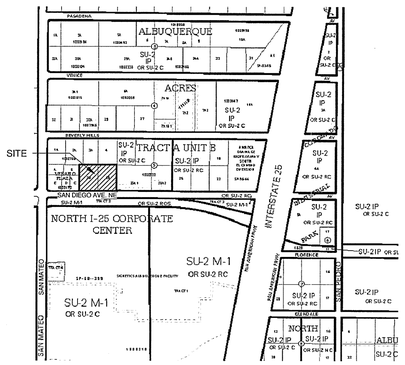


VICINITY MAP

SCALE: 1" = 750'

north

PARKING REQUIREMENTS

NET LEASABLE AREA = 16,290 S.F.

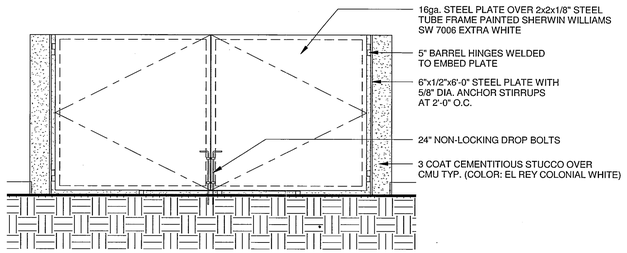
15,000 S.F. / 200 =	75
1,290 S.F. / 250 =	6
TOTAL PARKING REQ'D:	81
TOTAL PARKING PROVIDED:	**81**
ADA SPACES REQUIRED:	4
ADA SPACES PROVIDED:	**4**

BICYCLE SPACES

81 PARKING SPACES / 20 =	5
BICYCLE RACKS PROVIDED:	**5**

MOTORCYCLE SPACES

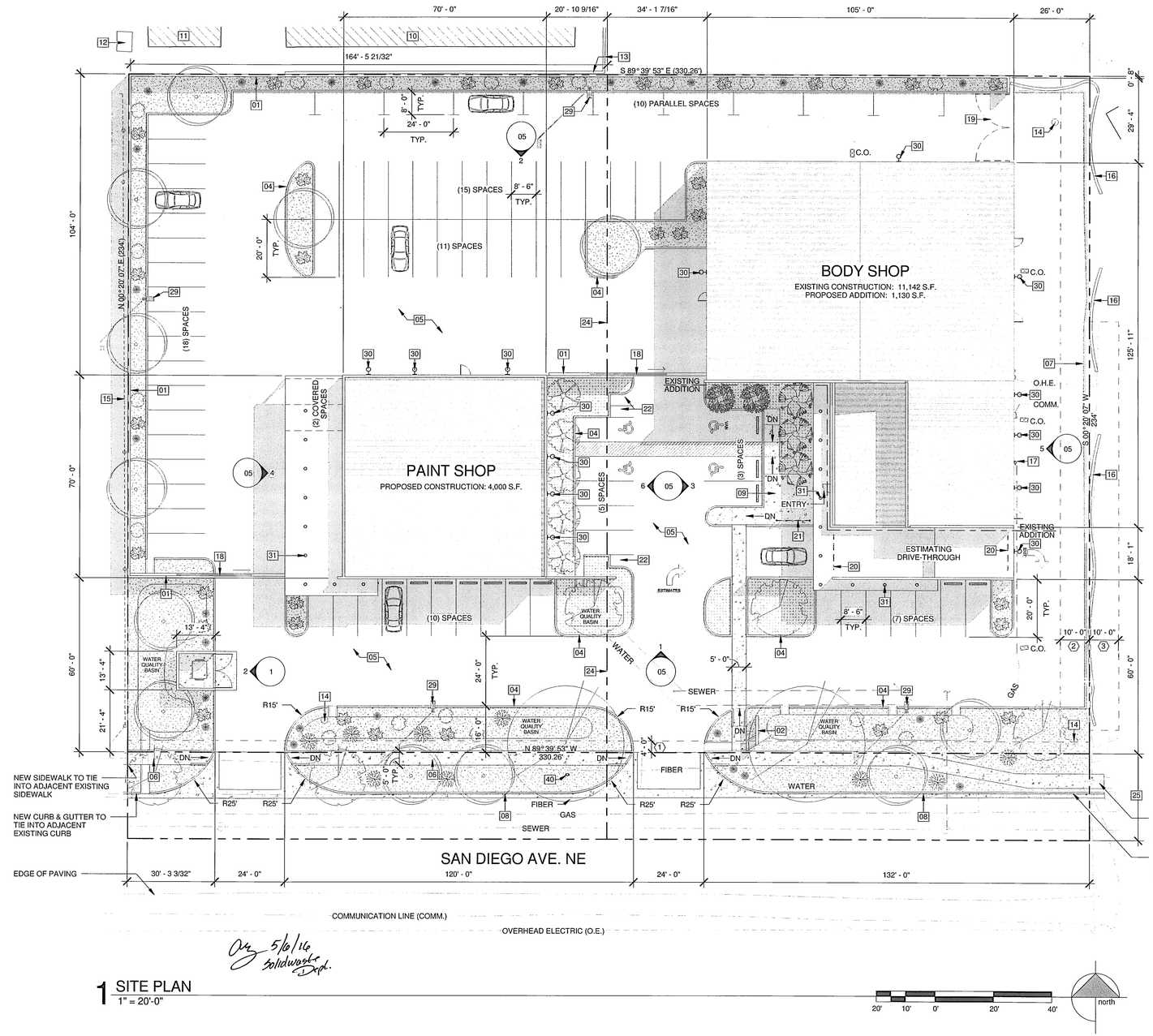
51-100 PARKING SPACES =	3
SPACES PROVIDED:	**3**



2 REFUSE ENCLOSURE

3/8" = 1'-0"

KEYNOTES	
01	6'-0" HIGH 8" CMU WALL WITH 3 COAT CEMENTITIOUS STUCCO FINISH ON BOTH SIDES IN EL REY "COLONIAL WHITE"
02	10'-0"w x 4'-0"h MONUMENT SIGN, SEE ELEVATION ON SHEET 5
04	NEW PROPOSED CONCRETE CURB
05	PROPOSED ASPHALT CONCRETE PAVING
06	PROPOSED CAST-IN-PLACE CONCRETE SIDEWALK
07	EXISTING CONCRETE CURB
08	NEW CURB AND GUTTER STREET IMPROVEMENTS AS REQUIRED
09	PROPOSED NEW CONCRETE ENTRY SIDEWALK
10	ADJACENT PROPERTY BUILDING
11	ADJACENT PROPERTY TRASH ENCLOSURE
12	ELECTRICAL TRANSFORMER
13	ADJACENT PROPERTY LANDSCAPING RAIL ROAD TIES
14	SURVEYOR'S BENCHMARK
15	ADJACENT PROPERTY CHAIN LINK FENCHING
16	ADJACENT PROPERTY LANDSCAPING BLOCK WALL
17	PROPOSED GAS METER LOCATION
18	SLIDING GATE
19	SWING GATES
20	SECTIONAL OVERHEAD GARAGE DOORS
21	BIKE RACK (5 BICYCLES)
22	MOTORCYCLE PARKING, 4' WIDE X 8' DEEP (3) TOTAL
24	PROPERTY LINE TO BE ELIMINATED BY FORTHCOMING RE-PLAT
25	R.O.W. PROPERTY LINES TO BE DEDICATED TO CITY WITH FORTHCOMING RE-PLAT
29	18'-0" HIGH LED POLE MOUNT LIGHT
30	FULLY SHIELDED WALL MOUNTED LED LIGHT (13'-0" ABOVE ADJACENT GRADE)
31	RECESSED SOFFIT MOUNTED LED CAN DOWNLIGHT (10'-0" A.F.F.)
40	RE-LOCATED FIRE HYDRANT



5/6/16 Solidwaste Dept.

