

**GENERAL NOTES**

A. APPLICABLE PLANS: REFER TO DESIGN GUIDELINES, SHEET 3 OF 4 AND 4 OF 4 OF PROJECT DESIGN STANDARD GUIDELINES, THIS PACKAGE.

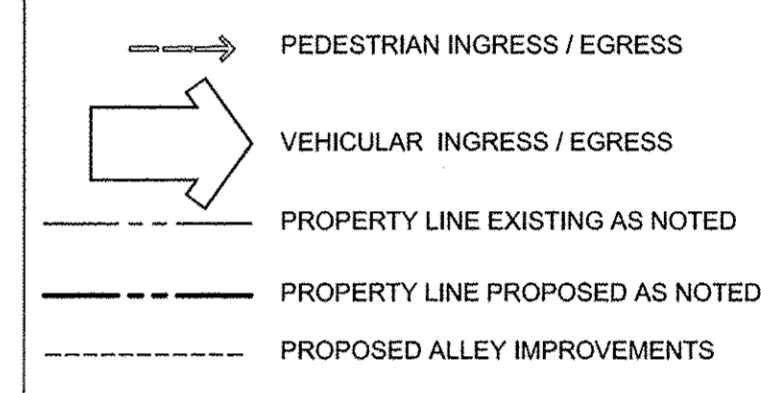
**KEYED NOTES**

1. EXISTING PROPERTY LINE
2. PROPOSED PROPERTY LINE
3. PRIMARY DEVELOPMENT SIGN
4. FULL ACCESS
5. RIGHT-IN / RIGHT-OUT / LEFT-IN ACCESS
6. RIGHT-OUT ONLY ACCESS
7. EXISTING ACCESS TO BE CLOSED. ALTERNATE EQUAL ACCESS TO BE PROVIDED WITH PROPOSED ALLEY IMPROVEMENTS.
8. PROPOSED 10'-0" ALLEY DEDICATION
9. PROPOSED 10'-0" PRIVATE UTILITY EASEMENT
10. PROPOSED 20'-0" WATERLINE EASEMENT TO ABCWUA

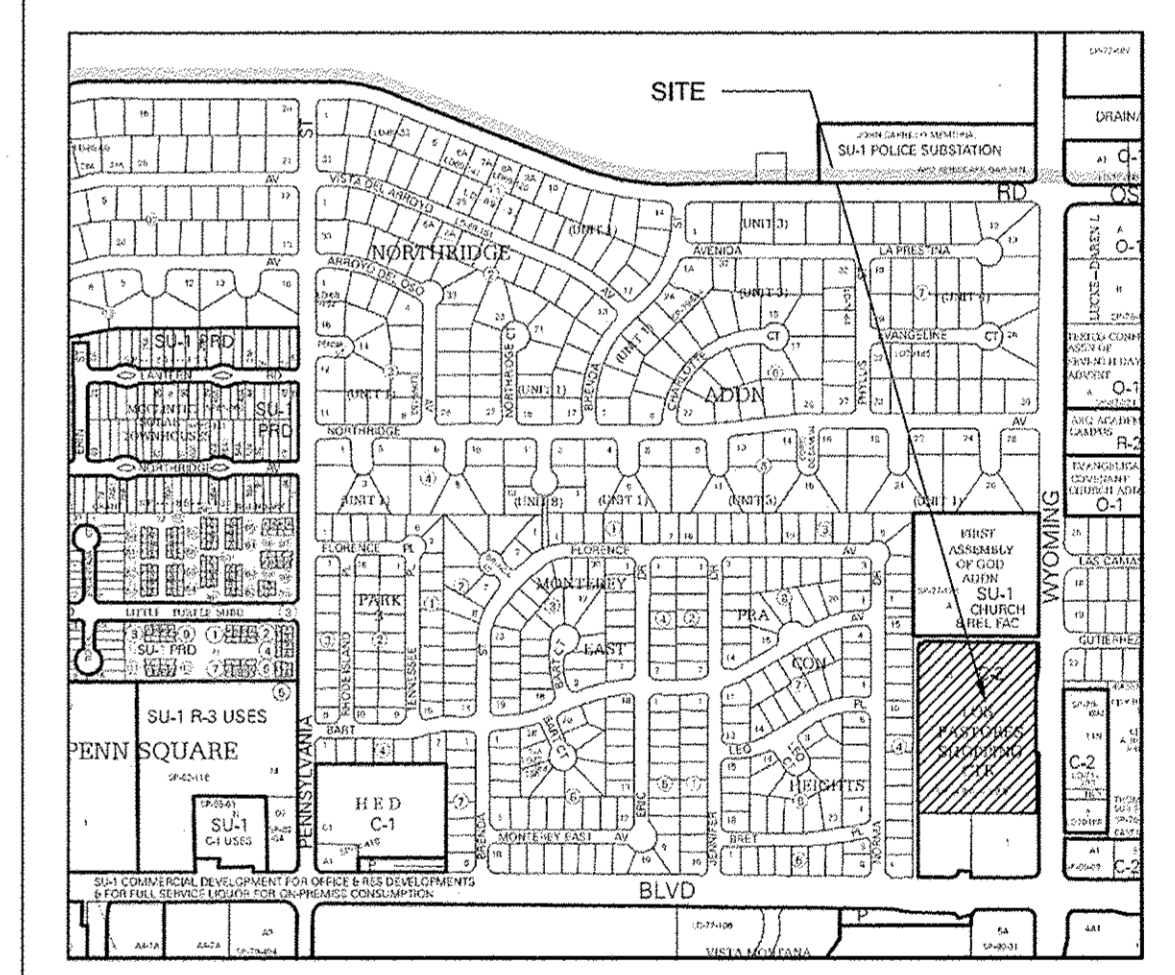
**SITE DATA**

**LEGAL DESCRIPTION:**  
TRACT A-1 REDIVISION OF TR A (NOW COMPRISING TRS A1 & A2)  
LOS PASTORES SHOPPING CENTER EXC SLWY PORT & PORT OUT  
TO R/W CONT 5.77 AC +/-  
Acres: 6.75  
**ZONE:**  
C-2  
  
MAXIMUM BUILDING HEIGHT: SEE DESIGN STANDARDS  
BUILDING SETBACKS: SEE DESIGN STANDARDS  
PROPOSED USES: RETAIL, RESTAURANT, OR OFFICE  
MAXIMUM FAR: 1.0

