



VICINITY MAP No. H-14



LEGAL DESCRIPTION

TRACTS LETTERED A-ONE (A-1) AND A-TWO (A-2) OF THE REPLAT OF TRACT A, WHITE CITY - GLENHAVEN ADDITION, TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 10, 1978 IN VOLUME C13, FOLIO 148

**PLAT OF
TRACT A-1-A AND A-2-A
WHITE CITY - GLENHAVEN ADDITION**

WITHIN
SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2016

PROJECT: 1010537
 DATE: 1-27-16
 APP: 16-70016
 REVISOR: SK

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:
 PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
 NEW MEXICO GAS COMPANY _____ DATE _____
 QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____
 COMCAST _____ DATE _____

CITY APPROVALS:
 CITY SURVEYOR _____ DATE _____
 *REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 ABCWUA _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOT LINE BETWEEN TRACTS A-1 AND A-2 AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 1.8467 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: APRIL, 2015
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY
 A: PLAT OF THE JUAN ARMIJO AND BACA AND ARMIJO ADDITIONS FILED: APRIL 28, 1888 IN VOLUME D1, FOLIO 34

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. **Public Service Company of New Mexico** ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **QWEST D/B/A CENTURYLINK** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS _____ DAY OF _____, 2016

ANTHONY L. HARRIS, P.S. # 11463

ALBUQUERQUE SURVEYING, INC.
 2412-D MONROE STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056
 FAX: (505) 889-8645

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS _____, DAY OF _____, 20____.

BY: _____
 OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
 NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

15-0159.DWG (APRIL, 2015)

PLAT OF TRACT A-1-A AND A-2-A WHITE CITY - GLENHAVEN ADDITION

WITHIN
SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2016

TRACT A
WV STEEL COMPANY INC.
FILED: SEPTEMBER 16, 1974
VOLUME C10, FOLIO 33

GLENHAVEN ADDITION
FILED: NOVEMBER 18, 1980
VOLUME B16, FOLIO 77

GLENHAVEN ADDITION
FILED: NOVEMBER 18, 1980
VOLUME B16, FOLIO 77

LOT 11
GLENHAVEN ADDITION
FILED: JUNE 5, 1983
VOLUME C2, FOLIO 39

5' PUBLIC UTILITY EASEMENT
FILED: JULY 10, 1978
VOLUME C13, FOLIO 148

7' PUBLIC UTILITY EASEMENT
FILED: JULY 10, 1978
VOLUME C13, FOLIO 148

7' PUBLIC UTILITY EASEMENT
FILED: JULY 10, 1978
VOLUME C13, FOLIO 148

10' PUBLIC UTILITY EASEMENT
FILED: JULY 10, 1978
VOLUME C13, FOLIO 148

FND #4 R/B
W/CAP PS 11463

WHITE CITY ADDITION
FILED: MAY 26, 1978
VOLUME C13, FOLIO 114

TRACT B
WHITE CITY ADDITION
FILED: MAY 26, 1978
VOLUME C13, FOLIO 114

LA POBLANA ROAD
50' R/W
(C13-148)

FIFTH STREET
50' R/W
(C13-148)

PHOENIX AVENUE
50' R/W
(C13-148)

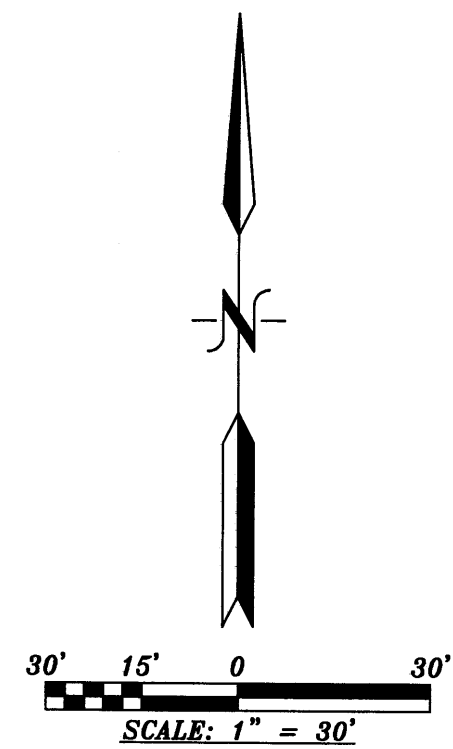
FOURTH STREET
60' R/W
(C13-148)