1 SITE PLAN

1" = 20'-0"

20' 10' 0' 20' 40'

north

EASEMENTS	
1	4' PUBLIC ROAD EASEMENT
2	10' P.N.M. AND QWEST CORPORATION EASEMENT
3	10' PUBIC UTILITY EASEMENT

STATE OF NEW MEXICO
JON ANDERSON
No. 1100
04.04.16
REGISTERED ARCHITECT

SITE PLAN

JON ANDERSON ARCHITECTURE
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jonandersonarchitecture.com

5401 SAN DIEGO AVE NE

LOIDS COLLISION

04.04.16

1

TREE SCHEDULE

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
	LONDON PLANE TREE	Platanus Acerfolia	2
	BRADFORD PEAR	Pyrus Calleryana	12
	PURPLE LEAF PLUM	Prunus Cerasifera	5
	NEW MEXICO PRIVET	Forestiera Neomexicana	3
	MUSKOGEE CRAPE MYRTLE	Lagerstroemia Indica	5
	DESERT WILLOW	Chilopsis linearis	2

NOTE: ALL NEW DECIDIOUS TREES TO BE MINIMUM 2" CALIPER AND 8'-0" TALL

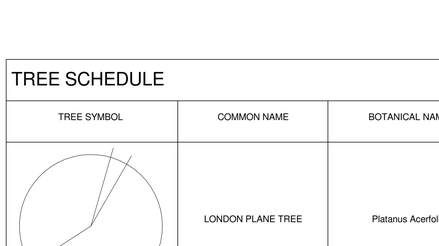
SHRUB SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
	CHAMISA	Ericameria Nauseosa	18
	THREE LEAF SUMAC	Rhus Trilobata	9
	TAM JUNIPER	Juniperus Sabina	32
	RUSSIAN SAGE	Perovskia Atriplicifolia	25

NOTE: ALL NEW SHRUBS TO BE MINIMUM 1 GALLON

GROUND COVER LEGEND

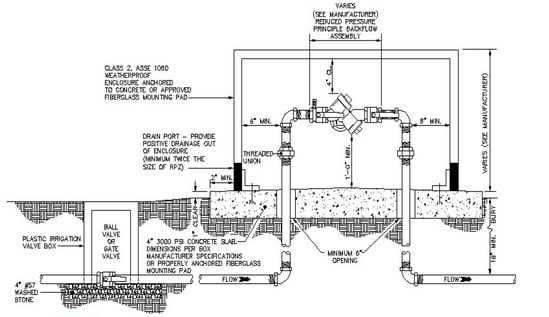
- CAST-IN-PLACE CONCRETE PAVING
- 3/8" PEA GRAVEL MULCH (PERVIOUS AREA)
- BIG LEAF PERIWINKLE (VINCA MAJOR) GROUND COVER (PERVIOUS AREA)



NEW TREE IRRIGATION

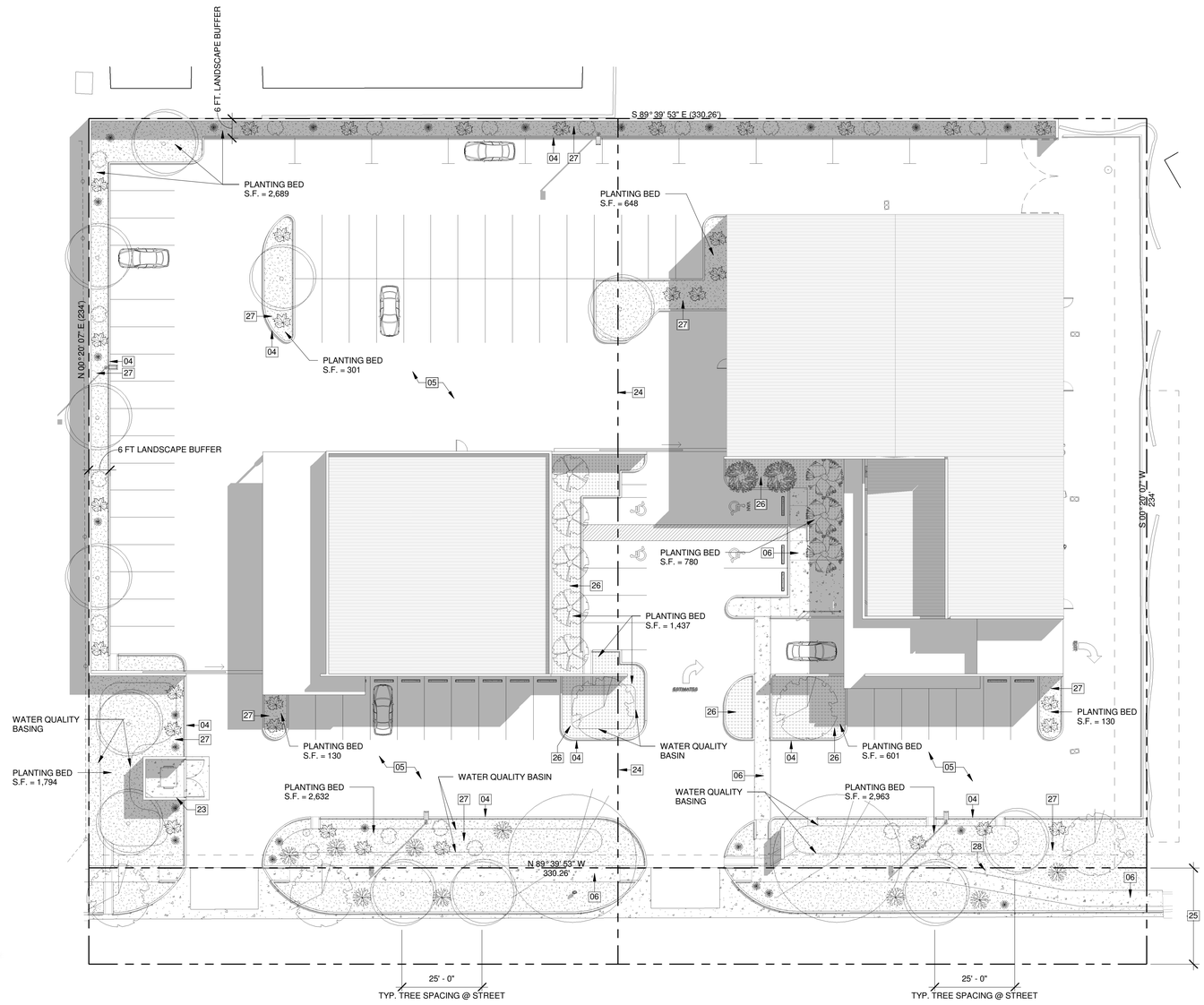
PHASE I: FIRST TWO YEARS
APRIL - SEPTEMBER, 5 GALLONS MIN. PER DAY REQUIRED.
WATER 1 HOUR PER DAY
OCTOBER - MARCH, 15 GALLONS MIN. PER 2 WEEKS REQUIRED.
WATER 1/2 HOUR M, W, F