**SITE PLAN LEGEND**

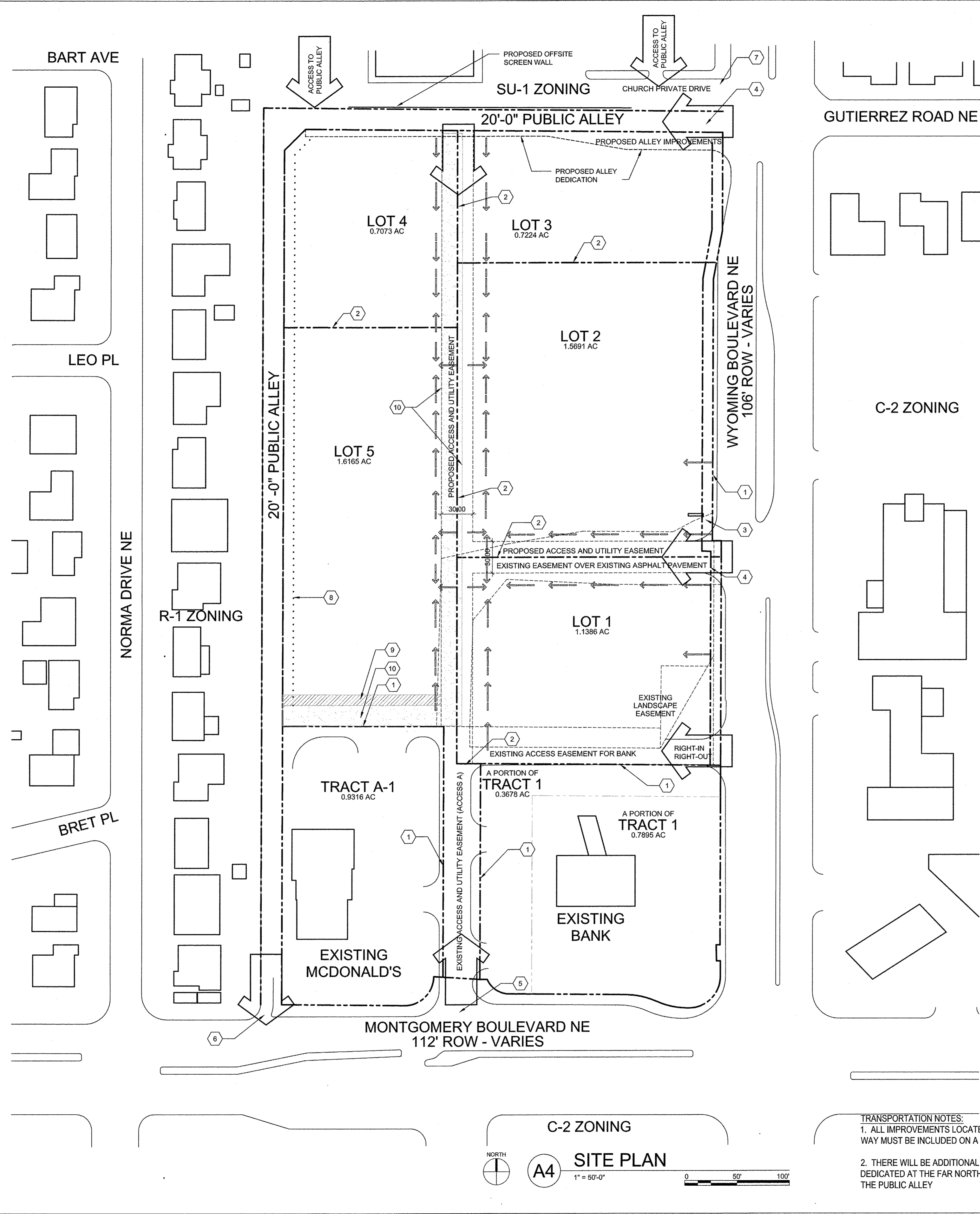


**LEGEND**

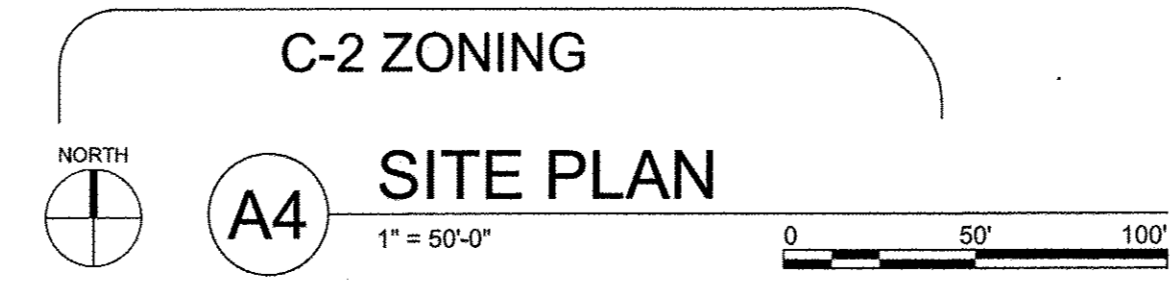


**VICINITY MAP**  
Zone Atlas Map F-19-Z

**FORMER PROJECT NUMBER:**  
**PROJECT NUMBER:** 1010550  
**APPLICATION NUMBER:**  
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.  
**SITE DEVELOPMENT PLAN APPROVAL:**  
*[Signature]* 6/1/16 DATE  
TRAFFIC ENGINEER, TRANSPORTATION DIVISION  
*[Signature]* 06/01/16 DATE  
ABCWUA  
*[Signature]* 6/1/16 DATE  
PARKS AND RECREATION DEPARTMENT  
*[Signature]* 6/1/16 DATE  
CITY ENGINEER  
  
SOLID WASTE MANAGEMENT DATE  
*[Signature]* 6-1-16 DATE  
DRB CHAIRPERSON, PLANNING DEPARTMENT



**TRANSPORTATION NOTES:**  
1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.  
2. THERE WILL BE ADDITIONAL RIGHT OF WAY DEDICATED AT THE FAR NORTH ENTRANCE ALONG THE PUBLIC ALLEY



**DESIGN STANDARDS**

**I. PURPOSE & INTENT**

The purpose of these Design Standards is to provide a framework for designers to understand the vision and development goals for the property, and assist them in decision making to achieve the vision and goals. The intent of these standards is to create an aesthetically pleasing, pedestrian friendly, mixed use development that adds office, retail and restaurant amenities to the NW corner of Montgomery and Wyoming. Intended uses includes an office building, with retail, and restaurant establishments along Wyoming Boulevard.

- a. Goals:
  - i. Aesthetic treatments and material selection that provides consistency in design across the entire property.
  - ii. A pedestrian friendly environment that provides pleasant outdoor spaces for users and achieves a 'park once and walk' outcome.
- b. Existing buildings adjacent to Montgomery will remain.
- c. Buildings proposed for this site to comply with C-2 regulations in the City of Albuquerque Code of Ordinances 14-16-2-17 C-2 Community Commercial Zone.
- d. All Design Standards are intended to meet or exceed the requirements of the City of Albuquerque's Code of Ordinances.

**II. SETBACKS & BUILDING HEIGHT LIMITATIONS**

There is no lot size requirement for a lot in C-2 zone. Maximum FAR is 1.0.

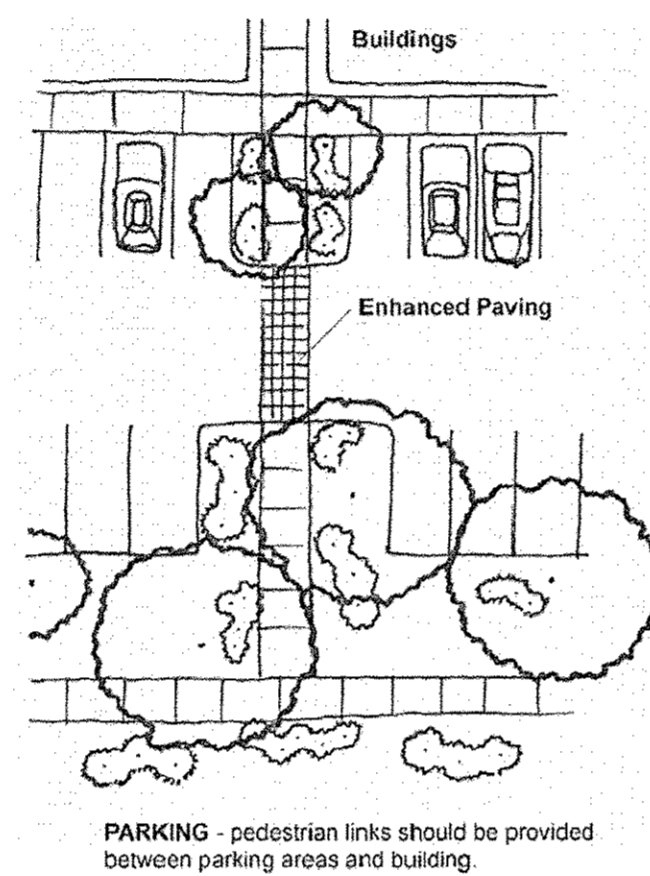
- a. All building setbacks shall be compliant with the C-2 zoning requirements in the City of Albuquerque Code of Ordinances 14-16-2-17 C-2 Community Commercial Zone, except as noted below.
  - i. Building heights are regulated by the City of Albuquerque Code of Ordinances Section 14-16-2-15(C)(1) O-1 Office and Institution Zone which allows a maximum building height of 26', however, any structure over 26' must fall within 45 degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. Additionally, structures shall not exceed 26' within 85' of a lot zoned specifically for houses.
  - ii. Buildings on lots along Wyoming Boulevard shall be setback not more than 90 feet from the public right-of-way in order to limit the amount of parking between the buildings and the street.
- b. Landscape setbacks shall conform to the requirements of the City of Albuquerque's Code of Ordinances Section 14-16-3-10 Landscaping Regulations, except as noted below.
  - i. Parking areas along Wyoming Boulevard shall be setback 15 feet from the public right-of-way to provide space for screening of parked cars through the use of plant materials or low walls. Where parking areas or driveways are not parallel with the street, the setback shall be an average of at least 15 feet.
- c. Building overhangs, patio walls, and patios / plazas and other private amenities intended for use by patrons shall be permitted within this setback to allow for public and/or private nodes for building tenants.

**III. PARKING**

In order to support the goal of creating a pedestrian friendly environment, careful attention shall be given to parking area design. To lessen its visual impact, parking shall be broken into a series of smaller areas, and views of parking from off-site shall be interrupted with screening materials.

- a. Off-street parking areas, including space size, aisle widths, pedestrian pathways, and screening, shall comply with the City of Albuquerque's Code of Ordinances Section 14-16-3-1 Off-Street Parking Regulations.
  - i. Parking areas shall be designed to include a 6 foot wide minimum pedestrian connection to buildings.
  - ii. Parking shall be placed behind buildings or screened from surrounding neighborhoods by means of 2.5 to 3 foot high walls and / or landscaping. Walls shall be architecturally cohesive with surrounding buildings.