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 79°49'51" W	25.49'
(L1)	(N 79°56'00" W)	(25.26')
L2	N 81°32'30" W	25.13'
(L2)	(N 81°03'00" W)	(25.24')
L3	N 02°53'58" W	102.27'
L4	S 15°01'57" W	26.25'
L5	S 28°35'55" E	96.16'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	89°28'49"	N 36°19'45" W	25.00	39.04	35.19



ACS STATION "NDC 12-102"
N=1,495,747.494
E=1,523,137.246
GRD TO GRD=0.999681662
Δα = -00° 13' 31.98"
CENTRAL ZONE, NAD 1983

15-0159.DWG (APRIL, 2015)

HARRIS SURVEYING, INC.
2412-D MONROE STREET N.E.
ALBUQUERQUE, N.M. 87110
PHONE: (505) 889-8056
FAX: (505) 889-8645

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SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2016

TRACT A
VW STEEL COMPANY INC.
FILED: SEPTEMBER 16, 1974
VOLUME C10, FOLIO 33

GLENHAVEN ADDITION
FILED: NOVEMBER 18, 1980
VOLUME B18, FOLIO 77

GLENHAVEN ADDITION
FILED: NOVEMBER 18, 1980
VOLUME B18, FOLIO 77

LOT 11
GLENHAVEN ADDITION
FILED: JUNE 5, 1923
VOLUME C2, FOLIO 39

5' PUBLIC UTILITY EASEMENT
FILED: JULY 10, 1978
VOLUME C13, FOLIO 148

TRACT A-1-A
1.0705 Ac.

TRACT A-2-A
0.7762 Ac.

WHITE CITY ADDITION
FILED: MAY 25, 1978
VOLUME C13, FOLIO 114

TRACT B
WHITE CITY ADDITION
FILED: MAY 26, 1978
VOLUME C13, FOLIO 114

LA POBLANA ROAD
50' R/W
(C13-148)

FIFTH STREET N.W.
50' R/W
(C13-148)

PHOENIX AVENUE N.W.
50' R/W
(C13-148)

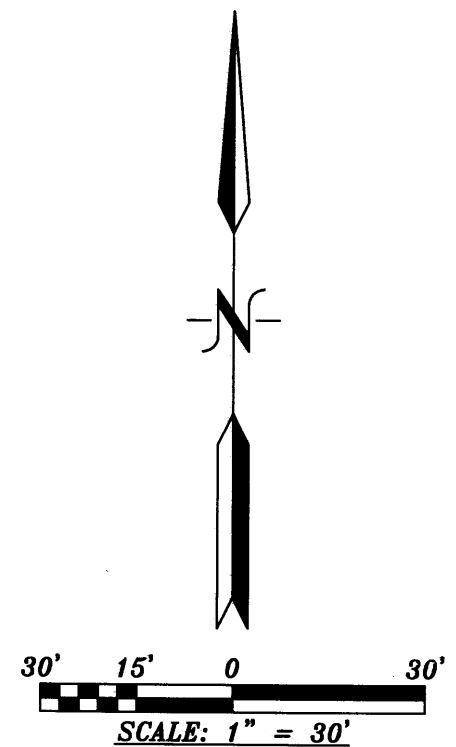
FOURTH STREET N.W.
60' R/W
(C13-148)

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N=1,495,747.494
E=1,523,137.246
GRD TO GRID=0.999681662
Δα = -00° 13' 31.98"
CENTRAL ZONE, NAD 1983

PHOENIX AVE.

