

DRB-96-378

DRB-96-378 / AA-97-114

LEGAL DESCRIPTION:

TRACT 2A OF EAGLE RANCH SUBDIVISION
IRVING BOULEVARD AND GOLF COURSE ROAD, ALBUQUERQUE, NEW MEXICO

TOTAL ACREAGE: 5.18 AC
ZONE ATLAS: 5-12-2
E.P.C CASE NUMBER: 276-69

BUILDING AREA & PARKING CALCULATIONS:

WALGREENS PARKING REQUIREMENTS	
19,950 SQUARE FEET OF BLDG	80 REQUIRED SPACES
10% BUS CREDIT	72 REQUIRED SPACES
80 x 9 =	72 SPACES
REQUIRED SPACES	72 SPACES
PROVIDED SPACES (INCLUDING 3 HC SPACE & 1 VAN SPACE)	72 SPACES

ZONING CATEGORIES
Z 96 69 - PAD 1, 2 & 3
EPC APPROVED SU-1 FOR E-1 PERMISSIVE AND CONDITIONAL USES AND PACKAGE LIQUOR SALES WITHIN 500 FEET OF A RESIDENTIAL ZONE (LIMITED TO 3000 SQUARE FEET OF GROSS FLOOR AREA AND PROHIBITING DRIVES UP WINDOW FOR LIQUOR SALES) FOR 4.57 ACRES

FOR CHANGES SEE DRAWING SHEET RC-1 OF REVISED OSCO DRAWING SET

SU-1 PRD
400 UNIT APARTMENTS

R2

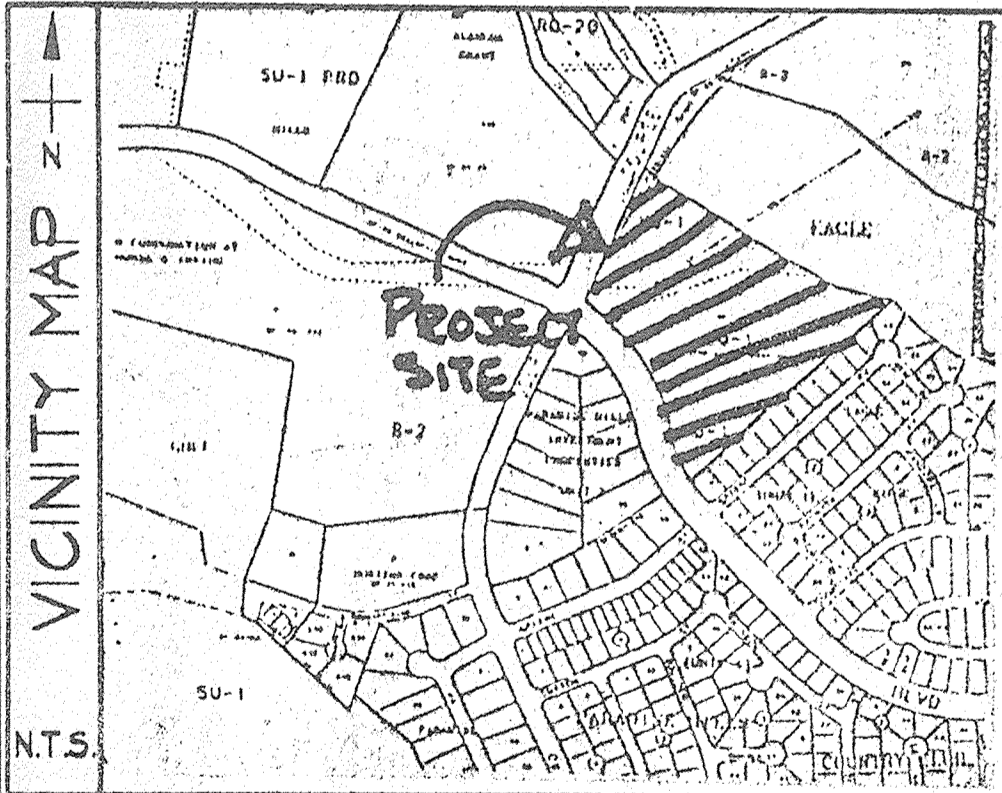
GOLF COURSE ROAD
IRVING BOULEVARD
PARADISE HILLS INVESTMENT PROPERTIES - UNIT 2



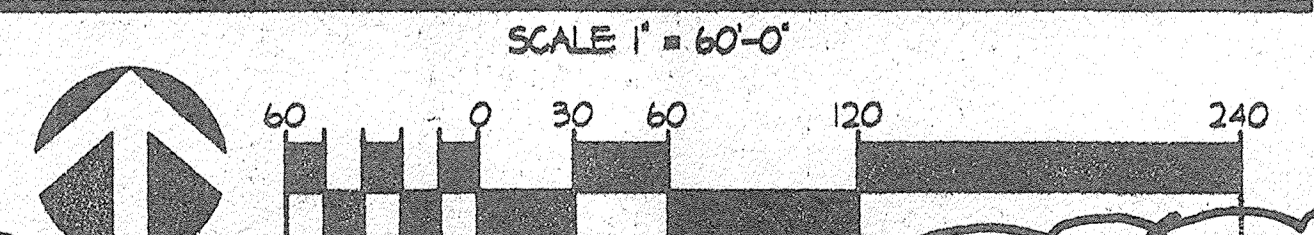
SU-1 PRD
NOT TO EXCEED
14 DU PER ACRE
RESIDENTIAL TRACT
TRACT 3-A-1
9.8559 AC

SIGNATURE BLOCK

AMMENDMENT TO THE SITE DEVELOPMENT PLAN Z 96 69 DRB CASE No. 96-378/AA 97-114	10/16/97	DATE
PLANNING DIRECTOR APPROVED AS TO THE REQUIREMENTS		
TRAFFIC ENGINEER	10-22-97	DATE
AMAFCA	10-21-97	DATE
DESIGN DEVELOPMENT, CIP	10/21/97	DATE
CITY ENGINEER	10-21-97	DATE
WATER RESOURCES	10/21/97	DATE
NEW MEXICO UTILITIES INS	10-14-97	DATE



SITE PLAN FOR SUBDIVISION



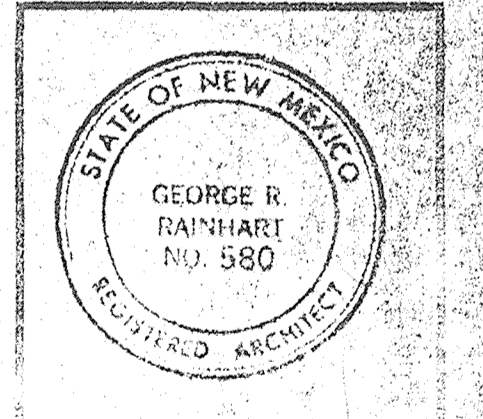
- PAD 1 & PAD 3 TO BE SUBMITTED TO DRB (PUBLIC HEARING) FOR SITE PLAN FOR BLDG PERMIT PURPOSES
- PAD 2 WAS APPROVED BY EPC AND REQUIRES SIGN OFF BY DRB
- PHASE III SU-1 PRD AREA SITE PLAN TO BE SUBMITTED TO DRB (PUBLIC HEARING) FOR SITE PLAN FOR BLDG PERMIT PURPOSES

SIGNATURE BLOCK

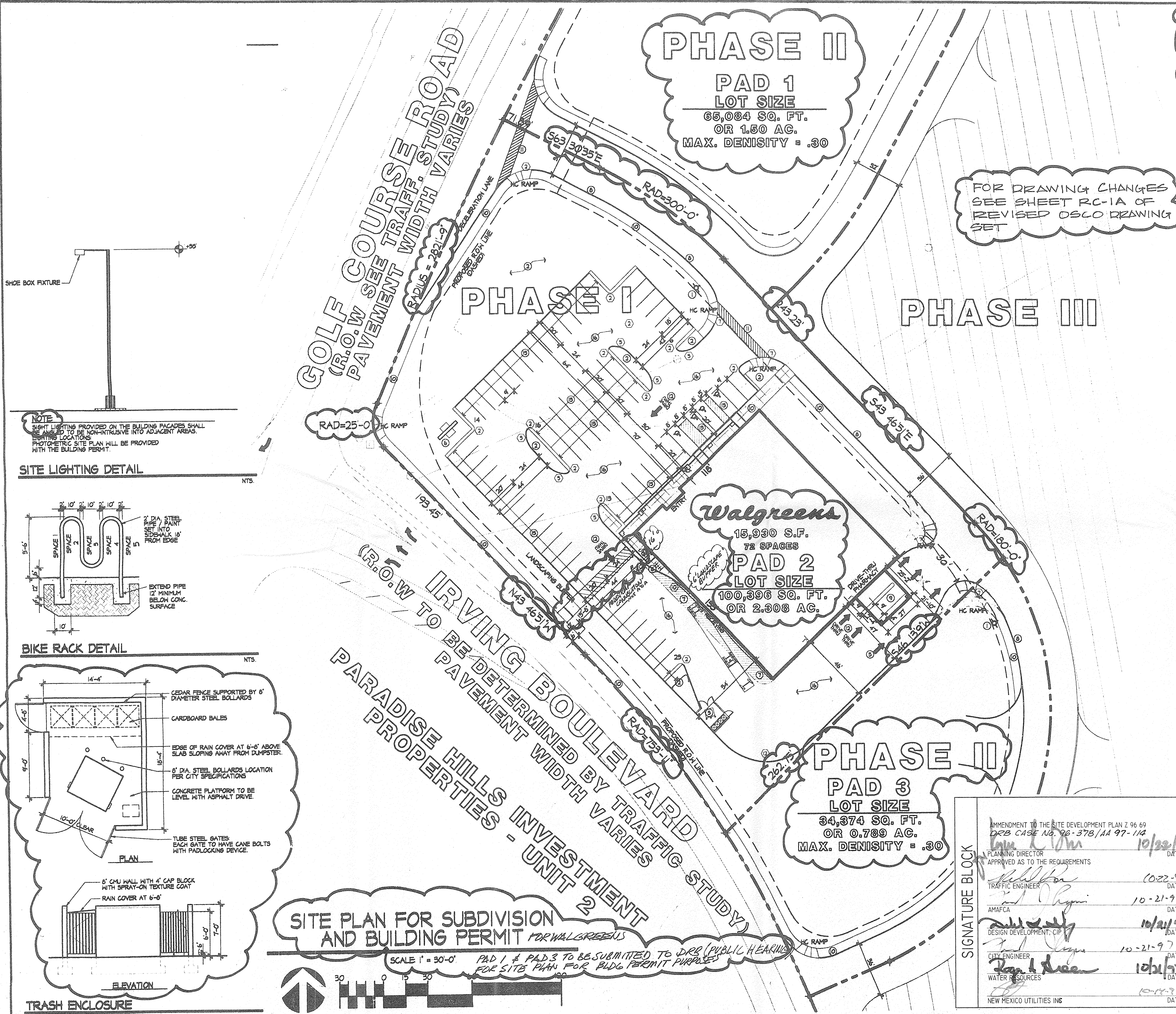
AMMENDMENT TO THE SITE DEVELOPMENT PLAN Z 96 69	10-10-96	DATE
PLANNING DIRECTOR APPROVED AS TO THE REQUIREMENTS		
TRAFFIC ENGINEER	9-17-96	DATE
AMAFCA	9-17-96	DATE
DESIGN DEVELOPMENT, CIP	9-17-96	DATE
CITY ENGINEER	9-17-96	DATE
WATER RESOURCES	9-17-96	DATE
NEW MEXICO UTILITIES	10-4-96	DATE

REV	DATE	BY	REVISION

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 884-6793



PROJECT: WALGREENS
CLIENT: PARADISE HILLS INVESTMENT PROPERTIES
PROJECT MANAGER: GEORGE RAINHART, AIA
START DATE: 3/18/96
SCALE: 1" = 30'-0"



PHASE II

PAD 1
LOT SIZE
 65,084 SQ. FT.
 OR 1.50 AC.
 MAX. DENSITY = .30

Walgreens
 15,930 S.F.
 72 SPACES
PAD 2
LOT SIZE
 100,396 SQ. FT.
 OR 2.308 AC.

PHASE II
PAD 3
LOT SIZE
 34,374 SQ. FT.
 OR 0.789 AC.
 MAX. DENSITY = .30

FOR DRAWING CHANGES
 SEE SHEET RC-1A OF
 REVISED OSCO DRAWING
 SET

LEGAL DESCRIPTION:

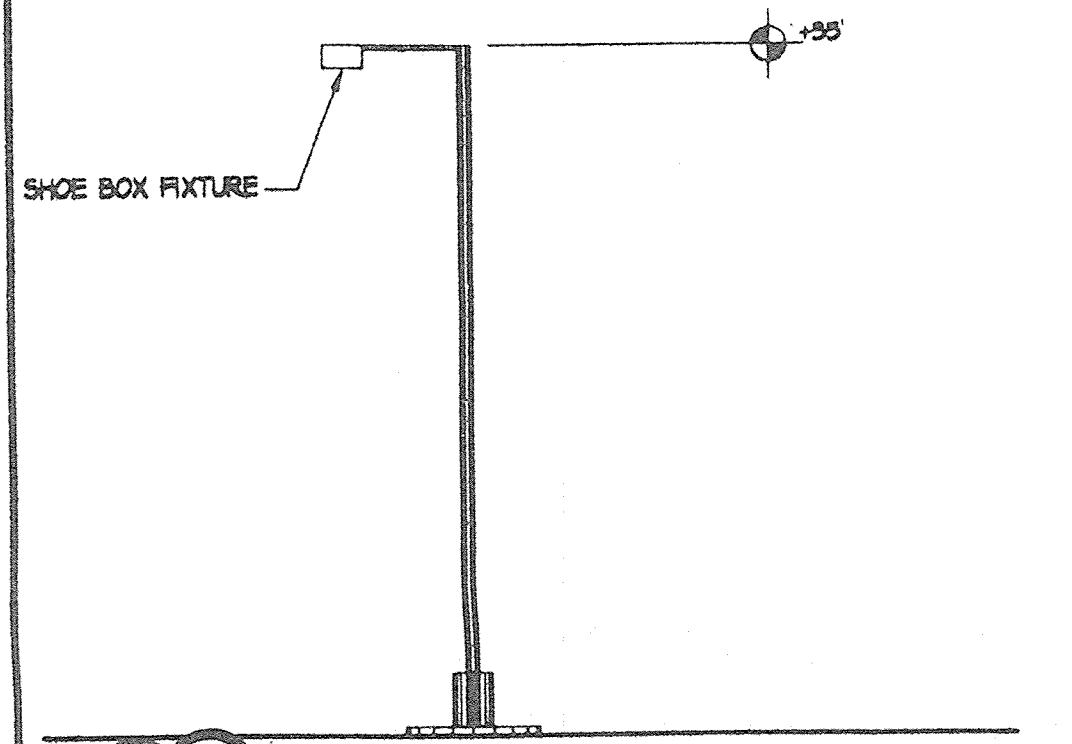
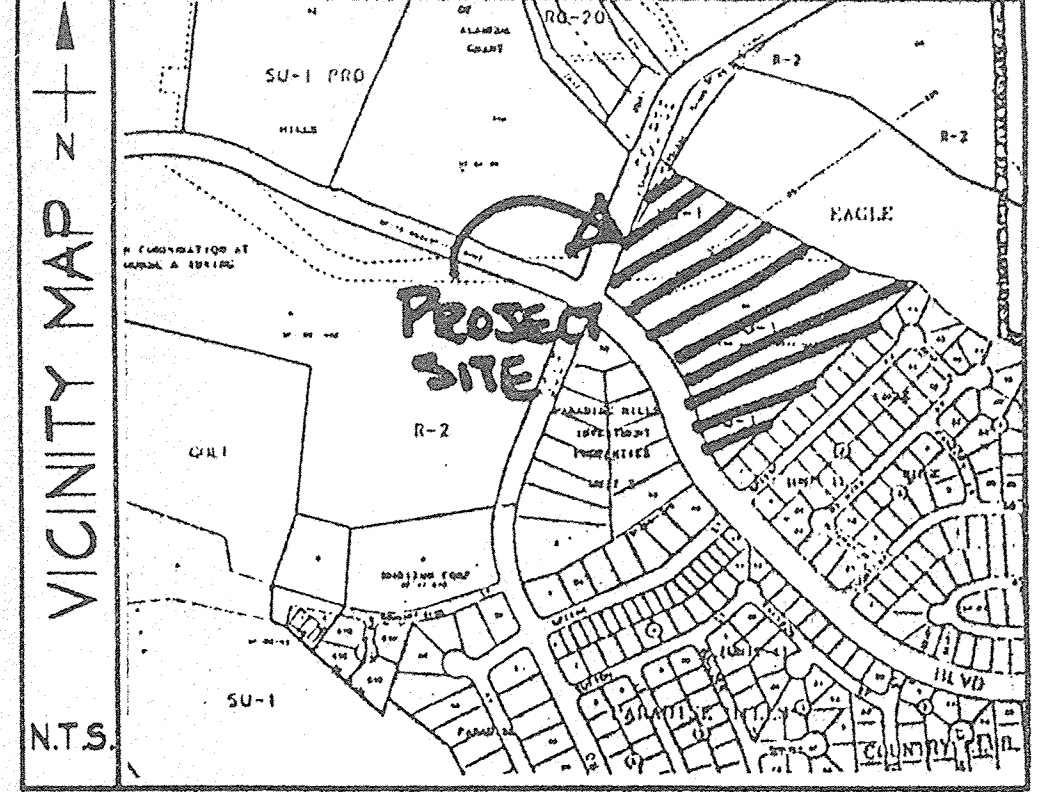
TRACT 3A OF EAGLE RANCH SUBDIVISION IRVING BOULEVARD AND GOLF COURSE ROAD, ALBUQUERQUE, NEW MEXICO	TRACT-3A (TOTAL) SU-1 FOR PRD 14 du/acre
CURRENT ZONING:	PAD I (PHASE II) C-1
PROPOSED ZONING:	PAD II (PHASE I - WALGREENS) SU-1 FOR C-2 USES WITH RESTRICTIONS
	PAD III (PHASE II) C-1
	PHASE III - PLANNED RESIDENTIAL AREA ZONING TO REMAIN
TOTAL ACREAGE	2.308 AC.
ZONE ATLAS:	B-12-Z
E.P.C. CASE NUMBER	