PHASE 2: YEAR THREE AND BEYOND
MIN. 15 GALLONS PER 2 WEEKS REQUIRED. WATER 1/2 HOUR M, W, F (ALL SEASONS)



NOTES:
1) REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY SHALL COMPLY WITH ASSE 1013 & AWWA C511.
2) BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED WITHIN 5-FT OF THE IRRIGATION METER.
3) BACKFLOW ASSEMBLY SHALL BE CENTERED ON CONCRETE OR OTHER APPROVED MOUNTING PAD AND CENTERED WITHIN ENCLOSURE.
4) MINIMUM NON-HEATED, INSULATED CLASS II, ASSE 1060 WEATHERPROOF ENCLOSURE REQUIRED.
5) PIPE MATERIAL SHALL BE PVC (SCH. 80 OR BETTER), COPPER (TYPE K) OR BRASS (ASTM B43).
6) IRRIGATION ASSEMBLIES TO BE DRAINED DURING WINTER MONTHS BY PROPERTY OWNER.
7) INSTALLATION SHALL BE IN COMPLIANCE WITH ALL APPLICABLE TOWN ORDINANCES AND SPECIFICATIONS IN ADDITION TO THE NC PLUMBING CODE.
8) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND OPERATION OF BACKFLOW PREVENTION ASSEMBLY AND COMPLIANCE WITH REPORTING AND TESTING REQUIREMENTS.

2 IRRIGATION BACKFLOW DETAIL
3/4" = 1'-0"



1 LANDSCAPE PLAN
1" = 20'-0"

20' 10' 0' 20' 40' north

KEYNOTES	
04	NEW PROPOSED CONCRETE CURB
05	PROPOSED ASPHALT CONCRETE PAVING
06	PROPOSED CAST-IN-PLACE CONCRETE SIDEWALK
23	REFUSE CONTAINER AND ENCLOSURE, 3 COAT CEMENTITIOUS STUCCO OVER 8" CMU, COLOR: EL REY COLONIAL WHITE
24	PROPERTY LINE TO BE ELIMINATED BY FORTHCOMING RE-PLAT
25	R.O.W. PROPERTY LINES TO BE DEDICATED TO CITY WITH FORTHCOMING RE-PLAT
26	PROPOSED BIG LEAF PERIWINKLE (VINCA MAJOR) GROUND COVER (PERVIOUS AREA)
27	3/8" PEA GRAVEL MULCH (PERVIOUS AREA)
28	EXISTING LANDSCAPE IRRIGATION BACKFLOW PREVENTER AND VALVE BOX

STATEMENTS:

STATEMENT OF RESPONSIBILITY FOR MAINTENANCE
THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PROPOSED LANDSCAPING AND WILL HIRE A LANDSCAPE MAINTENANCE COMPANY

STATEMENT OF COMPLIANCE WITH WATER CONSERVATION
THIS PROPOSED LANDSCAPE PLAN COMPLIES WITH THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE

LANDSCAPING CALCULATIONS:

LANDSCAPE AREA
REQUIRED LANDSCAPED AREA = 57,844 S.F. (NET LOT AREA) x 15% = **8,676.6 S.F.**
PROVIDED LANDSCAPED AREA = **14,105 S.F.**

TREE REQUIREMENTS (ONE TREE PER 10 PARKING SPACES)
REQUIRED TREES = 84 SPACES / 10 = 9 TREES
PROVIDED TREES (NOT INCLUDING REQUIRED STREET TREES = **20**
PROVIDED STREET TREES = 9 @ 25'-0" MAXIMUM SPACING
TOTAL TREES = **29**

STATE OF NEW MEXICO
JON ANDERSON
No. 1100
04.04.16
REGISTERED ARCHITECT

LANDSCAPING PLAN

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04.04.16

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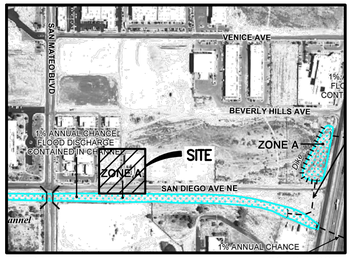


F.I.R.M. 129 OF 825

SCALE: 1"=500' AUGUST 16, 2012

PROJECT BENCHMARK

A NMSHC BRASS DISK STAMPED "NMSHC I-25-11" SET FLUSH IN THE TOP OF A CONCRETE POST 0.75 MILES NORTH ON THE EAST FRONTAGE ROAD FROM THE INTERSECTION OF I-25 AND ALAMEDA BOULEVARD N.E. ELEVATION = 5209.62 FEET (NAVD 1988)

TEMPORARY BENCHMARK #1 (T.B.M.)

A #5 REBAR W/CAP STAMPED "HMCG CONTROL NMPS 11184" SET IN A GRADED VACANT LOT IN THE SOUTHERN PORTION OF LOT 30, AS SHOWN ON THIS SHEET. ELEVATION = 5161.51 FEET (NAVD 1988)

TEMPORARY BENCHMARK #2 (T.B.M.)

A MAG NAIL SET IN ASPHALT PARKING LOT ENTRANCE IN THE SOUTHEAST PORTION OF LOT 29, AS SHOWN ON THIS SHEET. ELEVATION = 5164.78 FEET (NAVD 1988)

TEMPORARY BENCHMARK #3 (T.B.M.)

