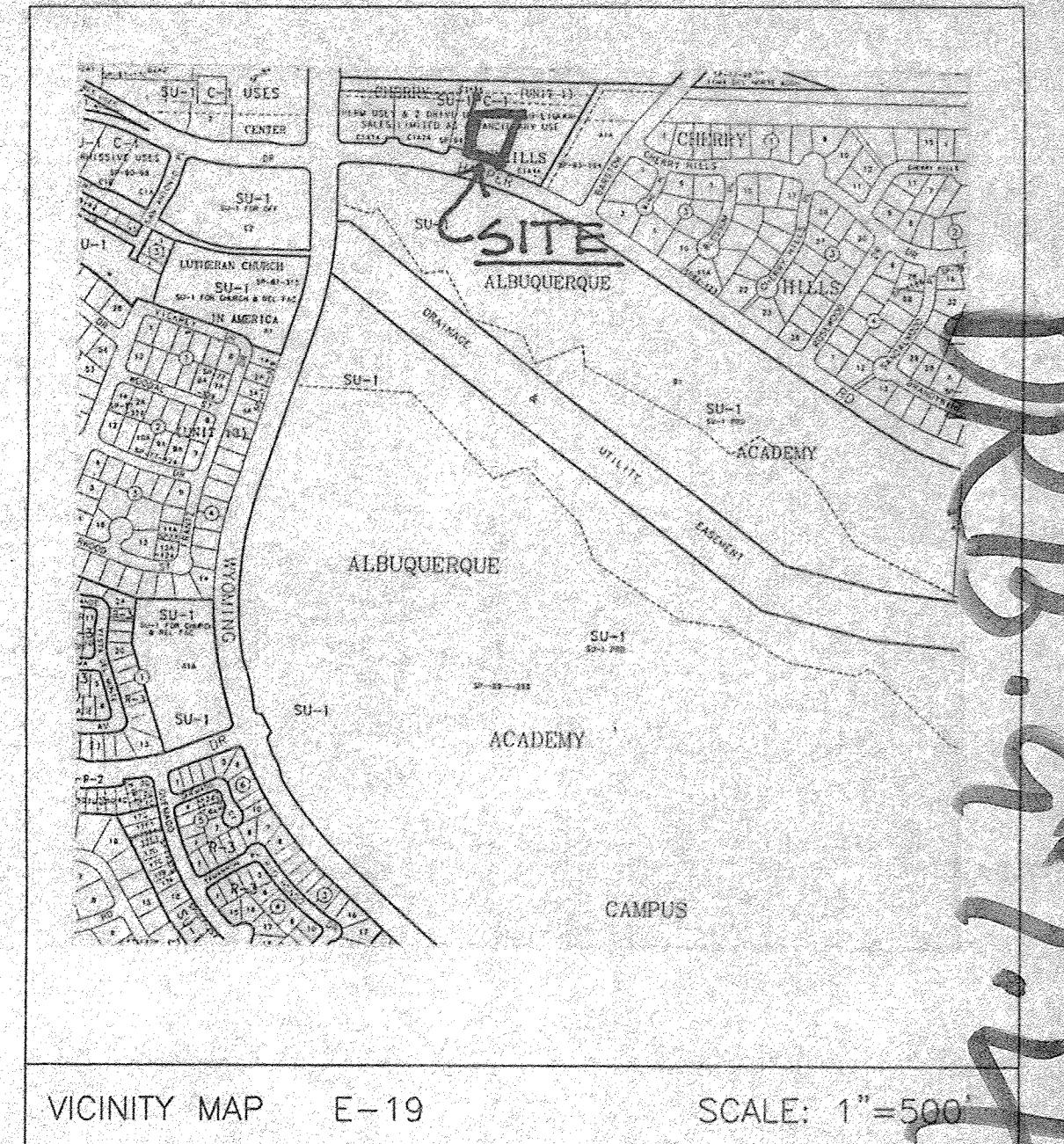
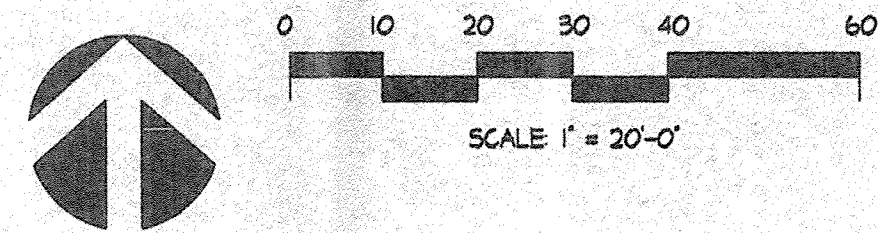
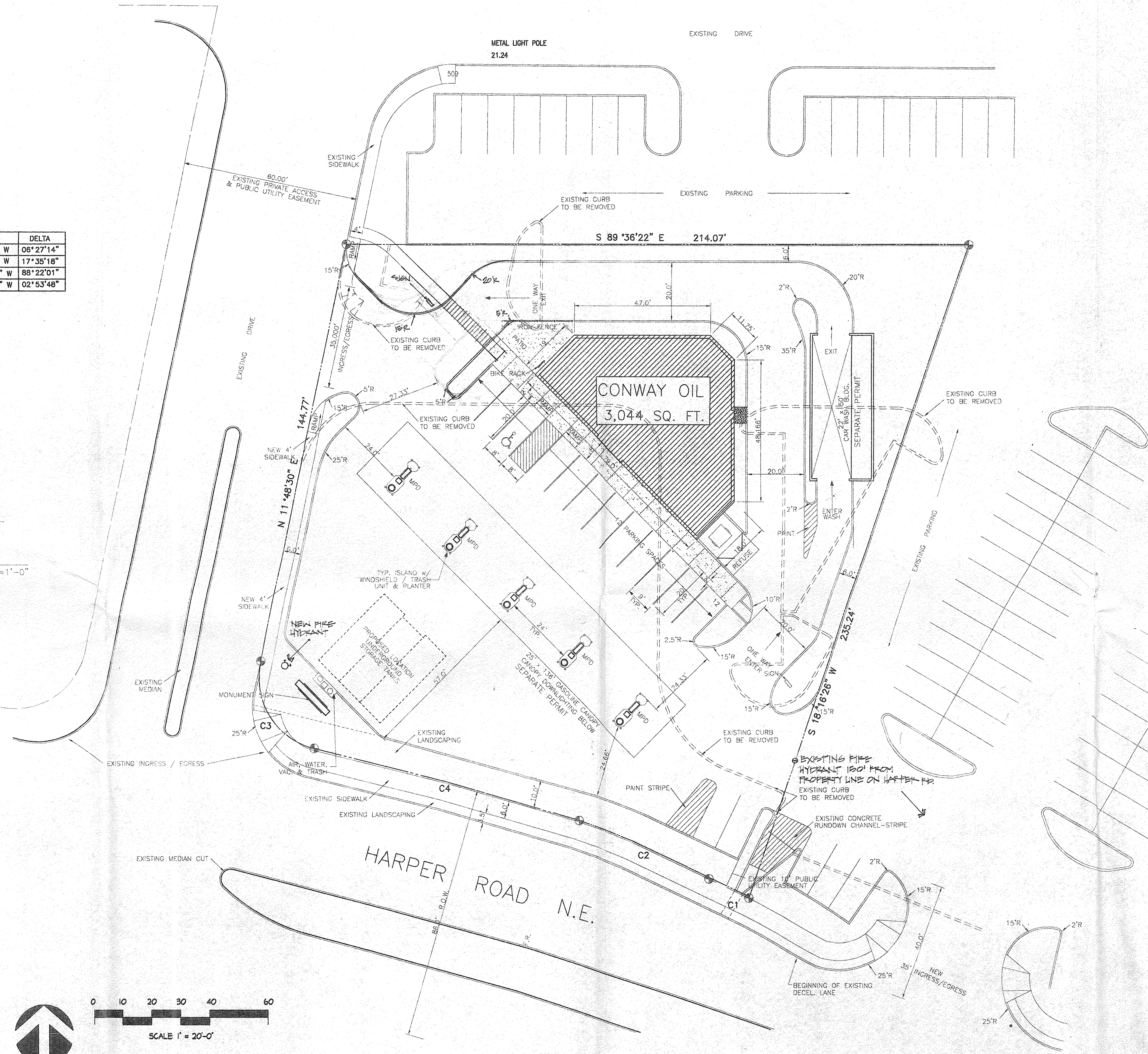
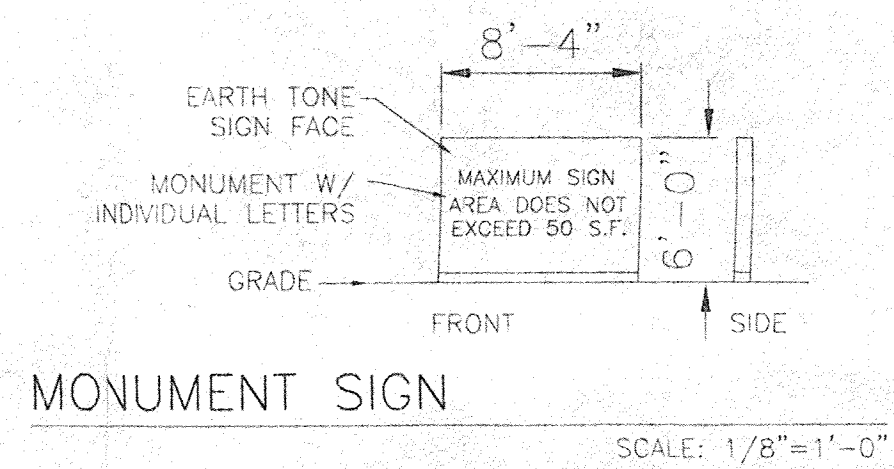