BUILDING AREA & PARKING CALCULATIONS:

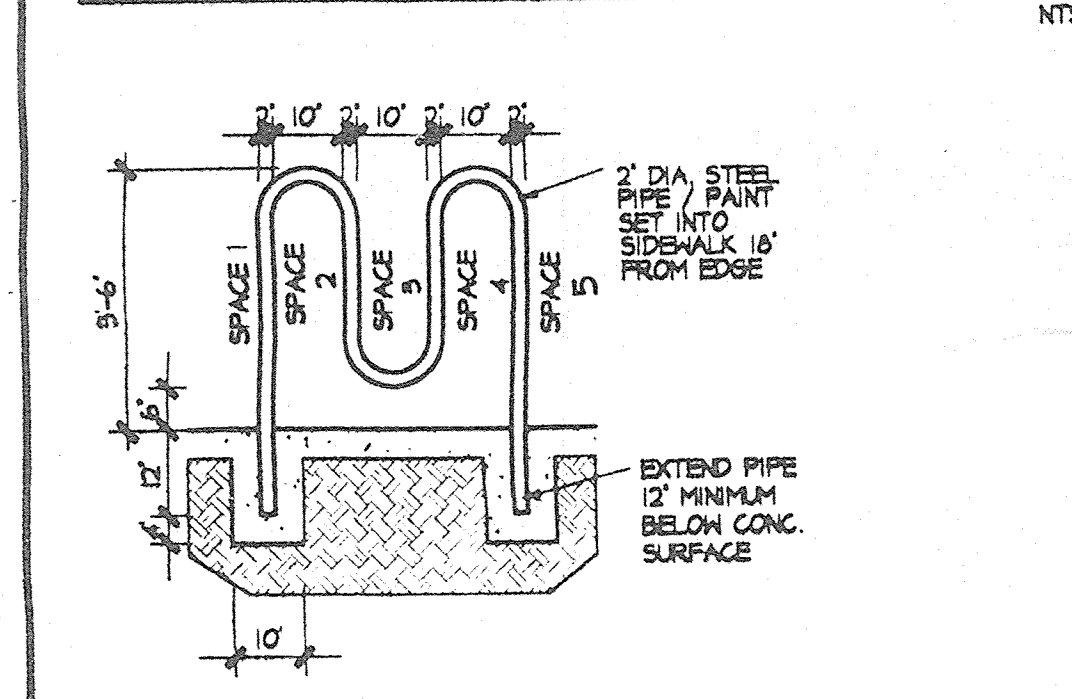
WALGREENS PARKING REQUIREMENTS	
15,930 SQUARE FEET OF BLDG	70 REQUIRED SPACES
15,930 SF / 200 =	
10% BUS CREDIT 80 x .9 =	72 REQUIRED SPACES
REQUIRED SPACES	72 SPACES
PROVIDED SPACES (INCLUDING 3 HC SPACE & 1 VAN SPACE)	72 SPACES

- KEYED NOTES:**
- PROPOSED FIRE HYDRANT LOCATION
 - LANDSCAPED AREA
 - REFUSE LOCATION TO CITY OF ALBUQUERQUE STANDARDS - SEE DETAIL
 - BIKE RACK LOCATION - TO CITY OF ALBUQUERQUE STANDARDS
 - WHITE PAINTED TRAFFIC DIRECTION ARROW
 - PYLON / READER BOARD SIGN - 151.4 SF.
 - PAINTED STRIPING - TO CITY OF ALBUQ. STANDARDS
 - NEW PROPOSED STREET CURB & BUTTER
 - PHARMACY DRIVE THRU
 - NEW 6" CONCRETE SIDEWALK
 - STRIPED PEDESTRIAN CROSS WALK
 - YELLOW PAINTED ARROW AND 24" HIGH LETTERS
 - ALL WALKS AT HC PARKING FLUSH WITH HC ACCESS
 - ALL HC PARKING STALLS TO HAVE PAINTED SYMBOL AND POLE MOUNTED SIGN. VAN SPACES TO BE IDENTIFIED 1:12 MAX SLOPE ON RAMP
 - HC STALLS 9'-0" x 20'-0"
 - 9'-0" x 20'-0" PARKING STALLS - TYPICAL - SEE DWG.
 - ASPHALT PAVING
 - 9'-0" x 18'-0" PARKING STALLS

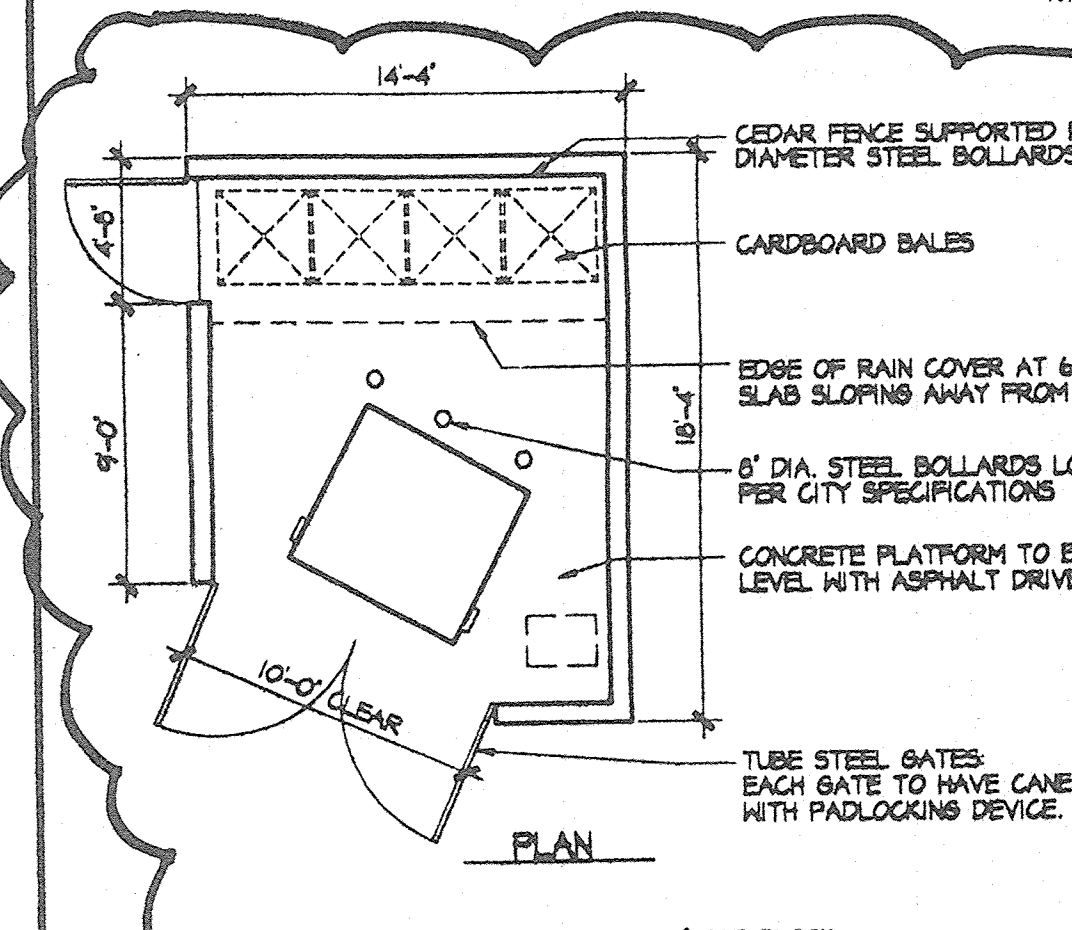
- RADIUS:**
- ① RADIUS = 2'-0"
 - ② RADIUS = 3'-0"
 - ③ RADIUS = 5'-0"
 - ④ RADIUS = 10'-0"
 - ⑤ RADIUS = 15'-0"
 - ⑥ RADIUS = 20'-0"
 - ⑦ RADIUS = 25'-0"
 - ⑧ RADIUS = 30'-0"
 - ⑨ RADIUS = 50'-0"
 - ⑩ RADIUS = 65'-0"
 - ⑪ RADIUS = 75'-0"



NOTE:
 SIGHT LIGHTING PROVIDED ON THE BUILDING FACADES SHALL BE ANGLED TO BE NON-INTRUSIVE INTO ADJACENT AREAS.
 FIXTURE LOCATIONS
 PHOTOMETRIC SITE PLAN WILL BE PROVIDED WITH THE BUILDING PERMIT.



NTS



NTS

SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT FOR WALGREENS

SCALE 1" = 30'-0"

PAD 1 & PAD 3 TO BE SUBMITTED TO DRB (PUBLIC HEARING) FOR SITE PLAN FOR BLDG PERMIT PURPOSES

SIGNATURE BLOCK

AMENDMENT TO THE SITE DEVELOPMENT PLAN Z 96 69 DRB CASE NO. 96-378/AA 97-114	DATE
PLANNING DIRECTOR APPROVED AS TO THE REQUIREMENTS	10/22/97
TRAFFIC ENGINEER	10-22-97
AMAFCA	10-21-97
DESIGN DEVELOPMENT, CIP	10/21/97
CITY ENGINEER	10-21-97
WATER RESOURCES	10/21/97
NEW MEXICO UTILITIES INS	10-17-97

SIGNATURE BLOCK

I CERTIFY THAT THIS PLAN IS CONSISTANT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON 5/16/96 APPROVAL FOR WALGREENS SITE PLAN FOR BUILDING PERMIT	DATE
PLANNING DIRECTOR APPROVED AS TO THE REQUIREMENTS	9-17-96
TRAFFIC ENGINEER	10-21-97
AMAFCA	9-17-96
PARKING & GENERAL SERVICES DESIGN DEVELOPMENT, CIP	10-21-97
CITY ENGINEER	9-17-96
WATER RESOURCES	9-17-96
NEW UTILITIES	DATE

REVISION

REV	DATE	BY

FLAT DATE: 9/20/96

FILE NAME: C:\DRAWINGS\STIEGMS

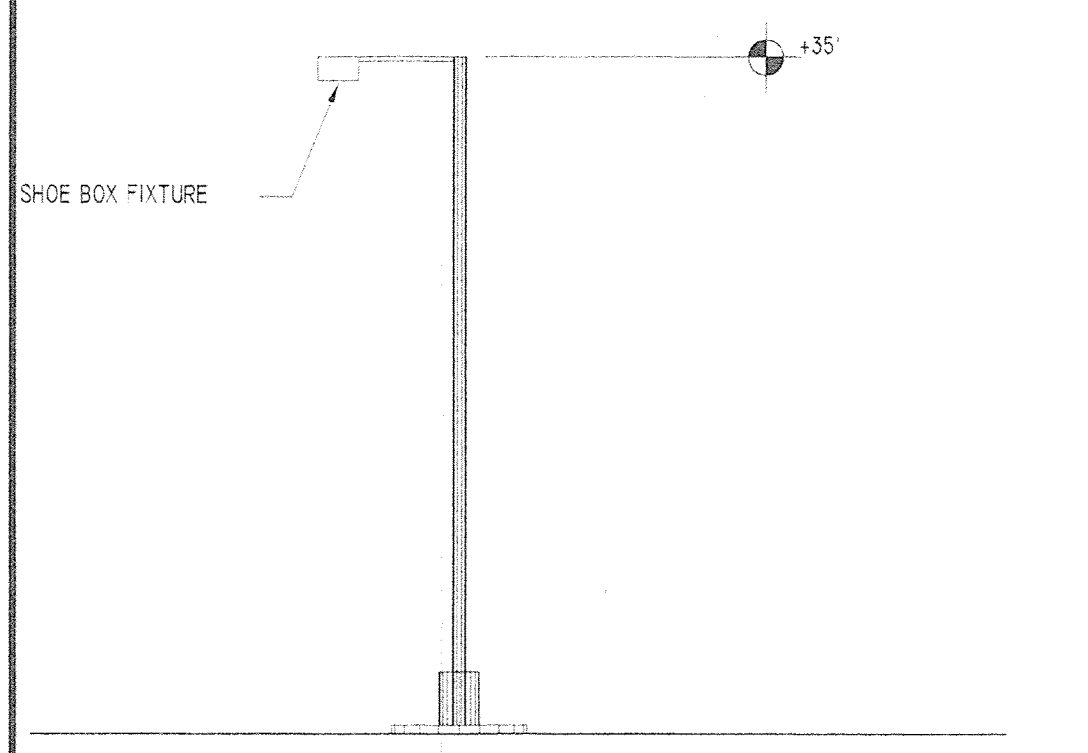
GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 884-6793

STATE OF NEW MEXICO
 GEORGE R. RAINHART
 NO. 580
 REGISTERED ARCHITECT

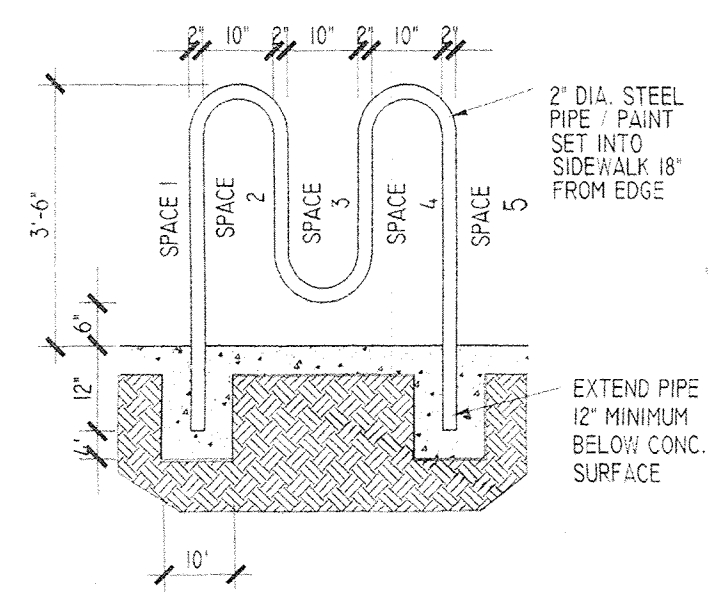
PROJECT TITLE: WALGREENS IRVING BOULEVARD ALBUQUERQUE, NM
 DRAWN BY: MMS
 PROJECT MANAGER: GEORGE RAINHART, AA
 JOB NO.: 96011

ENLARGED SITE PLAN

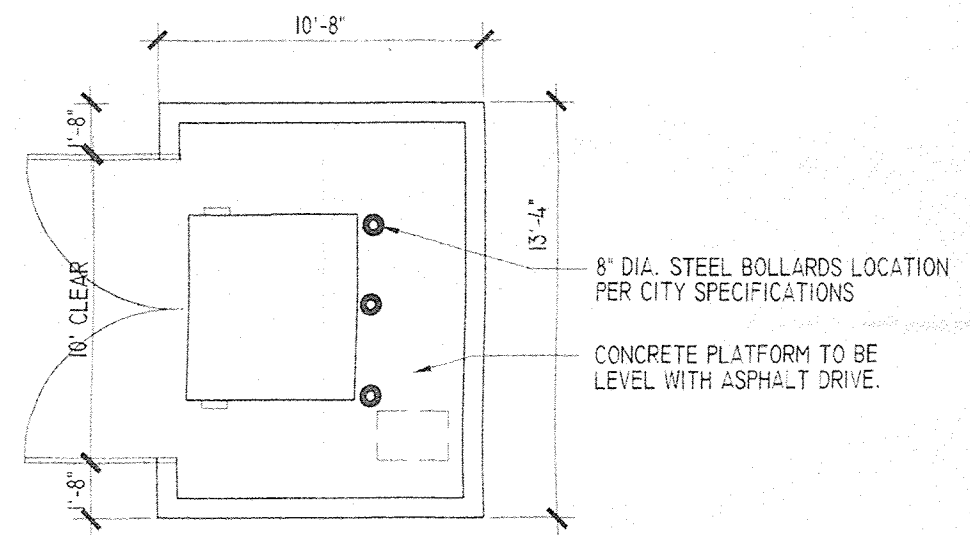
START DATE: 9/18/96
 SCALE: 1" = 30'-0"