A MAG NAIL SET IN ASPHALT PARKING LOT IN THE NORTHEAST PORTION OF LOT 29, AS SHOWN ON THIS SHEET. ELEVATION = 5164.73 FEET (NAVD 1988)

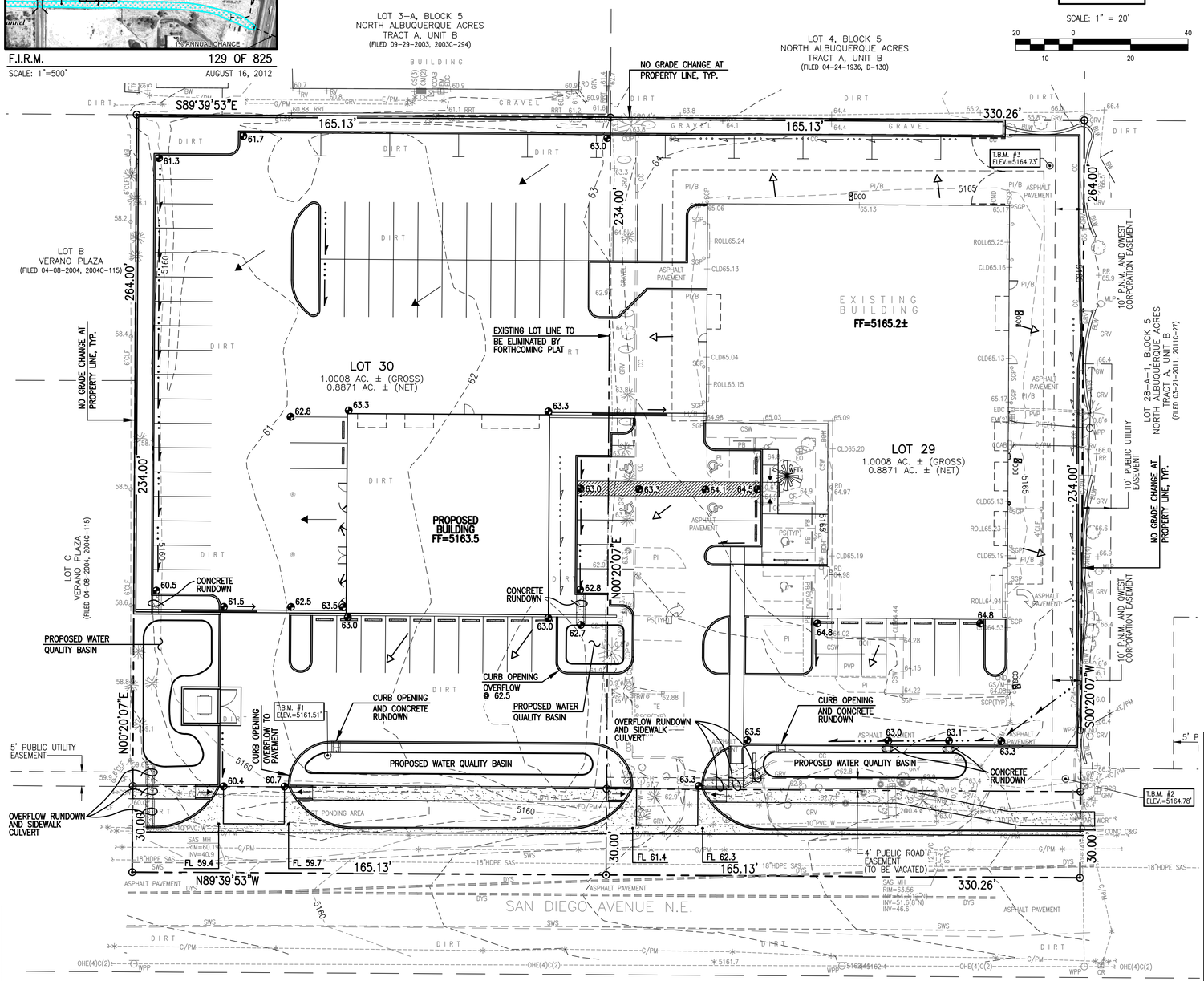
RECORD UTILITY KEYED NOTE

(2) APPROXIMATE LOCATION OF WATER VALVE BOX AS DEPICTED ON THE INFORMATION PROVIDED BY ABCWUA FOR THIS PROJECT, NO SURFACE EVIDENCE FOUND.

SCALE: 1" = 20'

20 0 40

10 20



CALCULATIONS

I. SITE CHARACTERISTICS

A. PRECIPITATION ZONE = 3

B. $P_{100,\ 6\ HR}$ = P_{360} = 2.6 IN

C.

TOTAL PROJECT AREA (A_T) =	77,284	SF
	1.77	AC

D. LAND TREATMENTS

1. EXISTING LAND TREATMENT

TREATMENT	AREA (SF/AC)		%
A	38,638	SF	50
	0.89	AC	
B			
C	4,590	SF	6
	0.11	AC	
D	34,057	SF	44
	0.78	AC	

2. DEVELOPED LAND TREATMENT

TREATMENT	AREA (SF/AC)		%
A			
B			
C	12,212	SF	16
	0.28	AC	
D	65,072	SF	84
	1.49	AC	

II. HYDROLOGY

A. EXISTING CONDITION 100 YEAR

1. 100-YR STORM

a. VOLUME 100-YR, 6- HR

$E_W = (E_AA_A+E_BA_B+E_CA_C+E_DA_D)/A_T$

E_W = (0.66*0.89) + (0.92*0.00) + (1.29*0.11) + (2.36*0.78)/1.77 = 1.45 IN

$V_{100,6\ HR} = (E_W/12)A_T$ = (1.45/12)1.77 = 0.2144 AC-FT = 9,340 CF

b. VOLUME 100- YR, 24- HR

$V_{100,24\ HR} = V_{6HR}+A_D*(P_{24HR}-P_{6HR})/12$ in/ft

= 0.21+0.78*(3.10-2.60)/12 in/ft= 0.2470 AC-FT = 10,760 CF

c. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

Q_P = (1.87 * 0.89) + (2.60 * 0.00) + (3.45 * 0.11) + (5.02 * 0.78) = 5.9 CFS

B. DEVELOPED CONDITION

1. 100-YR STORM

a. VOLUME

$E_W = (E_AA_A+E_BA_B+E_CA_C+E_DA_D)/A_T$

E_W = (0.66*0.00) + (0.92*0.00) + (1.29*0.28) + (2.36*1.49)/1.77 = 2.19 IN

$V_{100,6\ HR} = (E_W/12)A_T$ = (2.19/12)1.77 = 0.3238 AC-FT = 14,100 CF

b. VOLUME 100- YR, 24- HR

$V_{100,24\ HR} = V_{6HR}+A_D*(P_{24HR}-P_{6HR})/12$ in/ft

= 0.32+1.49*(3.10-2.60)/12 in/ft= 0.3860 AC-FT = 16,820 CF

c. PEAK DISCHARGE

$Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

Q_P = (1.87 * 0.00) + (2.60 * 0.00) + (3.45 * 0.28) + (5.02 * 1.49) = 8.5 CFS

C. COMPARISON 100 YEAR

1. 100-YR STORM

a. VOLUME 100-YR, 6-HR

$\Delta V_{100,\ 6\ HR}$ = 14100 - 9340 = 4,760 CF (INCREASE)

b. VOLUME 100-YR, 24- Hr

$\Delta V_{100,\ 24\ HR}$ = 16820 - 10760 = 6,060 CF (INCREASE)

c. PEAK DISCHARGE

ΔQ_{100} = 8.5 - 5.9 = 2.6 CFS (INCREASE)