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	138.00'	15.54'	7.78'	15.54'	N 59°18'03" W	08°27'14"
C2	162.00'	49.73'	25.06'	49.53'	N 64°52'04" W	17°35'18"
C3	25.00'	38.56'	24.30'	34.85'	N 32°22' 31" W	88°22'01"
C4	1905.00'	96.31'	48.17'	96.30'	N 75°06' 37" W	02°53'48"



**PROJECT INFORMATION**

LOCATION: NORTHEAST INTERSECTION OF WYOMING BLVD. & HARPER RD. NE, ALBUQUERQUE, NM

LEGAL DESCRIPTION: CHERRY HILLS SUBDIVISION TRACT C-1-A-3-A, UNIT 1.

CURRENT ZONING: SU-1 C-1 PERMISSIVE USES

PROPOSED ZONING: C-1

PARKING REQUIRED: 15 SPACES  
-10% FOR BUS PROXIMITY  
14 SPACES TOTAL

PARKING PROVIDED: 16 SPACES

HANDICAPPED PARKING REQUIRED: 1 SPACE (VAN)

HANDICAPPED PARKING PROVIDED: 1 SPACE (VAN)

*Kym E. Dicome* 2/6/98  
KYM E. DICOME, CHAIR (DEVELOPMENT SERVICES)

*Richard Dourte* 12-09-97  
RICHARD DOURTE, TRANSPORTATION DEVELOPMENT

*Fred Aguirre* 12-9-97  
FRED AGUIRRE, CITY ENGINEER/HYDROLOGY

*Roger Green* 2/4/97  
ROGER GREEN, UTILITY DEVELOPMENT

*Deborah Stover* 12-9-97  
DEBORAH STOVER, PLANNING SECTION, CIP

job title CONWAY OIL (NEW TEXACO) HARPER ROAD NE ALBUQUERQUE, NEW MEXICO		
project manager JORGE DE LA TORRE AIA	job no 87019	date 11/18/97
sheet title ARCHITECTURAL SITE PLAN	by TAS	



de la torre architecte.p.a.lla  
north town office park  
7801 academy rd ne, building 2 suite 200  
albuquerque nm 87109 / 505-828-9611

sheet  
of  
START DATE

DRB-97-490

DRB-97-490



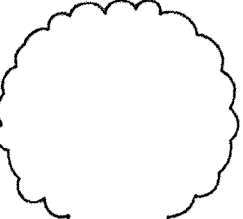
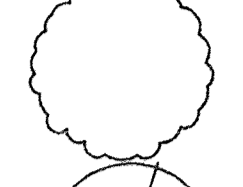



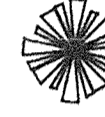


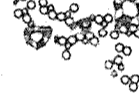


LANDSCAPE NOTES:

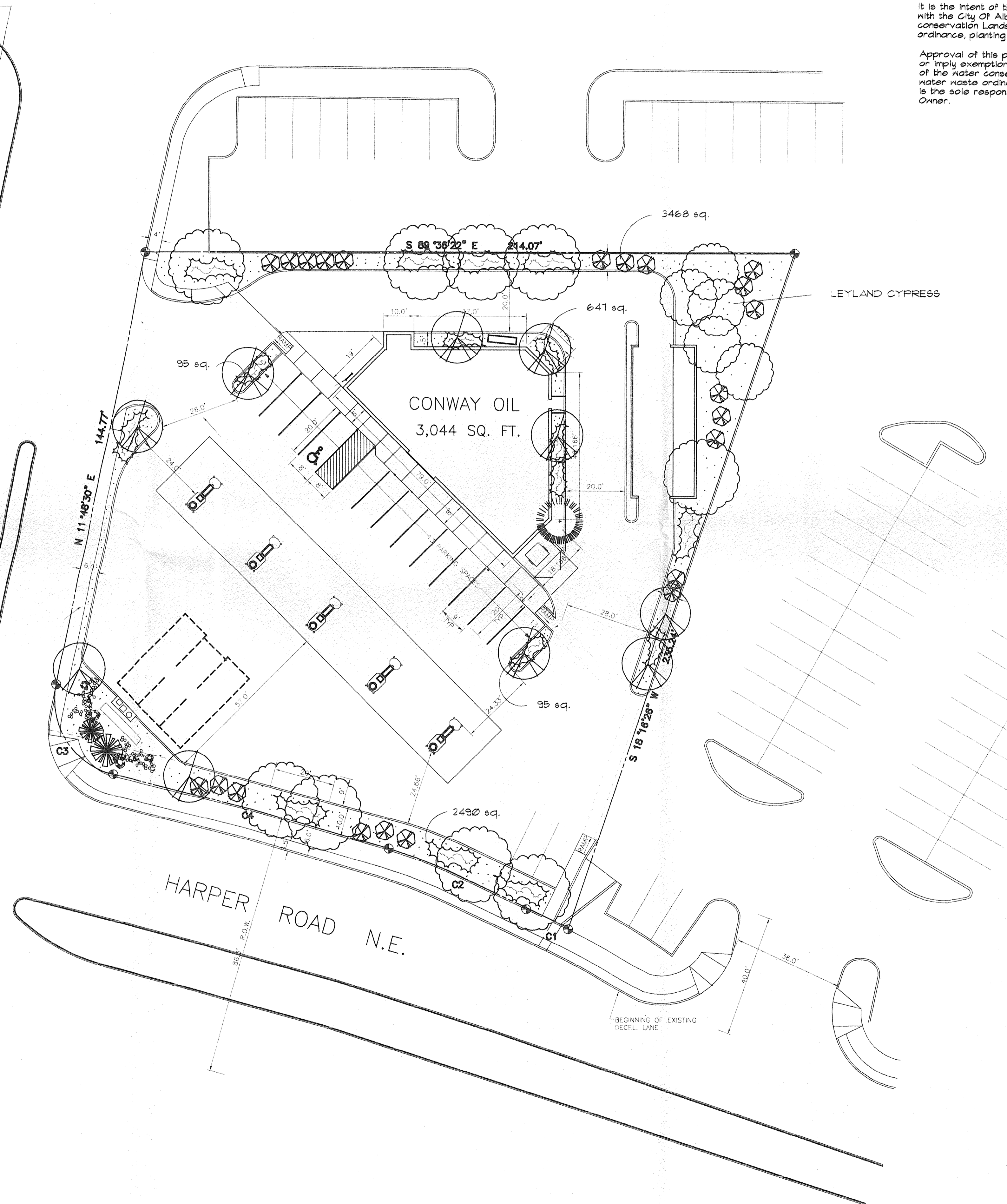
All landscaping shall be watered by a complete underground irrigation system operated by automatic timer. ~~Subirrigation~~ Bubblers to trees and drip irrigation to shrub areas. Irrigation system maintenance shall be the responsibility of the Property Owner.

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.

-  ASH(H), HONEYLOCUST(H), 2-2 1/2" GAL
-  LEYLAND CYPRESS(M), 15 GAL
-  BRADFORD PEAR(H), PURPLE PLUM(H), 15 GAL
-  AUSTRIAN PINE(H), 6-8
-  FINION PINE, 6-8
-  PALM YUCCA
-  INDIAN HAWTHORN (M), CHAMISA (L), APACHE PLUME (L), RUSSIAN SAGE(M), BLUEMIST SPIREA(M), AUTUMN SAGE (M), POTENTILLA (M), 5 GAL
-  5-Gal. BUFFALO JUNIPER(M), JUNIPERUS SABINA(M)
-  OVERSIZED GRAVEL & BOULDERS
-  GRAVEL WITH FILTER FABRIC 1 1/2" SANTA ANA TAN W/F
-  COMMERCIAL GRADE STEEL EDGING

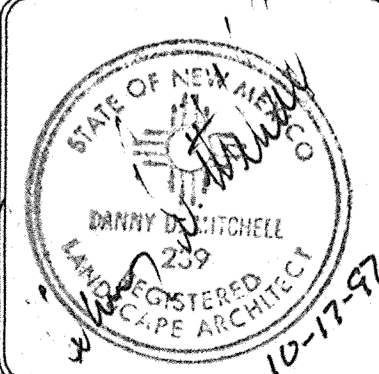


LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	57,844	square feet
TOTAL LOT AREA	57,844	square feet
TOTAL BUILDINGS AREA	3,044	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	54,800	square feet
LANDSCAPE REQUIREMENT	15	square feet
TOTAL LANDSCAPE REQUIREMENT	5,229	square feet
TOTAL LANDSCAPE PROVIDED	6,745	square feet
TOTAL BED PROVIDED	6,745	square feet

The Hilltop

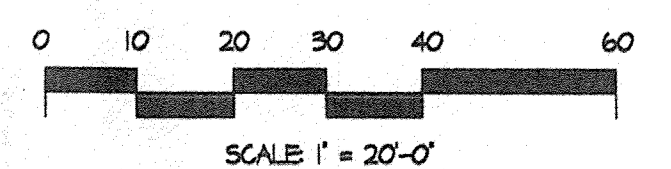
10/17/97

job title <b>CONWAY OIL</b> HARPER ROAD NE ALBUQUERQUE, NM			
PROJECT MANAGER	job no	date	
JORGE DE LA TORRE, AIA	97013	5/30/97	
sheet title	by		
LANDSCAPING PLAN	DM		