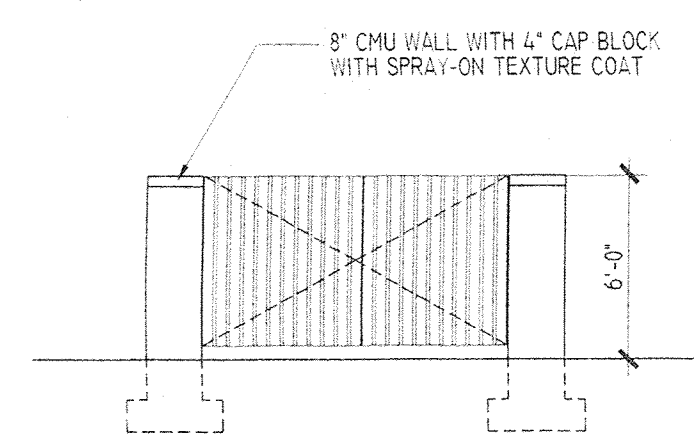
SITE LIGHTING DETAIL



BIKE RACK DETAIL

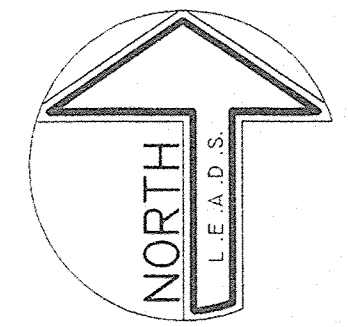


PLAN

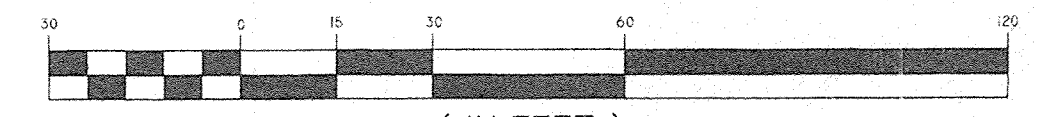


ELEVATION

TRASH ENCLOSURE



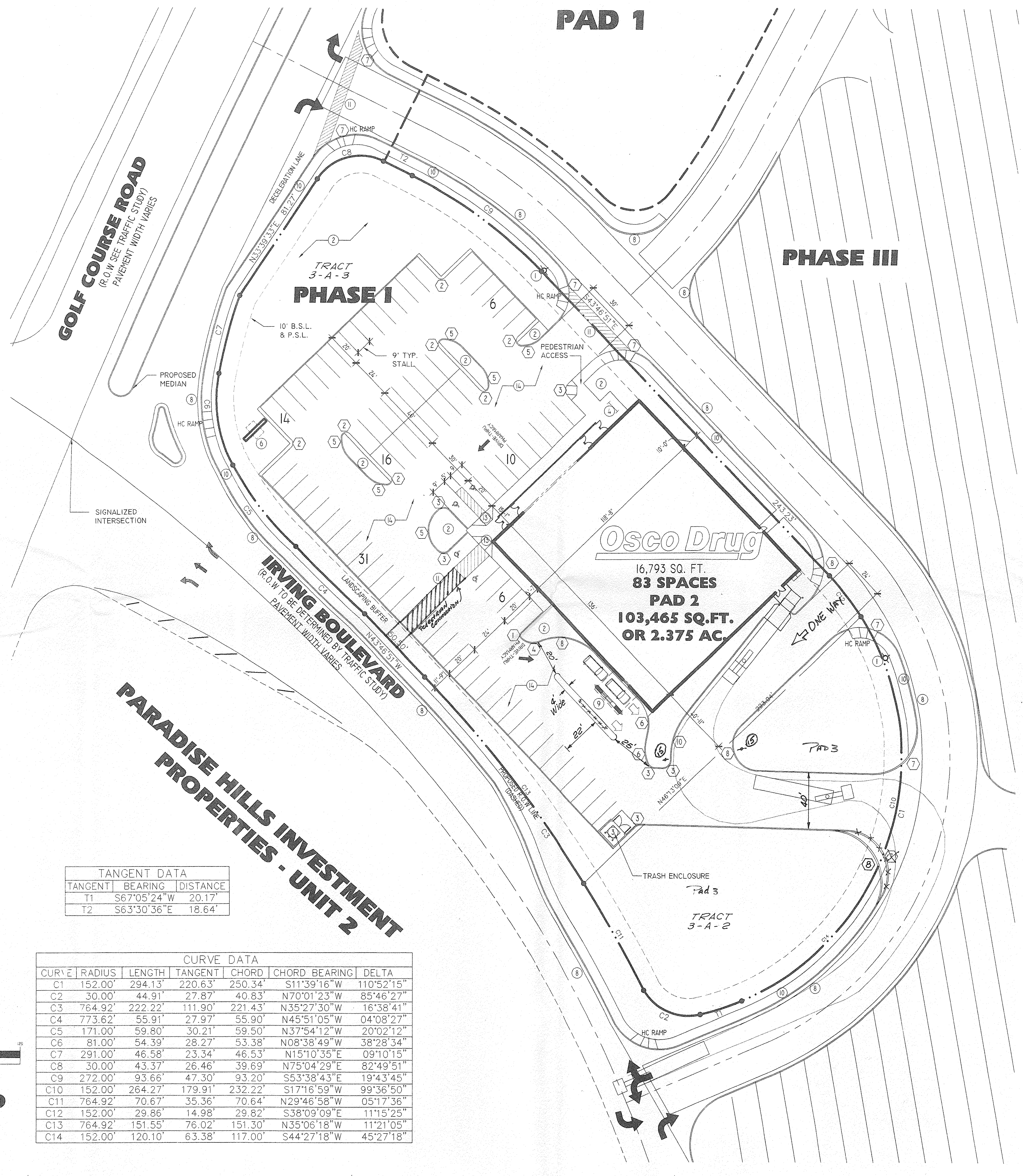
GRAPHIC SCALE



SITE PLAN FOR OSCO

TANGENT	BEARING	DISTANCE
T1	S67°05'24"W	20.17'
T2	S63°30'36"E	18.64'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	152.00'	294.13'	220.63'	250.34'	S11°39'16"W	110°52'15"
C2	30.00'	44.91'	27.87'	40.83'	N70°01'23"W	85°46'27"
C3	764.92'	222.22'	111.90'	221.43'	N35°27'30"W	16°38'41"
C4	773.62'	55.91'	27.97'	55.90'	N45°51'05"W	04°08'27"
C5	171.00'	59.80'	30.21'	59.50'	N37°54'12"W	20°02'12"
C6	81.00'	54.39'	28.27'	53.38'	N08°38'49"W	38°28'34"
C7	291.00'	46.58'	23.34'	46.53'	N15°10'35"E	09°10'15"
C8	30.00'	43.37'	26.46'	39.69'	N75°04'29"E	82°49'51"
C9	272.00'	93.66'	47.30'	93.20'	S53°38'43"E	19°43'45"
C10	152.00'	264.27'	179.91'	232.22'	S17°16'59"W	99°36'50"
C11	764.92'	70.67'	35.36'	70.64'	N29°46'58"W	05°17'36"
C12	152.00'	29.86'	14.98'	29.82'	S38°09'09"E	11°15'25"
C13	764.92'	151.55'	76.02'	151.30'	N35°06'18"W	11°21'05"
C14	152.00'	120.10'	63.38'	117.00'	S44°27'18"W	45°27'18"



LEGAL DESCRIPTION:

TRACT 3-A-2 AND 3-A-3 OF EAGLE RANCH SUBDIVISION
IRVING BOULEVARD AND GOLF COURSE ROAD, ALBUQUERQUE, NEW MEXICO

CURRENT ZONING: PAD 2 (PHASE I - OSCO) SU-4 FOR C-2 USES (WITH RESTRICTIONS)
PAD 1 (PHASE II) C-1
PHASE III - PLANNED RESIDENTIAL AREA ZONING TO REMAIN

GROSS ACREAGE: 3.094 AC.
NET ACREAGE: 2.375 AC.
ZONE ATLAS: B-12-Z
E.P.C CASE NUMBER: Z-96-69

BUILDING AREA & PARKING CALCULATIONS:

OSCO PARKING REQUIREMENTS

16,793 SQUARE FEET OF BLDG	84 REQUIRED SPACES
16,793 SF / 200 =	
10% BUS CREDIT	76 REQUIRED SPACES
84 x .9 =	
REQUIRED SPACES	76 SPACES
PROVIDED SPACES (INCLUDING 3 HC SPACES & 1 VAN SPACE)	83 SPACES

KEYED NOTES:

- PROPOSED FIRE HYDRANT LOCATION
- LANDSCAPED AREA
- REFUSE LOCATION TO CITY OF ALBUQUERQUE STANDARDS - SEE DETAIL
- BIKE RACK LOCATION - TO CITY OF ALBUQUERQUE STANDARDS
- WHITE PAINTED TRAFFIC DIRECTION ARROW
- PYLON / READER BOARD SIGN - 151.4 SF
- PAINTED STRIPING - TO CITY OF ALBUQ. STANDARDS
- NEW PROPOSED STREET CURB & GUTTER
- PHARMACY DRIVE THRU
- NEW 6" CONCRETE SIDEWALK
- STRIPED PEDESTRIAN CROSS WALK
- YELLOW PAINTED ARROW AND 24" HIGH LETTERS
- ALL WALKS AT HC PARKING FLUSH WITH HC ACCESS
- ALL HC PARKING STALLS TO HAVE PAINTED SYMBOL AND POLE MOUNTED SIGN. VAN SPACES TO BE IDENTIFIED
- 12 MAX SLOPE ON RAMPS
- ASPHALT PAVING
- DO NOT ENTER SIGN, EXIT ONLY.

RADIUS:

- | | |
|-------------------|-------------------|
| ① RADIUS = 2'-0" | ⑦ RADIUS = 25'-0" |
| ② RADIUS = 3'-0" | ⑧ RADIUS = 30'-0" |
| ③ RADIUS = 5'-0" | ⑨ RADIUS = 35'-0" |
| ④ RADIUS = 10'-0" | ⑩ RADIUS = 40'-0" |
| ⑤ RADIUS = 15'-0" | ⑪ RADIUS = 45'-0" |
| ⑥ RADIUS = 20'-0" | ⑫ RADIUS = 50'-0" |

NOTE:
50 FT. RECIPROCAL EASEMENTS FOR COMMON ACCESS BETWEEN TRACTS 3-A-2 AND 3-A-3 GRANTED OCT. 21, 1997 Doc # 97-110844

SIGNATURE BLOCK

AMENDMENT TO THE SITE DEVELOPMENT PLAN Z-96-69
DEB CASE No. 96-378/AA 97-114

PLANNING DIRECTOR APPROVED AS TO THE REQUIREMENTS

TRAFFIC ENGINEER

AMAFCA

DESIGN DEVELOPMENT, CIP

CITY ENGINEER

WATER RESOURCES

NEW MEXICO UTILITIES INS

10/21/97
10/22/97
10/21/97
10/21/97
10/21/97
10/21/97
10/21/97

L.E.A.D.S.
LAND ENTITLEMENT AND DEVELOPMENT SERVICES
7902 N. BLACK CANYON HIGHWAY, SUITE 101
PHOENIX, ARIZONA 85051
602.433.2550 PHONE 602.433.5535 FAX

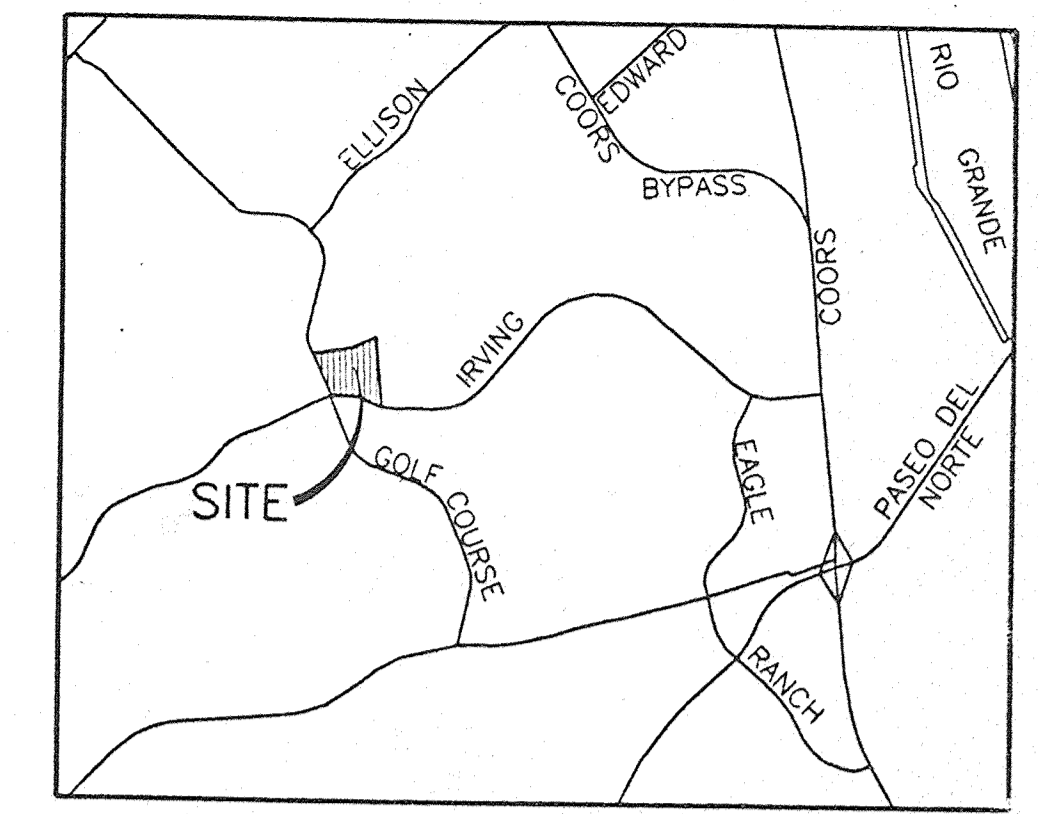
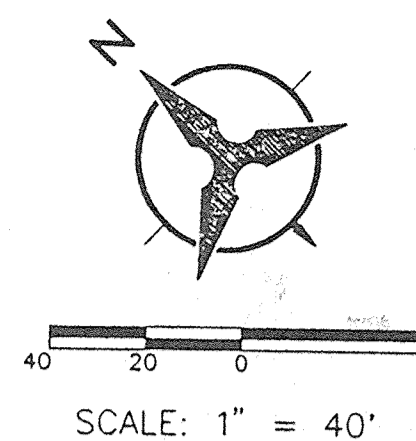
OSCO DRUG STORE #50-313
NEC GOLF COURSE RD. & IRVING BLVD.
ALBUQUERQUE, NEW MEXICO
DRAWING NAME: ENLARGED SITE PLAN

AMERICAN STORES INC.
340 East South Temple
Salt Lake City, Utah 84111

DATE:	
NO.:	
REVISION:	

ISSUE: Preliminary
DATE: 10-1-97
DRAWN: RJB
DRAWING FILE: SUBDWG
PROJECT NO.: 50-313
SHEET NUMBER:
RC-1A
OF 11 SHEETS
SCALE: 1"=30'

CALABACILLAS ARROYO



LOCATION MAP
ZONE ATLAS INDEX MAP B-12
NOT TO SCALE

Q(100)EXISTING=8.41 CFS
Q(100)PROPOSED=2.64 CFS

Q(100)EXISTING=23.9 CFS
Q(100)PROPOSED=17.9 CFS

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DRAINAGE DIRECTION
- FLOW AT ANALYSIS POINT
- EXISTING STORM DRAIN
- EXISTING PUBLIC WATER LINE
- EXISTING PUBLIC SANITARY SEWER LINE
- RIGHT OF WAY LINE, EXISTING
- RIGHT OF WAY LINE, PROPOSED
- SLOPE LIMITS
- EROSION CONTROL BERM
- WATER BLOCK OR HIGH POINT
- TC (TC = TOP OF CURB)
- TP (TP = TOP OF PAVEMENT)
- FL (FL = FLOW LINE)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- PROPOSED MANHOLE
- PROPOSED WATER METER
- PROPOSED SAS CLEANOUT

DRAINAGE MANAGEMENT PLAN:
PURPOSE:

The purpose of this report is to provide a Conceptual Drainage Management Plan for the proposed development of a new retail building and associated surface parking on a portion of Tract 3A of Eagle Ranch Subdivision. This parcel is located in the northeast quadrant of the intersection of Golf Course Road and Irving Boulevard. This plan is submitted for EPC review of the site plan and zone map amendment request for the purpose of obtaining Site Development Plan approval. A Site Development Plan package will be submitted to the Environmental Planning Commission on March 29, 1996, to be heard in public hearing on May 16, 1996.