D. FIRST FLUSH CALCULATIONS

1. RETENTION REQUIREMENT

a. VOLUME

$V_{RQ} = ((P_{FF}-1A_D)/12)A_D$

V_{RQ} = ((0.44-0.10)/12)(65072.45) = 1,840 CF

LEGEND

AR	ASPHALT RAMP
ASPH	ASPHALT
ASV	IRRIGATION ANTI-SIPHON VALVE
BLW	LANDSCAPING BLOCK WALL
BOH	BUILDING OVERHANG
BW	CONCRETE BLOCK WALL
C&G	CURB AND GUTTER
C/PM	COMMUNICATION LINE BY PAINT MARK
CC	CONCRETE CURB
CCAB	COMMUNICATION CABINET
CF	LANDSCAPING CRUSHER FINES
CLD	CENTERLINE DOOR
CLF	CHAIN LINK FENCE
CND	ELECTRIC CONDUIT
CO	CLEANOUT
CONC	CONCRETE
COP	CONCRETE CURB OPENING
CR	COMMUNICATION RISER
CSW	CONCRETE SIDEWALK
DCO	DOUBLE CLEANOUT
DYS	PAINTED DOUBLE YELLOW TRAFFIC STRIPE
E/PM	ELECTRIC LINE BY PAINT MARK
EA	EDGE OF ASPHALT
EDC	ELECTRIC DISCONNECT BOX
EM	ELECTRIC METER
EO	ELECTRIC OUTLET
EP	ELECTRIC PANEL BOX
FH	FIRE HYDRANT
FL	FLOWLINE
FO/PM	FIBER OPTIC LINE BY PAINT MARK
FO/S	FIBER OPTIC WARNING SIGN
FOPB	FIBER OPTIC PULLBOX
G/PM	GAS LINE BY PAINT MARK
GM	GAS METER
GRV	LANDSCAPING GRAVEL
GS	GAS SERVICE
GS/M	GAS SERVICE NO METER
GW	GUY WIRE ANCHOR
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	PIPE INVERT
IVB	IRRIGATION VALVE BOX
MH	MANHOLE
MLP	METAL LIGHT POLE ON CONCRETE BASE
OHC(2)	OVERHEAD COMMUNICATION (# OF LINES)
OHE(4)	OVERHEAD ELECTRIC (# OF LINES)
PB	CONCRETE WHEEL STOP
PI	PAINTED PARKING LOT ISLAND
PI/B	PAINTED PARKING LOT ISLAND AT BUILDING
PS	PAINTED PARKING SPACE
PVC	POLYVINYL CHLORIDE PIPE
PVP	ASPHALT PAVING PATCH
RD	BUILDING ROOF DRAIN
ROLL	ROLL UP GARAGE DOOR
RR	LANDSCAPING RIVER ROCK
RRT	LANDSCAPING RAILROAD TIES
RS	ROCK SIGN
RV	POLYVINYL CHLORIDE PIPE RISER/VENT
SAS	SANITARY SEWER
SGB	STEEL GUARD BAR
SGP	STEEL GUARD POST
SP	STEEL POST
SWS	PAINTED SINGLE WHITE TRAFFIC STRIPE
TA	TOP OF ASPHALT
TC	TOP OF CURB
TCO	TOP OF CONCRETE
TE	TRASH DUMPSTER ENCLOSURE
TP	TOP OF PIPE
TRN	ELECTRIC TRANSFORMER
TYP	TYPICAL
W	WATER LINE
WCR	CONCRETE WHEEL CHAIR RAMP
WFT	LANDSCAPING WATER FOUNTAIN
WPP	WOOD POWER POLE
WVB	WATER VALVE BOX
1.0"ø	TREE TRUNK DIAMETER
	CONIFEROUS TREE
	DECIDUOUS TREE
	SMALL DECIDUOUS TREE
	SHRUB
	SMALL SHRUB
	YUCCA
	LANDSCAPING BOULDER
	LANDSCAPING WATER FOUNTAIN
	PAINTED HANDICAPPED PARKING SPACE
INV	INVERT
TA	TOP OF ASPHALT PAVEMENT
TC	TOP OF CURB
TG	TOP OF GRATE
+ 64.88	EXISTING SPOT ELEVATION
64.00	PROPOSED SPOT ELEVATION
	EXISTING FLOWLINE
	PROPOSED FLOWLINE
5160	EXISTING CONTOUR
61	PROPOSED CONTOUR
	EXISTING DIRECTION OF FLOW
	PROPOSED DIRECTION OF FLOW
	RIGHT OF WAY LINE
	PUBLIC EASEMENT LINE
	HIGH POINT / DIVIDE
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVING
	PROPOSED LANDSCAPE AREA

CONCEPTUAL GRADING AND DRAINAGE PLAN NARRATIVE

THIS PROJECT, LOCATED IN THE NORTH ALBUQUERQUE ACRES PORTION OF THE I-25 SECTOR DEVELOPMENT PLAN, REPRESENTS A MODIFICATION TO AN EXISTING SITE WITHIN AN INFILL AREA WITH. THE PROPOSED DEVELOPMENT IS COMPRISED OF A PARTIAL RECONSTRUCTION OF AN EXISTING COMMERCIAL SITE WITH EXPANSION TO THE EXISTING UNDEVELOPED LOT TO THE WEST OF THE EXISTING SITE. THE TWO LOTS WILL BE COMBINED VIA FORTHCOMING PLATTING ACTION, AND PUBLIC STREET PAVING IMPROVEMENTS WILL BE CONSTRUCTED IN THE PROJECT FRONTAGE WHICH CURRENTLY HAS TEMPORARY PAVING IN THE FRONTAGE OF THE UNDEVELOPED LOT. THE UPSTREAM AND DOWNSTREAM PAVING AND UTILITY INFRASTRUCTURE, INCLUDING DOWNSTREAM STORM DRAINAGE IMPROVEMENTS, IS ALREADY IN PLACE FROM PREVIOUS PROJECTS. THE DRAINAGE CONCEPT FOR THIS PROJECT WILL BE THE CONTINUED FREE DISCHARGE OF DEVELOPED RUNOFF TO THE ADJACENT PUBLIC STREET, SAN DIEGO AVENUE NE. THIS SUBMITTAL IS MADE IN SUPPORT OF SITE DEVELOPMENT PLAN APPROVAL WITHIN THE JURISDICTION OF THE CITY OF ALBUQUERQUE.