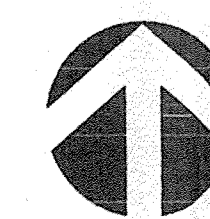
de la torre architects, p.a. aia

north town office park  
7801 academy rd ne, building 2 / suite 200  
albuquerque nm 87109 / 505.828.9611

sheet - 2  
of - 4  
5/30/97



OPTION 2 REVISED: 05/06/97





**NOTICE TO CONTRACTOR**

1. An excavation/construction permit will be required before beginning any work within City right of way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "City of Albuquerque Standard Specifications for Public Works Construction" (1986 Edition).
3. Two working days prior to any excavation, Contractor must contact the Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with a minimum of delay.
5. Backfill compaction shall be according to residential street use.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7. Contractor is responsible for obtaining excavation permit for the S.O. 19 and providing proof of acceptance by the City prior to Hydrology sign-off for Certificate of Occupancy.

**DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY**

Design Approval	HYDROLOGY SECTION	DATE
Inspection Approval	CONSTRUCTION SECTION	DATE
Acceptance	CONSTRUCTION/SECTION/PERMITS	DATE

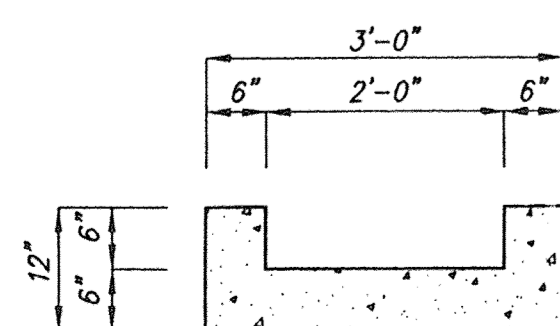
**DRAINAGE CALCULATIONS**

**DRAINAGE AREA A**

A = 0.26ac  
 $R_{100}$  = 2.60 in.  
 $T_c$  = 10 min.  
 $KD$  = 92%  
 $Q_{100}$  = 1.15 cfs  
 $V_{100}$  = 600 cf

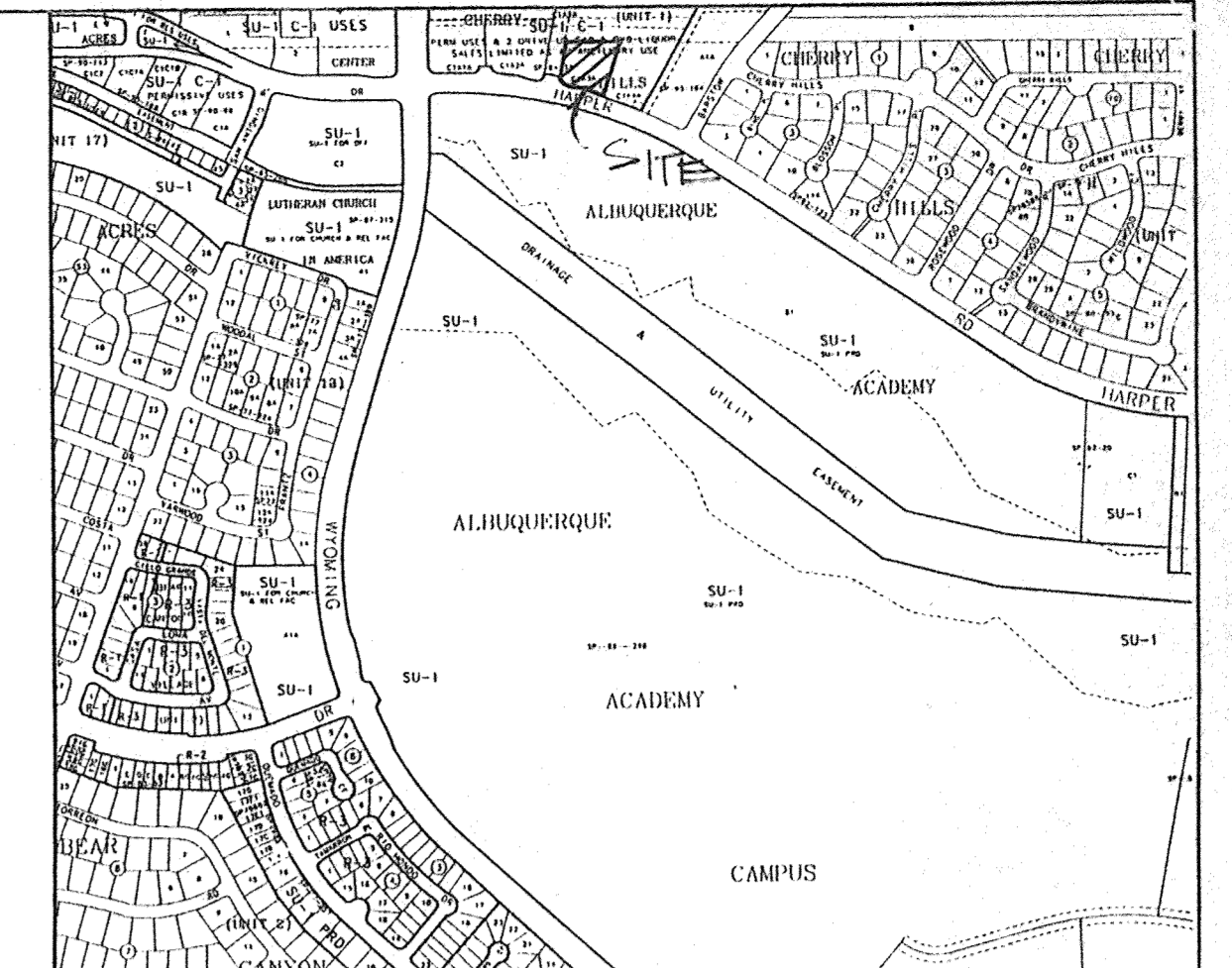
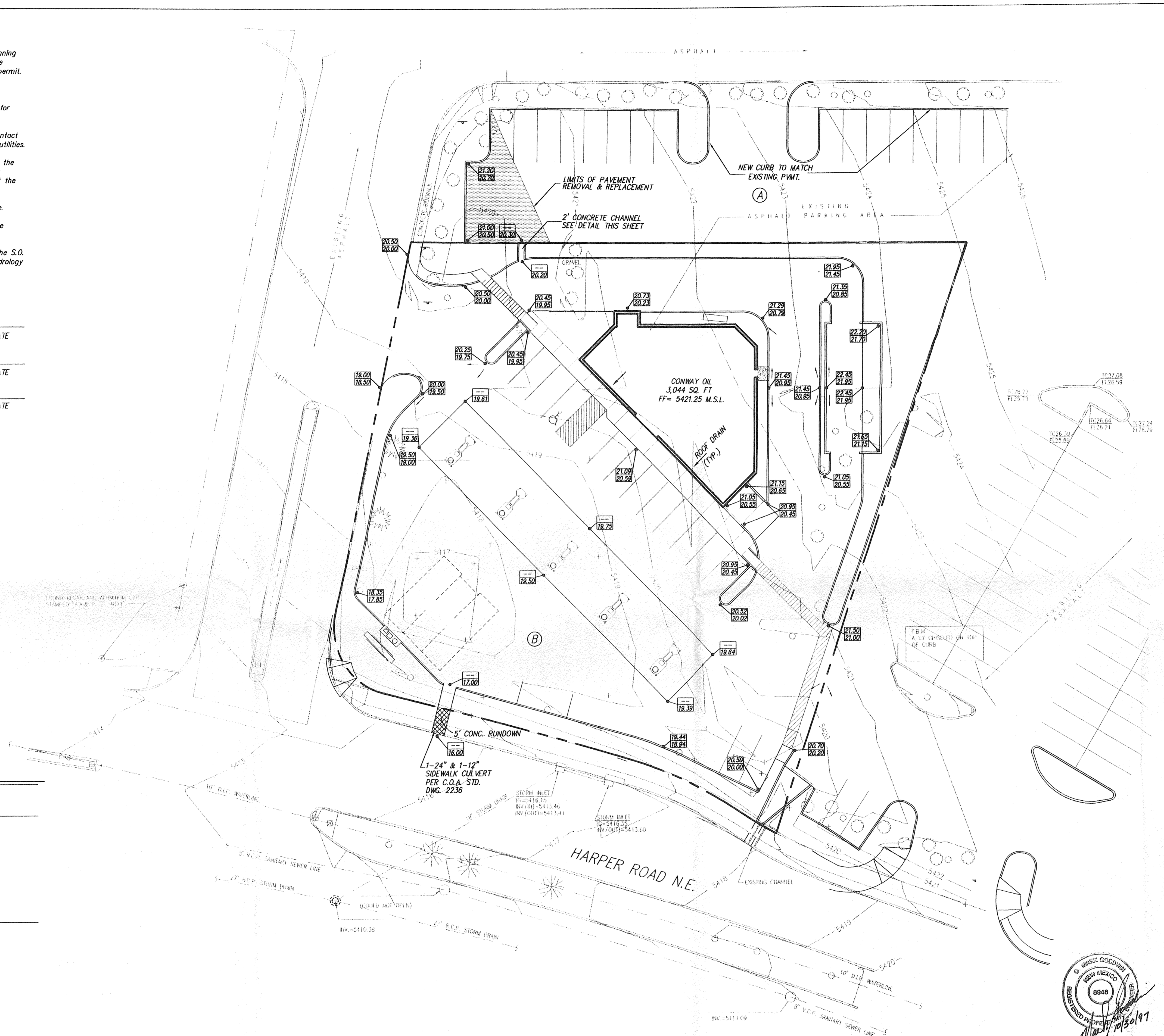
**DRAINAGE AREA B**