EXISTING CONDITIONS:

The site is currently undeveloped land, with slopes ranging from 5% to greater than 2:1, and averaging about 12%. The site is divided naturally into three drainage basins. Basin E1, with an area of 0.60 acre and peak flow of 1.72 cfs, flows to the Golf Course Road ditch. Basin E2, with an area of 3.32 acres and a peak flow of 8.41 cfs, is located west of the existing channel and flows to the channel. Basin E3, with an area of 11.30 acre and a peak flow of 23.89 cfs, is located east of the existing channel and flows to the channel.

The existing channel which subdivides the parcel is shown as a floodway on the current F.E.M.A. map. A CLOMR has been issued which will ultimately remove this floodway from the F.E.M.A. map. For more information on the CLOMR, see FEMA Case No. 95-06-068R, Community No. 350002.

The site is in Precipitation Zone 1 (Section 22.2, DPM) for hydrologic analyses. No off-site flows enter the parcel, which is bounded by Irving Blvd., Golf Course Rd., the Calabacillas Arroyo and the Eagle Ridge Subdivision. A detailed basin plan and analysis is being submitted to the Hydrology Division to assist in their review.

PROPOSED CONDITIONS:

The proposed development consists of a retail store with associated surface parking lots, the grading of two pad sites and the construction of the adjacent streets. With the development of the site, a storm sewer system is required to discharge the increased runoff. Catch basins will be installed on the north entry road at Golf Course Road. The catch basins will discharge through a storm drain connection to a manhole which is being constructed under City Project 5022.90. The flow from this manhole discharges to the Calabacillas Arroyo. The total flow to the storm drain system is 16.48 cfs. The total runoff to the Calabacillas from the undeveloped portion to the east is 17.9+2.64=20.54 cfs. The discharge directly to Golf Course road will be reduced to 1.49 cfs. Earthen berms and a temporary ponding area will be provided for erosion control during construction and for the graded pad sites. The proposed development will be replatted to dedicate the street right-of-ways shown and to create the four separate tracts. The retail store and each pad site will be a separate tract, and so will the remainder parcel to the east.

UTILITY PLAN:

The site is serviced by New Mexico Utilities, Inc., and the utility connections are being coordinated through them. The site will be served from an existing 12" waterline which runs along Golf Course Road and Irving Blvd. The waterline will be installed in the proposed street right of way as shown, with fireline and domestic stubouts to the retail store and pad sites.

The sanitary sewer will be temporarily connected to the existing manhole at the Irving/Golf Course intersection. A temporary lift station will be installed in the manhole in the new loop road, with the future outlet to the north blocked until future development. With future development to the east, the sanitary sewer will be extended to the main line which runs along the Calabacillas Arroyo.

EXISTING LEGAL DESCRIPTION:

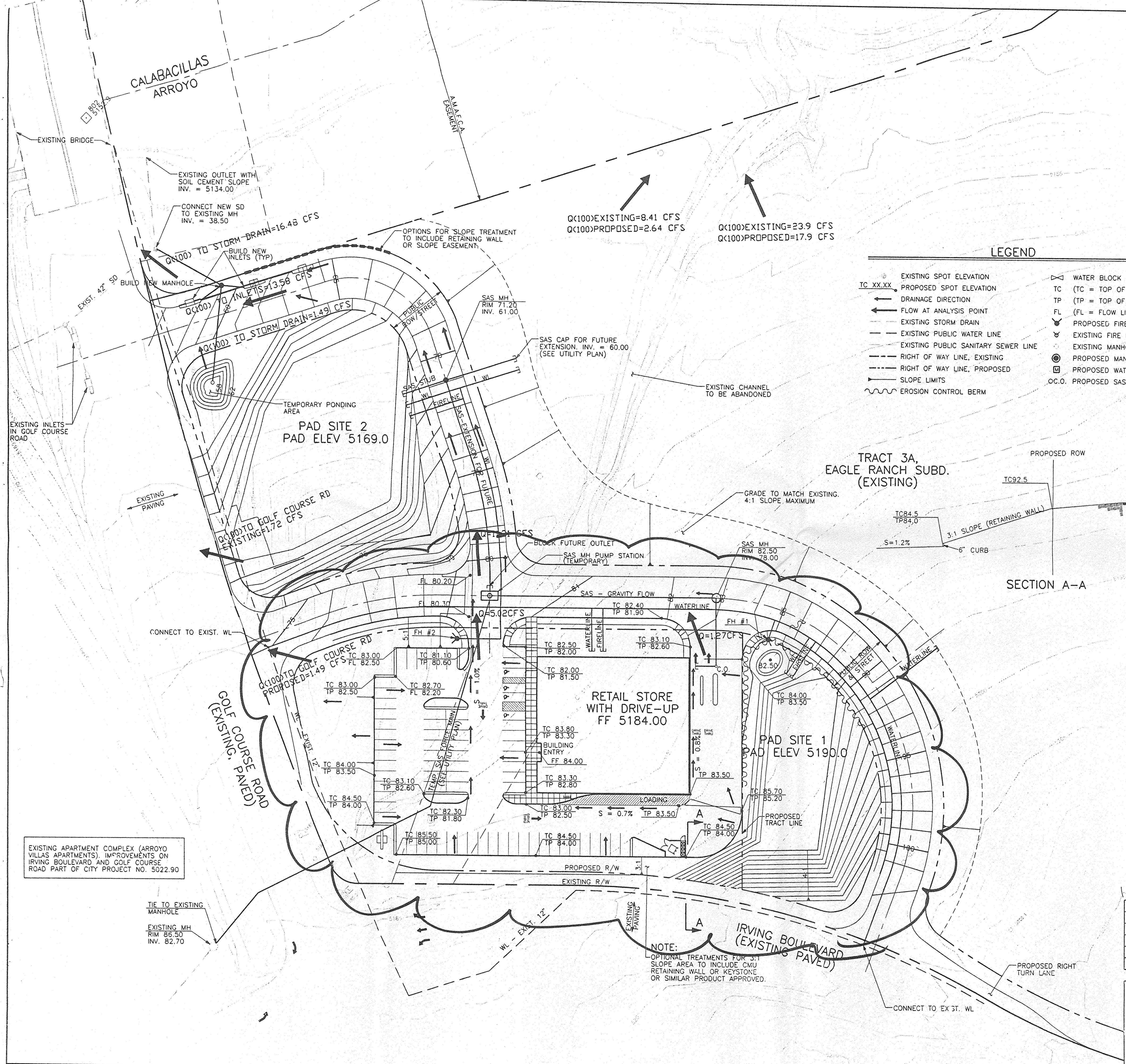
A PORTION OF TRACT 3A OF EAGLE RANCH SUBDIVISION, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO.

REV	DATE	DESCRIPTION	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
APPROVAL OF REVISIONS						

BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS ALAMOS SANTA FE

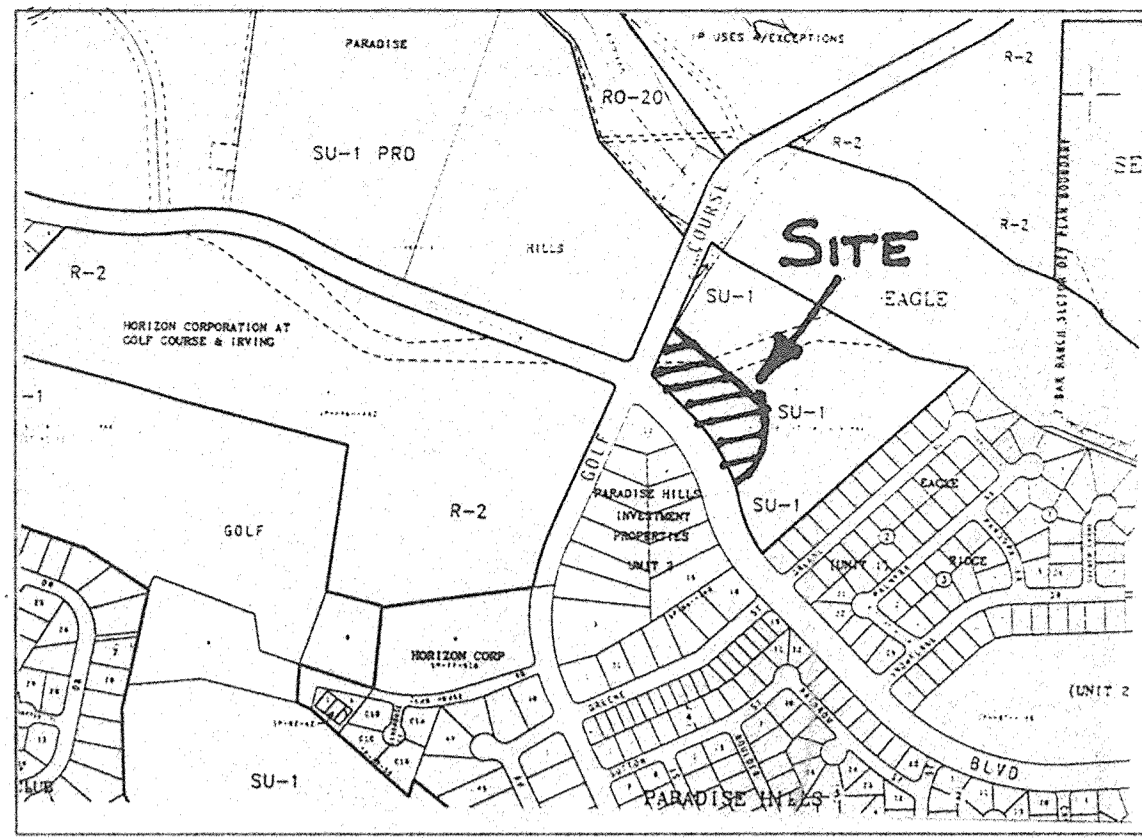
WALGREENS STORE
IRVING BOULEVARD AND GOLF COURSE ROAD
CONCEPTUAL GRADING/DRAINAGE & UTILITY PLAN

HYDROLOGY ENGINEER
SHEET 11 OF 11



EXISTING APARTMENT COMPLEX (ARROYO VILLAS APARTMENTS), IMPROVEMENTS ON IRVING BOULEVARD AND GOLF COURSE ROAD PART OF CITY PROJECT NO. 5022.90

NOTE:
OPTIONAL TREATMENTS FOR 3:1 SLOPE AREA TO INCLUDE CMU RETAINING WALL OR KEYSTONE OR SIMILAR PRODUCT APPROVED.



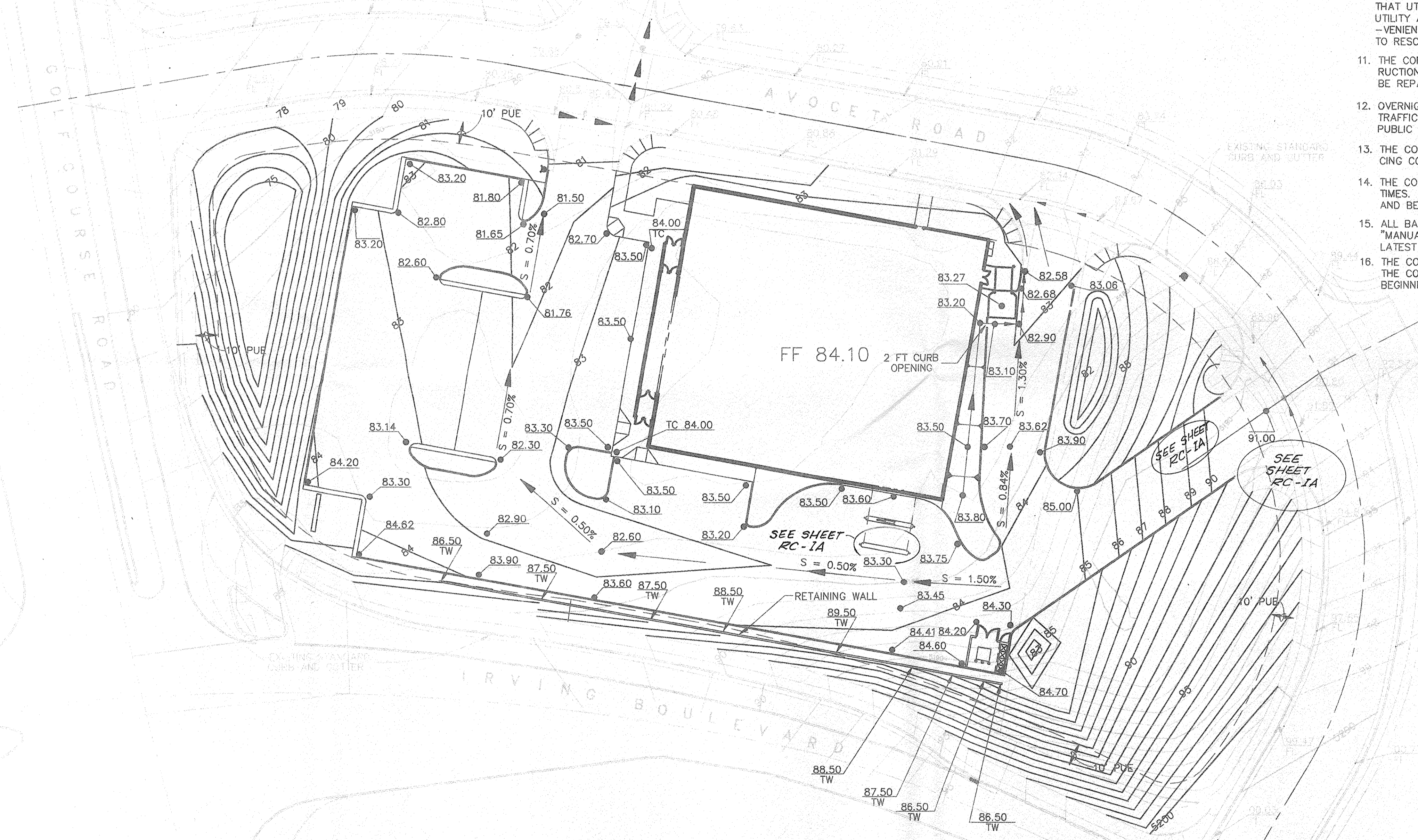
LOCATION MAP
ZONE ATLAS INDEX MAP B-12
NOT TO SCALE

GRADING NOTES:

1. GRADING SHALL BE AS DELINEATED ON THE PLAN. ALL FILL PLACED, SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES LOOSE. ALL FILL PLACED, EXCEPT FOR PARKING LOT AREA, SHALL BE COMPACTED TO 85% ASTM D-1557. FILL SHALL BE SHAPED TO MATCH THE GRADES SHOWN ON THE PLAN.
2. ALL SPOT ELEVATIONS SHOWN ON THE PLAN ARE TOP OF PAVEMENT UNLESS OTHERWISE SHOWN.
3. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
4. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
5. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
6. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
7. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
8. CONTRACTOR SHALL RESEED ALL DISTURBED AREAS PER COA STANDARD SPECIFICATIONS 1012.
9. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
10. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND ARE ADJUSTED FOR CURBS, MEDIANS AND ISLANDS.

GENERAL NOTES:

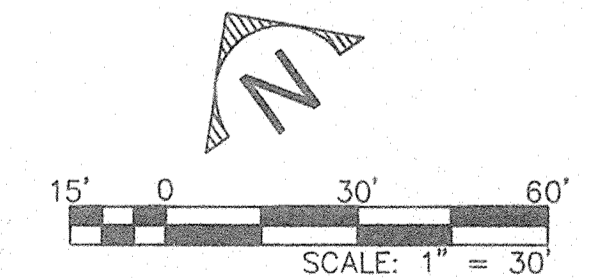
1. CONTRACTOR TO DISPOSE OF DELETERIOUS MATERIALS FROM THE GRUBBING OPERATIONS AND EXCESS MATERIAL AFTER GRADING IS COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS REQUIRED FOR DISPOSAL OF MATERIAL FROM CLEAR AND GRUB AND EXCESS MATERIAL FROM THE REQUIRED GRADING.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS MANUAL, LATEST EDITION AND DETAIL AS REFERENCED ON THESE PLANS.
3. ALL CONCRETE SHALL BE 4000 PSI STRENGTH AT 28-DAYS WITH 4 TO 6 PERCENT AIR ENTRAINMENT.
4. ALL CURB AND GUTTER TO BE USED ON THE SITE SHALL BE MEDIAN CURB & GUTTER. CITY OF ALBUQUERQUE STANDARD DWG 2415.
5. PAVEMENT SECTION SHALL INCLUDE 8" SUBGRADE PREPARATION, 4" AGGREGATE BASE COURSE, 1-1/2" ASPHALT CONCRETE BASE COURSE (1800 LB STABILITY) AND 1-1/2" INCH OF ASPHALT CONCRETE SURFACE COURSE (1800 LB STABILITY). TACK COAT SHALL BE USED BETWEEN ASPHALT LAYERS.
6. ALL FILL BROUGHT TO THE SITE SHALL CONFORM TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS MANUAL, LATEST EDITION.
7. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
9. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
10. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
12. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
13. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, ETC.)
14. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
15. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
16. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.