- b. Bicycle parking shall comply with the City of Albuquerque's Code of Ordinances Section 14-16-3-1(B) Off-Street Parking Regulations.
  - i. To encourage non-vehicular travel, provisions for convenient on-site secure bicycle parking shall be provided near building entrances.
- c. Motorcycle parking shall comply with Section 14-16-3-1(C) of the City of Albuquerque's Code of Ordinances.
- d. Building orientation shall allow for clear visibility of the main entry from parking areas and pedestrian connections.
- e. Grading & drainage design of parking areas shall comply with Chapter 22 of the City of Albuquerque's Code of Ordinances, and shall incorporate low impact development principles.
  - i. All off-street parking areas shall comply with all First Flush Drainage Ordinance requirements.
  - ii. Parking islands shall allow flow of water as a water harvesting device and as required to maintain proper drainage of the site.
- f. All designated disabled parking spaces shall conform to the City of Albuquerque Code of Ordinances Section 14-16-3-1 (F)(9)(a)-(c) Off-Street Parking Regulations.



**IV. PEDESTRIAN CONNECTIONS & AMENITIES**

Pedestrian connectivity plays a major role in providing a pleasing environment. The following requirements are intended to help meet the property's goal of creating a pedestrian friendly atmosphere.

- a. Pedestrian connections within parking lots shall comply with the City of Albuquerque's Code of Ordinances Section 14-16-3-1(H) Off-Street Parking Regulations.
  - i. Pedestrian movement from off-site and between buildings shall be encouraged by providing continuous pedestrian connections through parking areas and at the site's perimeter.
  - ii. Parking areas shall include pedestrian connections to all buildings within the approximately six and three quarter (6.75) acre site.
  - iii. Shade provided with trees or shade structures shall be provided at pedestrian connections to enhance the pedestrian experience.
- b. A minimum 200 square feet of public space shall be provided at each restaurant establishment for outdoor seating or gathering. Public spaces for multiple restaurant establishments may be combined into one with a total area equal to 200 square feet per establishment.
  - i. Public space or outdoor seating shall have areas of shade and be adjacent to landscape areas including trees or shrubs per the City of Albuquerque's Code of Ordinances Section 14-16-3-18(C)(4) General Building and Site Design Regulations.
  - ii. Shade provided may include shade sails, canopies, canvas umbrellas at tables, trees, or planting materials significant enough to provide shade and refuge from the sun.
  - iii. Areas designated for public space or seating shall be defined with landscape elements, low seat walls, benches, planters, paving patterns, or materials distinguishable from the pedestrian sidewalk and parking areas.



PEDESTRIAN AREAS - should include shade trees

**V. LANDSCAPING**

The site development landscape shall serve to enhance the visual aesthetic of the site and aid in reinforcing the street presence and pedestrian experience. The intent is to provide year round color and interest and reflect the natural environment of New Mexico landscape. A clear theme and image for the development shall be enforced throughout by consistent paving materials, plantings, signage, etc.

- a. Street trees shall be provided as per the Street Tree Ordinance of the City of Albuquerque's Code of Ordinances Section 6-6-2-1 et seq., Street Tree Ordinance.
- b. A minimum of 15% of the net site area shall be devoted to landscape materials.
- c. Gravel, mulch, cobble, bark, and other similar materials are acceptable as a top dressing for the landscape areas.
- d. Gravel shall be a 1-1/2" maximum, the color to be consistent with across the entire property.
- e. All plant material shall be maintained by the Owner in a living, attractive condition. All areas shall be free of weeds.
- f. Minimum plant material sizes at the time of installation shall be:
  - i. Canopy Trees - 2" Caliper
  - ii. Evergreen Trees - 10' Minimum height
  - iii. Accent Trees - 2" Caliper
  - iv. Shrubs and Groundcovers - 1 gallon minimum
- g. Landscape plans shall comply with the City's Water Conservation Ordinance and Pollen Ordinance.
- h. Drought tolerant species shall be used at landscape areas. Live plant materials shall cover a minimum of 75% of landscape areas at maturity.
- i. An automatic underground irrigation system is required to support all site landscaping. The system shall be designed to avoid over-spraying onto wall, buildings, fences, sidewalks, etc. Irrigation components shall be checked periodically to ensure maximum efficiency.
- j. The irrigation system serving landscaped areas shall be a fully automated system with centralized computer controls.
- k. Landscape beds shall be at grade to promote water harvesting.
- l. Landscape Plans shall be designed using plants selected from the following palette:

**LARGE TREES**

- |                       |                                    |
|-----------------------|------------------------------------|
| Accolade Elm          | Ulmus hybrid "Accolade"            |
| Afghan Pine           | Pinuseldarica                      |
| Austrian Pine         | Pinusnigra                         |
| Chinese Pistache      | Pistaciachinensis                  |
| Escarpment Oak        | Quercus fusiformis                 |
| Japanese Pagoda Tree  | Sophora japonica                   |
| Modesto Ash           | Fraxinusvelutina "Modesto"         |
| Purple Robe Locust    | Robinia pseudoacacia "Purple Robe" |
| Raywood Ash           | Fraxinusvelutina "Raywood"         |
| Rio Grande Cottonwood | Populuswislizenii                  |
| Texas Red Oak         | Quercusbuckleyi                    |

**SMALL TREES**

- |                  |                          |
|------------------|--------------------------|
| Chaste Tree      | Vitexagnus-castus        |
| Desert Willow    | Chilopsislinearis        |
| Golden Rain Tree | Koeleruteriapaniculata   |
| New Mexico Olive | Forestieraneomexicana    |
| Oklahoma Redbud  | Cercisreniformis         |
| Sensation Maple  | Acer negundo "Sensation" |

**SHRUBS**

- |                                   |                                     |
|-----------------------------------|-------------------------------------|
| Apache Plume                      | Fallugiaparadoxa                    |
| Bird of Paradise                  | Caesalpinigiagilliesii              |
| Blue Rubber Rabbitbrush           | Ericamerianauseosus "Blue"          |
| Buffalo Juniper                   | Juniperus                           |
| Creeping Mahonia                  | Mahonia repens                      |
| Damianita                         | Chrysactiniamexicana                |
| Dark Knight Blue Mist Spirea      | Caryopteriscalanensis "Dark Knight" |
| Black Knight Butterflybush        | Buddleia davidii "Black Knight"     |
| Dwarf Fragrant Sumac              | Rhusaromatica "Gro-low"             |
| Fernbush                          | Chamaebatiarimillefolium            |
| Littleleaf Mountain Mahogany      | Cercocarpusintricatus               |
| Moonlight Scotch Broom            | Cytisusscoparius "Moonlight"        |
| Pawnee Buttes Western Sand Cherry | Prunusbessyii "Pawnee Buttes"       |
| Thompson Broom                    | Baccharis hybrid "Starn Thompson"   |
| Threelaf Sumac                    | Rhus trilobata                      |
| Turpentine Bush                   | Ericamerialaricifolia               |
| Winter Gem Boxwood                | Buxus japonica "Winter Gem"         |

**GRASSES**

- |                                  |   |
|----------------------------------|---|
| Blonde Ambition Blue Grama Grass | Bouteloua "Blond Ambition"                      |
| Blue Avena Grass                 | Helictotrichonempervirens                       |
| Deergrass                        | Muhlenbergiarigens                              |
| Giant Sacaton                    | Sporoboluswrightii                              |
| Indian Grass                     | Sorghastrumnutans                               |
| Karl Foerster Feather Reed Grass | Calamagrostisacutiflora "Karl Foerster"         |
| Native Wonder Grass Blend        | 50% Buchloedactyloides/<br>50% Boutelougracilis |
| Mexican Feathergrass             | Nasellatenuissima                               |
| Prairie Dropseed                 | Sporobolusheterolepis                           |
| The Blues Bluestem               | Schizachyriumscoparium "The Blues"              |
| Variogated Reed Grass            | Calamagrostisacutiflora "Overdam"               |

**ACCENTS**

- |                     |                       |
|---------------------|-----------------------|
| Beargrass           | Nolinamicrocarpa      |
| Broadleaf Yucca     | Yuccabaccata          |
| Desert Spoon        | Dasyliionwheelerii    |
| Parry's Agave       | Agaveparryi           |
| Prickly Pear Cactus | Opuntiaengelmannii    |
| Red Yucca           | Hesperaloe parviflora |

**PERENNIALS**

- |                            |                            |
|----------------------------|----------------------------|
| Autumn Sage varieties      | Salvia greggii varieties   |
| Blanketflower species      | Gaillardia species         |
| Butterfly Weed             | Asclepias species          |
| Catmint species            | Nepeta species             |
| Germander species          | Teucrium species           |
| Desert Zinnia              | Zinnia grandiflora         |
| Whirling Butterfly species | Gauralindheimeri varieties |
| Hyssop species             | Agastache species          |
| Lavender species           | Lavandula species          |
| May Night Sage             | Salvia nemerosa            |
| Penstemon species          | Penstemon species          |
| Poppy Mallow               | Callirhoe involucrata      |
| Rocky Mountain Columbine   | Aquilegia caerulea         |
| Tickseed species           | Coreopsis species          |
| Turkish Speedwell          | Veronica liwanensis        |
| Yarrow species             | Achillea species           |