AS SHOWN BY PANEL 129 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, REVISED AUGUST 16, 2012, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE. THIS SITE IS SITUATED ACROSS THE STREET FROM THE AMAFCA NORTH LA CUEVA CHANNEL WHERE ZONE 'A' FLOODING IS CONFINED TO THE CONSTRUCTED CHANNEL.

THE EXISTING SITE GENERALLY SLOPES DOWNHILL FROM EAST TO WEST, WITH AN AVERGAGE GRADE OF 1.5%. THERE ARE NO PROPOSED RETAINING WALLS OR GRADE CHANGES AT THE PERIMETER OF THE SITE. SURFACE RUNOFF FROM PAVED AREAS WILL BE DIRECTED TO DEPRESSED LANDSCAPING AREAS TO MEET CITY STORMWATER QUALITY REQUIREMENTS. ALL RUNOFF WILL BE MANAGED AS SURFACE FLOW, THERE WILL NOT BE ANY PRIVATE OR PUBLIC STORM DRAINS.

THE CALCULATIONS CONTAINED HEREON ANALYZE THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. AS DEMONSTRATED BY THESE CALCULATIONS, THE PROPOSED IMPROVEMENTS WILL RESULT IN AN INCREASE IN DEVELOPED RUNOFF ATTRIBUTABLE TO THE DEVELOPMENT OF THE CURRENTLY UNDEVELOPED PROPERTY.

NOTE:
THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON AN BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 03-10-2016 (2016.015.1). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03-10-2016 (2016.015.1).

2016.015.2

J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER

05-04-2016

CONCEPTUAL GRADING PLAN

HIGH MESA Consulting Group
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3

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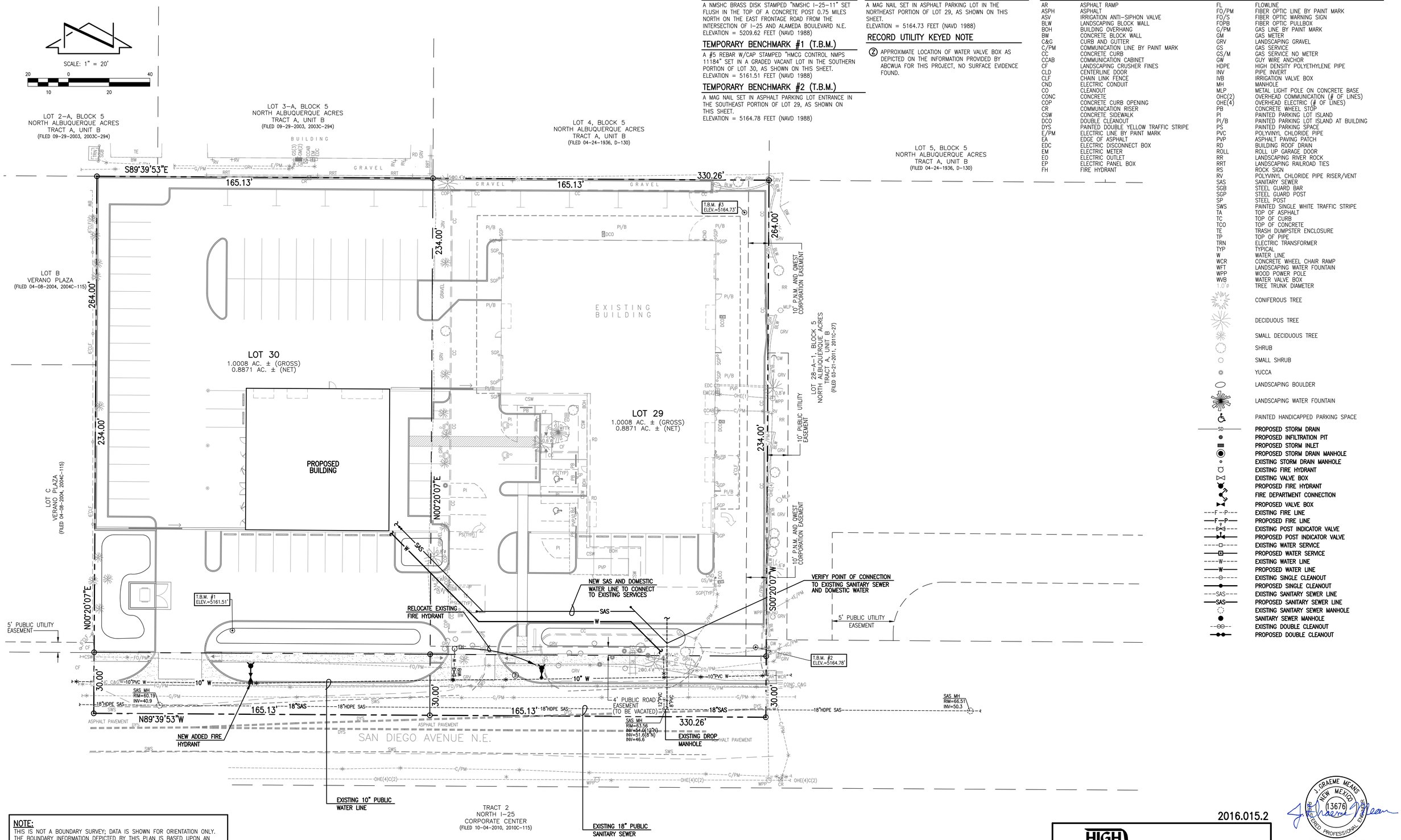

PROJECT BENCHMARK

A NMSHC BRASS DISK STAMPED "NMSHC I-25-11" SET FLUSH IN THE TOP OF A CONCRETE POST 0.75 MILES NORTH ON THE EAST FRONTAGE ROAD FROM THE INTERSECTION OF I-25 AND ALAMEDA BOULEVARD N.E.
ELEVATION = 5209.62 FEET (NAVD 1988)

TEMPORARY BENCHMARK #1 (T.B.M.)

A #5 REBAR W/CAP STAMPED "HMCG CONTROL NMPS 11184" SET IN A GRADED VACANT LOT IN THE SOUTHERN PORTION OF LOT 30, AS SHOWN ON THIS SHEET.
ELEVATION = 5161.51 FEET (NAVD 1988)

TEMPORARY BENCHMARK #2 (T.B.M.)

A MAG NAIL SET IN ASPHALT PARKING LOT ENTRANCE IN THE SOUTHEAST PORTION OF LOT 29, AS SHOWN ON THIS SHEET.
ELEVATION = 5164.78 FEET (NAVD 1988)

TEMPORARY BENCHMARK #3 (T.B.M.)