LEGEND:

- - - - - EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- FLOWLINE
- 83.06 NEW SPOT ELEVATION AT TOP OF PAVEMENT
- 83.06 EXISTING SPOT ELEVATION AT FLOWLINE
- ▲ 83.06 NEW SPOT ELEVATION AT TOP OF WALL
- 83.06 NEW SPOT ELEVATION AT TOP OF PAVEMENT
- MEDIAN CURB AND GUTTER

LEGAL DESCRIPTION
TRACT 3-A-2 AND TRACT 3-A-3 OF EAGLE RANCH
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,
STATE OF NEW MEXICO.



Smith Engineering Company
A Full Service Engineering Company
6600 Uptown Boulevard, N.E. Suite 0025 Albuquerque, New Mexico 87110
197648

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: OSCO DRUG # 50-313	
GRADING PLAN	
Design Review Committee	City Engineer Approval
DESIGNED BY: CUR/DLA	DATE: XX/XX
DRAWN BY: CUR	DATE: XX/XX
CHECKED BY: DLA	DATE: XX/XX
REVISIONS	DESIGN
NO.	DATE
BY	DATE

SURVEY INFORMATION		FIELD NOTES	
NO.	DATE	BY	DATE
11599	STEPHEN JAMES TOLER, FROM SURVEYING CONTROL, INC		

ENGINEER'S SEAL

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORKS STARTED BY	DATE
INSPECTOR'S FIELD PREPARE BY	DATE
FIELD VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

Drawing Name: N:\197648\071001\050-DRN.DWG
Scale: 1" = 30'
Sheet No: 11 of 11

LEGEND:

- - - EXISTING CONTOUR LINE
- 5260 - NEW CONTOUR LINE
- - - NEW DRAINAGE BOUNDARY
- FLOWLINE
- SPOT ELEVATION AT FLOWLINE
- 83.06 TW NEW SPOT ELEVATION AT TOP OF WALL
- 83.06 NEW SPOT ELEVATION AT TOP OF PAVEMENT
- MEDIAN CURB AND GUTTER
- 83.06 TC NEW SPOT ELEVATION AT TOP OF CURB
- A1 DRAINAGE BASIN

DRAINAGE CALCULATIONS

$A_1 = 74,787 \text{ SQ FT} = 1.72 \text{ ACRES } 71\% \text{ B } 29\% \text{ C}$
 $A_2 = 13,059 \text{ SQ FT} = 0.300 \text{ ACRES } 100\% \text{ C}$
 $A_3 = 15,865 \text{ SQ FT} = 0.360 \text{ ACRES } 65\% \text{ D } 35\% \text{ C}$

PEAK DISCHARGE

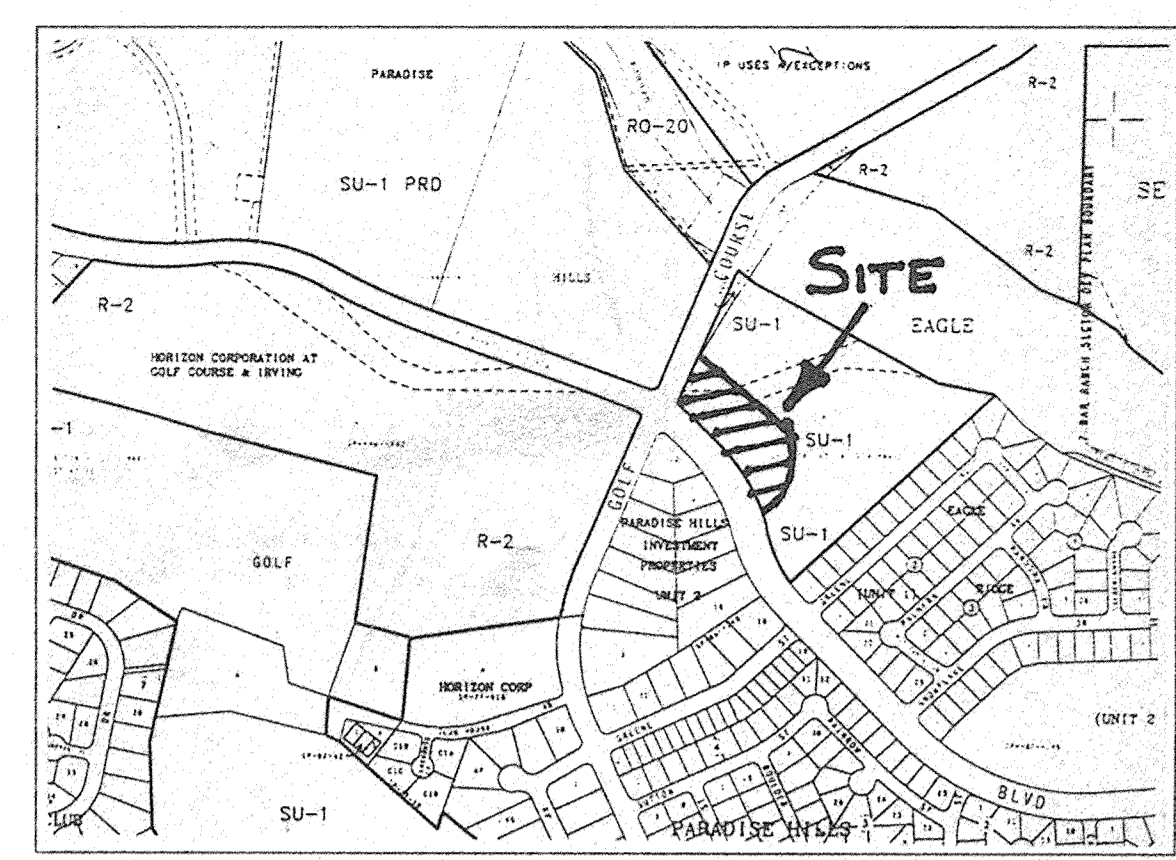
$A_{100} = 0.24 \text{ CFS/ACRE}$
 $B_{100} = 0.76 \text{ CFS/ACRE}$
 $C_{100} = 1.49 \text{ CFS/ACRE}$
 $D_{100} = 2.89 \text{ CFS/ACRE}$

$A_{10} = 1.29 \text{ CFS/ACRE}$
 $B_{10} = 2.03 \text{ CFS/ACRE}$
 $C_{10} = 2.87 \text{ CFS/ACRE}$
 $D_{10} = 4.37 \text{ CFS/ACRE}$

$TOTAL Q_{PEAK} = Q_{PEAK (AREA A,B,C,D)} * A (AREA A,B,C,D)$
 $Q_{PA1-10} = (1.49 \text{ CFS/AC}) * (0.497 \text{ AC}) + (2.89 \text{ CFS/AC}) * (1.220 \text{ AC}) = 4.3 \text{ CFS} - 10 \text{ YEAR}$
 $Q_{PA1-100} = (2.87 \text{ CFS/AC}) * (0.497 \text{ AC}) + (4.37 \text{ CFS/AC}) * (1.220 \text{ AC}) = 6.8 \text{ CFS} - 100 \text{ YEAR}$

$Q_{PA2-10} = (1.49 \text{ CFS/AC}) * (0.300 \text{ AC}) = 0.4 \text{ CFS} - 10 \text{ YEAR}$
 $Q_{PA2-100} = (2.87 \text{ CFS/AC}) * (0.300 \text{ AC}) = 0.9 \text{ CFS} - 100 \text{ YEAR}$

$Q_{PA3-10} = (1.49 \text{ CFS/AC}) * (0.128 \text{ AC}) + (2.89 \text{ CFS/AC}) * (0.236 \text{ AC}) = 0.9 \text{ CFS} - 10 \text{ YEAR}$
 $Q_{PA3-100} = (2.87 \text{ CFS/AC}) * (0.128 \text{ AC}) + (4.37 \text{ CFS/AC}) * (0.236 \text{ AC}) = 1.4 \text{ CFS} - 100 \text{ YEAR}$



LOCATION MAP
 ZONE ATLAS INDEX MAP B-12
 NOT TO SCALE

DRAINAGE MANAGEMENT PLAN

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO PROVIDE A FINAL DRAINAGE MANAGEMENT PLAN FOR THE PROPOSED DEVELOPMENT OF A NEW RETAIL BUILDING (OSCO DRUG) AND ASSOCIATED SURFACE PARKING ON TRACTS 3-A-2 AND 3-A-3 OF EAGLE RANCH SUBDIVISION. THIS PARCEL IS LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF GOLF COURSE ROAD AND IRVING BOULEVARD. THE PLAN IS SUBMITTED FOR REVIEW BY THE CITY OF ALBUQUERQUE HYDROLOGY SECTION.

EXISTING CONDITIONS:

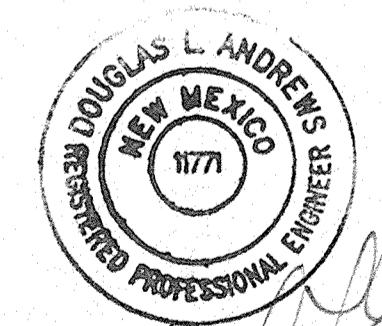
THE SITE IS CURRENTLY UNDEVELOPED. HOWEVER, CITY OF ALBUQUERQUE PROJECT NUMBER 5756.81 WILL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE OSO DRUG SITE IMPROVEMENTS. COA PROJECT NO. 5756.81 CONSISTS OF ADDING A RIGHT TURN LANE ON WEST BOUND IRVING BOULEVARD, CONSTRUCTING TWO NORTH BOUND LANES ON GOLF COURSE ROAD, AND BUILDING THE ROADWAY IMPROVEMENTS TO AVOCET ROAD AND KEA AVE. IT SHOULD BE NOTED THAT THREE (3) STORM DRAIN INLETS WILL BE INSTALLED ON KEA AVE. NEAR GOLF COURSE ROAD AS PART OF THE COA PROJECT NO. 5756.81. THESE INLETS WERE DESIGNED TO PICK UP THE FLOWS FROM THE OSO DRUG DEVELOPMENT. A FINAL DRAINAGE REPORT FOR EAGLE RANCH, TRACTS 3-A-1, 3-A-2, 3-A-3, AND 3-A-4 IS CURRENTLY BEING WRITTEN BY BOHANNAN HUSTON, INC. WHICH WILL DISCUSS EXISTING AND PROPOSED OFF-SITE AND ON SITE FLOWS RELATIVE TO THIS SITE. THE EAGLE RANCH, TRACTS 3-A-1, 3-A-2, 3-A-3, AND 3-A-4 DRAINAGE REPORT SHOULD BE SUBMITTED AT A DATE CLOSE TO THE SUBMITTAL OF THIS DRAINAGE MANAGEMENT PLAN. PLEASE REFER TO THE EAGLE RANCH DRAINAGE REPORT WHEN REVIEWING THIS DRAINAGE MANAGEMENT PLAN. IF ANY QUESTIONS ARISE, PLEASE CONTACT DOUGLAS ANDREWS OF SMITH ENGINEERING COMPANY (884-0700) OR HOWARD STONE OF BOHANNAN HUSTON, INC. (823-1000).

PROPOSED CONDITIONS:

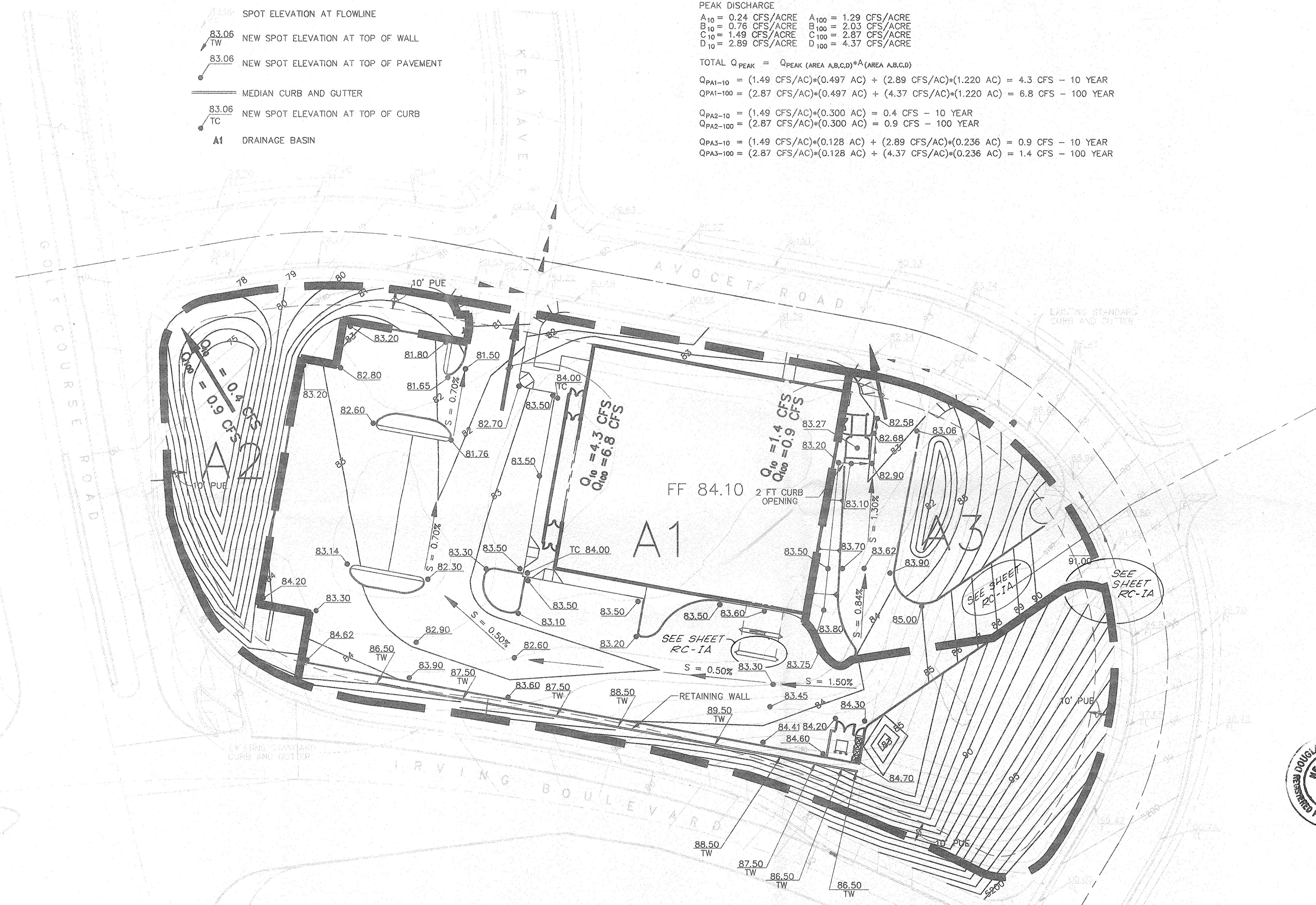
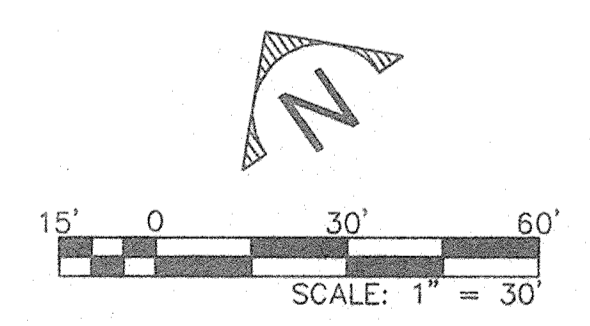
THE PROPOSED DEVELOPMENT CONSISTS OF A RETAIL STORE WITH AN ASSOCIATED SURFACE PARKING LOT AND REQUIRED LANDSCAPING. THE TOTAL PROPOSED FLOW (Q_{100}) DISCHARGED TO KEA AVENUE WILL BE 6.8 CFS + 1.4 CFS = 8.2 CFS. THIS 8.2 CFS WILL BE FLOW IN KEA AVENUE AND EVENTUALLY PICKED UP BY THE INLETS ON KEA AVENUE NEAR GOLF COURSE ROAD. A Q_{100} OF 0.9 CFS WILL ENTER GOLF COURSE ROAD FROM THE SITE. GOLF COURSE ROAD HAS SUFFICIENT CAPACITY TO HANDLE THIS FLOW AND CARRY IT TO AN INLET NEAR THE CALABACILLAS ARROYO. THE EAGLE RANCH, TRACTS 3-A-1, 3-A-2, 3-A-3, AND 3-A-4 DRAINAGE REPORT DISCUSSES THE STREET CAPACITY OF GOLF COURSE ROAD, AVOCET ROAD, KEA AVENUE, AND IRVING BOULEVARD ALONG WITH THE INLET CAPACITIES ON KEA AVE. EARTH BERMS AND THE PROPOSED WATER RESTORATION AREAS WILL BE PROVIDED DURING CONSTRUCTION FOR EROSION CONTROL PURPOSES DURING CONSTRUCTION. SEE THIS SHEET FOR HYDROLOGY CALCULATIONS RELATIVE TO THIS SITE.