A = 0.83ac  
 $R_{100}$  = 2.60 in.  
 $T_c$  = 10 min.  
 $KD$  = 85%  
 $Q_{100}$  = 2.35 cfs  
 $V_{100}$  = 2200 cf



**CONCRETE CHANNEL DETAIL**

NTS



VICINITY MAP ZONE MAP: E-19-Z

**TBM (TEMPORARY BENCHMARK)**

A "C" CHISELED ON TOP OF THE CURB OF A PARKING LOT ISLAND AS SHOWN ON THE DRAWING.  
 ELEVATION = 5422.46 FEET (M.S.L.D.)

**ACS BENCHMARK**

AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 12-E19", EPOXIED TO THE TOP OF THE CONCRETE CURB AT THE NNW CURB RETURN AT THE INTERSECTION OF WYOMING BLVD. N.E. AND SAN ANTONIO DRIVE N.E.  
 ELEVATION = 5404.28 FEET (M.S.L.D.)

**LEGAL DESCRIPTION**

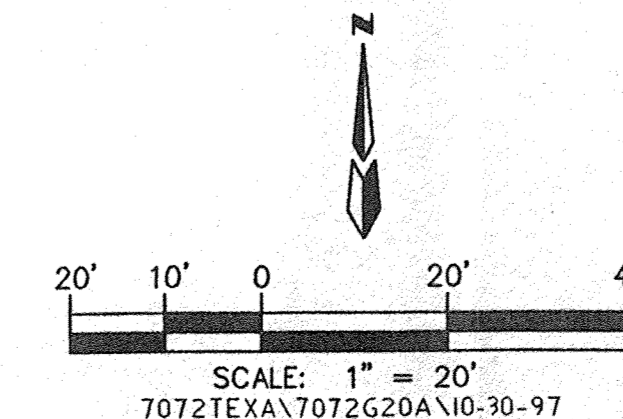
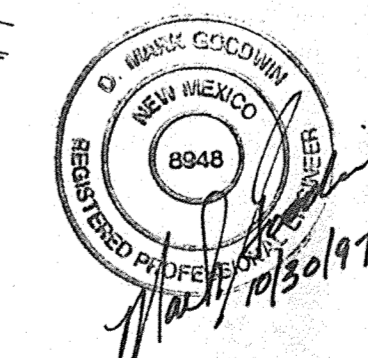
TRACT C-1-A-3A, CHERRY HILLS, UNIT 1

**NOTES**

1. SEE SITE SURVEY FOR DEMOLITION REQUIREMENTS.
2. APPROVED DRAINAGE MASTER PLAN FOR DEL NORTE SHOPPING CENTER ALLOWS FOR FREE DISCHARGE.
3. THIS PROJECT ENTAILS CONSTRUCTION OF A NEW BUILDING ON AN EXISTING PAD SITE, AND MODIFICATION OF EXISTING PARKING AREA.