**VINES**

- |                  |                   |
|------------------|-------------------|
| Chinese Wisteria | Wisteriachinensis |
| Trumpet Vine     | Campsisradicans   |

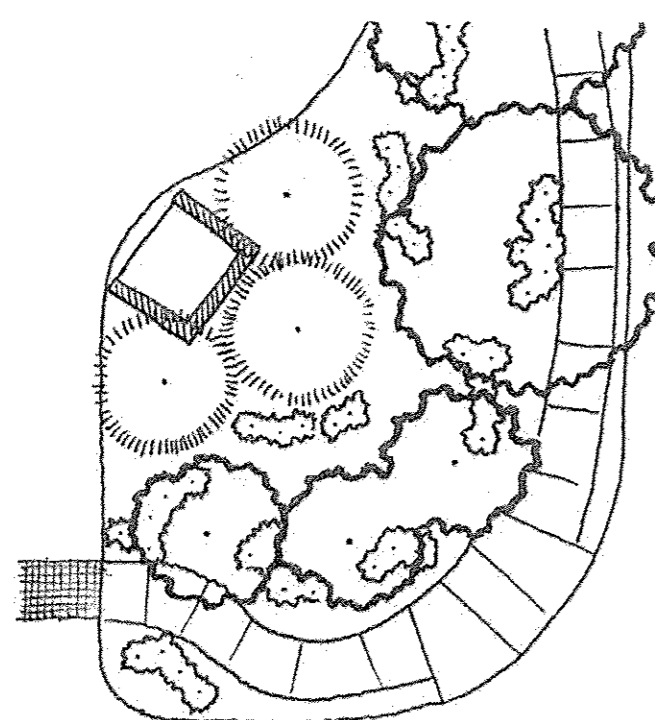
**VI. WALLS, FENCES & SCREENING**

Screening of less attractive areas such as parking and utility items, as well as management of grade changes that exceed simple slopes, shall be accomplished through the use of walls and fences that are designed to be an integral part of the project's overall aesthetic.

- a. Parking shall be screened from public rights-of-way by means of 2.5 to 3 foot high walls and / or landscaping. These walls shall be architecturally cohesive with surrounding buildings.
- b. Trash receptacles, mechanical equipment, and loading docks shall be screened from public streets through the use of solid walls, solid fences, berms, or dense evergreen foliage.
  - i. Trash enclosures shall be consistent with the architectural theme and materials of adjacent buildings.

DESIGN STANDARDS (continued)

- ii. Trash enclosures shall be constructed utilizing materials such as stucco over concrete masonry units (CMU), split face block, brick, or stone.
- iii. All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections.
- iv. Trash enclosures shall have solid, opaque gates as tall as the enclosure.
- c. Walls and fences shall be at least as tall as the objects they are intended to screen and shall not exceed 8 feet high.
- d. All screening devices shall be in compliance with the City of Albuquerque DPM's Clear Sight Triangle regulations.
- e. All mechanical equipment shall meet the screening requirements of the City of Albuquerque's Code of Ordinances Section 14-16-3-18(C)(6) General Building and Site Design Regulations.
  - i. All mechanical equipment shall be screened from public view by materials of the same nature as the adjacent buildings.
- f. Walls and fences shall comply with the City of Albuquerque's Code of Ordinances Section 14-16-3-19 General Height and Design Regulations for Walls, Fences, and Retaining Walls.
- g. Perimeter walls shall include openings at all pedestrian connections to ensure convenient access to adjacent tracts.
- h. The use of razor ribbon, razor wire, barbed wire, chain link fencing with or without slats, cyclone fencing or unfinished solid CMU is prohibited.
- i. Acceptable wall & fence materials include but are not limited to:
  - i. stucco over concrete masonry units (CMU)
  - ii. split face block
  - iii. brick
  - iv. stone
  - v. curved interlock blocks
  - vi. tubular steel, wrought iron bars, or other grill work
- j. The finish of walls & fences shall be attractive and compatible with the building materials of adjacent buildings on the site.
- k. The site slopes slightly from Wyoming Blvd. to the west to provide a fairly level site.
  - i. Retaining walls are permitted, but they must be shown and approved on the Site Development Plan for Building Permit.
  - ii. Retaining walls, seat walls, or elements intended to compensate for a slope in the site, shall avoid long unarticulated expanses of wall. Walls shall have varied setbacks of at least one foot with planes not running in one continuous direction for more than fifty feet without a change in height or setback.
  - iii. Pedestrian sidewalks and landscape shall be integrated into these locations where applicable to allow for pedestrian access through elevation changes within the site.
- l. Grading and Drainage plans must comply with the City of Albuquerque's Code of Ordinances Section 14-5-2 Drainage Control, & Development Process Manual Volume II, Chapter 22 Drainage, Flood Control, and Erosion Control.
  - i. All measures shall be taken to provide public safety at pond locations.
  - ii. Site ponding shall be integrated with the landscape plan.

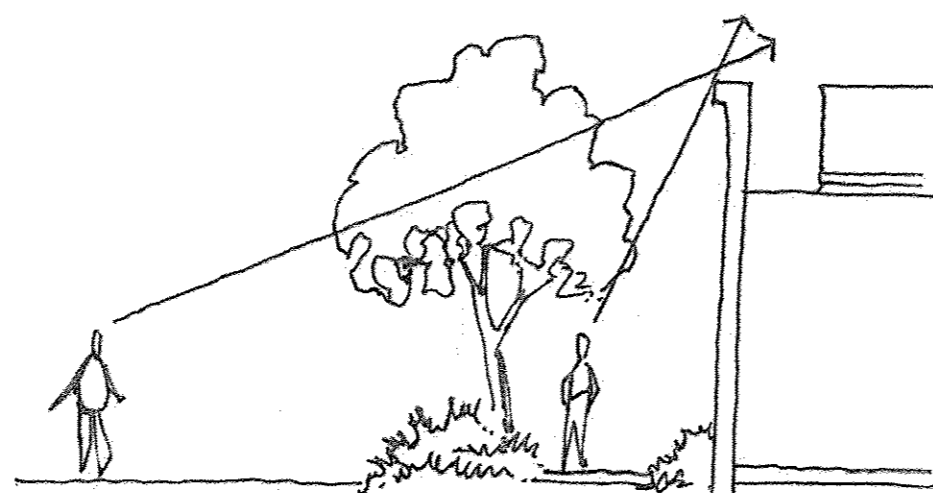


REFUSE CONTAINERS - shall be screened by a 6 foot tall enclosure and plant materials

VII. UTILITIES

To ensure the overall aesthetic quality of the property and natural environment, the visual impact of utilities and equipment should be minimized by the following:

- a. All new electrical distributions lines shall be placed underground.
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- c. When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used on the adjacent buildings. If prefabricated enclosures are used, they shall be appropriately screened from view with walls and/or landscaping.



MECHANICAL SCREENING - should be screened from public view

VIII. ARCHITECTURE

Architectural design of buildings and site features shall demonstrate a high quality aesthetic character throughout the property and shall respond to climate, views, solar access, and aesthetic considerations.

- a. All development shall comply with the City of Albuquerque's Code of Ordinances Section 14-16-3-18 General Building and Site Design Regulations.
- b. The maximum FAR (Floor Area Ratio) for all tracts within this development is 1.0.
- c. Architectural Style
  - i. The development shall provide a cohesive material and color palette among all buildings.
  - ii. All buildings shall be "modern" in design.
  - iii. Historical references to traditional New Mexico styles shall be a modern interpretation of those styles. Literal duplications of historic buildings are prohibited.
  - iv. Generic franchise architecture is prohibited.
- d. Articulation
  - i. Buildings shall have a variety of structural forms to create visual character and interest.
  - ii. Long unarticulated facades shall be avoided. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment such as offset, material, or fenestration.
  - iii. Massing elements shall be reinforced with color variation or material distinctions.
- e. Materials
  - i. The architectural expression of all buildings shall reflect modern design with the use of materials appropriate to the New Mexico climate.
  - ii. Individual building elements shall be of excellent design and quality materials such as:
    - 1. Metal wall panels
    - 2. Porcelain tile
    - 3. Natural stone panels
    - 4. Concrete
    - 5. Rammed earth
    - 6. Glass

- 7. Stucco or Exterior Insulation & Finish System
- 8. Brick or decorative concrete masonry units

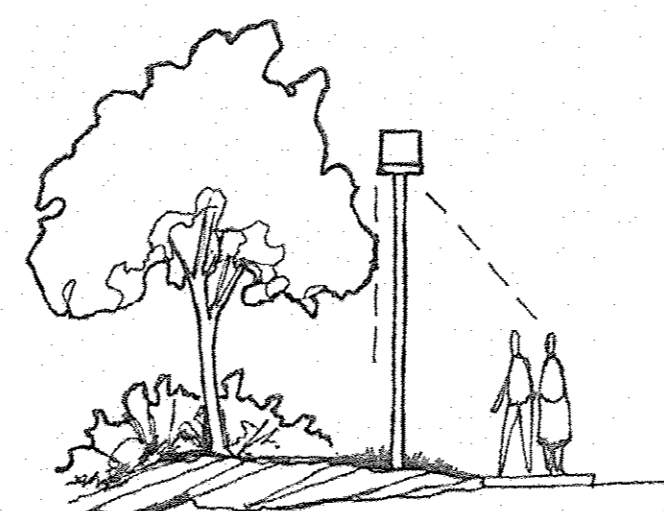
iii. The following external building materials shall be prohibited:

- 1. Engineered wood paneling
- 2. Vinyl or plastic siding
- 3. Plain concrete masonry units
- iv. All glazing shall be clear and neutral in color. Reflective, deeply colored, and patterned glazing is prohibited.
- v. Canopies, trellises, and awnings shall be of durable materials such as metal, corrugated metal, or steel.
- vi. Colors shall include light to medium earth tones with accent colors in limited areas.
  - 1. No more than one accent color shall be used per building.
  - 2. The use of contrasting colors for shade elements or awnings is encouraged.