LEGAL DESCRIPTION

TRACT 3-A-2 AND TRACT 3-A-3 OF EAGLE RANCH
 CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,
 STATE OF NEW MEXICO.

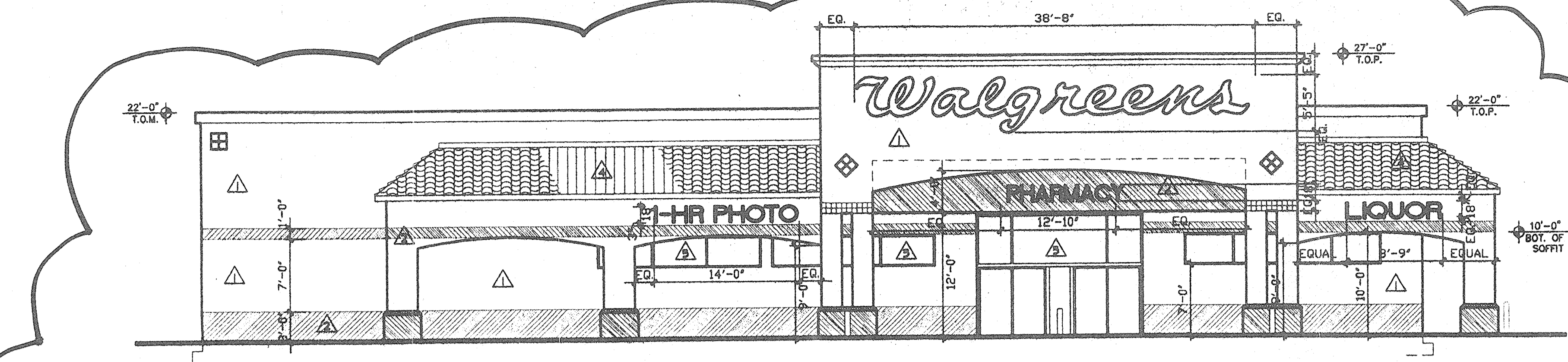


Douglas L. Andrews
 10-14-97



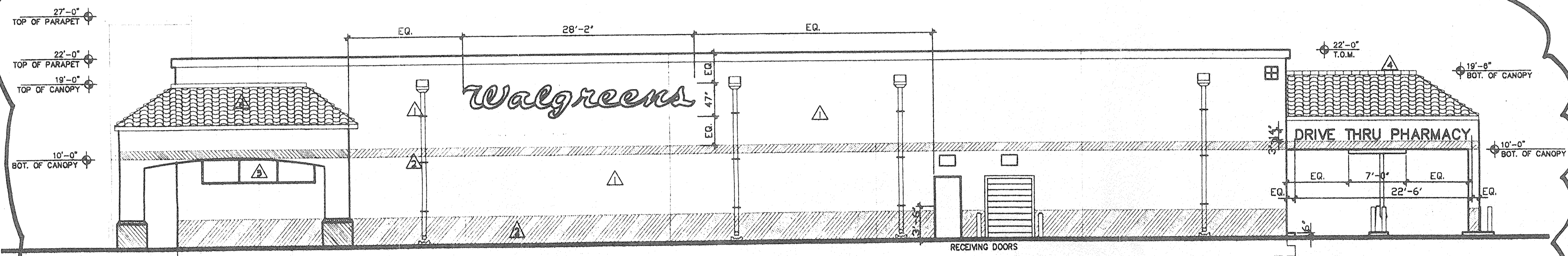
Design Date: 10/14/97
 Drawing No: 50-313-1
 Scale: 1" = 30'
 Date: 10/14/97 at 12:35 PM

197648 Smith Engineering Company A Full Service Engineering Company 5400 University Blvd., Suite 6000 Albuquerque, New Mexico 87110	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: OSCO DRUG STORE # 50-313 DRAINAGE PLAN	
Design Review Committee	City Engineer Approval
Last Design Update: _____ No. / Day / Yr. _____ No. / Day / Yr. _____	
Zone Map No. B-12	Sheet RC101 of 110



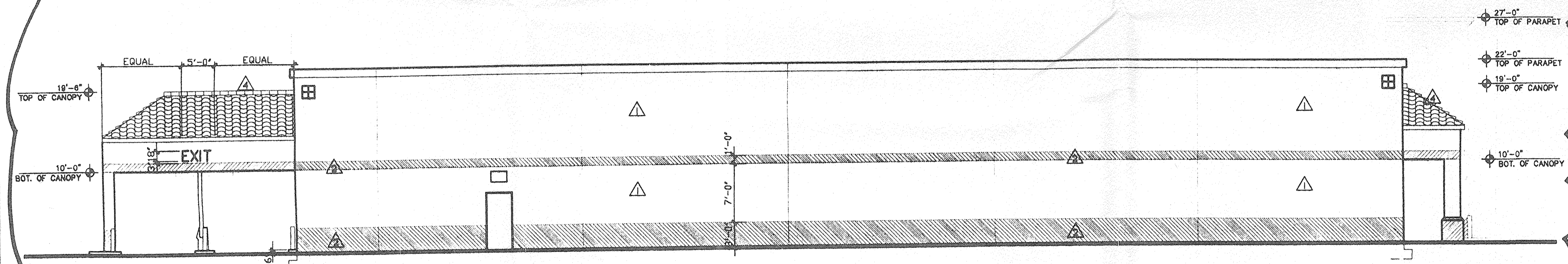
NORTH ELEVATION

SCALE 1/8"=1'-0"



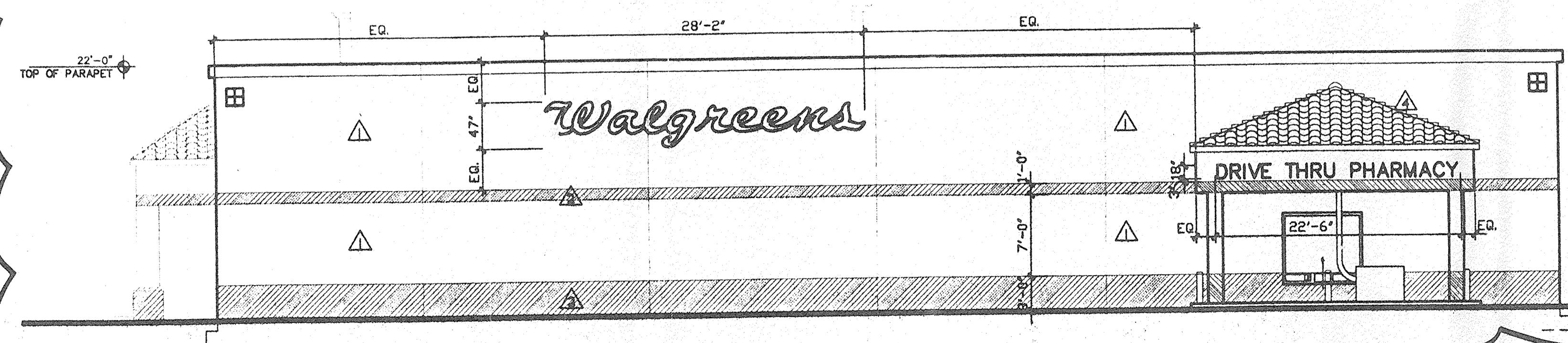
WEST ELEVATION

SCALE 1/8"=1'-0"



SOUTH ELEVATION

SCALE 1/8"=1'-0"



EAST ELEVATION

SCALE 1/8"=1'-0"

GENERAL ARCHITECTURAL DESIGN REQUIREMENTS
 GENERAL ARCHITECTURE CHARACTER FOR PHASE II - PAD 1 & 3 STRUCTURES IS TO FOLLOW THE GENERAL DESIGN CONCEPT DEPICTED FOR THIS PHASE I - WALGREENS STORE. STRUCTURES WILL BE CEMENTITIOUS FINISH. STRUCTURES ARE TO BE PREDOMINANTLY FLAT ROOFED. HOWEVER PARTIAL BUILDING AREAS SUCH AS PORTALS OR SMALL EXTENSIONS OF BUILDING FUNCTIONS ADJACENT TO MAJOR BUILDING MASS MAY HAVE SLOPED ROOFS. BUILDING HEIGHTS ARE LIMITED TO 26'-0" PARAPET HEIGHTS FOR THE MAIN BUILDING WALLS. THE APPROVAL OF THE SITE PLANS FOR BUILDING PERMIT FOR PHASE I & 3 WILL BE DELEGATED TO THE CITY OF ALBUQUERQUE PLANNING STAFF.

MECHANICAL EQUIPMENT SCREENING
 ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW OF THE ADJACENT PARKING AREA AND PUBLIC RIGHT-OF-WAY. IN ADDITION IF IT IS DETERMINED THAT THE MECHANICAL UNIT CAN BE OBSERVED FROM THE HOUSING RESIDENTIAL AREA EAST OF THIS PROJECT SCREENING IS REQUIRED.

COLOR PALETTE SEE KEYED NOTE
 COLOR #1 (BASIC) LIGHT TAN (BENJAMIN MOORE #1123)
 COLOR #2 (DADO BAND) MEDIUM TAN (BENJAMIN MOORE #051)
 COLOR #3 ANODIZED ALUMINUM
 COLOR #4 (TILE COLOR) MONIER ROOF TILE "MISSION" "S" STYLE PINTO #18970 COLOR BEND

BUILDING SIGNAGE
 EXCEPT AS NOTED UNDER AWNINGS ALL SIGNAGE WILL BE INDIVIDUAL TYPE LETTERING NO TO EXCEED 10 PERCENT OF THE WALL AREA OF EACH BUILDING ELEVATION. NO SIGN SHALL BE ON A BUILDING WALL FACING TOWARD THE ADJACENT RESIDENTIAL AREA. LETTERS ARE TO BE INTERNALLY ILLUMINATED EXPOSED NEON IF USED MUST NOT BE VISIBLE FROM RESIDENTIAL AREAS. ONE 50 SF. MONUMENT SIGN FOR FUTURE PAD SITES WILL BE PERMITTED.

LANDSCAPING
 LANDSCAPING OF PHASE II WILL BE FROM THE SAME LANDSCAPE PALLET AND CONCEPT AS PROVIDED ON THE MASTER LANDSCAPING PLAN.

NOISE CONTROL
 PAD STRUCTURES THAT ARE ADJACENT TO THE RESIDENTIAL AREAS ARE SPECIFICALLY REQUIRED TO PROVIDE INFORMATION REGARDING MITIGATION OF NOISE GENERATING EQUIPMENT ASSOCIATED WITH OPERATION OF THE FACILITY.

AWNINGS
 AWNINGS ARE PERMITTED ABOVE WINDOW AREAS. AWNINGS WITH PAINTED OR EMBOSSED CORPORATE LOGOS OR SIGNAGE ARE PERMITTED PROVIDED THE AREA WHEN ADDED TO ALL OTHER WALL SIGNAGE DOES NOT EXCEED 10 PERCENT OF THE AREA OF BUILDING WALL. ILLUMINATION OF AWNINGS MUST BE FROM PENDANT MOUNTED FIXTURES LOCATED ABOVE THE AWNING. AWNING COLORS ON AWNING ARE TO BE COMPATIBLE WITH THE GENERAL COLOR PALETTE AND SAMPLES OF THE PROPOSED AWNING COLORS ARE TO PROVIDED WITH EACH SUBMITTAL.

ROOF SURFACE
 THE FLAT ROOF SURFACING IS TO BE GRAVEL AND TILE ROOFING IS TO BE "PINTO" BY MONIER.

GLAZING
 REFLECTIVE GLAZING IS PROHIBITED. BRONZE AND CLEAR TINTED GLASS IS PERMITTED.

SERVICE AREAS
 SERVICE AREAS SUCH AS REUSE, LOCATIONS AND COMPACTORS ARE TO BE TOTALLY SCREENED FROM THE ADJACENT RESIDENTIAL AREAS. REUSE AREAS AND TRAILING DUMPSTRE LOCATIONS ARE TO BE GATED. SCREENING MATERIAL TO MATCH BUILDING WALL COLOR AND MATERIAL.

LIGHTING
 SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, LE UNSHIELDED LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