**LEGEND**

- NEW TOP OF CURB AND FLOWLINE SPOT ELEVATION
- PROPERTY LINE
- NEW CONTOUR
- EXISTING CONTOUR
- NEW CURB
- EXISTING CURB
- NEW RETAINING WALL
- NEW 3:1 SLOPE
- NEW ROOF DRAIN
- DRAINAGE AREA



**TEXACO — HARPER NE  
 GRADING AND DRAINAGE PLAN**

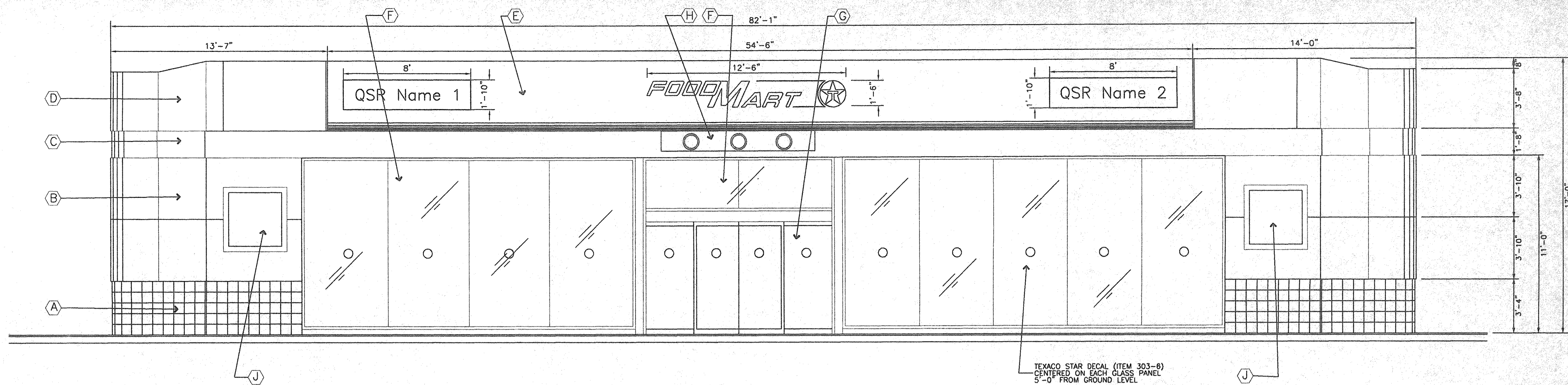
**dmg** D. MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200

Designed: DMG	Drawn: BG, FSM	Checked: DMG	Sheet 1 of 1
Scale: 1" = 20'	Date: 10/97	Job: 97072	3 of 4