IX. LIGHTING

To enhance safety, security and visual aesthetics, daytime and night-time appearance of lighting design and fixtures shall be considered. The primary design objective of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary glare or reflection.

- a. All lighting shall comply with The City of Albuquerque's Code of Ordinances Section 14-16-3-9 Area Lighting Regulations.
- b. Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act.
- c. All free-standing lights shall be of consistent design throughout the site.
- d. High pressure sodium & cobra-head type lighting fixtures are not permitted.
- e. Lighting plan details shall be located on Site Development Plans for Building Permit
- f. The height of street lights and off-street parking areas lights shall not exceed 26 feet.
- g. All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way.
- h. Pedestrian lighting shall not exceed 12 feet in height.
- i. Tree canopy lighting may be used to accent and enhance pedestrian connections.
- j. Exterior elevations of buildings fronting the public right-of-way

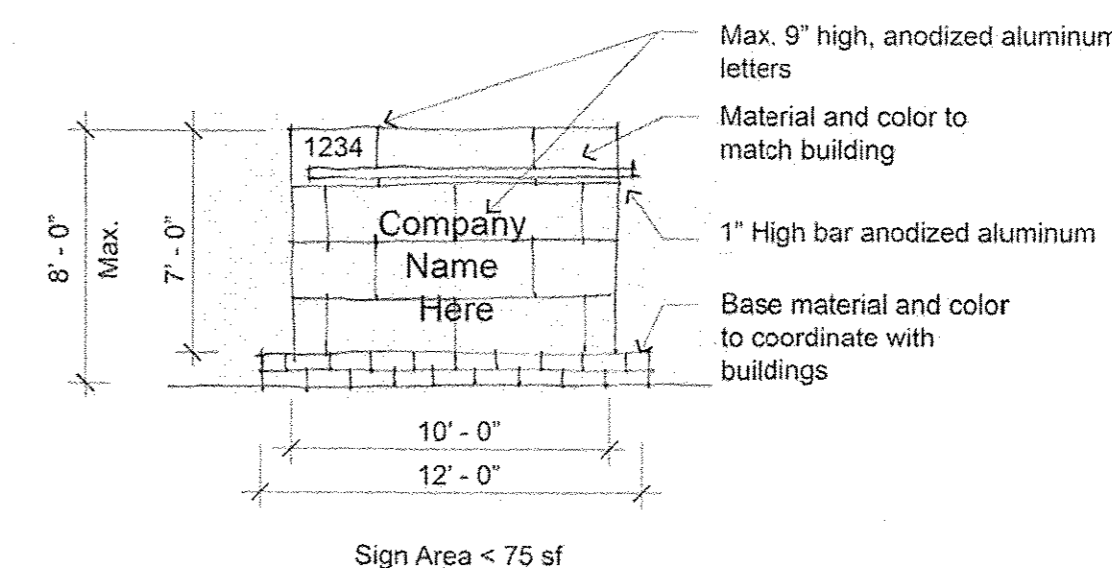


LIGHTING - should be shielded source, with the height kept to a minimum necessary to meet safety standards

X. SIGNAGE

Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

- a. Signage shall comply with the the City of Albuquerque's Code of Ordinances Section 14-16-3-5 General Sign Regulations.
- b. Free standing signs shall be designed so as not to require any external bracing, angle supports, guy wires or similar devices for support.
- c. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.
- d. Signs shall not overhang into the public right-of-way or extend above the building roof line.
- e. Off-premise signs and portable signs are prohibited.
- f. Monument signs shall comply with the City of Albuquerque's Code of Ordinances Section 14-16-3-2(B)(4) Shopping Center Regulations. Freestanding monument signs shall be limited to one on-premise sign per 300 feet of street frontage on arterial or collector streets.
- g. Building mounted signs shall have contrasting colors from the background and text height and font that ensures readability.
- h. No building mounted sign shall intrude upon architectural features including windows, columns, or canopies or decorative features.



SIGNAGE - should be coordinated with building and forms.