SITE GENERAL NOTES

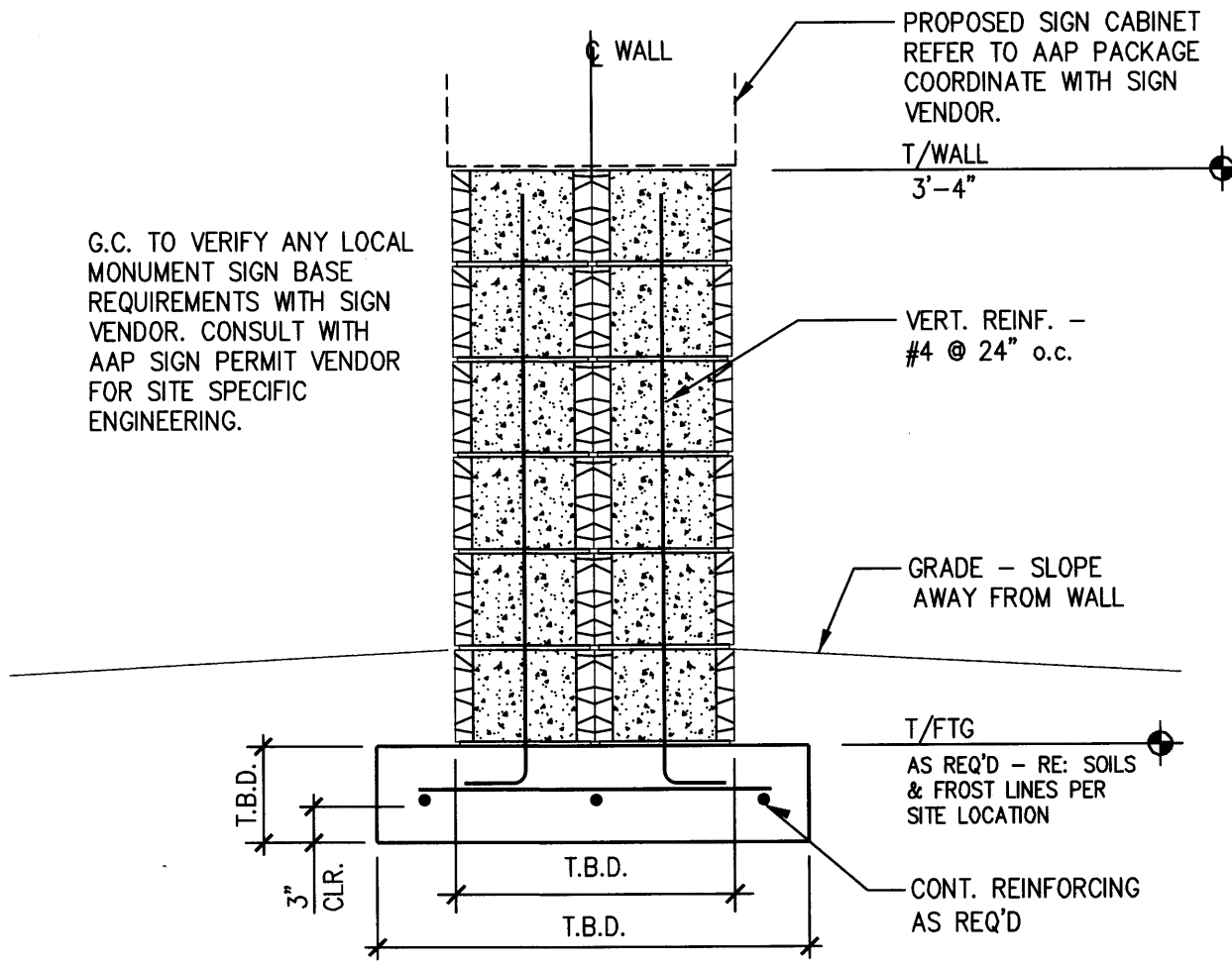
1. THE CONTRACTOR IS TO STAKE THE MONUMENT SIGN AND NOTIFY ADVANCE AUTO PARTS CONSTRUCTION PROJECT MANAGER FOR THE EARLIEST POSSIBLE INSTALLATION DATE.
2. PARKING LOT GRADING SHALL NOT EXCEED A 2% SLOPE.
3. PARKING SPACES ARE TO BE 17' PERMIT SPECIFIED UNLESS NOTED.
4. ALL ABANDONED ENTRANCES/EXITWAYS TO BE REMOVED.
5. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR COSTS OF ALL TEMPORARY UTILITY SERVICES (INCLUDING TEMPORARY POWER) UNTIL THE PROJECT IS TURNED OVER TO AND ACCEPTED BY ADVANCE AUTO PARTS.
6. THE CONTRACTOR IS TO PRESSURE WASH ALL PAVED AREAS AND SIDEWALKS THE MORNING PRIOR TO STORE OPENING.
7. THE CONTRACTOR SHALL FURNISH AND INSTALL A MAILBOX ON SITE. THE MAILBOX TYPE, LOCATION, AND INSTALLATION SHALL COMPLY WITH THE LOCAL U.S. POST OFFICE REQUIREMENTS. VERIFY REQUIREMENTS PRIOR TO PURCHASE AND ROUGH-IN.
8. BASE OF PARKING LOT LIGHT POLES SHALL REMAIN UNPAINTED AND RUBBED SMOOTH.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SIGNED AND SEALED CERTIFICATION THAT PARKING LOT MEETS REQUIREMENTS SET FORTH IN THE CONSTRUCTION DOCUMENTS.