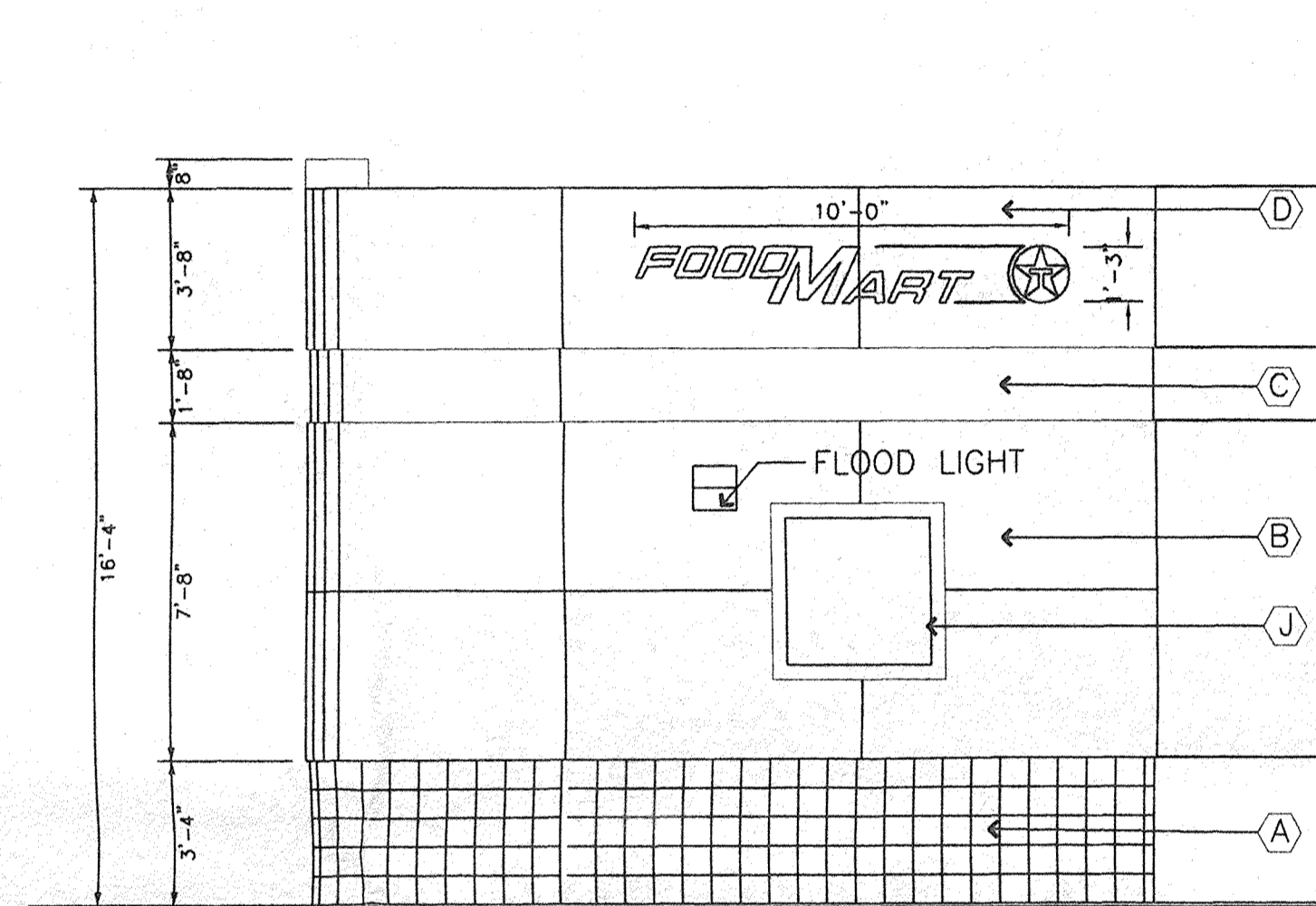


EXTERIOR FINISH SCHEDULE

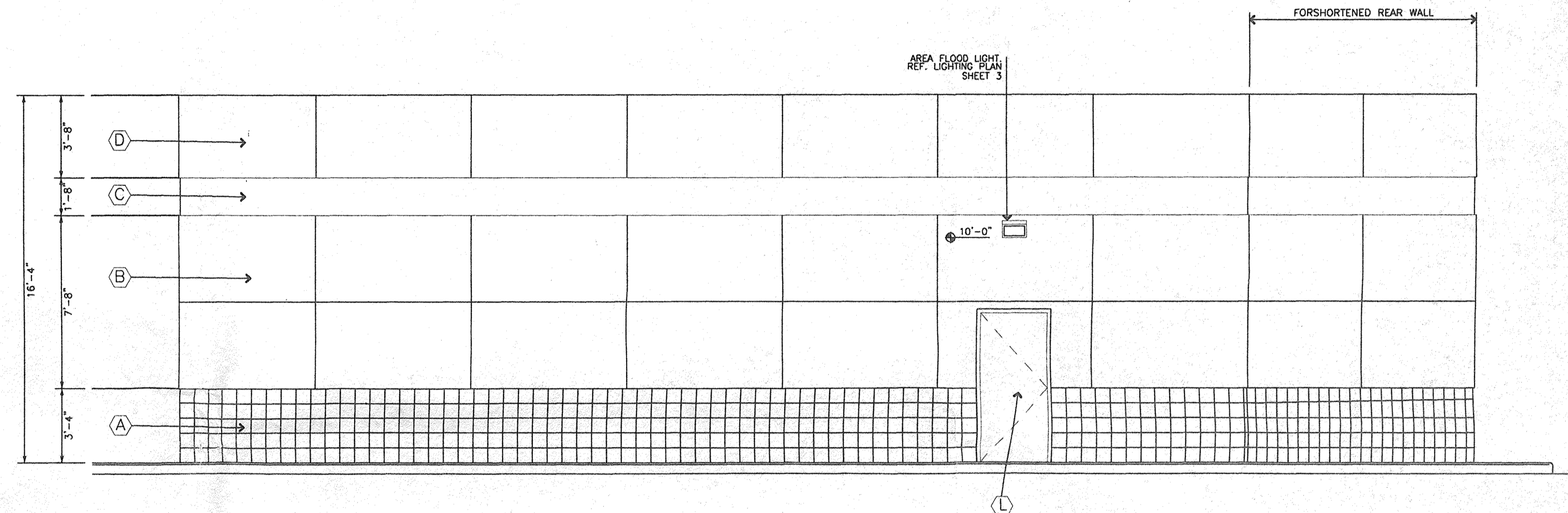
(A)	STENNI AGGRIGATE PANEL PER TEXACO SPECIFICATIONS - DARK GREY
(B)	1 1/2" THK. ACM PANELS PER TEXACO SPECIFICATIONS - LIGHT GREY
(C)	ACM GRAPHIC PANEL PER TEXACO SPECIFICATIONS - RED
(D)	1 1/2" THK. ACM PANELS PER TEXACO SPECIFICATIONS - LIGHT GREY
(E)	ILLUMINATED GRAPHIC FASCIA PER TEXACO SPECIFICATIONS - RED
(F)	KAWNEER FA-SET 400 SERIES ALUMINUM STOREFRONT FRAMING SYSTEM WITH 1/2" CLEAR TEMPERED GLAZING (BUTT-JOINED) AND FLUOROPOLYMER FINISH TO MATCH TEXACO RED.
(G)	HORTON AUTOMATICS HORIZONTAL BI-PART ENTRY DOOR SYSTEM. REFERENCE DOOR SCHEDULE, SHEET 2.
(H)	CANTILEVERED ACM GRAPHIC PANEL WITH CURVED FACE PER TEXACO SPECIFICATIONS - LIGHT GREY
(I)	CANTILEVERED DRIVE-THRU ACM CANOPY FASCIA PER TEXACO SPECIFICATIONS - LIGHT GREY
(J)	NON-ILLUMINATED POSTER DISPLAY PER TEXACO SPECIFICATIONS.
(K)	DRIVE-THRU WINDOW WITH FLUOROPOLYMER FINISH TO MATCH TEXACO RED. REF. DOOR SCHEDULE, SHEET 2.
(L)	PAINT DOOR & TRIM WITH SEMI-GLOSS ALKYD ENAMEL TO MATCH EXTERIOR PER TEXACO SPECIFICATIONS.