REVISIONS

- △ 4/7/2016 EPC CONDITIONS
- △
- △
- △
- △
- △

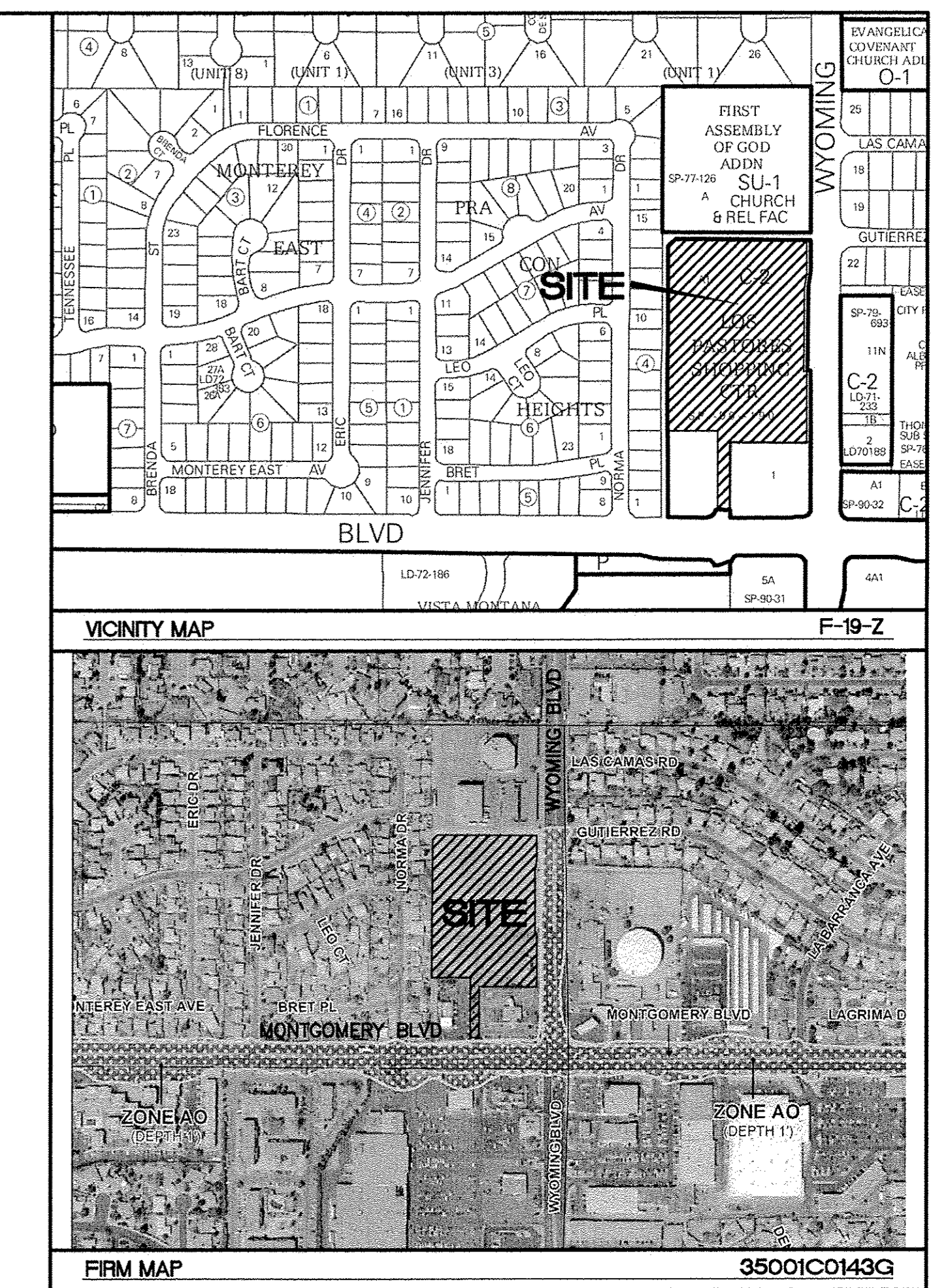
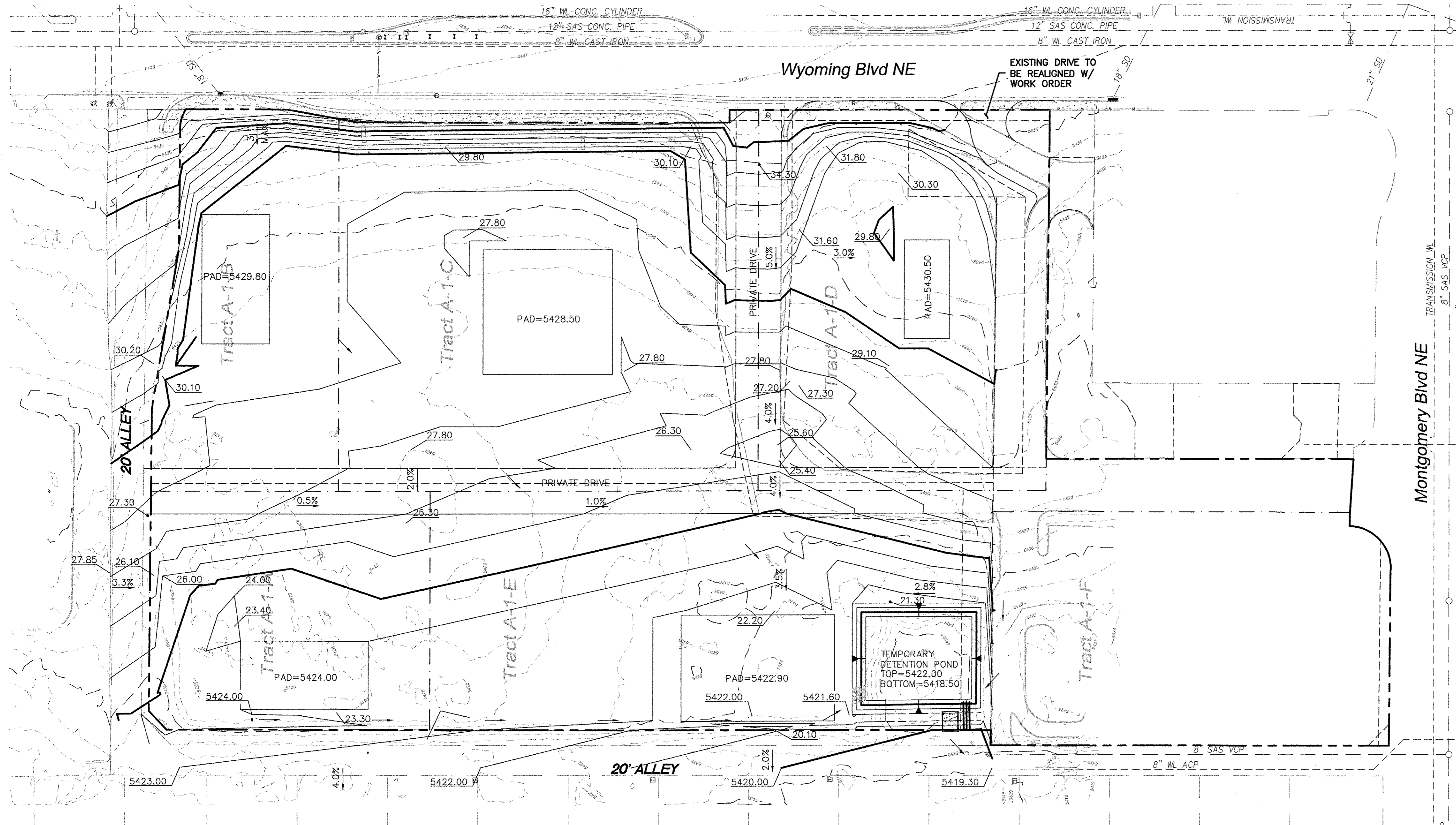
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REVIEWED BY	CG
DATE	05/12/2016
PROJECT NO	14-0077

DRAWING NAME

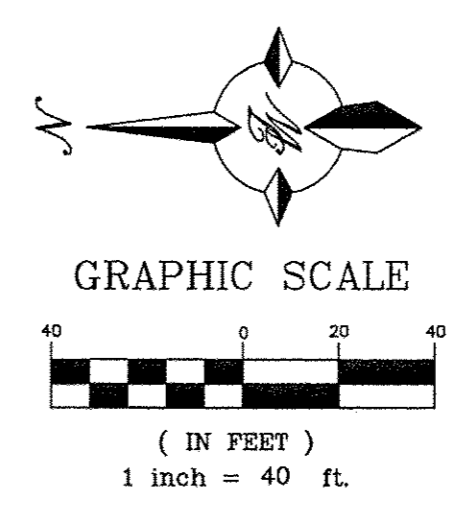
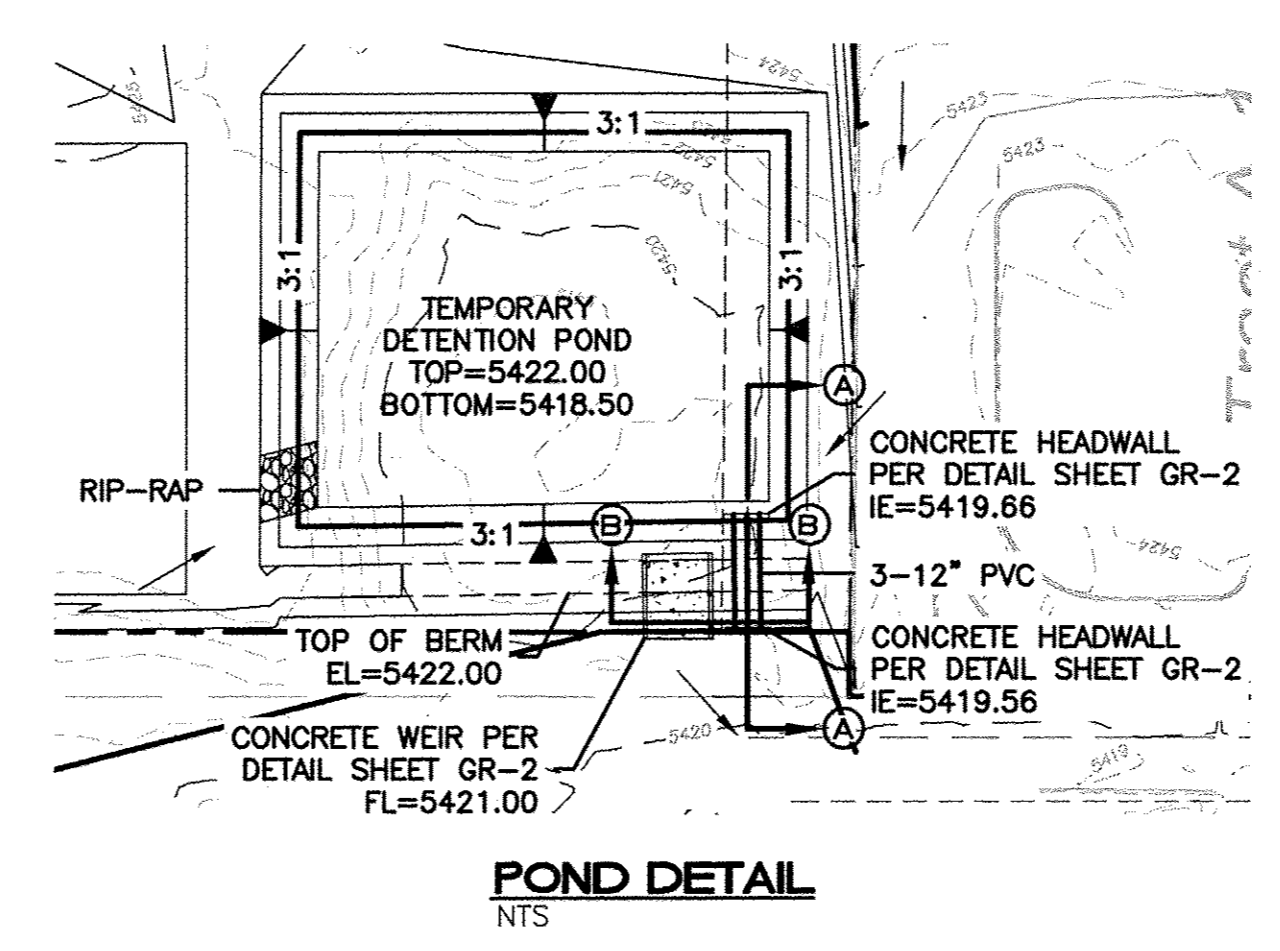
SITE DEVELOPMENT PLAN FOR SUBDIVISION DESIGN STANDARDS