SITE ARCHITECTURAL KEY NOTES:

1. DUMPSTER ENCLOSURE. SEE DETAIL 9/C2
2. INSTALL NEW 6" THICK CONCRETE LOADING PAD OF 4000 PSI BROOM FINISHED CONCRETE W/ 3/4" AGGREGATE W/ 6"x6"x W2.1/2.1 WMM STEEL REINFORCEMENT. SLOPE AWAY FROM BUILDING 1/8" PER FOOT FOR POSITIVE DRAINAGE. REFER TO DETAIL 9/C2. PLACE OVER 4" COMPACTED BASE COURSE OVER 12" OF STRUCTURAL FILL. REFER TO GEOTECHNICAL REPORT.
3. ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE WITH TWO (2) COATS OF SHERWIN WILLIAMS "HOTLINE" FAST DRYING TRAFFIC MARKING PAINT. HANDICAP PARKING & HANDICAP SYMBOL TO BE PAINTED COLOR & SIZE AS REQUIRED BY THE GOVERNING ACCESSIBILITY CODE. CONCRETE PAVEMENT PARKING LINES FOR ACCESSIBLE SPACES SHALL BE THE SAME AS ABOVE EXCEPT USE BLUE OR YELLOW PAINT. REFER TO DETAILS 1/C3 AND 2/C3 FOR ADDITIONAL INFORMATION.
4. CONSTRUCT 6" HIGH CONC. CURB & GUTTER CONTINUOUS AROUND SITE. BACKFILL TO TOP OF CURB. REFER TO DETAIL 3/C2. PROVIDE CATCH & SPILL WHERE APPLICABLE.
5. 54"x60" CLEAR APPROACH AREA
6. ANCHOR DOWN CONCRETE WHEEL STOPS 30" FROM FACE OF CONCRETE WALK/SIDEWALK. REFER TO DETAIL 10/C2.
7. PROVIDE HANDICAP RAMP WHEN PAVING IS NOT FLUSH WITH ENTRY SIDEWALK PER FEDERAL & LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAILS ON SHEET C3.
8. HANDICAP PARKING SIGN FOR SPACES ADJACENT TO BUILDING ENTRANCE. REFER TO DETAIL 5/C3.
9. NEW BROOM FINISHED CONCRETE SIDEWALK SLOPED AWAY FROM BUILDING 1/8" FT. FOR POSITIVE DRAINAGE.
10. MONUMENT SIGN. GC TO CONSULT WITH ADVANCE AUTO PARTS' SIGN COORDINATOR AND ARCHITECTURAL DESIGNER FOR DETAILS. GC IS TO PROVIDE AND INSTALL MONUMENT FOUNDATION DESIGNED FOR SITE SPECIFIC SOIL CONDITIONS AND RELATED ELECTRICAL BASED ON ENGINEERING PROVIDED BY SIGN PERMITTING VENDOR. RE: 3/C1
11. 6" PORTLAND CEMENT CONCRETE OVER 4" COMPACTED BASE COURSE OVER 12" STRUCTURAL FILL. REFER TO GEOTECHNICAL REPORT
12. LANDSCAPING
13. CONCRETE CURB. REFER TO DETAIL 7/C2 FOR ADDITIONAL INFORMATION.
14. PROVIDE BOLLARDS AT ALL EXTERIOR MOUNTED METERING DEVICES. (GAS, WATER, ELECTRIC) MIN. (2) TWO AS REQUIRED - SEE DETAIL 5/C2.
15. NEW CURB CUT
16. USE HEAVY DUTY ASPHALT/CONCRETE PAVEMENT THROUGHOUT. U.N.O. (4" ASPHALTIC CONCRETE OVER 6" AGGREGATE BASE COURSE OVER 12" STRUCTURAL FILL) REFER TO GEOTECHNICAL SPECIFICATIONS.
17. 6" CONCRETE APRON WITH 6" X 6" X 1/8" W.W.F. STEEL REINFORCEMENT. USE 4000 PSI CONCRETE MIX. DO NOT USE SLAG OR FLY ASH FOR CEMENTITIOUS MATERIAL. PLACE OVER 4" COMPACTED BASE COURSE OVER 12" OF STRUCTURAL FILL. REFER TO GEOTECHNICAL SPECIFICATIONS
18. NEW FIRE HYDRANT