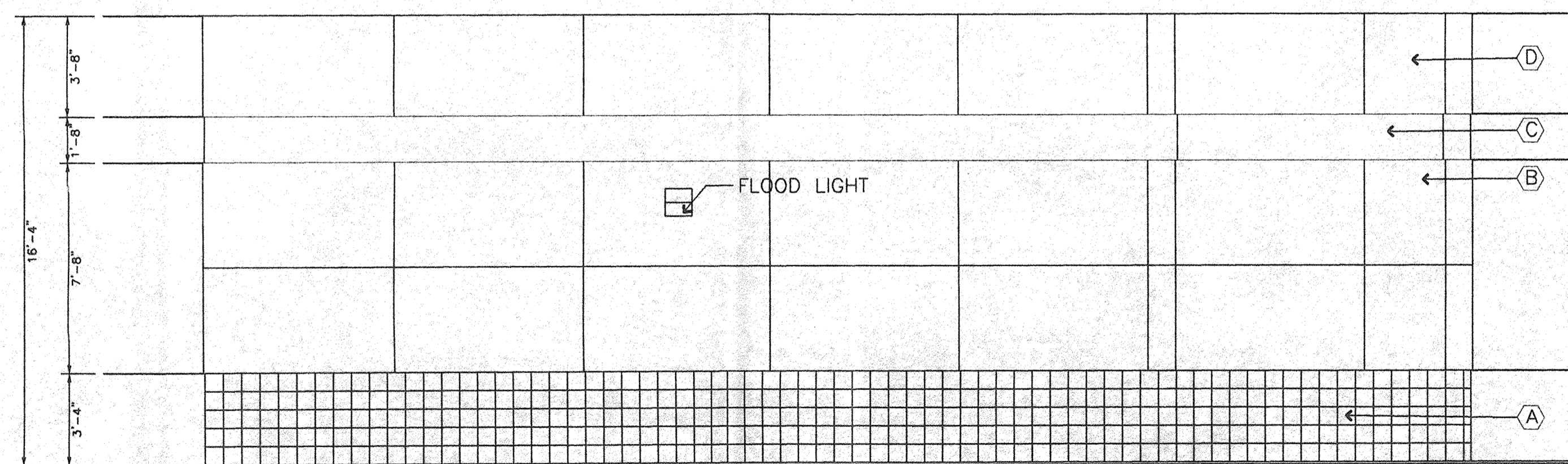
SOUTHWEST ELEVATION



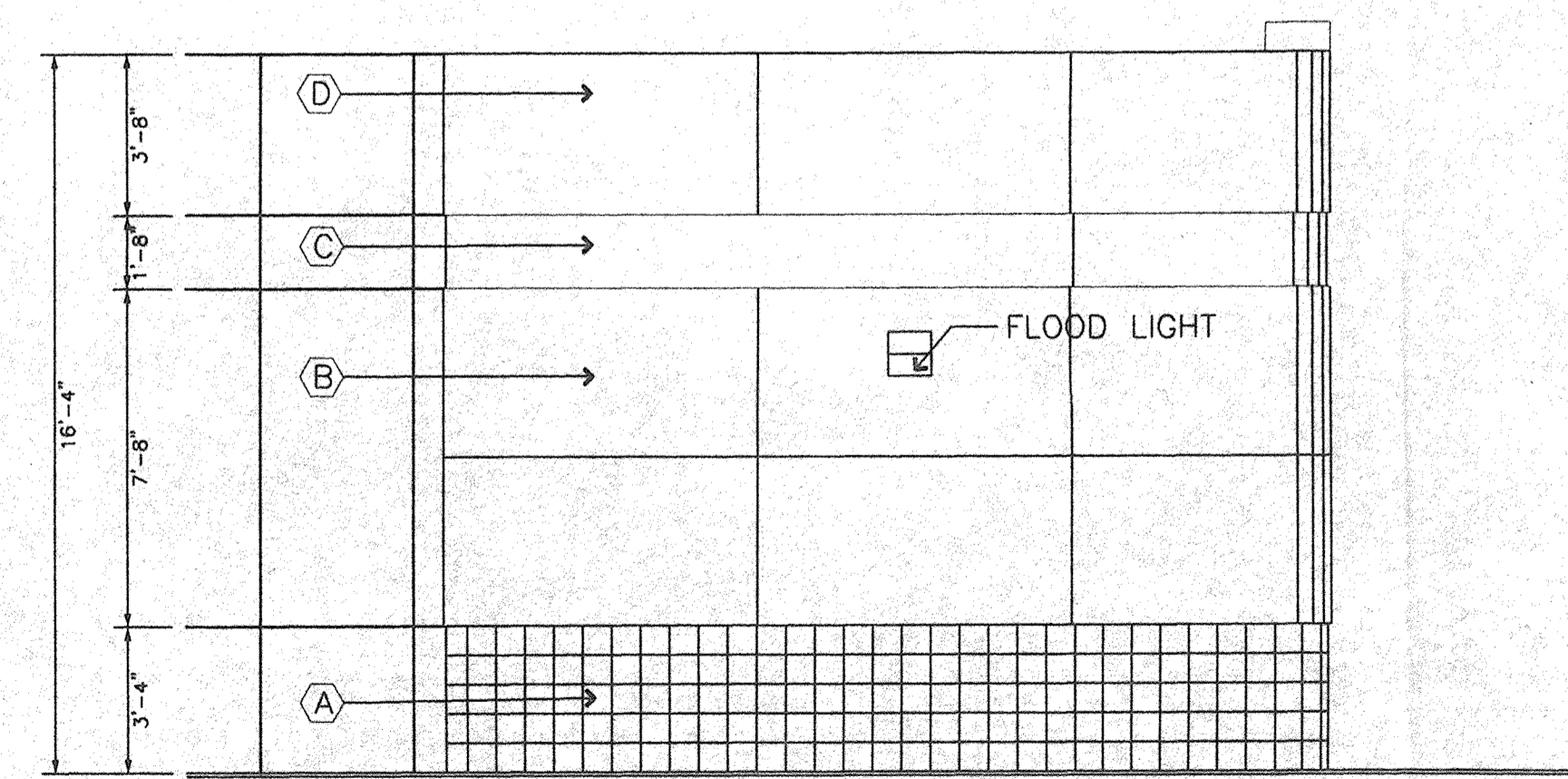
SOUTHEAST ELEVATION



EAST ELEVATION



NORTH ELEVATION



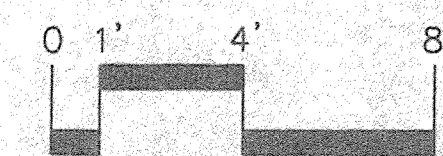
NORTHWEST ELEVATION

job title <b>CONWAY OIL</b>		
HARPER RD, NE ALBUQUERQUE, NM		
PROJECT MANAGER	job no	date
JORGE DE LA TORRE AIA	97013	5/30/97
sheet title	by	
ELEVATIONS	CDLT	

de la torre architects, p.a. aia  
north town office park  
7801 academy rd ne, building 2 / suite 200  
albuquerque nm 87109 / 505-828-9611

sheet - 4  
AI  
of - 4  
5/30/97

REVISED: 05/05/97  
REVISED: 10/30/97



con444.db

"THE HOME PLATE"  
DESIGN SERVICES  
©1994, 1995, 1996 by MITCHELL DESIGN GROUP



**MITCHELL DESIGN GROUP, INC.**  
3203 N. MacArthur / Suite 200B / Irving, Texas 75062 / (214) 986-8355 (800) 247-5635

Customer: **CONWAY OIL COMPANY**  
3900 JUAN TABO #1200  
ALBUQUERQUE, NM 87111  
1-505-237-2400

Plan: **EXTERIOR ELEVATIONS**  
3,044 SQ. FT.  
PROTOTYPE CONVENIENCE STORE

Scale: 1/4" = 1'-0"  
Date: 4/27/97  
Job No.: 444-11-96

These design concept drawings do not comprise a complete set of bid documents. They include necessary specifications of surface construction, interior finishes, lighting, equipment and millwork. They are not intended to replace the client's architect or engineer drawings.