SHEET NO

DS02



- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - - - EASEMENT
  - SIDEWALK
  - EXISTING CURB & GUTTER
  - SINGLE CLEAN OUT
  - ⊗ DOUBLE CLEAN OUT
  - ⊙ EXISTING SD MANHOLE
  - ⊙ EXISTING SAS MANHOLE
  - ⊙ EXISTING FIRE HYDRANT
  - ⊙ EXISTING WATER METER
  - EXISTING POWER POLE
  - EXISTING GAS VALVE
  - u — EXISTING OVERHEAD UTILITIES
  - EX. GAS — EXISTING GAS
  - EX. 8" SAS — EXISTING SANITARY SEWER LINE
  - EX. WL — EXISTING WATER LINE
  - EX. RCP — EXISTING STORM SEWER LINE
  - 4900 — EXISTING INDEX CONTOUR
  - — EXISTING CONTOUR



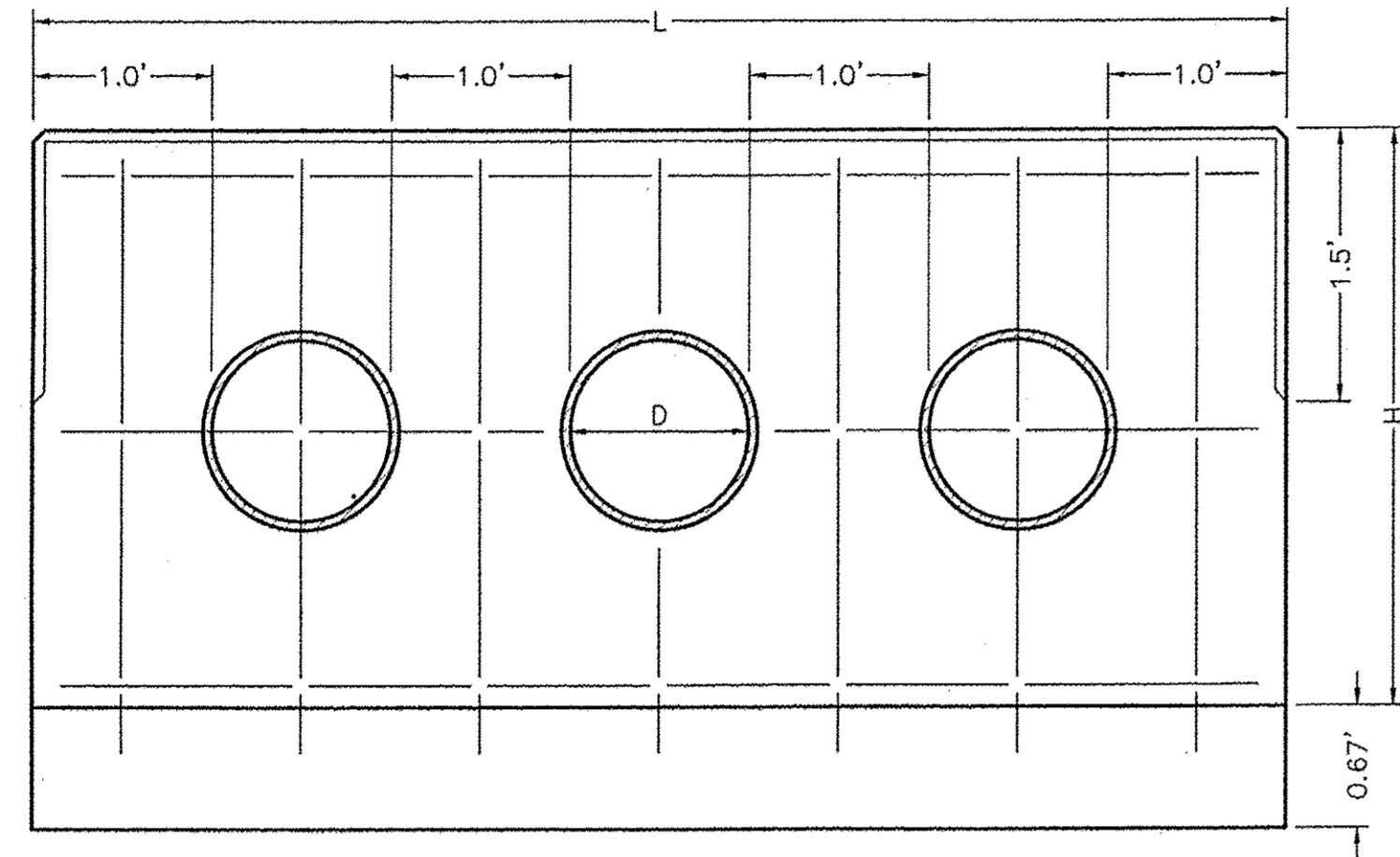
**CAUTION:**  
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL	<b>LOS PASTORES SHOPPING CENTER</b>	DRAWN BY DY
	<b>GRADING PLAN</b>	DATE 5/27/16
JOEL D. HERNANDEZ P.E. #17893	<b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2014052-GR-1
		SHEET # <b>GR-1</b>
		JOB # 2014052

**NOTES:**

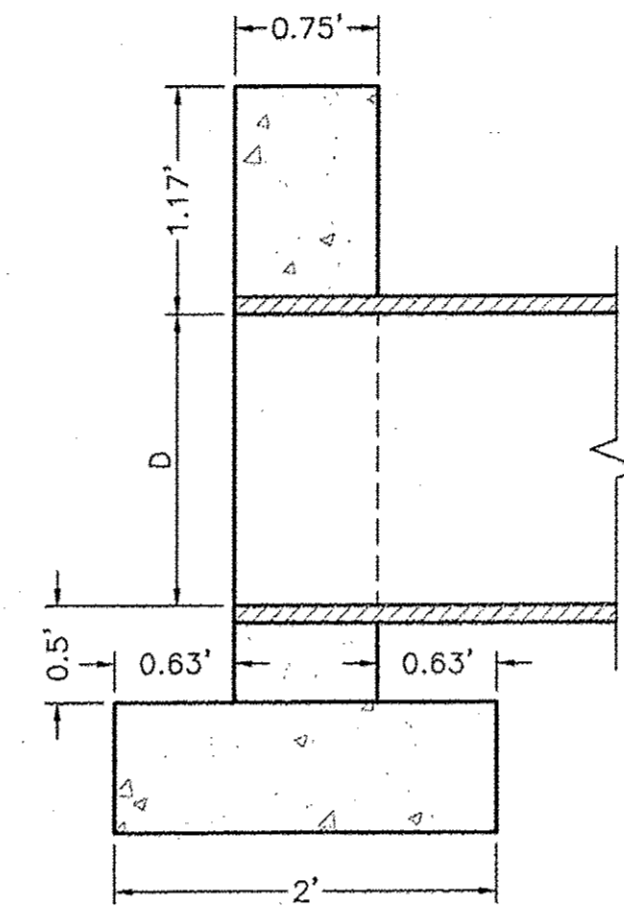
1. CONCRETE SHALL BE 4000 PSI.
2. ALL REINFORCING STEEL #4 BARS. ALL VERTICAL AND HORIZONTAL TIE BARS 18" MAXIMUM SPACING.

D	H	L
12"	2'-8"	7'-0"