A MAG NAIL SET IN ASPHALT PARKING LOT IN THE NORTHEAST PORTION OF LOT 29, AS SHOWN ON THIS SHEET.
ELEVATION = 5164.73 FEET (NAVD 1988)

RECORD UTILITY KEYED NOTE

(Z) APPROXIMATE LOCATION OF WATER VALVE BOX AS DEPICTED ON THE INFORMATION PROVIDED BY ABCWUA FOR THIS PROJECT, NO SURFACE EVIDENCE FOUND.

LEGEND

AR	ASPHALT RAMP
ASPH	ASPHALT
ASV	IRRIGATION ANTI-SIPHON VALVE
BLW	LANDSCAPING BLOCK WALL
BOH	BUILDING OVERHANG
BW	CONCRETE BLOCK WALL
C&G	CURB AND GUTTER
C/PM	COMMUNICATION LINE BY PAINT MARK
CC	CONCRETE CURB
CCAB	COMMUNICATION CABINET
CF	LANDSCAPING CRUSHER FINES
CLD	CENTERLINE DOOR
CLF	CHAIN LINK FENCE
CND	ELECTRIC CONDUIT
CO	CLEANOUT
CONC	CONCRETE
COP	CONCRETE CURB OPENING
CR	COMMUNICATION RISER
CSW	CONCRETE SIDEWALK
DCO	DOUBLE CLEANOUT
DYS	PAINTED DOUBLE YELLOW TRAFFIC STRIPE
E/PM	ELECTRIC LINE BY PAINT MARK
EA	EDGE OF ASPHALT
EDC	ELECTRIC DISCONNECT BOX
EM	ELECTRIC METER
EO	ELECTRIC OUTLET
EP	ELECTRIC PANEL BOX
FH	FIRE HYDRANT
FL	FLOWLINE
FO/PM	FIBER OPTIC LINE BY PAINT MARK
FO/S	FIBER OPTIC WARNING SIGN
FOPB	FIBER OPTIC PULLBOX
G/PM	GAS LINE BY PAINT MARK
GM	GAS METER
GRV	LANDSCAPING GRAVEL
GS	GAS SERVICE
GS/M	GAS SERVICE NO METER
GW	GUY WIRE ANCHOR
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	PIPE INVERT
IVB	IRRIGATION VALVE BOX
MH	MANHOLE
MLP	METAL LIGHT POLE ON CONCRETE BASE
OHC(2)	OVERHEAD COMMUNICATION (# OF LINES)
OHE(4)	OVERHEAD ELECTRIC (# OF LINES)
PB	CONCRETE WHEEL STOP
PI	PAINTED PARKING LOT ISLAND
PI/B	PAINTED PARKING LOT ISLAND AT BUILDING
PS	PAINTED PARKING SPACE
PVC	POLYVINYL CHLORIDE PIPE
PVP	ASPHALT PAVING PATCH
RD	BUILDING ROOF DRAIN
ROLL	ROLL UP GARAGE DOOR
RR	LANDSCAPING RIVER ROCK
RRT	LANDSCAPING RAILROAD TIES
RS	ROCK SIGN
RV	POLYVINYL CHLORIDE PIPE RISER/VENT
SAS	SANITARY SEWER
SGB	STEEL GUARD BAR
SGP	STEEL GUARD POST
SP	STEEL POST
SWS	PAINTED SINGLE WHITE TRAFFIC STRIPE
TA	TOP OF ASPHALT
TC	TOP OF CURB
TCO	TOP OF CONCRETE
TE	TRASH DUMPSTER ENCLOSURE
TP	TOP OF PIPE
TRN	ELECTRIC TRANSFORMER
TYP	TYPICAL
W	WATER LINE
WCR	CONCRETE WHEEL CHAIR RAMP
WFT	LANDSCAPING WATER FOUNTAIN
WPP	WOOD POWER POLE
WVB	WATER VALVE BOX
1.0 Ø	TREE TRUNK DIAMETER

CONIFEROUS TREE
DECIDUOUS TREE
SMALL DECIDUOUS TREE
SHRUB
SMALL SHRUB
YUCCA
LANDSCAPING BOULDER
LANDSCAPING WATER FOUNTAIN
PAINTED HANDICAPPED PARKING SPACE

PROPOSED STORM DRAIN
PROPOSED INFILTRATION PIT
PROPOSED STORM INLET
PROPOSED STORM DRAIN MANHOLE
EXISTING STORM DRAIN MANHOLE
EXISTING FIRE HYDRANT
EXISTING VALVE BOX
PROPOSED FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
PROPOSED VALVE BOX
EXISTING FIRE LINE
PROPOSED FIRE LINE
EXISTING POST INDICATOR VALVE
PROPOSED POST INDICATOR VALVE
EXISTING WATER SERVICE
PROPOSED WATER SERVICE
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING SINGLE CLEANOUT
PROPOSED SINGLE CLEANOUT
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING SANITARY SEWER MANHOLE
SANITARY SEWER MANHOLE
EXISTING DOUBLE CLEANOUT
PROPOSED DOUBLE CLEANOUT

NOTE:
THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON AN BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 03-10-2016 (2016.015.1). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03-10-2016 (2016.015.1).

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File Name: 160152_Sh4.DWG | Plot Time: 10:42 am

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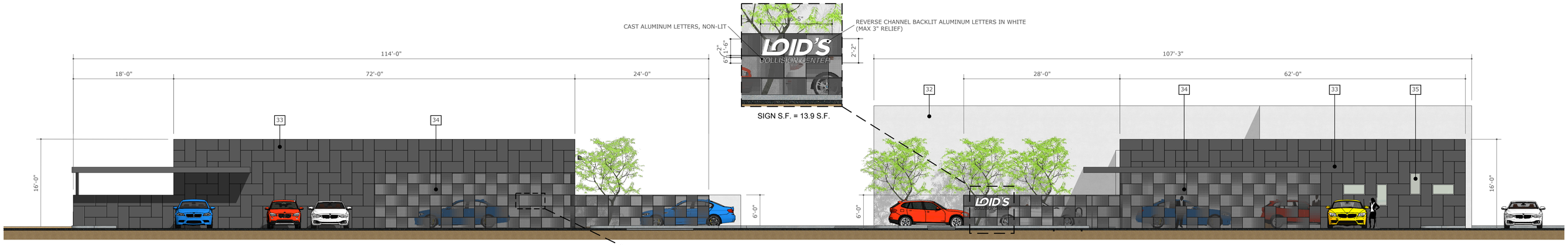
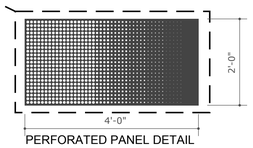
05-19-2016
UTILITY PLAN