MONUMENT SIGN GENERAL NOTES:

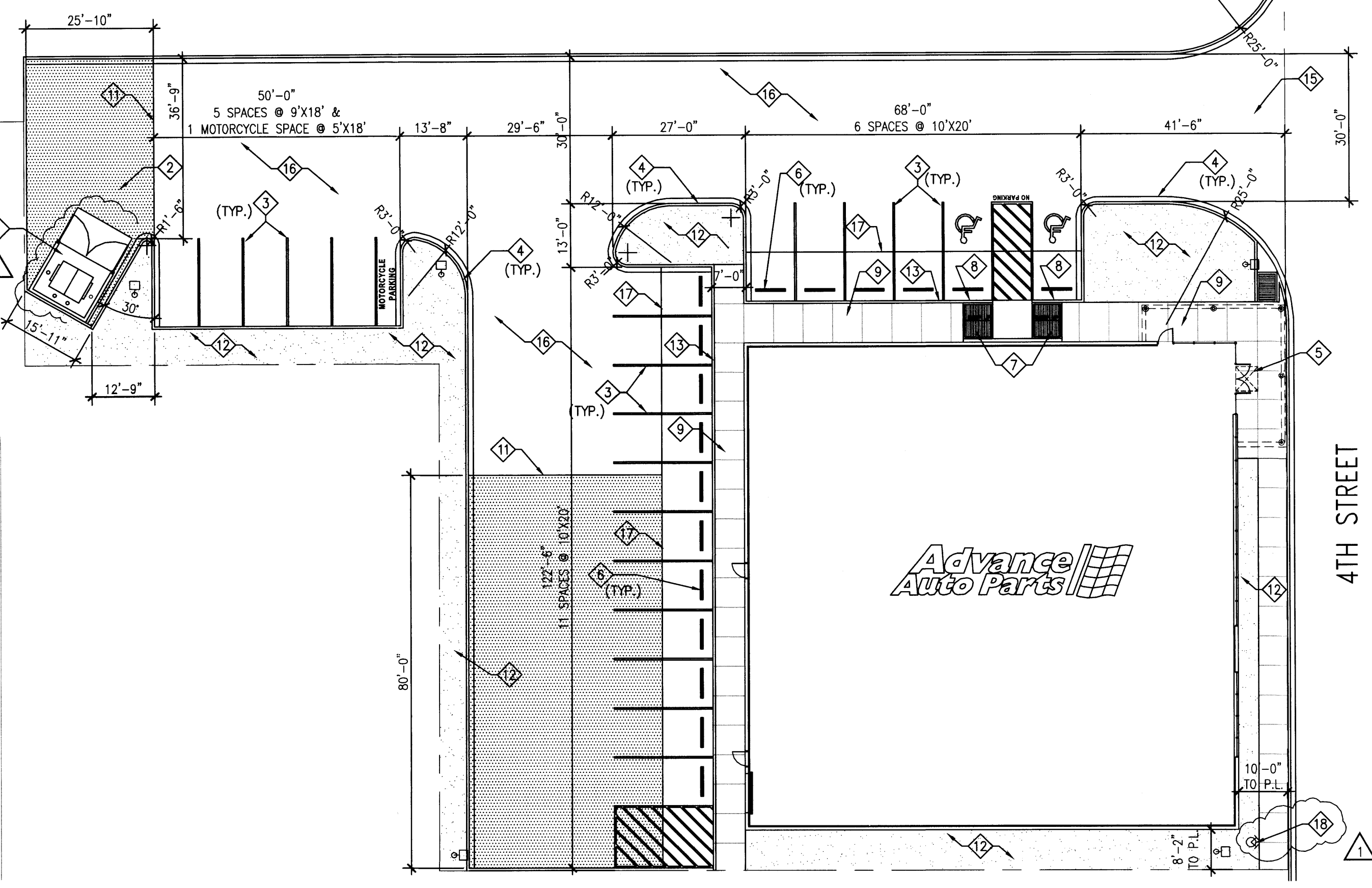
1. G.C. TO COORDINATE WITH SIGN VENDOR AND VERIFY THE SITE SPECIFIC DESIGN OF MONUMENT SIGN & STRUCTURE. IF MUNICIPALITY REQUIRES ARCHITECTURAL BUILDING MATERIALS TO BE IMPLEMENTED THEN THEY SHALL BE PROVIDED BY THE G.C.
2. IF REQ'D G.C. TO CONSULT WITH SIGN PERMIT VENDOR TO GET ENGINEERING.
3. G.C. TO SUPPLY ALL LABOR AND EXCAVATING EQUIPMENT.
4. G.C. RESPONSIBLE FOR ORDERING AND POURING CONCRETE.
5. G.C. RESPONSIBLE FOR MASONRY, GROUTING, REINFORCING, SEALANTS, FLASHING, CLEANING.
6. G.C. RESPONSIBLE FOR CALLING ALL NECESSARY INSPECTIONS.
7. G.C. TO SECURE & COORDINATE PERMITS FOR SIGN LOCATION.
8. G.C. RESPONSIBLE FOR CONTACTING ALL NECESSARY UNDERGROUND LOCATORS.
9. G.C. RESPONSIBLE FOR STUBBING ELECTRICAL INTO FOUNDATION PRIOR TO POURING.
10. G.C. RESPONSIBLE FOR COORDINATING ANY ADDITIONAL REQUIREMENTS WITH AAP SIGN VENDOR PRIOR TO START OF SIGN CONSTRUCTION.