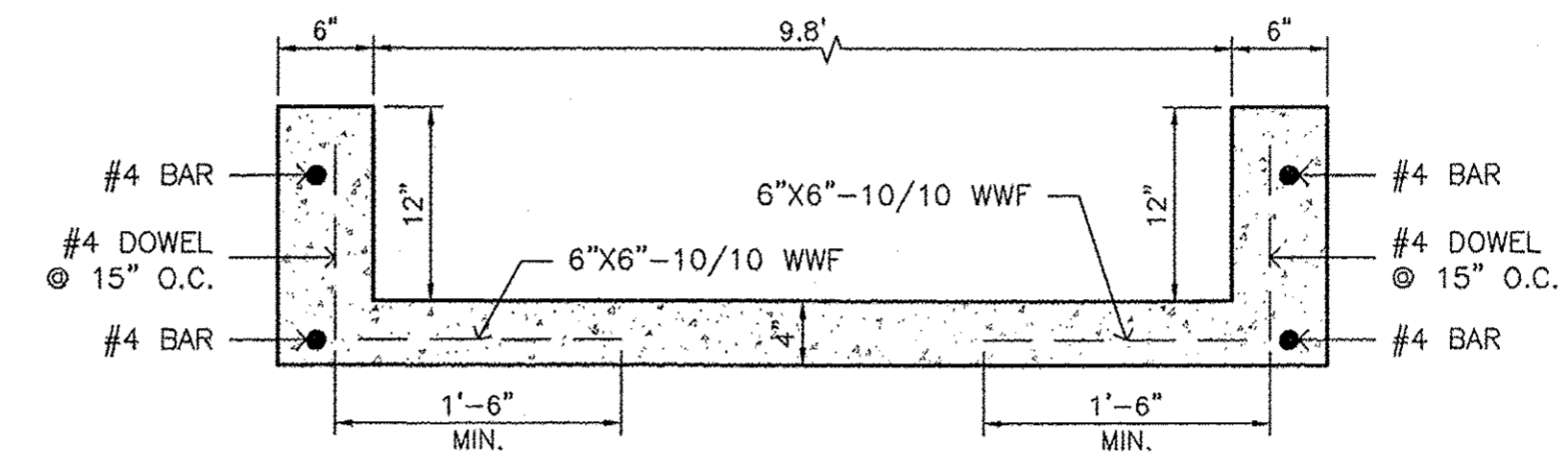


**ELEVATION**  
NTS

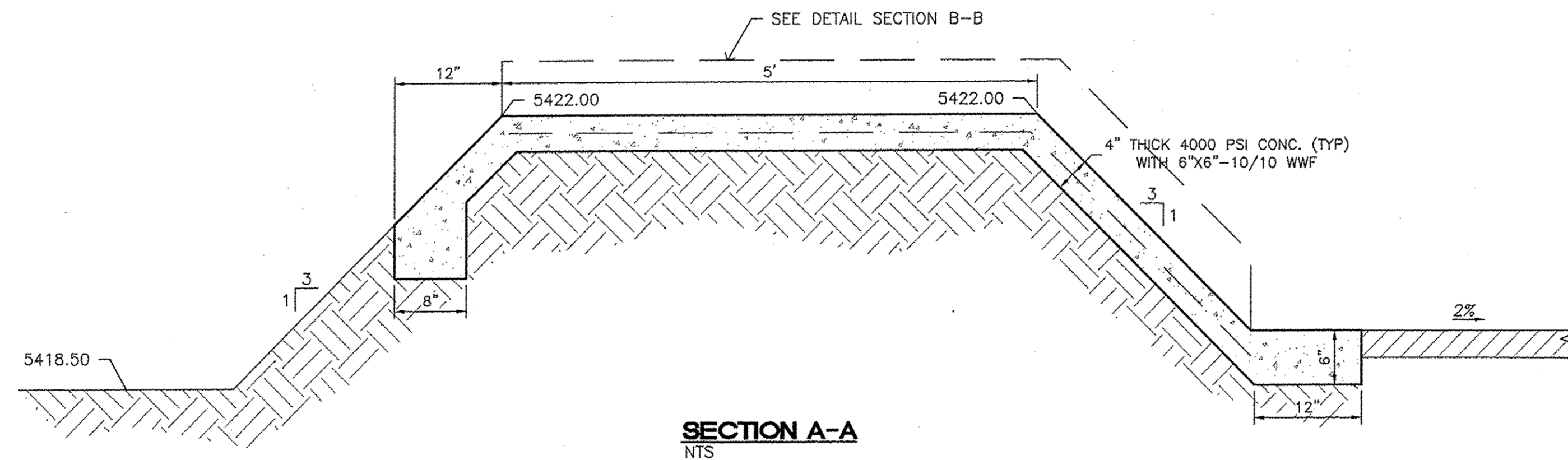
**CONCRETE HEADWALL**  
NTS



**SECTION**  
NTS



**SECTION B-B**  
NTS



**SECTION A-A**  
NTS

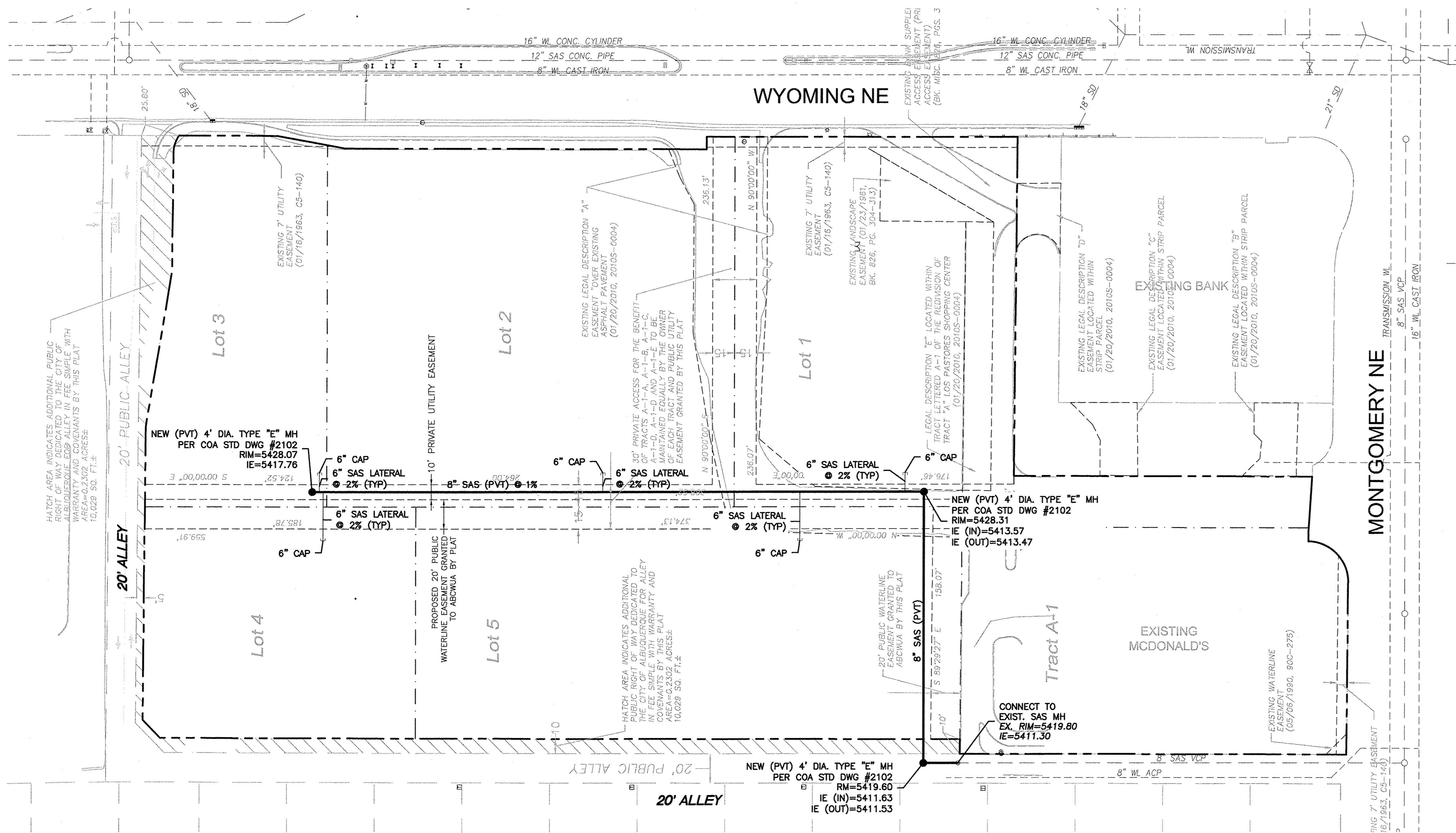
	<b>LOS PASTORES SHOPPING CENTER</b>	DRAWN BY DY
	<b>GRADING DETAILS</b>	DATE 4/29/16
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2014052-GR-2
		SHEET # <b>GR-2</b>
JOEL D. HERNANDEZ P.E. #17893		JOB # 2014052

**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- SIDEWALK
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE

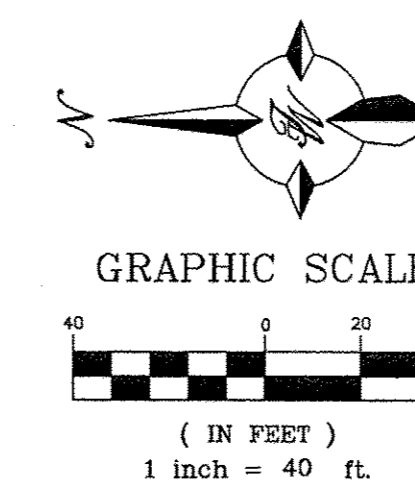
**GENERAL UTILITY NOTES:**

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC UTILITY CONSTRUCTION, 1986 EDITION (UPDATE NO 8) INCLUDING AMENDMENT NO 1..
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. IRRIGATION 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 EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
8. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
9. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
10. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
11. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.



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ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	LOS PASTORES SHOPPING CENTER	DRAWN BY pm
	MASTER UTILITY PLAN	DATE 7-2-15
		DRAWING 2014052-MUE
		SHEET # <b>MU-1</b>
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2014052