04.29.16

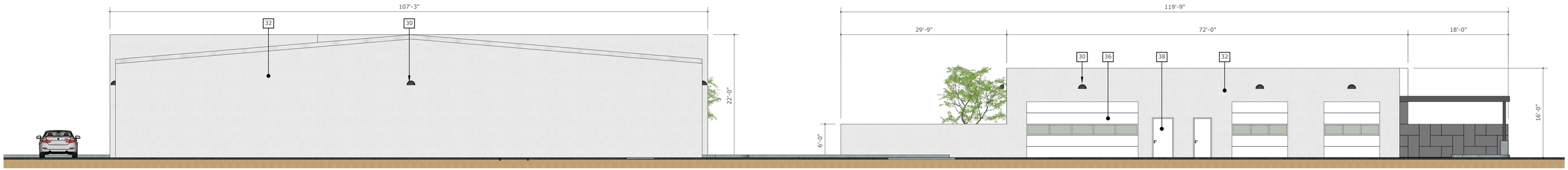
4



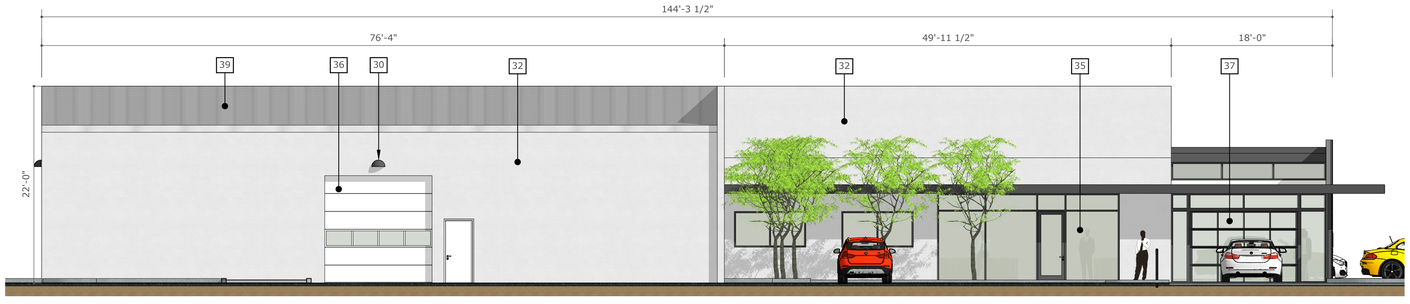
1 SOUTH ELEVATION (OVERALL)
SCALE = 1/8" = 1'-0"



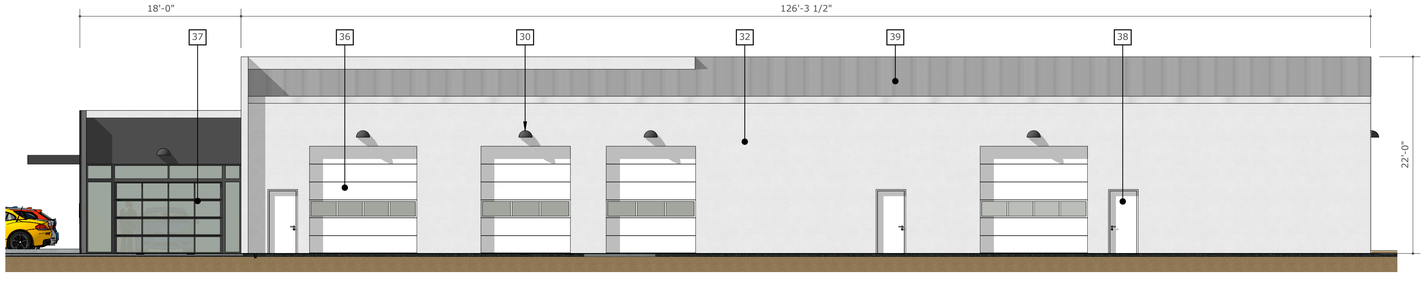
PERFORMATED PANEL DETAIL



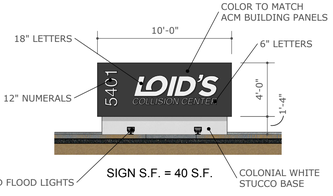
2 NORTH ELEVATION (OVERALL)
SCALE = 1/8" = 1'-0"



3 WEST ELEVATION - BODY SHOP
SCALE = 1/8" = 1'-0"



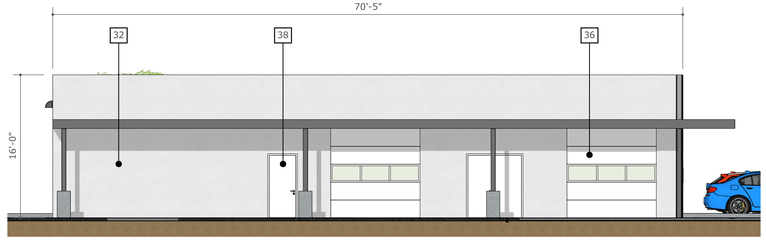
5 EAST ELEVATION - BODY SHOP
SCALE = 1/8" = 1'-0"



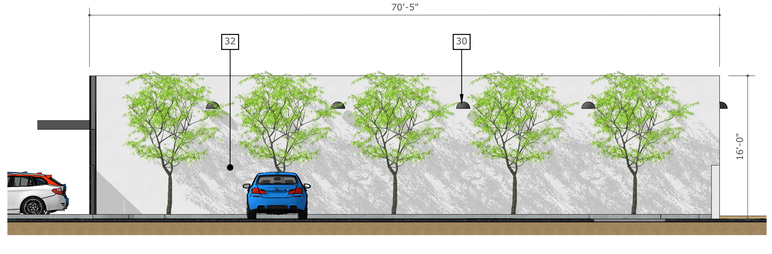
MS MONUMENT SIGN
SCALE = 3/16" = 1'-0"

KEYNOTES

30	FULLY SHIELDED WALL MOUNTED LED LIGHT (13'-0" ABOVE ADJACENT GRADE
32	3 COAT CEMENTITIOUS STUCCO, COLOR: EL REY COLONIAL WHITE
33	2'x4' ALUMINUM COMPOSITE PANELS (ACP) IN HERRINGBONE PATTERN, COLOR: GRAPHITE GRAY
34	2'x4'x11ga. ALUMINUM PERFORATED PANELS OVER STOREFRONT GLAZING, COLOR: GRAPHITE GRAY
35	ALUMINUM STOREFRONT FRAMING (COLOR: BLACK) WITH CLEAR INSULATED GLASS
36	SECTIONAL OVERHEAD DOORS WITH CLEAR LITES, COLOR: WHITE
37	ALUMINUM FULL-VIEW GLASS SECTIONAL OVERHEAD DOORS
38	HOLLOW METAL DOOR AND FRAME, COLOR: WHITE
39	EXISTING STANDING SEAM METAL ROOF, COLOR: SHASTA WHITE



4 WEST ELEVATION - PAINT SHOP
SCALE = 1/8" = 1'-0"



6 EAST ELEVATION - PAINT SHOP
SCALE = 1/8" = 1'-0"

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