3 MONUMENT FOUNDATION
SCALE: 3/4" = 1'-0"

5TH ST.

4TH STREET



1 SITE PLAN
SCALE: 1" = 20'-0"



SITE DATA		
SITE AREA		
TOTAL LOT SQ. FT.	=	33,811 SF./CONSTRUCTION AREA = 33,811 SF
TOTAL LOT ACRES	=	.78 ACRES./CONSTRUCTION AREA = .78 ACRES
BUILDING	9,933 SF	29% OF TOTAL AREA
PAVEMENT	20,271 SF	60% OF TOTAL AREA
GREEN/OPEN SPACE	3,701 SF	11% OF TOTAL AREA
BUILDING SETBACKS		
FRONT	REQUIRED 10' MAX	PROVIDED 10' FT.
REAR	5'	62' FT.
SIDE	0'	10' FT.
SIDE	0'	57' FT.
MAXIMUM BUILDING HEIGHT		
52 FT. (4-STORY)		
PARKING		
3 PER 1000F @ 9933	=	30 SPACES
W/30% PARKING REDUCTION FOR PROXIMITY TO BUS STOP	=	21 SPACES REQ'D
TOTAL PROVIDED		22 SPACES
HANDICAP PARKING		2 SPACES
MOTORCYCLE PARKING		1 SPACE

