS. THE ADDITION WILL BE LOCATED ON THE EAST SIDE OF THE BUILDING WHERE UNDISTURBED ASPHALT PARKING EXISTS. ADDITIONAL ASPHALT WILL BE ADDED AND ALL STALLS STRIPPED PART OF THE EXISTING ASPHALT ON THE NORTH SIDE OF THE LOT WILL BE REMOVED TO ACCOMMODATE THE REQUIRED 10' LANDSCAPE STRIPBACK.