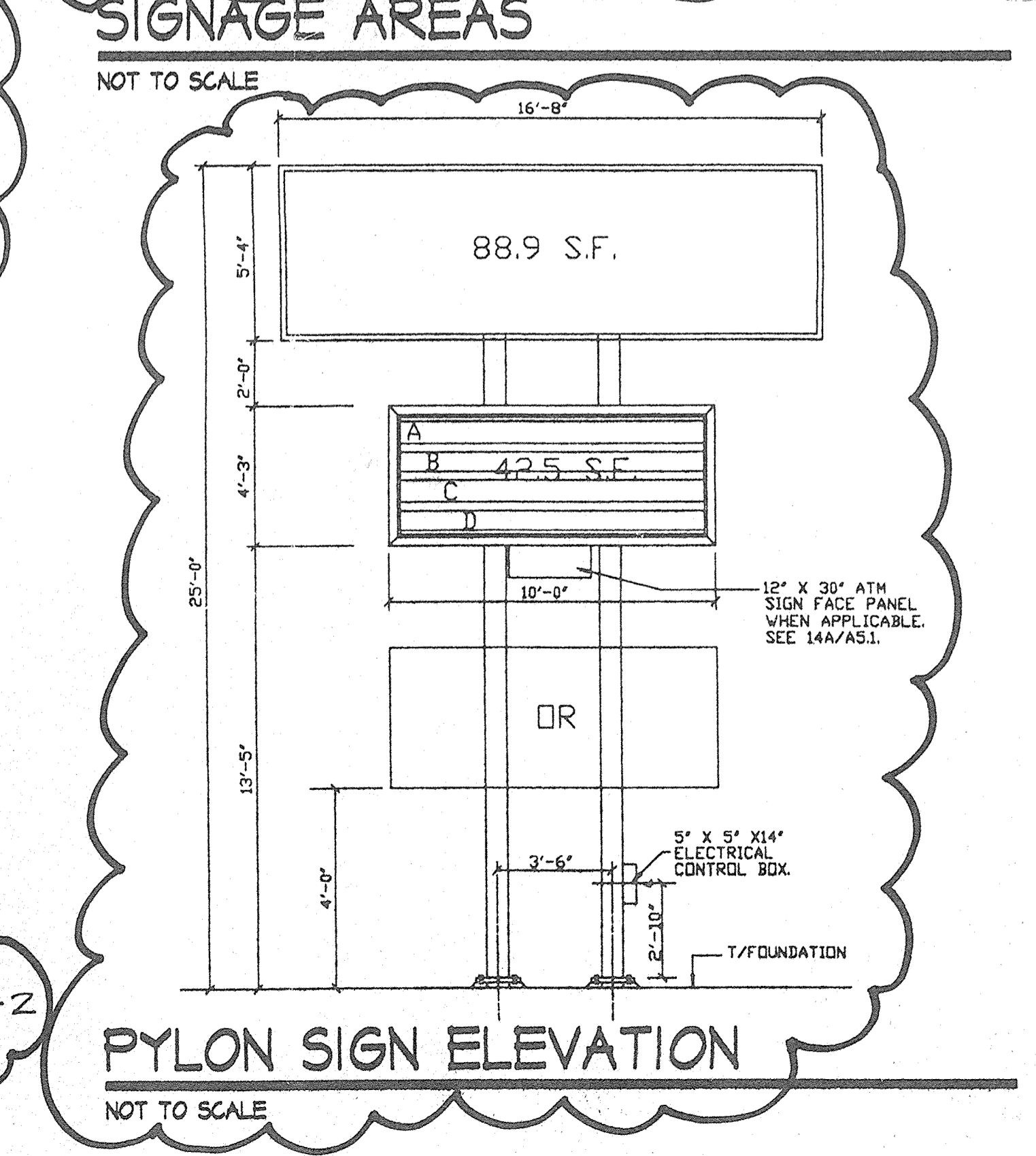
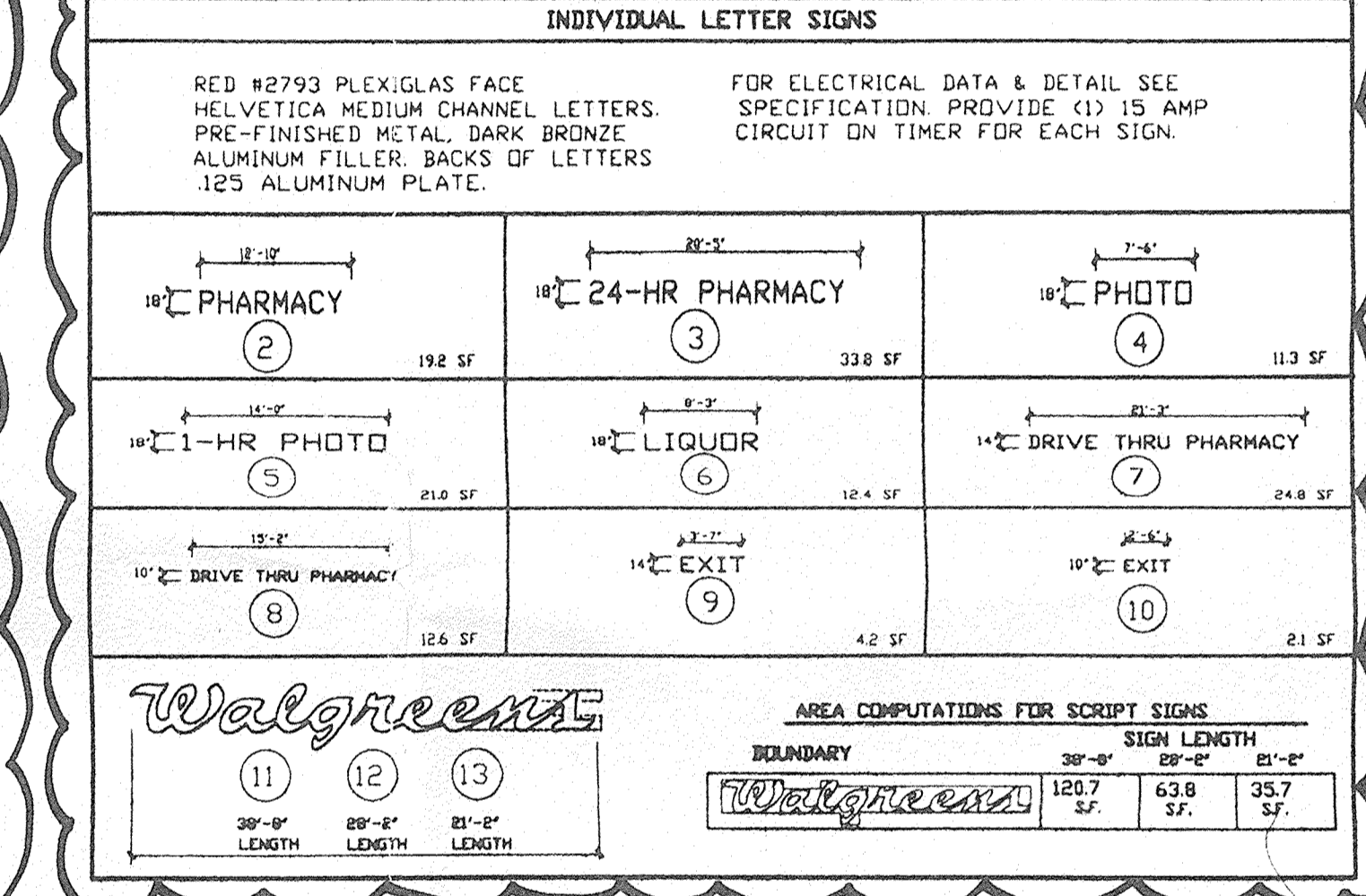
INDIVIDUAL LETTER SIGNS

RED #2793 PLEXIGLAS FACE HELVETICA MEDIUM CHANNEL LETTERS. PRE-FINISHED METAL, DARK BRONZE ALUMINUM FILLER, BACKS OF LETTERS 125 ALUMINUM PLATE.	FOR ELECTRICAL DATA & DETAIL SEE SPECIFICATION, PROVIDE (1) 15 AMP CIRCUIT ON TIMER FOR EACH SIGN.
--	--

18" PHARMACY (2) 19.2 SF	18" 24-HR PHARMACY (3) 33.8 SF	18" PHOTO (4) 11.3 SF
18" 1-HR PHOTO (5) 21.0 SF	18" LIQUOR (6) 12.4 SF	14" DRIVE THRU PHARMACY (7) 24.8 SF
18" DRIVE THRU PHARMACY (8) 12.6 SF	14" EXIT (9) 4.2 SF	18" EXIT (10) 2.1 SF

AREA COMPUTATIONS FOR SCRIPT SIGNS

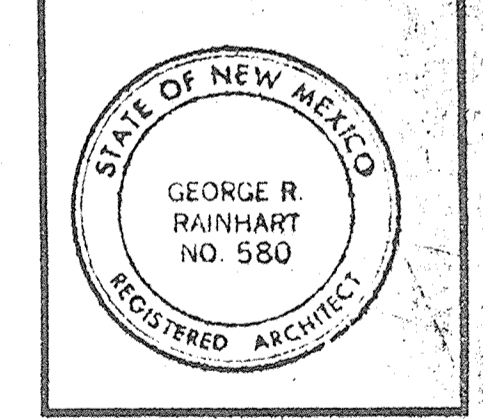
BOUNDARY	SCRIPT LENGTH	88'-0"	89'-0"	91'-0"
Walgreens	LENGTH	120.7 SF	63.8 SF	35.7 SF



FOR CHANGES SEE DRAWING SHEET RA-2 OF REVISED OSCD DRAWING SET

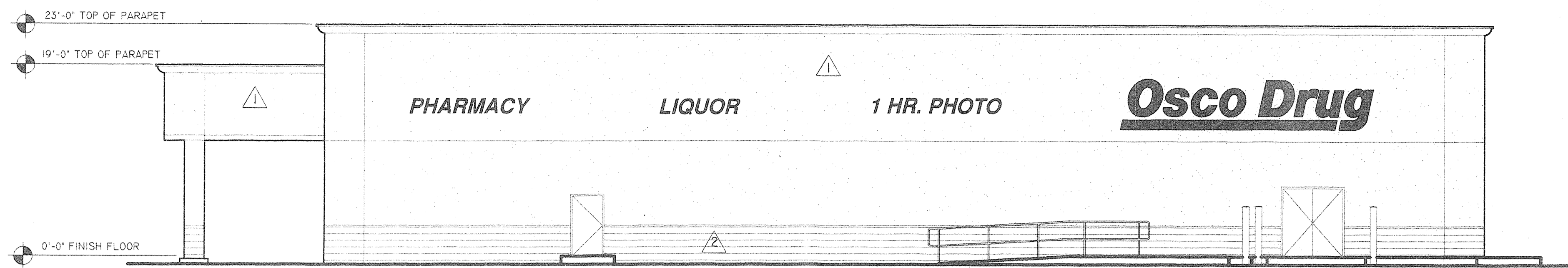
REV	DATE	BY	REVISION

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 884-6793



PROJECT: WALGREENS STORE AND GOLF COURSE ROAD ALBUQUERQUE, NM
 DRAWN BY: MMS
 PROJECT MANAGER: GEORGE RAINHART, AIA
 SHEET TITLE: EXTERIOR ELEVATIONS

START DATE: 3/18/96
 SCALE: 1/8" = 1'-0"
 SHEET NO: A2



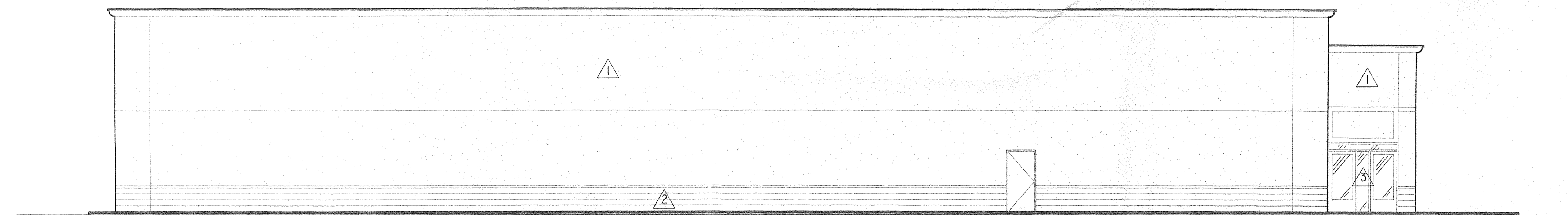
SOUTHEAST ELEVATION

4



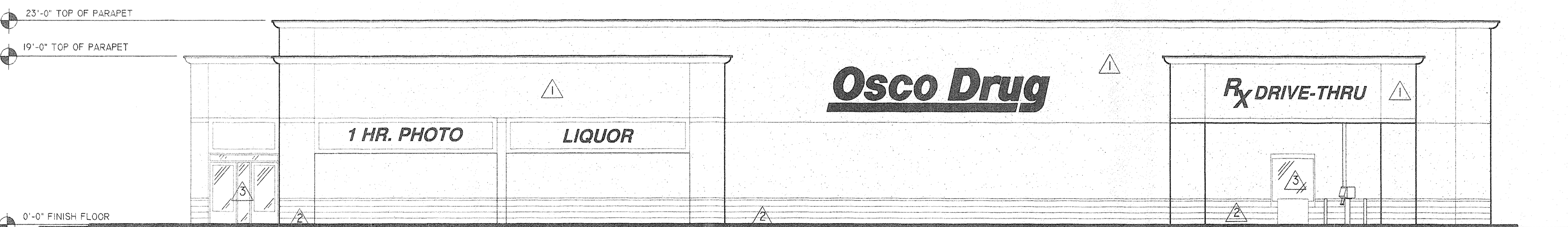
NORTHWEST ELEVATION

3



NORTHEAST ELEVATION

2



SOUTHWEST ELEVATION

1

* THIS ELEVATION TO BE REVISED with submittal of Building Permit PLAN SET AND APPROVED BY DEVELOPMENT SERVICES.

GENERAL ARCHITECTURAL REQUIREMENT
 GENERAL ARCHITECTURE CHARACTER FOR PHASE II - PAD 3 STRUCTURES ARE TO FOLLOW THE GENERAL DESIGN CONCEPT DEPICTED FOR THIS PHASE I - OSCO DRUG STORE. STRUCTURES WILL BE CEMENTIOUS FINISH. STRUCTURES ARE TO BE PREDOMINATELY FLAT-ROOFED, HOWEVER PARTIAL BUILDING AREAS, PORTALS OR SMALL EXTENSIONS OF BUILDING FUNCTIONS ADJACENT TO THE MAJOR BUILDING MASS WILL BE PERMITTED TO EXCEED BUILDING HEIGHTS ARE LIMITED TO 26 FOOT PARAPET HEIGHTS FOR THE MAIN BUILDING WALL. THE APPROVAL OF THE SITE PLANS FOR BUILDING PERMIT FOR PAD 3 WILL BE DELEGATED TO THE CITY OF ALBUQUERQUE PLANNING STAFF.

MECHANICAL EQUIPMENT SCREENING
 ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW OF THE ADJACENT PARKING AREA AND PUBLIC RIGHT-OF-WAY. IN ADDITION IF IT IS DETERMINED THAT THE MECHANICAL UNIT CAN BE OBSERVED FROM THE HOUSING RESIDENTIAL AREA EAST OF THIS PROJECT SCREENING IS REQUIRED.

COLOR PALETTE SEE KEYED NOTE ▲

COLOR #1 (BASIC) LIGHT TAN (BENJAMIN MOORE #1123)
 COLOR #2 (ACCENT COLOR) MEDIUM TAN (BENJAMIN MOORE #951)
 COLOR #3 (ACCENT COLOR) ANODIZED BRONZE

BUILDING SIGNAGE
 EXCEPT AS NOTED UNDER AWNINGS, ALL SIGNAGE WILL BE INDIVIDUAL TYPE LETTERING NOT TO EXCEED 10 PERCENT OF THE WALL AREA OF EACH BUILDING ELEVATION. NO SIGN SHALL BE ON A BUILDING WALL FACING THE ADJACENT RESIDENTIAL AREA. LETTERS ARE TO BE INTERNALLY ILLUMINATED, IF EXPOSED NEON IF USED MUST NOT BE VISIBLE FROM RESIDENTIAL AREAS. ONE 50 SQUARE FOOT MONUMENT SIGN FOR FUTURE PAD SIGHTS WILL BE PERMITTED.

LANDSCAPING
 LANDSCAPING OF PHASE II WILL BE FROM THE SAME LANDSCAPE PALETTE AND CONCEPT AS PROVIDED ON THE MASTER LANDSCAPE PLAN.

NOISE CONTROL
 PAD STRUCTURES THAT ARE ADJACENT TO THE RESIDENTIAL AREAS ARE SPECIFICALLY REQUIRES TO PROVIDE INFORMATION REGARDING MITIGATION OF NOISE GENERATING EQUIPMENT ASSOCIATED WITH THE OPERATION OF THE FACILITY.

AWNINGS
 AWNINGS ARE PERMITTED UNDER WINDOW AREAS. AWNINGS WITH PAINTED OR EMBOSSED CORPORATE LOGOS OR SIGNAGE ARE PERMITTED PROVIDED THE AREA WHEN ADDED TO ALL OTHER WALL SIGNAGE DOES NOT EXCEED 10 PERCENT OF THE AREA OF THE BUILDING WALL. ILLUMINATION OF AWNINGS MUST BE FROM PENDANT MOUNTED FIXTURES LOCATED ABOVE THE AWNING. ACCENT COLORS ON AWNINGS ARE TO BE COMPATIBLE WITH THE GENERAL COLOR PALETTE AND SAMPLES OF THE PROPOSED AWNING COLORS ARE TO BE PROVIDED WITH EACH SUBMITTAL.

ROOF SURFACE
 THE FLAT ROOF SURFACING WILL BE TYPICAL 4-PLY BUILT-UP ROOF CONSTRUCTION.

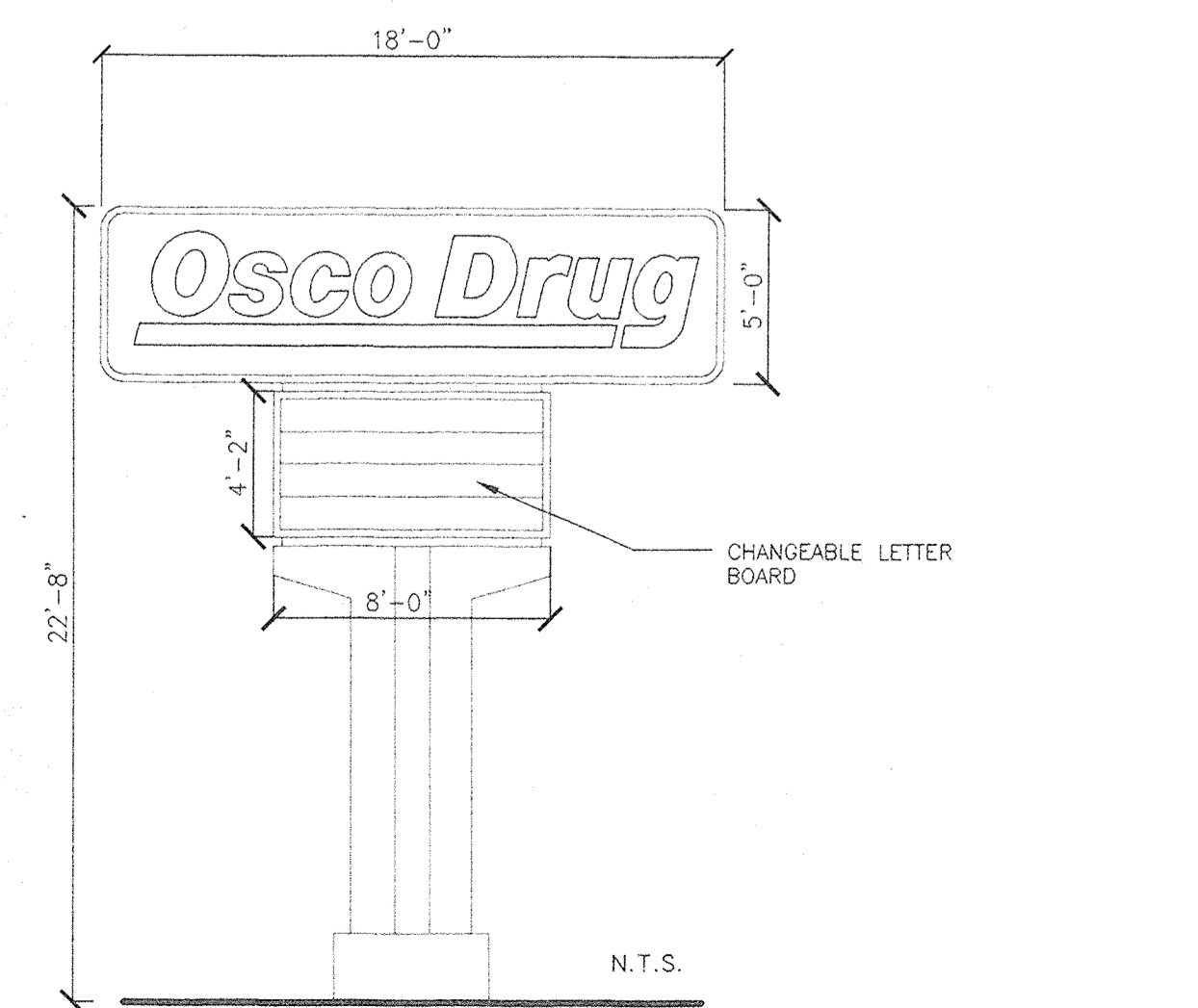
GLAZING
 REFLECTIVE GLAZING IS PROHIBITED. BRONZE AND CLEAR GLASS IS PERMITTED.