LANDSCAPING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL REQUIRED LANDSCAPING AND IRRIGATION FOR THE ENTIRE SITE, TO INCLUDE BUT NOT LIMITED TO: SOODED AREAS, SHRUB BEDS, PARKING LOT ISLANDS, ROADSIDE SIGN BASE(S) AND MONUMENT PLANTERS.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
3. IRRIGATION CONTRACTOR SHALL BE EXPERIENCED IN IRRIGATION DESIGN AND INSTALLATION AND SHALL PROVIDE PROOF OF CERTIFICATION AS A "CERTIFIED IRRIGATION CONTRACTOR" ACCORDING TO THE IRRIGATION ASSOCIATION OF AMERICA. CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM INSTALLATION WITH 100% COVERAGE OF DESIGNATED PLANTING AREAS USING HEAD TO HEAD COVERAGE, MINIMIZING POSSIBLE OVERTHROW ONTO NON-POROUS SURFACES. IRRIGATION SYSTEM SHALL BE ZONED AND TIMED AS APPROPRIATE TO MEET PLANT MATERIAL AND LAWN AREA WATERING REQUIREMENTS. TIMER/CONTROL TO BE LOCATED INSIDE BUILDING NEAR ELECTRICAL PANEL.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDER AREAS.
5. IN THE EVENT THAT PLANTING BEDS AND MULCH ARE REQUIRED, THE CONTRACTOR SHALL INSTALL BLACK FABRIC WEED BLOCK LANDSCAPE MESH UNDER THE MULCH TO PREVENT WEED GROWTH.
6. CONTRACTOR SHALL PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0 OR AS APPLICABLE TO THE REGION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS UNTIL THE LATER OF: (a) THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS, OR (b) THE DATE THAT ADVANCE AUTO PARTS OPENS FOR BUSINESS TO THE PUBLIC. CONTRACTOR TO WARRANTY ALL LANDSCAPING FOR A TOTAL OF 1 YEAR.
8. GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND RAKE ALL GRASS AREAS. GRASS (50B) TO BE LEVEL, ROLLED AND MOWABLE.
9. PROVIDE LANDSCAPE PLANS TO ADVANCE AUTO PARTS AND AS REQUIRED BY LOCAL JURISDICTION TO THE BLDG. DEPT. FOR REVIEW AND APPROVAL PRIOR TO START OF WORK.
10. ALL LANDSCAPING, TRESS, SHRUBS, ETC. SHALL NOT INTERFERE WITH THE VISIBILITY OF AAP MONUMENT SIGNAGE
11. CONTRACTOR TO VERIFY QUANTITIES PRIOR TO COMMENCING WORK.
12. ALL PLANTING AREAS WITHIN PROPERTY BOUNDARY ARE TO BE WATERED WITH A FULL AUTOMATIC UNDERGROUND SPRINKLE SYSTEM WITH FREEZE GUARD. ALL IRRIGATION COMPONENTS SHALL BE CONTAINED WITHIN THE BOUNDARY OF THE SITE. IRRIGATION TO PLANTING AREAS OUTSIDE OF THE PROPERTY BOUNDARY SHALL ORIGINATE FROM IRRIGATION HEADS WITHIN THE PROPERTY BOUNDARY. CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED IRRIGATOR WHO SHALL PROVIDE DETAILED IRRIGATION DRAWINGS WITH SUPPORTING PRESSURE LOSS AND FLOW CALCULATIONS. THESE SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT AS SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
13. OPEN AREAS WITHIN PLANTING BEDS SHALL BE MULCHED WITH HARDWOOD ONLY. PINE STRAW OR EQUIVALENT IS NOT AN ACCEPTABLE MULCH.

PERMIT DRAWINGS



PROJECT: 1010537
DATE: 1-27-16
APP: 116-10016

(SK)

Advance Auto Parts
2801 4th St. NW
ALBUQUERQUE, NM 87107
STORE # 103011

REVISIONS	DESCRIPTION	DATE	PLAN CHECK	REVISION
1		9/7/15		

DATE	GROSS SQ. FT.
7-29-15	9,933 SF.

PROJECT # AA 15,002
DRAWN BY: Clint Wilsey
CHECK BY: Clint Wilsey
VERSION Q4-14 100x100

66ARCHITECT, LLC
Clint Wilsey, Architect
clint.wilsey@gmail.com
505 280-0043

SITE PLAN

C1