SERVICE AREAS
 SERVICE AREAS SUCH AS REFUSE LOCATIONS AND COMPACTORS ARE TO BE TOTALLY SCREENED FROM THE ADJACENT RESIDENTIAL AREA AND PUBLIC RIGHTS-OF-WAY. FREE-STANDING DUMPSTIE LOCATIONS ARE TO BE GATED. SCREENING MATERIAL TO MATCH BUILDING WALL COLOR AND MATERIAL.

LIGHTING
 SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, I.E. UNSHIELDED LIGHT FIXTURES, ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

INDIVIDUAL LETTER SIGNS		
WALL SIGN	SQUARE FOOTAGE	RED #2793 PLEXIGLAS FACE PREFINISHED METAL 313 BRONZE LETTER CHANNELS .030 ALUMINUM LETTER BACKS
Osco Drug 25'-0"	125 s.f.	FOR ELECTRICAL DATA & DETAIL SEE SPECIFICATION. PROVIDE (1) 15 AMP CIRCUIT ON TIMER FOR EACH SIGN.
1 HR. PHOTO 13'-2 1/2"	20 s.f.	
PHARMACY 12'-9 13/16"	19 s.f.	
LIQUOR 8'-9 1/16"	13 s.f.	
FOOD MART 13'-9 1/2"	21 s.f.	
RX DRIVE-THRU 16'-6"	28 s.f.	

N.T.S.



PYLON SIGN ELEVATION N.T.S.

L.E.A.D.S
 Land Entitlement and Development Services
 7902 N. BLACK CANYON HIGHWAY, SUITE 101
 PHOENIX, ARIZONA 85051
 602.433.2550 PHONE 602.433.5535 FAX

STORE/PROJECT: **OSCO DRUG STORE #50-313**
NEC GOLF COURSE Rd. & IRVING BLVD.
ALBUQUERQUE, NEW MEXICO
 DRAWING NAME: **EXTERIOR ELEVATIONS**

AMERICAN STORES PROPERTIES, INC.
 348 East South Temple
 Salt Lake City, UTAH 84111

DATE:	
NO.:	
REVISION:	

ISSUE: Preliminary
 DATE: 9-29-97
 DRAWN: RJB
 DRAWING FILE: osco elev
 PROJECT NO.: 50-313
 SHEET NUMBER:
RA-2
 OF 11 SHEETS
 SCALE: 1/8"=1'



IRRIGATION NOTES:

Sod to be irrigated with pop-up sprinklers
 Native seed to be irrigated with impact heads
 Trees to receive .25GPM Bubblers
 Shrubs to receive 1.0 GPH Drip Emitters
 Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end

Run time per each drip valve will be approximately 2 hours per week, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Native seed stretch irrigation system shall be designed at 60-70% dia. of coverage

LANDSCAPE NOTES:

- 1) All landscape maintenance shall be the responsibility of the owner.
- 2) All landscaping shall be watered by a complete underground irrigation system operated by automatic timer.

LANDSCAPE CALCULATIONS

Total Site Area	100,396 sf
Total Building Area	15,930 sf
Off-Site Landscaping	
Net Lot Area	84,466 sf
Required Landscape Area (15% of Net Lot Area)	12,670 sf
Landscape Area Provided	29,615 sf
Sod Area Provided	2,320 sf
Bed Area Provided	2,094 sf
Native Seed Area	22,988 sf
Cobble Pond	2,213 sf

Pad site 3 landscaping	5,780 sf
Pad site 1 landscaping	3,020 sf

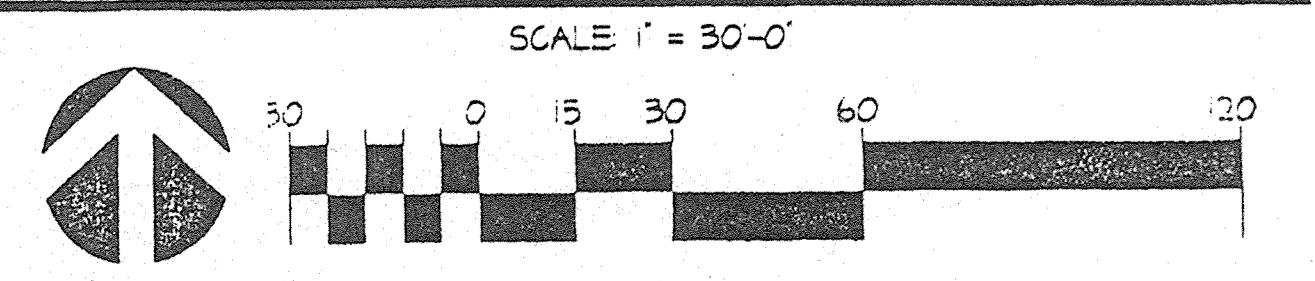
NATIVE SEED MIX

'Paioma' Indian Rice Grass	5.0 lbs
'Viva' Galleta Grass	1.0
'Nina' Side Oats Grama	3.0
'Hatchita' Blue Grama	1.0
Sand Dropseed	1.0
Fourwing saltbush	0.5
Chamisa	0.5
Total	12.0 lbs
	PLS/AC.

Landscape Legend

- (10) 3' cal Cottonwood-High
- (4) 15 gal Austrian Pine-High
- (38) 2 1/2' cal Ash Tree-High
- (6) 15 gal Bradford Pear-High
- (19) 5 gal Photinia-Med.
- (31) 5 gal Russian Sage-Med.
- (26) 5 gal Buffalo Juniper-Med.
- (42) 1 gal Chamisa-Low
- (13) 5 gal Raphiolepis-Med.

THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of THE HILLTOP.



REV	DATE	BY	REVISION

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 884-6793

PROJECT TITLE
WALGREENS
 IRVING BOULEVARD AND GOLF COURSE ROAD
 ALBUQUERQUE, NY

JOB NO. 98011
 DRAWN BY: D.Y.

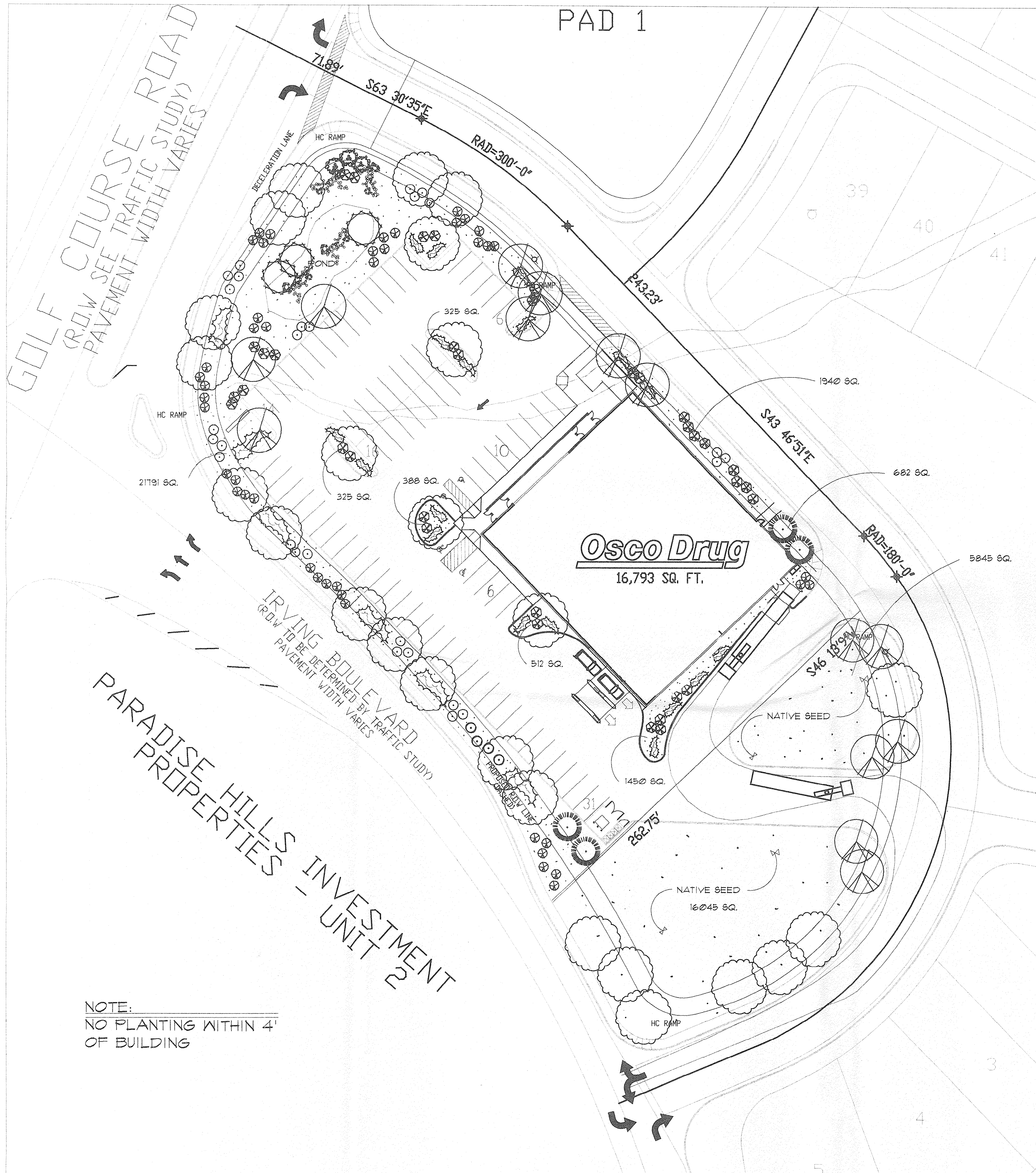
PROJECT MANAGER
 GEORGE RAINHART, AIA

SHEET TITLE
LANDSCAPING PLAN

START DATE
 3/18/96

SCALE
 1" = 30'-0"

sheet-
 of- 11



SITE DATA

ZONING:
 ZONED: SU-1 For C-2 Uses (With Restrictions)

SITE:
 OSCO AREA 103,449 SQ. FT. DR 2.37 ACRES

BUILDING:
 OSCO DRUG 16,793 SQ. FT.

PARKING:
 TOTAL REQ. FOR OSCO DRUG (1/200 G.S.F.) 84
 PROVIDED 88
 HANDICAP PARKING REQUIRED 4
 HANDICAP PARKING PROVIDED 4

Note:
 Roadways as shown are conceptual in nature and may be subject to change.

- ASH(H) OR HONEY LOCUST
Fraxinus pennsylvanica
Gleditsia triacanthos
2 1/2 - 3" Cal
- FLOWERING PEAR(H)
Fyrus calleryana
15 GAL
- DESERT WILLOW(L)
Chilopsis linearis
15 GAL
- AUSTRIAN PINE(H)
Pinus nigra
6-8
- WASHINGTON HAWTHORN
Crataegus laevigata
- INDIAN HAWTHORN(M)
5 GAL Raphiolepis indica
- RUSSIAN SAGE(M)
5 GAL Perovskia atriplicifolia
- CHAMISA(L)
5 GAL Oryzothorus nauseosus
- APACHE PLUME(L)
5 GAL Fallugia paradoxa

LANDSCAPE NOTES:

All landscaping shall be watered by a complete underground irrigation system operated by automatic timer. Pop up spray heads to sod lawn. Bubblers to trees and drip irrigation to shrub areas. Irrigation system maintenance shall be the responsibility of the Property Owner.

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque, water conservation landscaping and waste water ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the Property Owner.

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	117,434 square feet
TOTAL BUILDINGS AREA	16,793 square feet
OFFSITE AREA	0 square feet
NET LOT AREA	100,641 square feet
LANDSCAPE REQUIREMENT	15 square feet
TOTAL LANDSCAPE REQUIREMENT	15,096 square feet
TOTAL LANDSCAPE PROVIDED	49,303 square feet
TOTAL BED PROVIDED	27,413 square feet
TOTAL NATIVE SEED PROVIDED	21,890 square feet

- 5-Gal BUFFALO JUNIPER(M)
5 GAL JUNIPERUS SABINAM(M)
- OVERSIZED GRAVEL
4 BOULDERS(8)
- NATIVE SEED
- GRAVEL W/FF

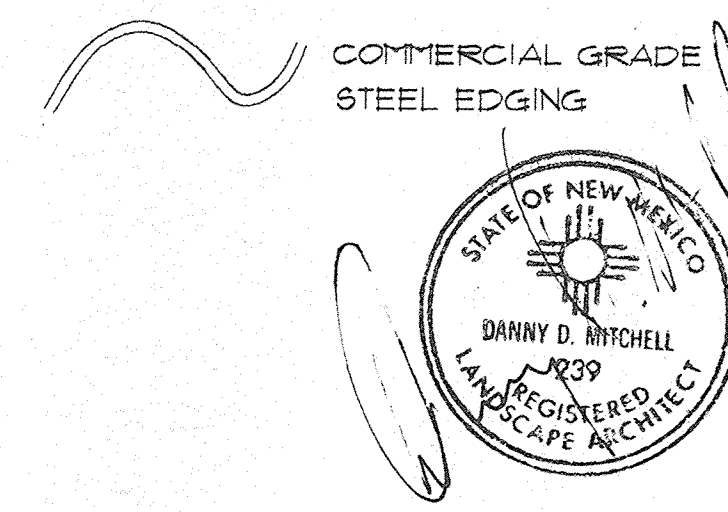
IRRIGATION NOTES:
 Trees to receive (5) 1.0 GPM Drip Emitters
 Shrubs to receive (1) 1.0 GPM Drip Emitters
 Drip and Bubbler systems to be tied to 1/2" polytape with flush caps at each end

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

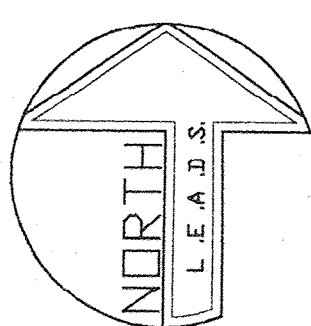
Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

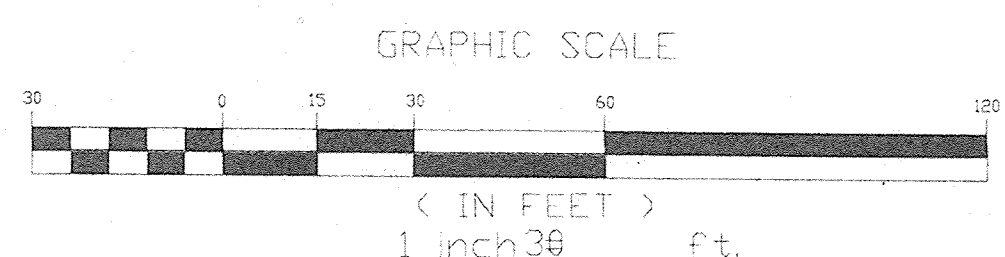
NOTE:
 NO PLANTING WITHIN 4'
 OF BUILDING



The Hilltop



09/09/97



STORE/PROJECT: Osco Drug Store #50-313
 NEC Golf Course Rd. & Irving Blvd.
 Albuquerque, New Mexico

DRAWING NAME: Landscape Plan

Land, Entitlement and Development Services
 7902 N. BLACK CANYON HIGHWAY, SUITE 101
 PHOENIX, ARIZONA 85051
 602-433-2550 PHONE 602-433-5535 FAX



NO.	REVISION	DATE

ISSUE: Preliminary
 DATE: 7-28-97
 DRAWN: RJB
 DRAWING FILE: 50-131a1
 PROJECT NO.: 50-313
 SHEET NUMBER:
 R L-1
 OF 11 SHEETS
 SCALE: 1"=30'